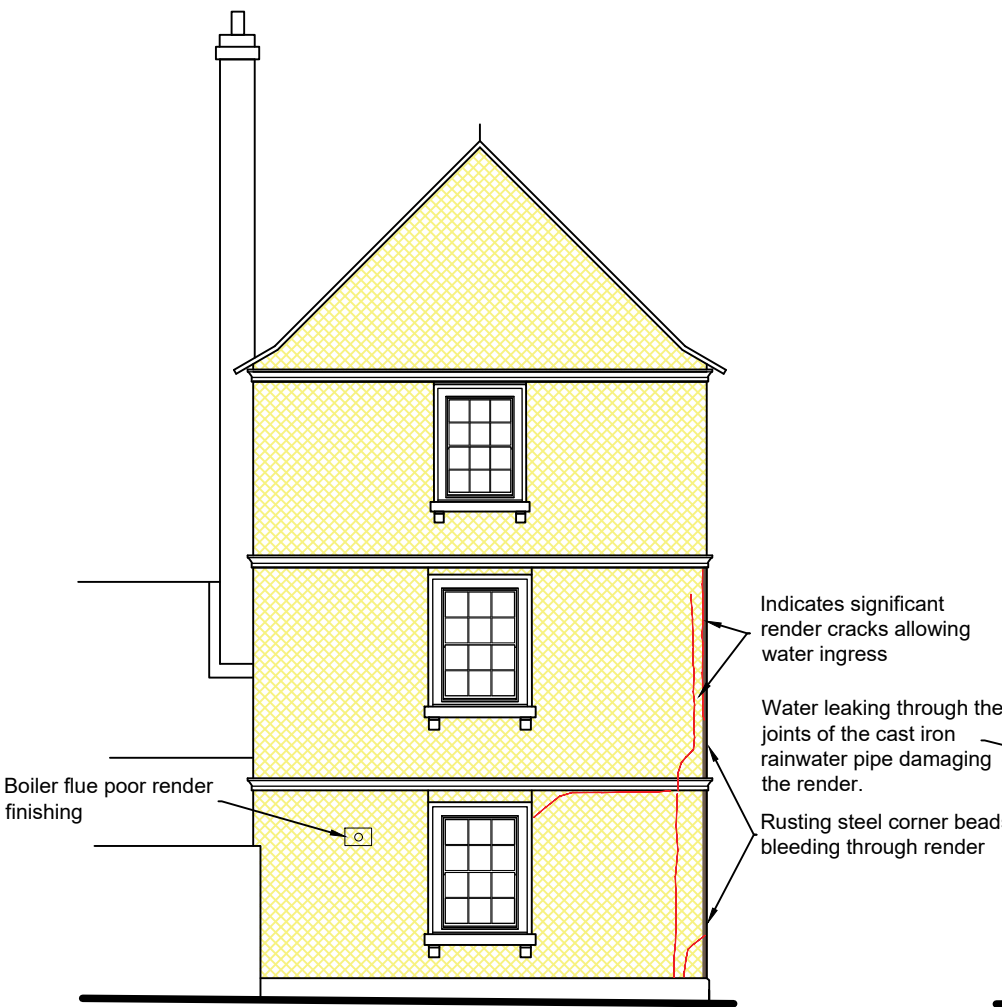
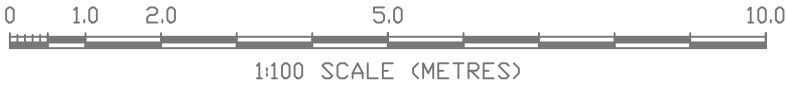


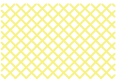


East Elevation



Front Elevation (South)

Redecoration:
Allow to prepare and redecorate all front facing and side elevation timber sliding sash windows. 30 no in total.
Prepare and allow of minor repairs.
Repaint with two undercoats and one top coat gloss paint - white to match the existing.



Indicates area for render renewal.
Carefully hack off hard cement render, using hand tools where possible to avoid damaging masonry.
Prepare substrate for breathable lime render, inspect for loose or friable masonry and report any defects requiring repair before proceeding.
Rake out defective joints to a depth of approx. 20mm.
Repoint where necessary in lime mortar.
Dampen wall to a uniform matt dampness immediately prior to rendering to prevent rapid suction.
Apply a three-coat traditional lime render system. No corner beads, corner to be finished naturally.
Scratch coat to 8-10mm thickness 1:1.25 lime:sand. Grade sharp sand specifically used for lime work.
6-8mm second coat, close and consolidate with wooden float.
Finish coat - thin (2-3mm fine lime finish coat, with fine sand).
Sponge finish.
Allow 7 days between coats and protect with hessian netting.
Limewash finish. Apply 3-5 coats of traditional limewash (fat lime).
Each coat applied thinly and allowed to carbonate before applying the next coat.
No modern masonry paints or stabilisers are to be used.

Cast iron rainwater pipe:
Carefully remove the cast iron rainwater pipe.
Ensure rainwater is allowed to flow freely below ground.
Allow to prepare, remove all rust.
Prime pipe with red oxide or similar metal primer.
Repaint with two undercoats and one top coat gloss paint - black to match the existing.



Stone masonry - Window cills and mullions.
Carefully remove defective sections of existing stone mullions and cills (shaded).
Supply and install new stone components to match existing in material, dimensions, profiles, tooling, and finish.
Undertake all adjacent masonry making-good, lime mortaring, and protection of glazing.

Stonemason - Undertake a detailed survey of each window before works begin.
Record dimensions, moulding profiles, drips, weatherings, rebates, and joint positions.
Take templates (card, timber, or digital profile) for accurate reproduction of the original form.
Removal of Defective Stone
Remove only the deteriorated or fractured sections, avoiding unnecessary loss of original stone.
Use hand tools where possible; mechanical tools may be used with care to prevent vibration damage.
Support surrounding masonry and glazing during removal.
Clean out all bedding material and prepare sound, flat, clean contact surfaces.
Fixing and Bedding - Bed all new stone components on traditional lime mortar
No cement-based mortars to be used.
Joints to be tight, typically 3-5 mm, finished flush or lightly recessed to match existing.
Making Good - Point all joints neatly using matching lime mortar.
Clean excess mortar with soft brushes—no acid cleaning permitted.
Protect stonework from frost, rapid drying, and direct rain during curing (use hessian sheeting).
Remove all spoil and leave surrounding areas in a clean condition.

			M.A. LANGSBURY <i>Chartered Building Surveyor</i>	Registered Office Dunces Cottage Andoversford GL54 4HP	Client Kitchener's Court Management Ltd	Project Title Kitchener's Court Hill Street, Trowbridge	Drawing Title Repair and Maintenance Front and Side Elevations.	Project No. 25-838	Drawing Number 005	Drawn By AL
								Scale 1:100 @ A3	Drawing Status Proposed	Checked By -
								Rev	Description	Date