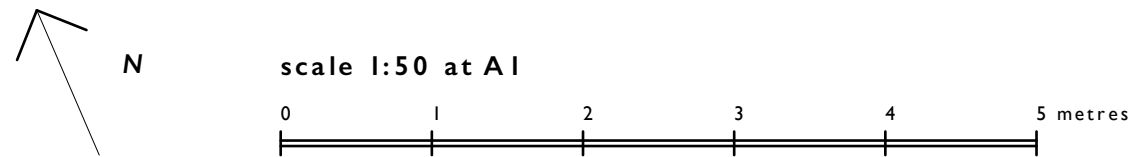


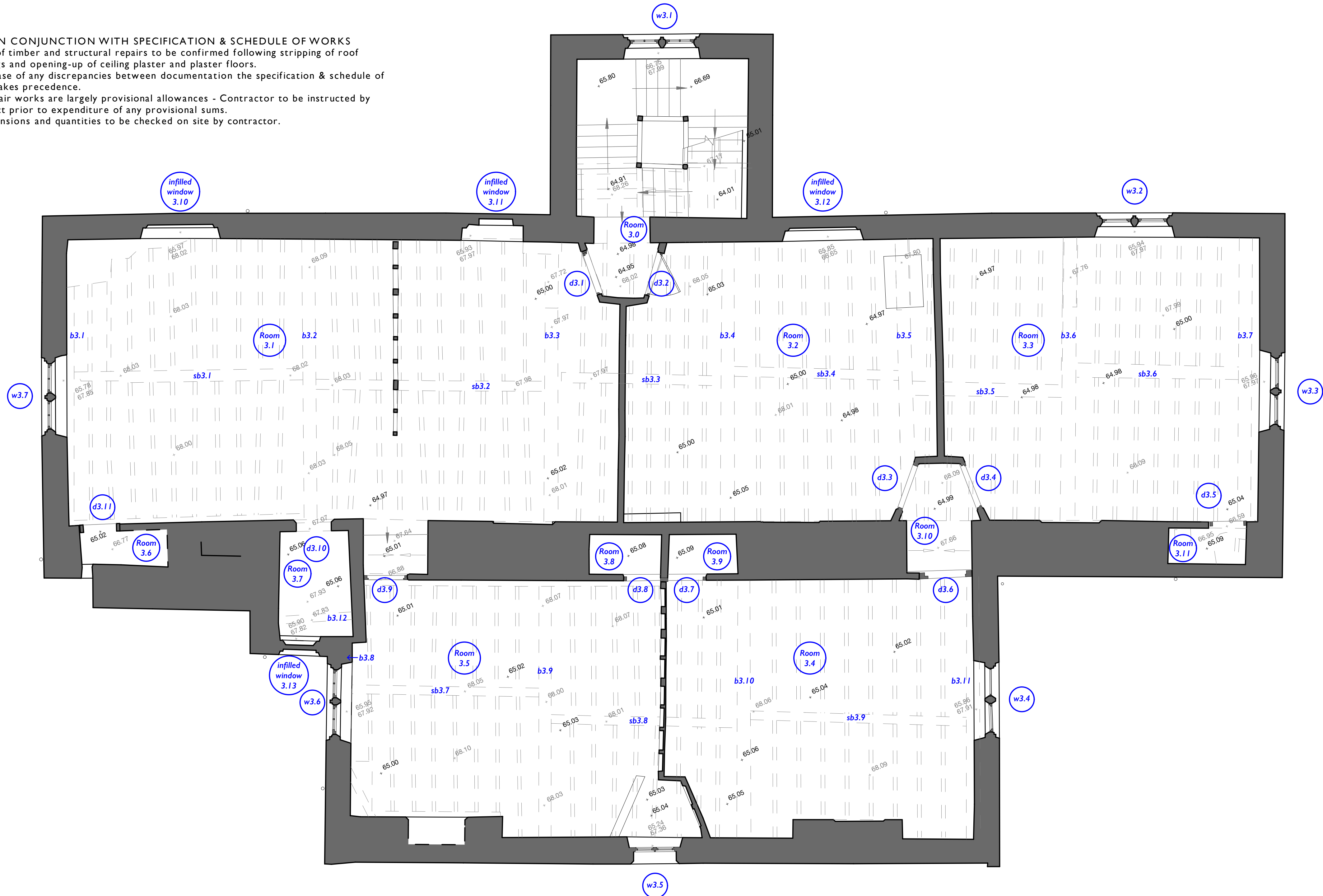
READ IN CONJUNCTION WITH SPECIFICATION & SCHEDULE OF WORKS
Extent of timber and structural repairs to be confirmed following stripping of roof coverings and opening-up of ceiling plaster and plaster floors.
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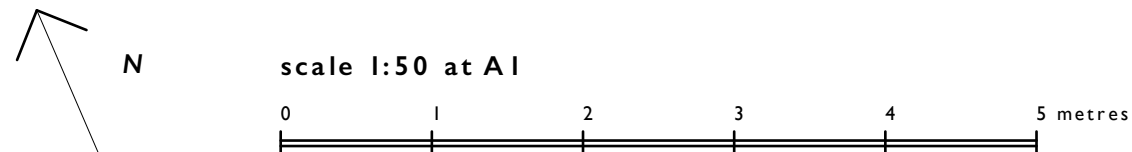
BASED ON SURVEY BY JAMES BRENNAN ASSOCIATES



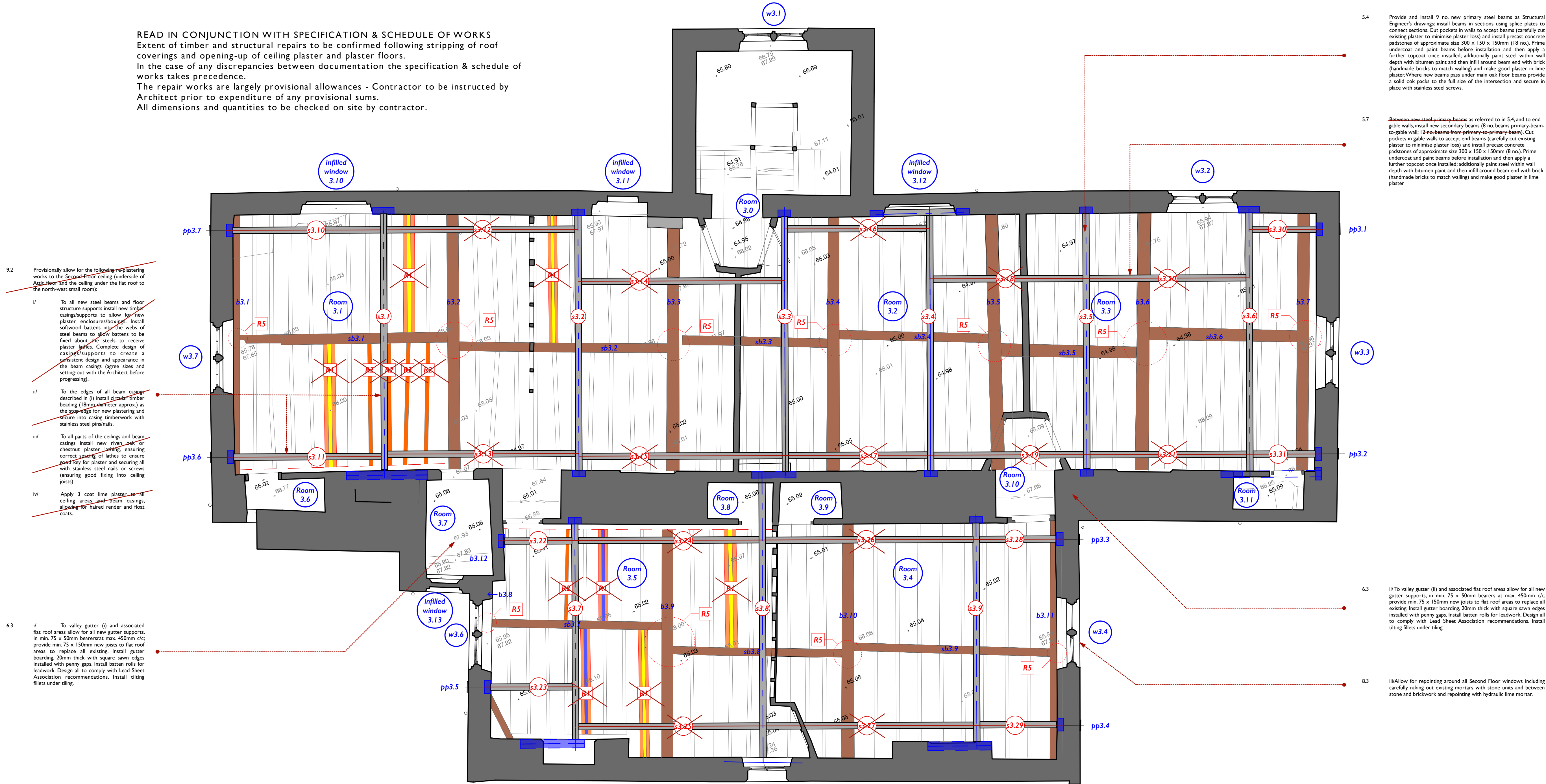
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9.2 Provisionally allow for the following re-plastering works to the Second Floor ceiling (underside of Attic floor and the ceiling under the flat roof to the north-west small room):

- i/ To all new steel beams and floor structure supports install new timber casing/supports to allow for new plaster enclosures/boxes. Install softwood battens into the webs of steel beams to serve as a base to be fixed about the steels to receive plaster lathes. Complete design of casing/supports to create a consistent design and appearance in the beam casings (agree sizes and setting-out with the Architect before progressing).
- ii/ To the edges of all beam casings described in (i) install circular timber beading (18mm diameter approx.) as the supports for new plastering and secure into casing timberwork with stainless steel pins/nails.
- iii/ To all parts of the ceilings and beam casings install new river oak or chestnut plaster, lathes, ensuring correct spacing of lathes to ensure good key for plaster and securing all with stainless steel nails or screws (ensuring good fixing into ceiling joists).
- iv/ Apply 3 coat lime plaster to all ceiling areas and beam casings, allow for haired render and float coats.

6.3 i/ To valley gutter (i) and associated flat roof areas allow for all new gutter supports, in min. 75 x 50mm bearers at max. 450mm c/c; provide min. 75 x 150mm new joists to flat roof areas to replace all existing. Install gutter boarding, 20mm thick with square sawn edges installed with penny gaps. Install batten rolls for leadwork. Design all to comply with Lead Sheet Association recommendations. Install tiling fillets under tiling.

5.4 Provide and install 9 no. new primary steel beams as Structural Engineer's drawings: install beams in sections using splice plates to connect sections. Cut pockets in walls to accept beams (carefully cut existing plaster to minimise plaster loss) and install precast concrete padstones of approximate size 300 x 150 x 150mm (18 no.). Prime undercoat and paint beams before installation and then apply a further topcoat once installed; additionally paint steel within wall depth with bitumen paint and then infill around beam end with brick (handmade bricks to match walling) and make good plaster in line plates. Where new beams pass under main oak floor beams provide a solid oak packs to the full size of the intersection and secure in place with stainless steel screws.

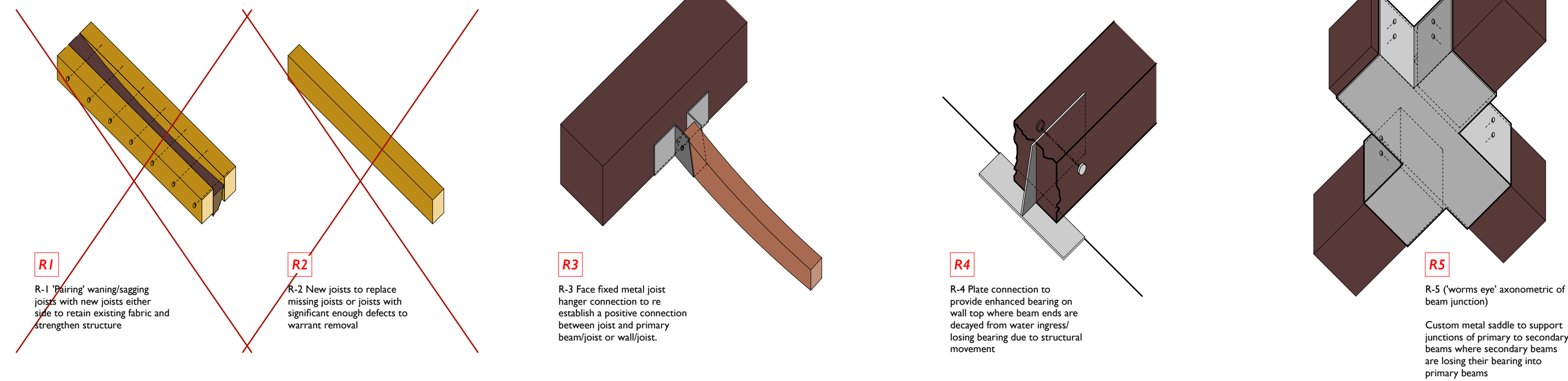
5.7 Between new steel primary beams as referred to in 5.4, and to end gable walls, install new secondary beams (8 no. beams primary-beam-to-gable wall; 12 no. beams from primary-to-primary beam). Cut pockets in gable walls to accept end beams (carefully cut existing plaster to minimise plaster loss) and install precast concrete padstones of approximate size 300 x 150 x 150mm (8 no.). Prime undercoat and paint beams before installation and then apply a further topcoat once installed; additionally paint steel within wall depth with bitumen paint and then infill around beam end with brick (handmade bricks to match walling) and make good plaster in line plaster.

6.3 ii/ To valley gutter (ii) and associated flat roof areas allow for all new gutter supports, in min. 75 x 50mm bearers at max. 450mm c/c; provide min. 75 x 150mm new joists to flat roof areas to replace all existing. Install gutter boarding, 20mm thick with square sawn edges installed with penny gaps. Install batten rolls for leadwork. Design all to comply with Lead Sheet Association recommendations. Install tiling fillets under tiling.

8.3 iii/ Allow for repointing around all Second Floor windows including carefully raking out existing mortars with stone units and between stone and brickwork and repointing with hydraulic lime mortar.

TYPICAL TIMBER REPAIRS

Illustrates main repair approaches, not exhaustive



R-1 Sagging joists with new joists either side to retain existing fabric and strengthen structure

R-2 New joists to replace missing joists or joists with significant enough defects to warrant removal

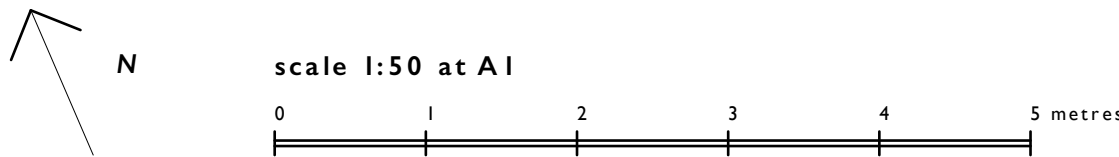
R-3 Face fixed metal joist hanger connection to re-establish a positive connection between joist and primary beam/joist or wall/joist.

R-4 Plate connection to provide enhanced bearing on wall top where beam ends are decayed from water ingress/losing bearing due to structural movement

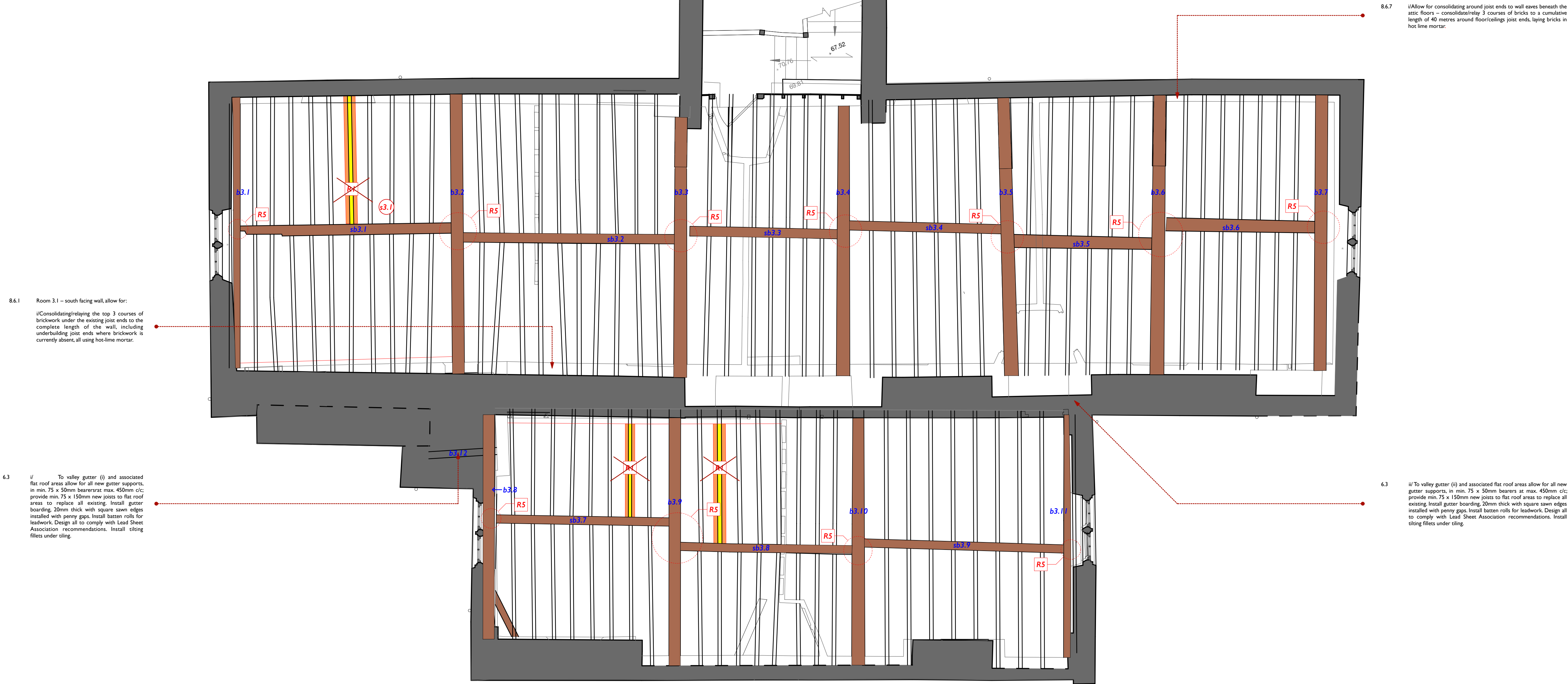
R-5 (worms eye) axonometric of beam junction
Custom metal saddle to support junctions of primary to secondary beams where secondary beams are losing their bearing into primary beams

Key	
	existing joists
	existing beams
	existing joists exhibiting excessive wane
	existing joists exhibiting excessive deflection
	new joists - paired - either side of existing joists and fixed through
	new joists to replace missing or defective joists
	new primary steel beams - to structural engineer's design
	new secondary steel beams - to structural engineer's design
	new padstones - to structural engineer's specification
	new steel linings - to structural engineer's design
	new patress plates - to structural engineer's design

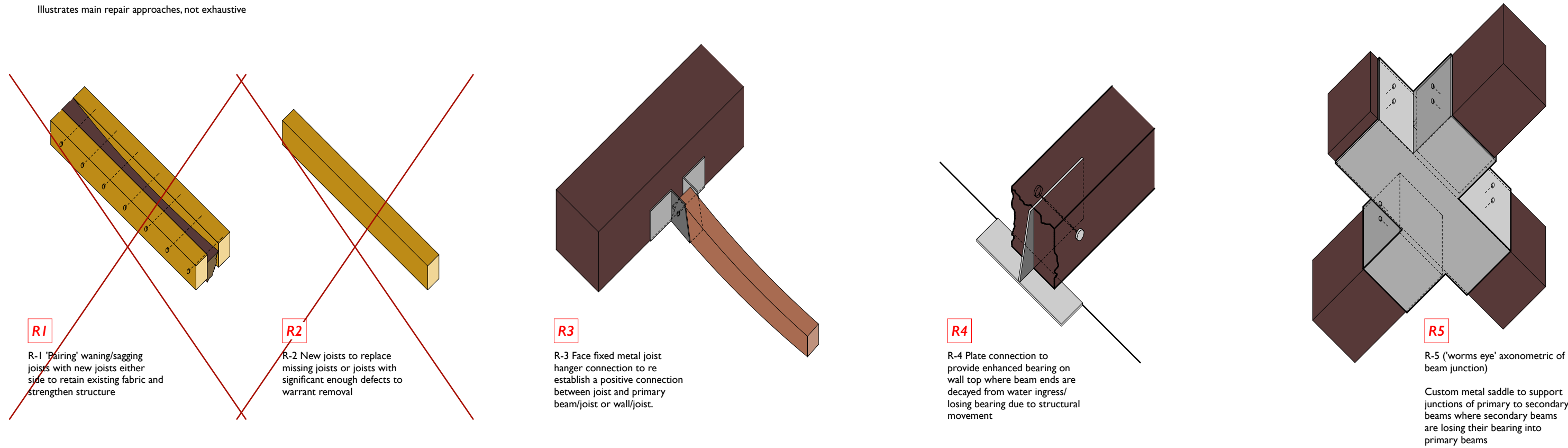
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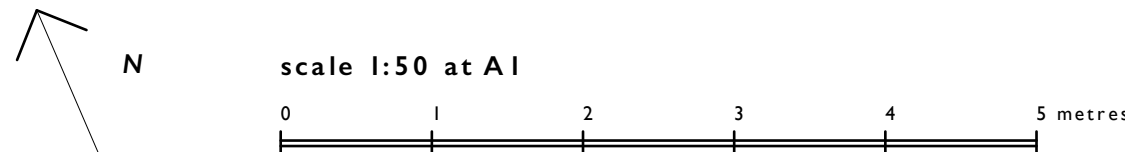


Illustrates main repair approaches, not exhaustive

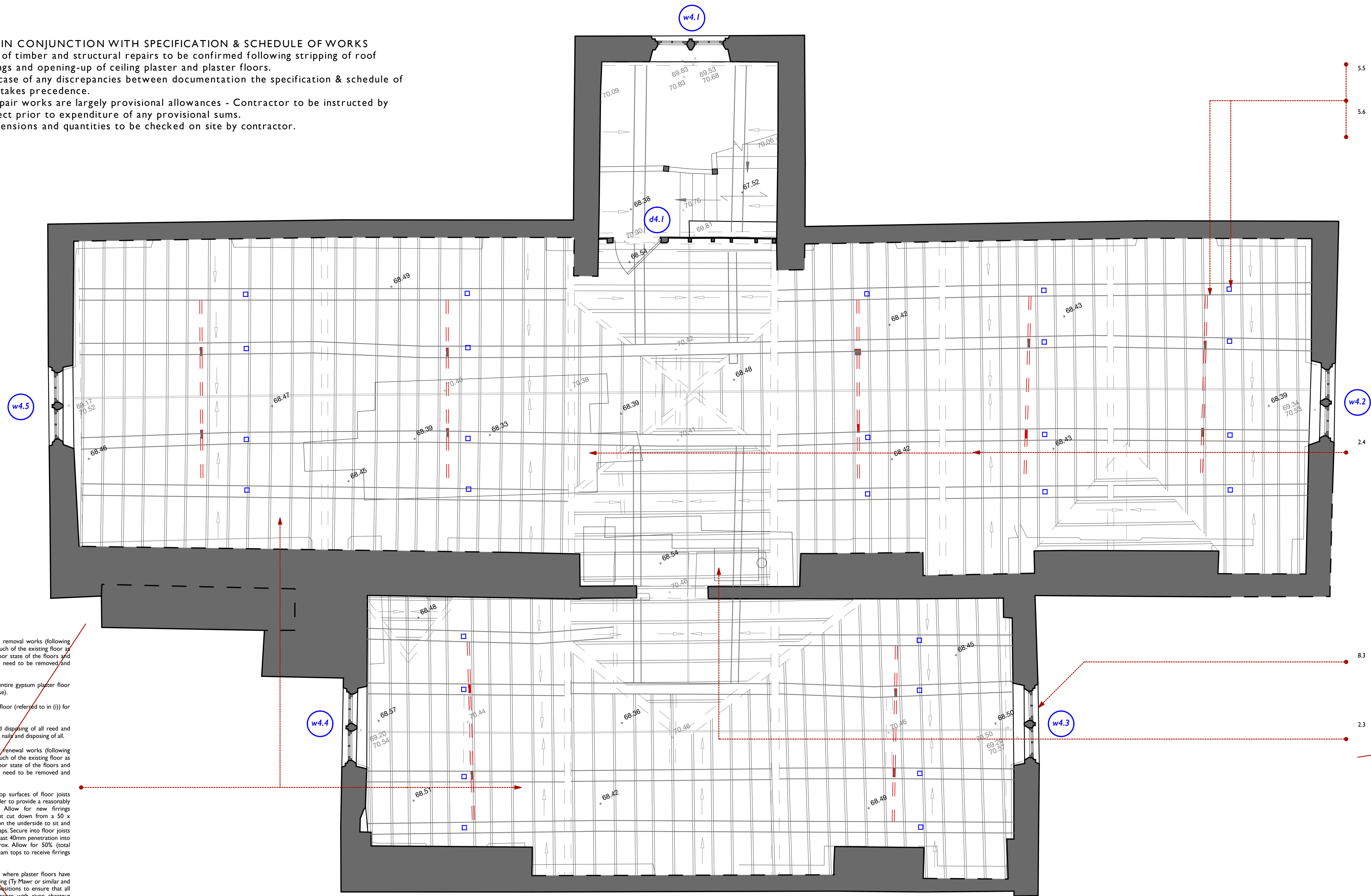


Key		
	existing joists	
	existing beams	
	existing joists exhibiting excessive wane	
	existing joists exhibiting excessive deflection	
	new joists - paired - either side of existing joists and fixed through	
	new joists to replace missing or defective joists	
	new primary steel beams - to structural engineer's design	
	new secondary steel beams - to structural engineer's design	
	new padstones - to structural engineer's specification	
	new steel lints - to structural engineer's design	

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- 5.5 Above all primary beams install new steel support props/framing to support roof purlins in accordance with Structural Engineer's drawings. Take templates for each prop location and custom-make each prop. Secure to purlins with stainless steel coach screws and bolt to the flange of the primary beams.
- 5.6 Once props are installed as referred to in 5.5, subject to Structural Engineer's inspection and confirmation, remove the existing struts between the lower purlins (6 no.) and dispose.

2.4 At an appropriate stage in the works, take-up and dispose of existing chipboard over the Attic floor areas. (Note that the chipboard is not fully supported and there is an area where the gypsum floor beneath is missing and the chipboard not adequately supported).

8.3 ☐ Allow for repointing around all Second Floor windows including carefully raking out existing mortars with stone units and between stone and brickwork and repointing with hydraulic lime mortar.

2.3 Provide protection to the boiler, header tank and associated water supply and heating pipework in the Attic floor area. ~~Protect against physical damage; provide access to emergency stopcocks to isolate water supplies. Provide reasonable protection against frost damage to pipework.~~

10.0 Gypsum Plaster Floor Repairs

10.1 Provisionally allow for the following plaster floor removal works (following inspection and agreement by the Architect – as much of the existing floor as possible is to be retained, but due to the very poor state of the floors and structures it is provisionally assumed that all will need to be removed and replaced):

- | | |
|------|---|
| i/ | Provisionally allow for taking up the entire gypsum plaster floor to Attic floor level (excluding staircase). |
| ii/ | Retain and crush/grind the old plaster floor (referred to in (i)) for reuse in repair mixes. |
| iii/ | Provisionally include for taking up and disposing of all reed and lathe backings, removing all old fixing nails and disposing of all. |

10.2 Provisionally allow for the following plaster floor renewal works (following inspection and agreement by the Architect – as much of the existing floor as possible is to be retained, but due to the very poor state of the floors and structures it is provisionally assumed that all will need to be removed and replaced):

- Provisionally allow for leveling the top surfaces of floor joists which are deflected or deformed in order to provide a reasonably level surface for the new floor. Allow for new firrings manufactured from oak or chestnut cut down from a 50 x 75mm section and worked/shaped on the underside to sit and be supported by the joist without gaps. Secure into floor joists with stainless steel screws with at least 40mm penetration into the joists and at 300mm centres approx. Allow for 50% (total cumulative length) of all joist and beam tops to receive firrings as above described.

- ii/ Across the full area of the Attic floor where plaster floors have been removed, install new reed matting (Ty Mawr or similar and approved), lapping all rolls at joint positions to ensure that all edges are adequately supported. Secure with riven chestnut lathes using stainless steel screws and washers into each and every joist at 300mm centres. Ensure that reed mats are not 'stretched' but laid to create a dense backing for new plaster floors.

- iii/ Plan, prepare, blind the reed with lime putty and then apply new plaster floor mix to an assumed typical thickness of 75mm to the full area of the prepared Attic floor. Provide a smooth woodfloored finish.

Note allowance for trial mixes and testing rigs for plaster floor repair described elsewhere. The laying of new plaster floors as above described should include for the possible need for laying in more than one phase.

P R · A ·
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NG1 1QA

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Job Title _____

Weston Hall
The Coopers Arms
Weston on Trent
Derbyshire
DE72 2BJ

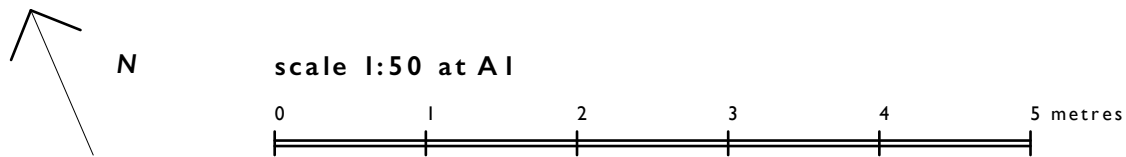
Client
Victoria Cooper

Drawing Title
Third Floor Plan - Proposed
As Proposed Drawings

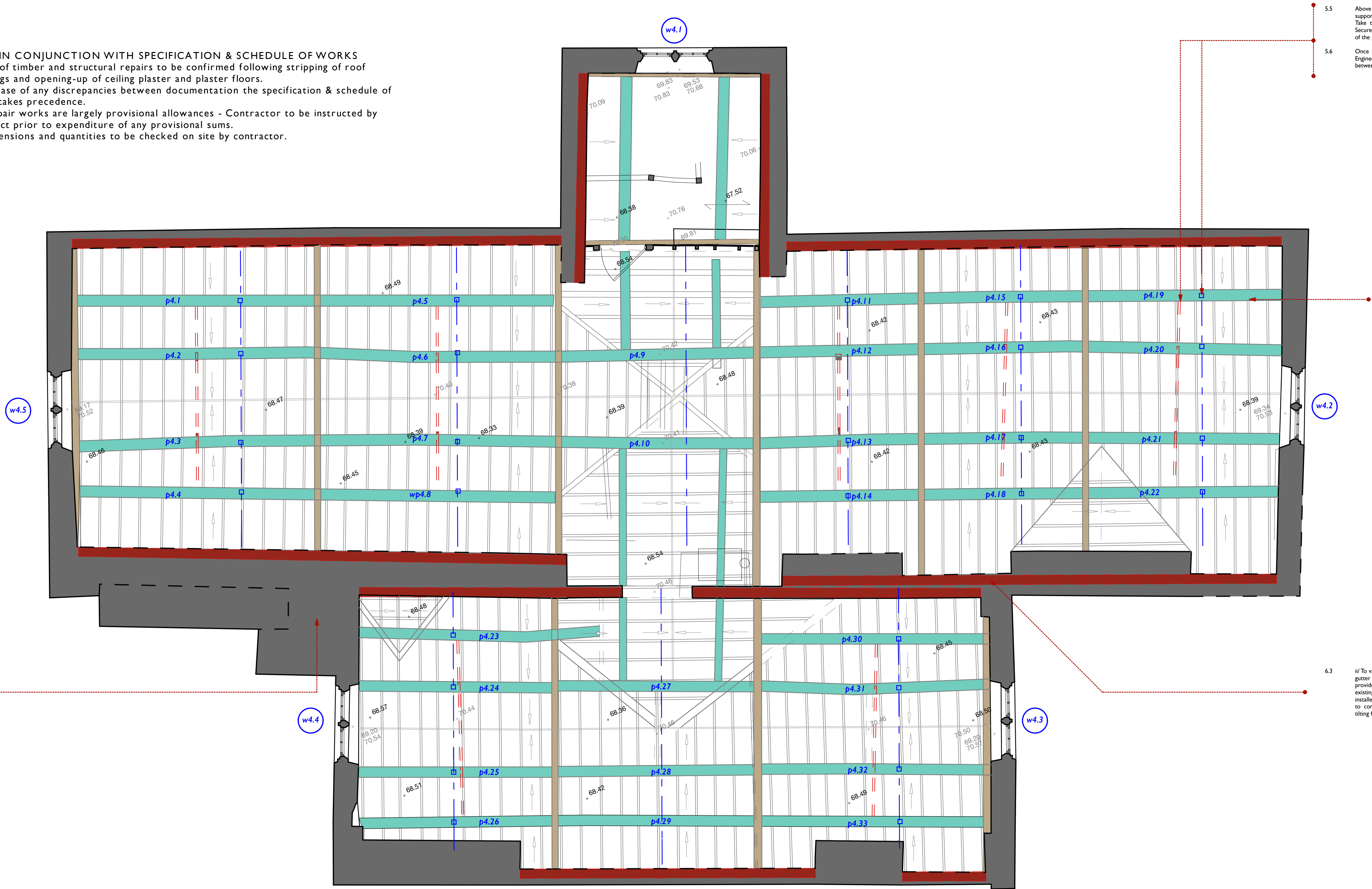
Drawing Status	Drawn by	Date
Construction	JNM	Nov '18
Scales	Layout Size	
1:50	A1	

Drawing Number	Revision
00149-02.5	B

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- 5.5 Above all primary beams install new steel support props/framing to support roof purlins in accordance with Structural Engineer's drawings. Take templates for each prop location and custom-make each prop. Secure to purlins with stainless steel coach screws and bolt to the flange of the primary beams.
- 5.6 Once props are installed as referred to in 5.5, subject to Structural Engineer's inspection and confirmation, remove the existing struts between the lower purlins (6 no) and dispose.

- 6.2 Allow for the following provisional roof structure carpentry repairs: actual repairs to be confirmed by the Architect. All new softwood to be preservative pre-treated and any cuts to be brush-treated with preservative; new oak to be semi-seasoned for complete new timbers; fully seasoned oak for any piecing-in work:
- ii/ Provisionally allow for the replacement of a cumulative total of 25 metres of decayed wallplate to roof eaves. Assume new oak of section size 200 x 150mm installed in sections of length not less than 1800mm with half-lapped joints formed to adjacent wallplate sections at least 250mm long and secured with min. 4 stainless steel coach screws. Include for cutting back and removing existing decayed wallplate and disposing; Include for any necessary temporary removal and reinstatement of rafters to facilitate wallplate renewal.
 - iii/ Provisionally allow for the replacement of a cumulative total of 15 metres of decayed wallplate to the central spine wall. Assume new oak of section size 200 x 150mm installed in sections of length not less than 1800mm with half-lapped joints formed to adjacent wallplate sections at least 250mm long and secured with min. 4 stainless steel coach screws. Include for cutting back and removing existing decayed wallplate and disposing; Include for any necessary temporary removal and reinstatement of rafters to facilitate wallplate renewal.
 - iii/ Allow reinforcing 30 no. rafter ends by laying alongside new rafter sections (section size provisionally 75 x 150mm in Douglas Fir) from the lower purlin to the wallplate (each approximate length 2 metres) (forming joints as required) and screwing to sides of existing rafters with stainless steel coach screws at 450mm.
 - iv/ Allow replacing 30 no. rafters with new rafters (section size provisionally 75 x 150mm in Douglas Fir) full length 8 metres approx. (forming joints as required). Dispose of any associated existing decayed rafters.
 - vi/ Provisionally include to strengthen existing purlins by supplying and installing new stainless steel angles, 100 x 100mm x 8mm thick, average length 3.5m, fixed to existing purlins with stainless steel coach screws at 300mm centres; allow for supplying and installing 10 no. angles as above described.
 - vi/ Fabricate 8 no. V-shaped stainless steel supports/shoes welded from 8mm stainless steel plate to support purlin ends into gable walls - shoes to extend along purlins by 600mm and secured into purlins with min. 8 no. stainless steel coach screws; welded vertical stainless steel endplates to shoes to be bolted into walls with min. 4 no. M10 anchor bolts.
 - viii/ Fabricate 10 no. styrofoam from 6 x 60mm cross section stainless steel bar to wrap around the underside of purlins and over the tops of the principal rafters to form a continuous loop to improve the fixing of the purlins to the principals.
 - viii/ Allow for strengthening the lower end of 5 no. principal or valley rafters including fabricating from 8mm thick stainless steel plates 200mm wide and extending 1.5 metres along valley/principal rafters to both sides of the rafter, bolted through with min. 5 no. pairs of stainless steel bolts, nuts and washers; plates to have welded ends/flats to bear onto wallplates and to be coach screwed to wallplates with min. 4 no. stainless steel coach screws. Additionally include for cutting back and splicing in a section of 200 x 300 x 750mm oak to the lower end of the principal/valley rafter to replace decayed timber.
 - ix/ Provisionally include to replace 1 length of purlin of length 3500mm and section size 250 x 250mm complete in new oak to match original, reforming joints to the principal rafters and lift/ refitting to rafters as required to allow replacement.

- 6.3 ii/ To valley gutter (i) and associated flat roof areas allow for all new gutter supports, in min. 75 x 50mm bearers at max. 450mm c/c; provide min. 75 x 150mm new joists to flat roof areas to replace all existing. Install gutter boarding 20mm thick with square sawn edges installed with penny gaps. Install batten rolls for leadwork. Design all to comply with Lead Sheet Association recommendations. Install tiling fillets under tiling.

- 6.3 iii/ To valley gutter (ii) and associated flat roof areas allow for all new gutter supports, in min. 75 x 50mm bearers at max. 450mm c/c; provide min. 75 x 150mm new joists to flat roof areas to replace all existing. Install gutter boarding, 20mm thick with square sawn edges installed with penny gaps. Install batten rolls for leadwork. Design all to comply with Lead Sheet Association recommendations. Install tiling fillets under tiling.

Key

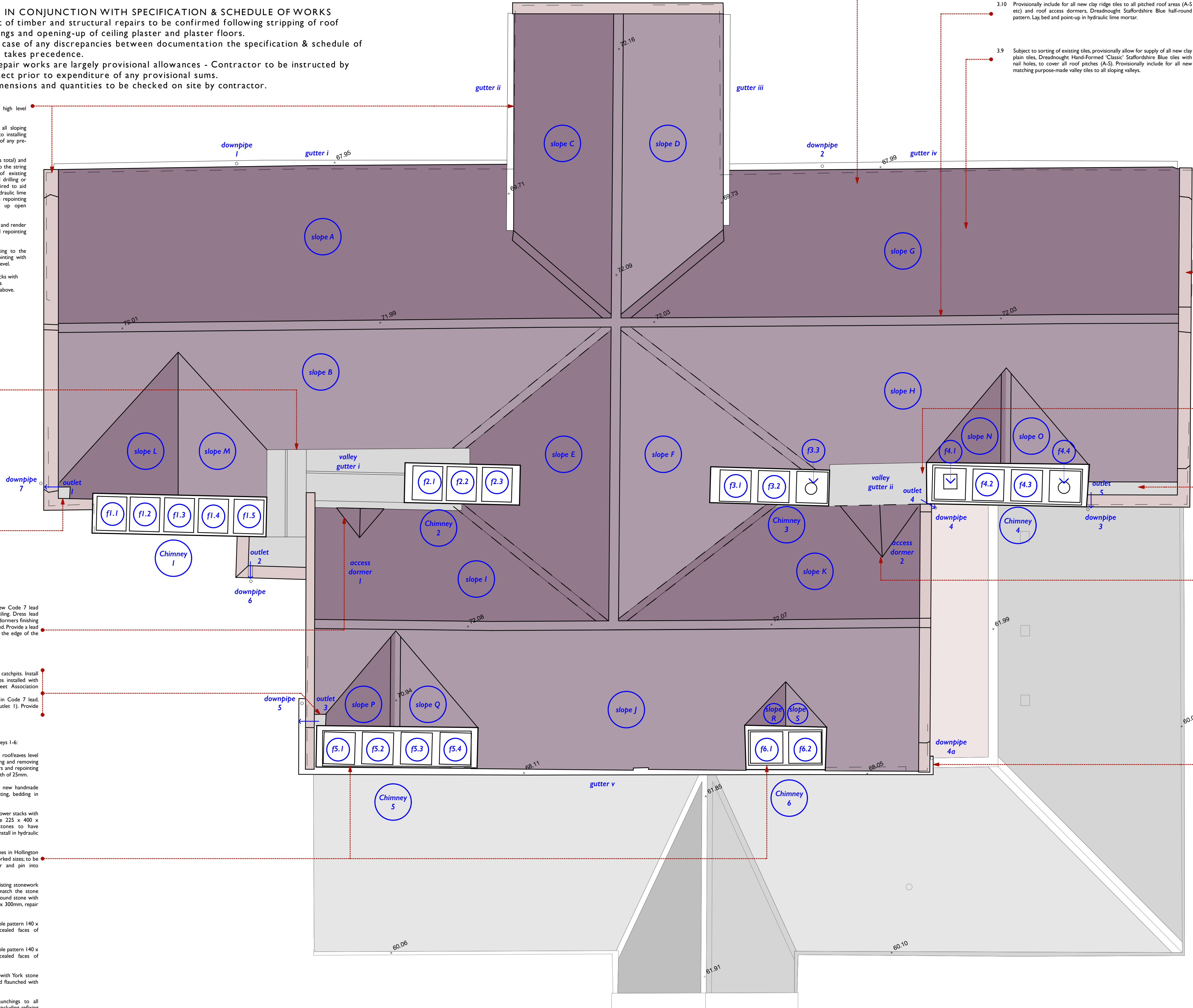
- existing rafters
- existing trusses
- existing purlins
- existing wallplate (indicative positions, to be confirmed on opening up)

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- 8.2 Provisionally include for the following allowance for high level repairs to gable and parapet brickwork:
- i/ Allow for consolidating the rear faces of all sloping parapets with hydraulic lime mortar prior to installing new flashings including carefully cutting out of any pre-existing cement-containing mortars.
- iii/ To the staircase and all main gables (5 gables total) and to the flanking sides of the staircase down to the string course level allow for careful removal of existing cement-containing mortars (including careful drilling or cutting with reciprocating saws where required to aid purchase for chisels), and repointing with hydraulic lime mortar to a typical depth of 25mm, include repointing around window stonework and pointing up open perpend to string courses.
- iii/ Allow for cutting back cementitious pointing and render to the rear faces of horizontal parapets and repointing with hydraulic lime mortar.
- iv/ Allow for cutting back cementitious pointing to the front faces of horizontal parapets and repointing with hydraulic lime mortar down to string course level.
- vi/ Allow for cutting out and replacing 50 no bricks with new handmade bricks to match existing and as specification as part of works (i-iv) described above.
- 6.3 i/ To valley gutter (i) and associated flat roof areas allow for all new gutter supports, in min. 75 x 50mm bearers at max. 450mm c/c; provide min. 75 x 150mm new joists to flat roof areas to replace all existing. Install gutter boarding 20mm thick with square sawn edges installed with penny gaps. Install batten rolls for leadwork. Design all to comply with Lead Sheet Association recommendations. Install tiling fillets under tiling.
- 3.2 Valley Gutter (i): Relayform provisionally in Code 8 lead with batten roll detail to main bays and Code 7 lead to the sides of Chimney 2. Form new chute and outlet to the RVP hopper (Outlet 2).
- 6.3 iv/ To 2 no. further outlet positions for new catchpits. Install catchpit boarding, 20mm thick with square sawn edges installed with penny gaps. Design all to comply with Lead Sheet Association recommendations. Install tiling fillets under tiling.
- 3.2 Catchpit/Gutter to Outlet 1: Relayform provisionally in Code 7 lead. Form new chute and outlet to the RVP hopper (Outlet 1). Provide cover flashings to edge of gutter lining in Code 6 lead.
- 3.3 To both cheeks of both roof access formers install new Code 7 lead weatherings to be dressed over soakers to adjacent tiling. Dress lead around the front of the posts/jambs to the fronts of the dormers finishing with a neat welt and secure lead with lead dots as required. Provide a lead flashing/weathering to the door threshold dressed over the edge of the valley gutter lining.
- 6.3 iv/ To 2 no. further outlet positions for new catchpits. Install catchpit boarding, 20mm thick with square sawn edges installed with penny gaps. Design all to comply with Lead Sheet Association recommendations. Install tiling fillets under tiling.
- 3.2 Catchpit/Gutter to Outlet 3: Relayform provisionally in Code 7 lead. Form new chute and outlet to the RVP hopper (Outlet 3). Provide cover flashings to edge of gutter lining in Code 6 lead.
- 8.5 Provisionally include for the following works to all chimneys 1-6:
- i/ Allow for fully repointing all chimneys from roofleaves level to the tops of flues including carefully cutting and removing all existing cementitious mortars and renders and repointing with hydraulic lime mortar to an average depth of 25mm.
- iii/ Cutting out and replacing 200 bricks with new handmade bricks as specification to match the existing, bedding in hydraulic lime mortar.
- iii/ Cut out and replace 10 no. quoin stones to lower stacks with new stones in Hollington of assumed size 225 x 400 x 750mm (sizes to be checked). New stones to have herringbone tooled finish to exposed faces. Install in hydraulic lime mortar.
- iv/ Allow for 5 no. indent repairs to offset stones in Hollington of assumed size 150 x 150 x 400mm (pre-worked sizes to be checked). Install in hydraulic lime mortar and pin into position with stainless steel pins.
- vi/ Allow for 10 no. lime mortar repairs to existing stonework using coloured lime mortars blended to match the stone colour on bronze armatures fixed back to sound stone with repairs to an approximate size of 35 x 150 x 300mm, repair applied in layers.
- vi/ Allow for installing 18 no. Redbank square hole pattern 140 x 225mm red terracotta airbricks to concealed faces of chimney flues to ventilate redundant flues.
- vii/ Allow for installing 18 no. Redbank square hole pattern 140 x 225mm red terracotta airbricks to concealed faces of chimney flues to ventilate redundant flues.
- viii/ Allow for capping 18 no. redundant flues with York stone slabs of size 63 x 500 x 500mm bedded and faunched with hydraulic lime mortar.
- ix/ Provisionally include for renewing all flaunchings to all chimneys 1-6 in new hydraulic lime mortar including refixing existing flues/chimney pots.



- 3.1 Strip all high level roof pitches (A-S) as follows:
- i/ Carefully lift all existing ridge tiles, remove any adhering mortar and set aside for possible re-use;
- iii/ Carefully strip and sort and slates tiles and from all of the upper roof pitches and set aside all reusable tiles and slates for possible re-use;
- iii/ Provisionally include to remove and dispose of all roofing battens; retain any existing firrings, counterbattens, tiling fillets etc. subject to Architect inspection;
- iv/ Remove all existing roof leadwork including main and sloping valley gutters, back/parapet gutters, chutes, aprons, soakers and cover flashings.
- 3.10 Provisionally include for all new clay ridge tiles to all pitched roof areas (A-S etc) and roof access dormers, Drednought Staffordshire Blue half-round pattern. Lay, bed and point-up in hydraulic lime mortar.
- 3.9 Subject to sorting of existing tiles, provisionally allow for supply of all new clay plain tiles, Drednought Hand-Formed 'Classic' Staffordshire Blue tiles with nail holes, to cover all roof pitches (A-S). Provisionally include for all new matching purpose-made valley tiles to all sloping valleys.

- 8.1 Provisionally include for the following allowance for high level repairs to coping stones:
- i/ Provisionally include for carefully lifting and rebedding a total of 40 metres of existing copings (to both raking and level parapets), securing with stainless steel dowels and rebedding with NHL2.0 hydraulic lime mortar. Cumulative total of isolated repairs.
- iii/ Provisionally include for renewing a total of 6 metres of coping stones in new Hollington stone to match original profiles including rebedding with hydraulic lime mortar and securing with stainless steel pins.
- iii/ Provisionally include for 20 no. indent repairs to coping stones in Hollington stone including cutting back, pinning with stainless steel pins, and matching existing profiles, typical indent stone size 400 x 100 x 100mm before shaping.
- 6.3 ii/ To valley gutter (ii) and associated flat roof areas allow for all new gutter supports, in min. 75 x 50mm bearers at max. 450mm c/c; provide min. 75 x 150mm new joists to flat roof areas to replace all existing. Install gutter boarding, 20mm thick with square sawn edges installed with penny gaps. Install batten rolls for leadwork. Design all to comply with Lead Sheet Association recommendations. Install tiling fillets under tiling.
- 3.2 Valley Gutter (ii): Relayform provisionally in Code 8 lead with batten roll detail to main bays and Code 7 lead to the sides of Chimney 3. Form new chute and outlet to the RVP hopper (Outlet 4).
- 6.3 iii/ To parapet gutter adjacent chimney 4 allow for forming new parapet gutter cradling, gutter lining and catchpit. Install gutter boarding, 20mm thick with square sawn edges installed with penny gaps. Design all to comply with Lead Sheet Association recommendations. Install tiling fillets under tiling.
- 3.2 Parapet Gutter to Outlet 5: Relayform provisionally in Code 7 lead. Form new chute and outlet to the RVP hopper (Outlet 4). Provide cover flashings to edge of gutter lining in Code 6 lead.
- 3.3 To both cheeks of both roof access formers install new Code 7 lead weatherings to be dressed over soakers to adjacent tiling. Dress lead around the front of the posts/jambs to the fronts of the dormers finishing with a neat welt and secure lead with lead dots as required. Provide a lead flashing/weathering to the door threshold dressed over the edge of the valley gutter lining.

11.0 Rainwater Goods

- 11.1 Take down and dispose of all existing plastic rainwater goods and associated brackets and fittings to high level roofs, removing gutters (i), (ii), (iii), (iv) and (v) and removing associated downpipes down to ground level or other discharge points. Remove all materials from site. Neatly fill any holes left in brickwork with lime mortar.
- 11.2 Provide all new gutters to high level roofs, all Alumasc Heritage Cast aluminium, 125mm bedded half-round pattern with all necessary accessories, end caps, outlets, bends, sealants, fixings etc. all to be installed in accordance with manufacturer's recommendations. Gutter (vi) to extend around the southern corner of the west elevation, as well as the northern, to serve additional downpipe location (downpipe 4a).
- 11.3 Provisionally include for all new Alumasc rise-and-fall brackets to all gutters, replacing any existing brackets - remove any existing brackets and make good brickwork with lime mortar. Provide and install new brackets at manufacturer's recommended spacing ensuring that all gutters have adequate support and are adequately and positively secured into brackets (taking especially account of the exposed nature and height of the building) including installing retaining screws or clips and that gutters have adequate falls to outlets. Prime, undercoat and topcoat all brackets to match gutters.
- 11.4 Provide Alumasc 'Lightning Link' assemblies as required to connect to lightning protection systems elsewhere described.
- 11.5 Allow for installing new downpipes to all high level roofs as follows, all to be Alumasc Heritage Cast aluminium, 100mm diameter sored pipes, fixed in accordance with manufacturers instructions with stainless steel fixings into walls (painting-in both-heads to match downpipes), sealing pipe connections as manufacturers recommendations and providing all necessary accessories and sundries including plastic bobbins where required to maintain downpipe alignments.

6.2 Allow for the following provisional roof structure carpentry repairs: actual repairs to be confirmed by the Architect. All new softwood to be preservative pre-treated and any cuts to be brush-treated with preservative. New oak to be semi-seasoned for complete new timbers; fully seasoned oak for any piecing-in work:

- i/ Provisionally allow for the replacement of a cumulative total of 25 metres of decayed wallplate to roof eaves. Assume new oak of section size 200 x 150mm installed in sections of length not less than 1800mm with half-lapped joints formed to adjacent wallplate sections at least 250mm long and secured with min. 4 stainless steel coach screws. Include for cutting back and removing existing decayed wallplate and disposing; Include for any necessary temporary removal and reinstatement of rafters to facilitate wallplate renewal.
- ii/ Provisionally allow for the replacement of a cumulative total of 15 metres of decayed wallplate to the central spine wall. Assume new oak of section size 200 x 150mm installed in sections of length not less than 1800mm with half-lapped joints formed to adjacent wallplate sections at least 250mm long and secured with min. 4 stainless steel coach screws. Include for cutting back and removing existing decayed wallplate and disposing; Include for any necessary temporary removal and reinstatement of rafters to facilitate wallplate renewal.
- iii/ Allow reinforcing 30 no. rafter ends by laying alongside new rafter sections (section size provisionally 75 x 150mm in Douglas Fir) from the lower purlin to the wallplate (each approximate length 2 metres) (forming joints as required) and screwing to sides of existing rafters with stainless steel coach screws at 450mm.
- iv/ Allow replacing 30 no. rafters with new rafters (section size provisionally 75 x 150mm in Douglas Fir) full length 8 metres approx. (forming joints as required). Dispose of any associated existing decayed rafters.
- v/ Provisionally include to strengthen existing purlins by supplying and installing new stainless steel angles, 100 x 100mm x 8mm thick, average length 3.5m, fixed to existing purlins with stainless steel coach screws at 300mm centres; allow for supplying and installing 10 no. angles as above described.
- vi/ Fabricate 8 no. V-shaped stainless steel supports/shoes welded from 8mm stainless steel plate to support purlin ends into gable walls – shoes to extend along purlins by 600mm and secured into purlins with min. 8 no. stainless steel coach screws; welded vertical stainless steel endplates to shoes to be bolted into walls with min. 4 no. M10 anchor bolts.
- vii/ Fabricate 10 no. styrrups from 6 x 60mm cross section stainless steel bar to wrap around the underside of purlins and over the tops of the principal rafters to form a continuous loop to improve the fixing of the purlins to the principals.
- viii/ Allow for strengthening the lower end of 5 no principal or valley rafters including fabricating from 8mm thick stainless steel plates 200mm wide and extending 1.5 metres along valley/principal rafters to both sides of the rafter, bolted through with min. 5 no. pairs of stainless steel bolts, nuts and washers; plates to have welded ends/flats to bear onto wallplates and to be coach screwed to wallplates with min. 4 no. stainless steel coach screws. Additionally include for cutting back and splicing in a section of 200 x 300 x 750mm oak to the lower end of the principal/valley rafter to replace decayed timber.
- ix/ Provisionally include to replace 1 length of purlin of length 3500mm and section size 250 x 250mm complete in new oak to match original, reforming joints to the principal rafters and lift/ refitting to rafters as required to allow replacement.

10.0 Gypsum Plaster Floor Repairs

- 10.1 Provisionally allow for the following plaster floor removal works (following inspection and agreement by the Architect – as much of the existing floor as possible is to be retained, but due to the very poor state of the floors and structures it is provisionally assumed that all will need to be removed and replaced):
 - i/ Provisionally allow for taking up the entire gypsum plaster floor to Attic floor level (excluding staircase).
 - ii/ Retain and crush/grind the old plaster floor (referred to in (i)) for reuse in repair mixes.
 - iii/ Provisionally include for taking up and disposing of all reed and lathe backings, removing all old fixing nails and disposing of all.
 - 10.2 Provisionally allow for the following plaster floor renewal works (following inspection and agreement by the Architect – as much of the existing floor as possible is to be retained, but due to the very poor state of the floors and structures it is provisionally assumed that all will need to be removed and replaced):
 - i/ Provisionally allow for levelling the top surfaces of floor joists where deflected or deformed in order to provide a reasonably level surface for the new floor. Allow for new firings manufactured from oak or chestnut cut down from a 50 x 75mm section and worked/shaped on the underside to sit and be supported by the joist without gaps. Secure into floor joists with stainless steel screws with at least 40mm penetration into joists and at 300mm centres approx. Allow for 50% (total cumulative length) of all joist and beam tops to receive firings as above described.
 - ii/ Across the full area of the Attic floor where plaster floors have been removed, install new reed matting (Ty Mawr or similar and approved), lapping all rolls at joint positions to ensure that all edges are adequately supported. Secure with riven chestnut battens using stainless steel screws and washers into each and every joist at 300mm centres. Ensure that reed mats are not 'stretched' but laid to create a dense backing for new plaster floors.
 - iii/ Plan, prepare, blind the reed with lime putty and then apply new plaster floor mix to an assumed typical thickness of 75mm to the full area of the prepared Attic floor. Provide a smooth woodfloated finish.
- Note allowance for trial mixes and testing rigs for plaster floor repair described elsewhere. The laying of new plaster floors as above described should include for the possible need for laying in more than one phase.

- 3.1 Strip all high level roof pitches (A-S) as follows:
 - i/ Carefully lift all existing ridge tiles, remove any adhering mortar and set aside for possible re-use;
 - ii/ Carefully strip and sort and slates tiles and from all of the upper roof pitches and set aside all reusable tiles and slates for possible re-use;
 - iii/ Provisionally include to remove and dispose of all roofing battens; retain any existing firings, counterbattens, tiling fillets etc. subject to Architect inspection;
 - iv/ Remove all existing roof leadwork including main and sloping valley gutters, back/parapet gutters, chutes, aprons, soakers and cover flashings.

3.10 Provisionally include for all new clay ridge tiles to all pitched roof areas (A-S etc) and roof access dormers. Dreadnought Staffordshire Blue half-round pattern. Lay bed and point-up in hydraulic lime mortar.

3.9 Subject to sorting of existing tiles, provisionally allow for supply of all new clay plain tiles, Dreadnought Hand-Formed 'Classic' Staffordshire Blue tiles with nail holes, to cover all roof pitches (A-S). Provisionally include for all new matching purpose-made valley tiles to all sloping valleys.

5.5 Above all primary beams install new steel support props/framing to support roof purlins in accordance with Structural Engineer's drawings. Take templates for each prop location and custom-make each prop. Secure to purlins with stainless steel coach screws and bolt to the flange of the primary beams.

5.6 Once props are installed as referred to in 5.5, subject to Structural Engineer's inspection and confirmation, remove the existing struts between the lower purlins (6 no.) and dispose.

5.7 Between new steel primary beams as referred to in 5.4, and to end gable walls, install new secondary beams (8 no. beams primary-beam-to-gable wall; 12 no. beams from primary-to-primary-beam). Cut pockets in gable walls to accept end beams (carefully cut existing plaster to minimise plaster loss) and install precast concrete padstones of approximate size 300 x 150 x 150mm (8 no.). Prime undercoat and paint beams before installation and then apply a further topcoat once installed; additionally paint steel within wall depth with bitumen paint and then infill around beam end with brick (handmade bricks to match walling) and make good plaster in lime plaster.

5.4 Provide and install 9 no. new primary steel beams as Structural Engineer's drawings; install beams in sections using splice plates to connect sections. Cut pockets in walls to accept beams (carefully cut existing plaster to minimise plaster loss) and install precast concrete padstones of approximate size 300 x 150 x 150mm (18 no.). Prime undercoat and paint beams before installation and then apply a further topcoat once installed; additionally paint steel within wall depth with bitumen paint and then infill around beam end with brick (handmade bricks to match walling) and make good plaster in lime plaster. Where new beams pass under main oak floor beams provide a solid oak pack to the full size of the intersection and secure in place with stainless steel screws.

1.16 Protect low-level roofs against damage; any damage to low-level roofs including the terrace roofpaving to be made good at the Contractor's expense.

READ IN CONJUNCTION WITH SPECIFICATION & SCHEDULE OF WORKS
Extent of timber and structural repairs to be confirmed following stripping of roof coverings and opening-up of ceiling plaster and plaster floors.
In the case of any discrepancies between documentation the specification & schedule of works takes precedence.
The repair works are largely provisional allowances - Contractor to be instructed by Architect prior to expenditure of any provisional sums.
All dimensions and quantities to be checked on site by contractor.



- 8.1 Provisionally include for the following allowance for high level repairs to coping stones:
- ii/ Provisionally include for carefully lifting and rebedding a total of 40 metres of existing copings (to both raking and level parapets), securing with stainless steel dowels and rebedding with NHL2.0 hydraulic lime mortar. Cumulative total of isolated repairs.
- iii/ Provisionally include for renewing a total of 6 metres of coping stones in new Hollington stone to match original profiles including rebedding with hydraulic lime mortar and securing with stainless steel pins.
- iii/ Provisionally include for 20 no. indent repairs to coping stones in Hollington stone including cutting back, pinning with stainless steel pins, and matching existing profiles, typical indent stone size 400 x 100 x 100mm before shaping.

- 3.1 Strip all high level roof pitches (A-S) as follows:
- ii/ Carefully lift all existing ridge tiles, remove any adhering mortar and set aside for possible re-use;
- iii/ Carefully strip and sort and slates tiles and from all of the upper roof pitches and set aside all reusable tiles and slates for possible re-use;
- iii/ Provisionally include to remove and dispose of all roofing battens, retain any existing firrings, counterbattens, tilting fillies etc subject to Architect inspection;
- iv/ Remove all existing roof leadwork including main and sloping valley gutters, back/parapet gutters, chutes, aprons, soakers and cover flashings.
- 3.10 Provisionally include for all new clay ridge tiles to all pitched roof areas (A-S etc) and roof access dormers, Dreadnought Staffordshire Blue half-round pattern. Lay, bed and point-up in hydraulic lime mortar;
- 3.9 Subject to sorting of existing tiles, provisionally allow for supply of all new clay plain tiles, Dreadnought Hand-Formed 'Classic' Staffordshire Blue tiles with nail holes to cover all roof pitches (A-S). Provisionally include for all new matching purpose-made valley tiles to all sloping valleys.

- 8.2 ii/ To the staircase and all main gables (5 gables total) and to the flanking sides of the staircase down to the string course level allow for careful removal of existing cement-containing mortars (including careful drilling or cutting with reciprocating saws where required to aid purchase for chisels), and repointing with hydraulic lime mortar to a typical depth of 25mm. Include repointing around window stonework and pointing up open perpend to string courses.
- iv/ Allow for cutting back cementitious pointing to the front faces of horizontal parapets and repointing with hydraulic lime mortar down to string course level.
- vi/ Allow for cutting out and replacing 50 no. bricks with new handmade bricks to match existing and as specification as part of works described above.

- 8.3 iii/ Allow for repointing around all Second Floor windows including carefully raking out existing mortars with stone units and between stone and brickwork and repointing with hydraulic lime mortar.

- 8.3 iv/ Allow for repointing around all First Floor windows including carefully raking out existing mortars with stone units and between stone and brickwork and repointing with hydraulic lime mortar.

11.0 Rainwater Goods

- 11.1 Take down and dispose of all existing plastic rainwater goods and associated brackets and fittings to high level roofs, removing gutters (i), (ii), (iii), (iv) and (v) and removing associated downpipes down to ground level or other discharge points. Remove all materials from site. Neatly fill any holes left in brickwork with lime mortar.
- 11.2 Provide all new gutters to high level roofs, all Alumasc Heritage Cast aluminium, 125mm beaded half-round pattern with all necessary accessories, end caps, outlets, bends, sealants, fixings etc. all to be installed in accordance with manufacturer's recommendations. Gutter (v) to extend around the southern corner of the west elevation, as well as the northern, to serve additional downpipe location (downpipe 4a).
- 11.3 Provisionally include for all new Alumasc rise-and-fall brackets to all gutters, replacing any existing brackets - remove any existing brackets and make good brickwork with lime mortar. Provide and install new brackets at manufacturer's recommended spacing ensuring that all gutters have adequate support and are adequately and positively secured into brackets (taking especially account of the exposed nature and height of the building) including installing retaining screws or clips and that gutters have adequate falls to outlets. Prime, undercoat and topcoat all brackets to match gutters.
- 11.4 Provide Alumasc 'Lightning Link' assemblies as required to connect to lightning protection systems elsewhere described.
- 11.5 Allow for installing new downpipes to all high level roofs as follows, all to be Alumasc Heritage Cast aluminium, 100mm diameter eared pipes, fixed in accordance with manufacturers instructions with stainless steel fixings into walls (painting-in bolt-heads to match downpipes), sealing pipe connections as manufacturers recommendations and providing all necessary accessories and sundries including plastic bobbins where required to maintain downpipe alignments

READ IN CONJUNCTION WITH SPECIFICATION & SCHEDULE OF WORKS
Extent of timber and structural repairs to be confirmed following stripping of roof coverings and opening-up of ceiling plaster and plaster floors.
In the case of any discrepancies between documentation the specification & schedule of works takes precedence.
The repair works are largely provisional allowances - Contractor to be instructed by Architect prior to expenditure of any provisional sums.
All dimensions and quantities to be checked on site by contractor.

Revision	Code	Date
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Schedule of work notes added	A	20/11/18
Construction Issue	B	25/02/19

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Job Title
Weston Hall
The Coopers Arms
Weston on Trent
Derbyshire
DE72 2BJ
Client

Drawing Title
**North-East Elevation - Proposed
As Proposed Drawings**

Drawing Status	Drawn by	Date
Construction	JNM	Nov '18
Scales	Layout Size	
1:50	A1	
Drawing Number	Revision	
00149-02.9	B	

- 3.1 Strip all high level roof pitches (A-S) as follows:
- i/ Carefully lift all existing ridge tiles, remove any adhering mortar and set aside for possible re-use;
 - ii/ Carefully strip and sort and slates tiles and from all of the upper roof pitches and set aside all reusable tiles and slates for possible re-use;
 - iii/ Provisionally include to remove and dispose of all roofing battens; retain any existing firrings, counterbattens, tiling fillets etc. subject to Architect inspection;
 - iv/ Remove all existing roof leadwork including main and sloping valley gutters, back/parapet gutters, chutes, aprons, soakers and cover flashings.

3.10 Provisionally include for all new clay ridge tiles to all pitched roof areas (A-S etc) and roof access dormers, Dreadnought Staffordshire Blue half-round pattern. Lay, bed and point-up in hydraulic lime mortar.

3.9 Subject to sorting of existing tiles, provisionally allow for supply of all new clay plain tiles, Dreadnought Hand-Formed 'Classic' Staffordshire Blue tiles with nail holes, to cover all roof pitches (A-S). Provisionally include for all new matching purpose-made valley tiles to all sloping valleys.

8.1 Provisionally include for the following allowance for high level repairs to coping stones:

- i/ Provisionally include for carefully lifting and rebedding a total of 40 metres of existing copings (to both raking and level parapets), securing with stainless steel dowels and rebedding with NHL2.0 hydraulic lime mortar. Cumulative total of isolated repairs.
- iii/ Provisionally include for renewing a total of 6 metres of coping stones in new Hollington stone to match original profiles including rebedding with hydraulic lime mortar and securing with stainless steel pins.
- iii/ Provisionally include for 20 no. indent repairs to coping stones in Hollington stone including cutting back, pinning with stainless steel pins, and matching existing profiles, typical indent stone size 400 x 100 x 100mm before shaping.

8.3 iii/ Allow for repointing around all Second Floor windows including carefully raking out existing mortars with stone units and between stone and brickwork and repointing with hydraulic lime mortar.

8.3 iv/ Allow for repointing around all First Floor windows including carefully raking out existing mortars with stone units and between stone and brickwork and repointing with hydraulic lime mortar.

1.16 Protect low-level roofs against damage; any damage to low-level roofs including the terrace roof/paving to be made good at the Contractor's expense.

8.5 Provisionally include for the following works to all chimneys 1-6:

- i/ Allow for fully repointing all chimneys from roof/leaves level to the tops of flues including carefully cutting and removing all existing cementitious mortars and renders and repointing with hydraulic lime mortar to an average depth of 25mm.
- ii/ Cutting out and replacing 200 bricks with new handmade bricks as specification to match the existing, bedding in hydraulic lime mortar.
- iii/ Cut out and replace 10 no. quoin stones to lower stacks with new stones in Hollington of assumed size 225 x 400 x 750mm (sizes to be checked). New stones to have herringbone tooled finish to exposed faces. Install in hydraulic lime mortar.
- iv/ Allow for 5 no. indent repairs to offset stones in Hollington of assumed size 150 x 150 x 400mm (pre-worked sizes; to be checked). Install in hydraulic lime mortar and pin into position with stainless steel pins.
- vi/ Allow for 10 no. lime mortar repairs to existing stonework using coloured lime mortars blended to match the stone colour on bronze armatures fixed back to sound stone with repairs to an approximate size of 35 x 150 x 300mm, repair applied in layers.
- vii/ Allow for installing 18 no. Redbank square hole pattern 140 x 225mm red terracotta airbricks to concealed faces of chimney flues to ventilate redundant flues.
- viii/ Allow for installing 18 no. Redbank square hole pattern 140 x 225mm red terracotta airbricks to concealed faces of chimney flues to ventilate redundant flues.
- viii/ Allow for capping 18 no. redundant flues with York stone slabs of size 63 x 500 x 500mm bedded and flanchued with hydraulic lime mortar.
- ix/ Provisionally include for renewing all flaunchings to all chimneys 1-6 in new hydraulic lime mortar including refixing existing flues/chimney pots.

8.2 ii/ To the staircase and all main gables (5 gables total) and to the flanking sides of the staircase down to the string course level allow for careful removal of existing cement-containing mortars (including careful drilling or cutting with reciprocating saws where required to aid purchase for chisels), and repointing with hydraulic lime mortar to a typical depth of 25mm. Include repointing around window stonework and pointing up open perpend to string courses.

iv/ Allow for cutting back cementitious pointing to the front faces of horizontal parapets and repointing with hydraulic lime mortar down to string course level.

v/ Allow for cutting out and replacing 50 no. bricks with new handmade bricks to match existing and as specification as part of works described above.

11.5 Allow for installing new downpipes to all high level roofs as follows, all to be Alumasc Heritage Cast aluminium, 100mm diameter eared pipes, fixed in accordance with manufacturers instructions with stainless steel fixings into walls (painting-in bolt-heads to match downpipes), sealing pipe connections as manufacturers recommendations and providing all necessary accessories and sundries including plastic bobbins where required to maintain downpipe alignments

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Revision	Code	Date
Schedule of work notes added	A	20/11/18
Construction Issue	B	25/02/19

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Job Title Weston Hall The Coopers Arms Weston on Trent Derbyshire DE72 2BJ		
Client Victoria Cooper		
Drawing Title North-West Elevation - Proposed As Proposed Drawings		
Drawing Status Construction	Drawn by JNM	Date Nov '18
Scales 1:50	Layout Size A1	
Drawing Number 00149-02.10	Revision B	

- 8.5 Provisionally include for the following works to all chimneys 1-6:
- ii/ Allow for fully repointing all chimneys from roof/eaves level to the tops of flues including carefully cutting and removing all existing cementitious mortars and renders and repointing with hydraulic lime mortar to an average depth of 25mm.

- 3.1 Strip all high level roof pitches (A-S) as follows:
- i/ Carefully lift all existing ridge tiles, remove any adhering mortar and set aside for possible re-use;
- ii/ Carefully strip and sort and slates tiles and from all of the upper roof pitches and set aside all reusable tiles and slates for possible re-use;
- iii/ Provisionally include to remove and dispose of all roofing battens; retain any existing firrings, counterbattens, tiling fillets etc. subject to Architect inspection;
- iv/ Remove all existing roof leadwork including main and sloping valley gutters, back/parapet gutters, chutes, aprons, soakers and cover flashings.

3.10 Provisionally include for all new clay ridge tiles to all pitched roof areas (A-S etc) and roof access dormers. Dreadnought Staffordshire Blue half-round pattern. Lay, bed and point-up in hydraulic lime mortar.

3.9 Subject to sorting of existing tiles, provisionally allow for supply of all new clay plain tiles, Dreadnought Hand-Formed 'Classic' Staffordshire Blue tiles with nail holes, to cover all roof pitches (A-S). Provisionally include for all new matching purpose-made valley tiles to all sloping valleys.

8.1 Provisionally include for the following allowance for high level repairs to coping stones:

ii/ Provisionally include for carefully lifting and rebedding a total of 40 metres of existing copings (to both raking and level parapets), securing with stainless steel dowels and rebedding with NHL2.0 hydraulic lime mortar. Cumulative total of isolated repairs.

iii/ Provisionally include for renewing a total of 6 metres of coping stones in new Hollington stone to match original profiles including rebedding with hydraulic lime mortar and securing with stainless steel pins.

iii/ Provisionally include for 20 no. indent repairs to coping stones in Hollington stone including cutting back, pinning with stainless steel pins, and matching existing profiles, typical indent stone size 400 x 100 x 100mm before shaping.

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iv/ Allow for cutting back cementitious pointing to the front faces of horizontal parapets and repointing with hydraulic lime mortar down to string course level.

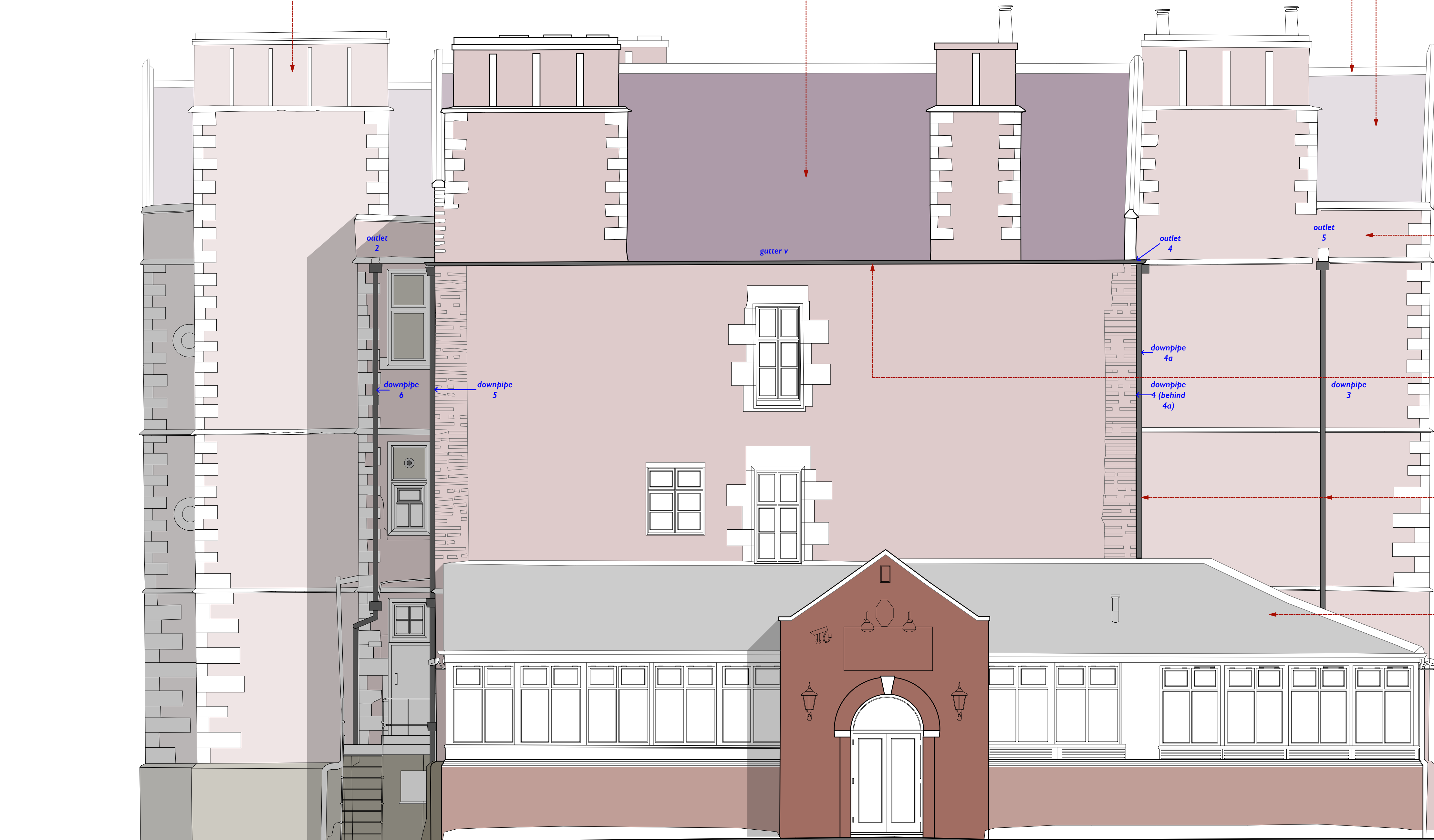
vi/ Allow for cutting out and replacing 50 no. bricks with new handmade bricks to match existing and as specification as part of works (i-iv) described above.

11.2 Provide all new gutters to high level roofs, all Alumasc Heritage Cast aluminium, 125mm beaded half-round pattern with all necessary accessories, end caps, outlets, bends, sealants, fixings etc. all to be installed in accordance with manufacturer's recommendations. Gutter (v) to extend around the southern corner of the west elevation, as well as the northern, to serve additional downpipe location (downpipe 4a).

11.3 Provisionally include for all new Alumasc rise-and-fall brackets to all gutters, replacing any existing brackets – remove any existing brackets and make good brickwork with lime mortar. Provide and install new brackets at manufacturer's recommended spacing ensuring that all gutters have adequate support and are adequately and positively secured into brackets (taking especially account of the exposed nature and height of the building) including installing retaining screws or clips and that gutters have adequate falls to outlets. Prime, undercoat and topcoat all brackets to match gutters.

11.5 Allow for installing new downpipes to all high level roofs as follows, all to be Alumasc Heritage Cast aluminium, 100mm diameter eared pipes, fixed in accordance with manufacturers instructions with stainless steel fixings into walls (painting-in bolt-heads to match downpipes), sealing pipe connections as manufacturers recommendations and providing all necessary accessories and sundries including plastic bobbins where required to maintain downpipe alignments

1.16 Protect low-level roofs against damage; any damage to low-level roofs including the terrace roof/paving to be made good at the Contractor's expense.



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Revision	Code	Date
Schedule of work notes added	A	20/11/18
Construction Issue	B	25/02/19

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Job Title
Weston Hall
The Coopers Arms
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Derbyshire
DE72 2BJ
Client
Victoria Cooper

Drawing Title		
South-East Elevation - Proposed As Proposed Drawings		
Drawing Status	Drawn by	Date
Construction	JNM	Nov '18
Scales	Layout Size	
1:50	A1	
Drawing Number	Revision	
00149-02.11	B	

- 3.1 Strip all high level roof pitches (A-S) as follows:
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 - iii/ Provisionally include to remove and dispose of all roofing battens; retain any existing firrings, counterbattens, ciling fillets etc. subject to Architect inspection;
 - iv/ Remove all existing roof leadwork including main and sloping valley gutters, back-parapet gutters, chutes, aprons, soakers and cover flashings.

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- i/ Allow for fully repointing all chimneys from roof/eaves level to the tops of flues including carefully cutting and removing all existing cementitious mortars and renders and repointing with hydraulic lime mortar to an average depth of 25mm.
 - ii/ Cutting out and replacing 200 bricks with new handmade bricks as specification to match the existing, bedding in hydraulic lime mortar.
 - iii/ Cut out and replace 10 no. quoin stones to lower stacks with new stones in Hollington of assumed size 225 x 400 x 750mm (sizes to be checked). New stones to have herringbone tooled finish to exposed faces. Install in hydraulic lime mortar.
 - iv/ Allow for 5 no. indent repairs to offset stones in Hollington of assumed size 150 x 150 x 400mm (pre-worked sizes; to be checked). Install in hydraulic lime mortar and pin into position with stainless steel pins.
 - v/ Allow for 10 no. lime mortar repairs to existing stonework using coloured lime mortars blended to match the stone colour on bronze armatures fixed back to sound stone with repairs to an approximate size of 35 x 150 x 300mm, repair applied in layers.
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 - viii/ Allow for capping 18 no. redundant flues with York stone slabs of size 63 x 500 x 500mm bedded and flanchued with hydraulic lime mortar.
 - ix/ Provisionally include for renewing all flanchuings to all chimneys 1-6 in new hydraulic lime mortar including refuting existing flues/chimney pots.

- 11.2 Provide all new gutters to high level roofs, all Alumasc Heritage Cast aluminium, 125mm beaded half-round pattern with all necessary accessories, end caps, outlets, bends, sealants, fixings etc. all to be installed in accordance with manufacturer's recommendations. Gutter (iv) to extend around the southern corner of the west elevation, as well as the northern, to serve additional downpipe location (downpipe 4a).
- 11.3 Provisionally include for all new Alumasc rise-and-fall brackets to all gutters, replacing any existing brackets – remove any existing brackets and make good brickwork with lime mortar. Provide and install new brackets at manufacturer's recommended spacing ensuring that all gutters have adequate support and are adequately and positively secured into brackets (taking especially account of the exposed nature and height of the building) including installing retaining screws or clips and that gutters have adequate falls to outlets. Prime, undercoat and topcoat all brackets to match gutters.
- 11.4 Provide Alumasc 'Lightning Link' assemblies as required to connect to lightning protection systems elsewhere described.
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- 3.9 Subject to sorting of existing tiles, provisionally allow for supply of all new clay plain tiles, Dreadnought Hand-Formed 'Classic' Staffordshire Blue tiles with nail holes, to cover all roof pitches (A-S). Provisionally include for all new matching purpose-made valley tiles to all sloping valleys.

- 8.1 Provisionally include for the following allowance for high level repairs to coping stones:

- i/ Provisionally include for carefully lifting and rebedding a total of 40 metres of existing copings (to both raking and level purposes), securing with stainless steel dowels and rebedding with NHL2.0 hydraulic lime mortar. Cumulative total of isolated repairs.
- ii/ Provisionally include for renewing a total of 6 metres of coping stones in new Hollington stone to match original profiles including rebedding with hydraulic lime mortar and securing with stainless steel pins.
- iii/ Provisionally include for 20 no. indent repairs to coping stones in Hollington stone including cutting back, pinning with stainless steel pins, and matching existing profiles, typical indent stone size 400 x 100 x 100mm before shaping.

- 8.2 ii/ To the staircase and all main gables (5 gables total) and to the flanking sides of the staircase down to the string course level allow for careful removal of existing cement-containing mortars (including careful drilling or cutting with reciprocating saws where required to aid purchase for chisels) and repointing with hydraulic lime mortar to a typical depth of 25mm. Include repointing around window stonework and pointing up open perpend to string courses.

- iv/ Allow for cutting back cementitious pointing to the front face of horizontal parapets and repointing with hydraulic lime mortar down to string course level.

- v/ Allow for cutting out and replacing 50 no bricks with new handmade bricks to match existing and as specification as part of works (i-iv) described above.

- 1.16 Protect low-level roofs against damage; any damage to low-level roofs including the terrace roof/paving to be made good at the Contractor's expense.

READ IN CONJUNCTION WITH SPECIFICATION & SCHEDULE OF WORKS
Extent of timber and structural repairs to be confirmed following stripping of roof coverings and opening-up of ceiling plaster and plaster floors.
In the case of any discrepancies between documentation the specification & schedule of works takes precedence.
The repair works are largely provisional allowances - Contractor to be instructed by Architect prior to expenditure of any provisional sums.
All dimensions and quantities to be checked on site by contractor.

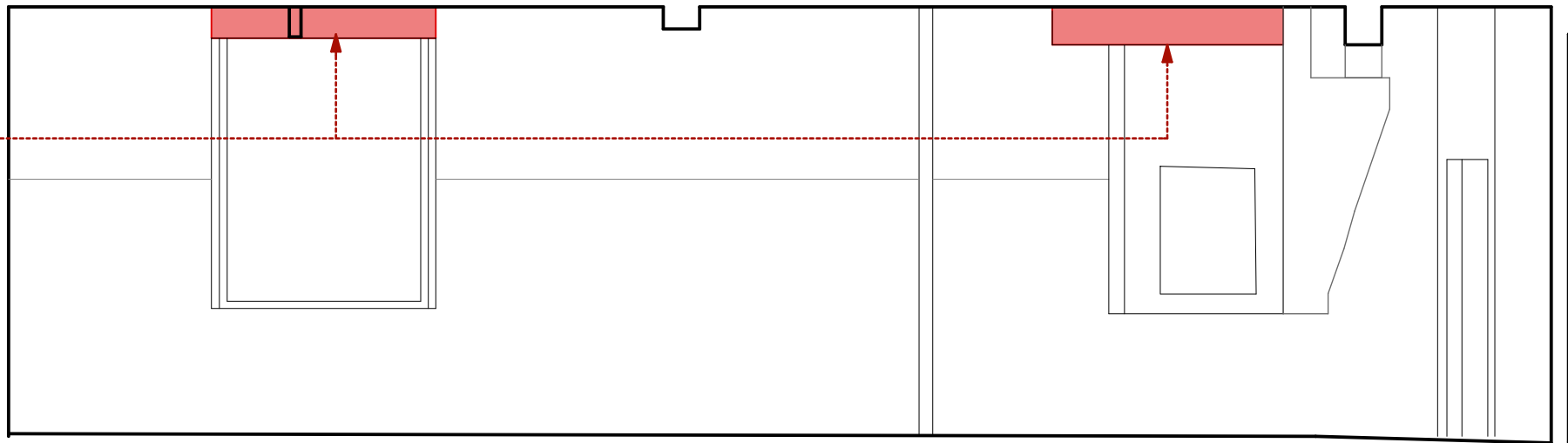
Revision	Code	Date
Schedule of work notes added	A	20/11/18
Construction Issue	B	25/02/19

P.R.A. PETER, ROGAN & ASSOCIATES LIMITED 46 ST. MARYS GATE THE LACE MARKET NOTTINGHAM NG1 1QA T - 0115 950 8047 E - EMAIL@PRA-ARCHITECTS.NET W - WWW.PRA-ARCHITECTS.NET		
Job Title Weston Hall The Coopers Arms Weston on Trent Derbyshire DE72 2BJ		
Client Victoria Cooper		
Drawing Title South-West Elevation - Proposed As Proposed Drawings		
Drawing Status Construction	Drawn by JNM	Date Nov '18
Scales 1:50	Layout Size A1	
Drawing Number 00149-02.12	Revision B	

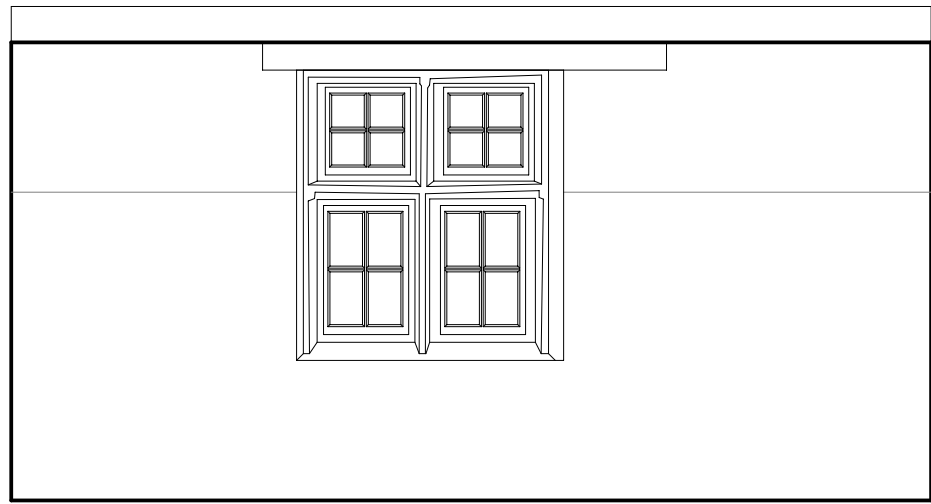
READ IN CONJUNCTION WITH SPECIFICATION & SCHEDULE OF WORKS
Extent of timber and structural repairs to be confirmed following stripping of roof coverings and opening-up of ceiling plaster and plaster floors.
In the case of any discrepancies between documentation the specification & schedule of works takes precedence.
The repair works are largely provisional allowances - Contractor to be instructed by Architect prior to expenditure of any provisional sums.
All dimensions and quantities to be checked on site by contractor.

Revision	Code	Date
Schedule of works notes added	A	20/11/18
Construction issue	B	25/2/19

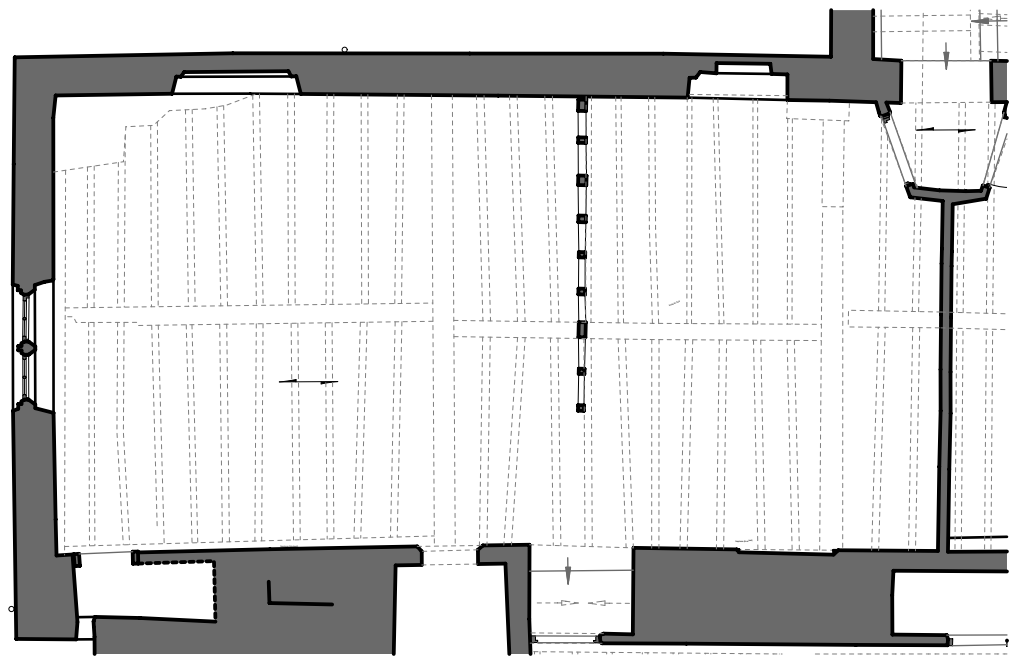
6.4
vii/Allow for replacing oak lintels with new oak lintels of provisional size 250 x 250mm x 2.5 metres long to windows, cutting out old lintels and installing new packing up and consolidating brickwork around and around the new lintels.



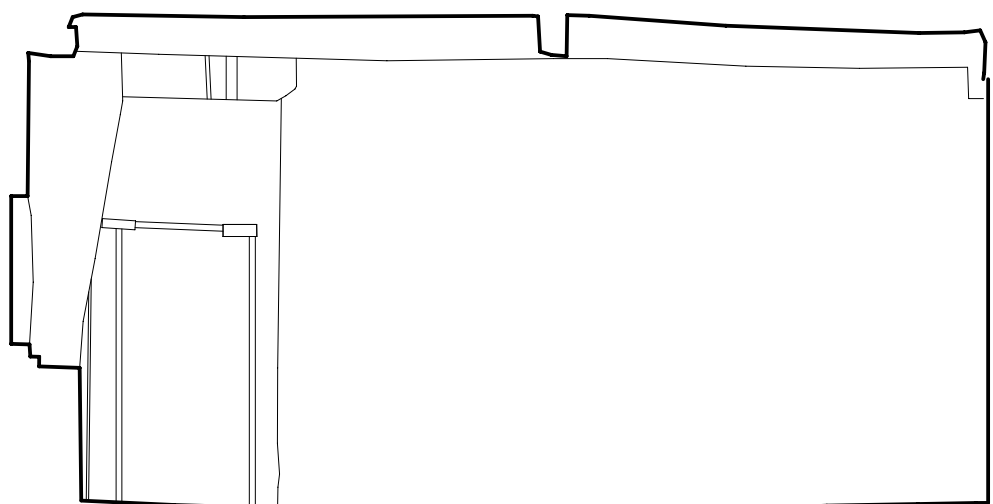
Room 3.1 - North facing internal elevation



Room 3.1 - West facing internal elevation



Room 3.1 - South facing internal elevation

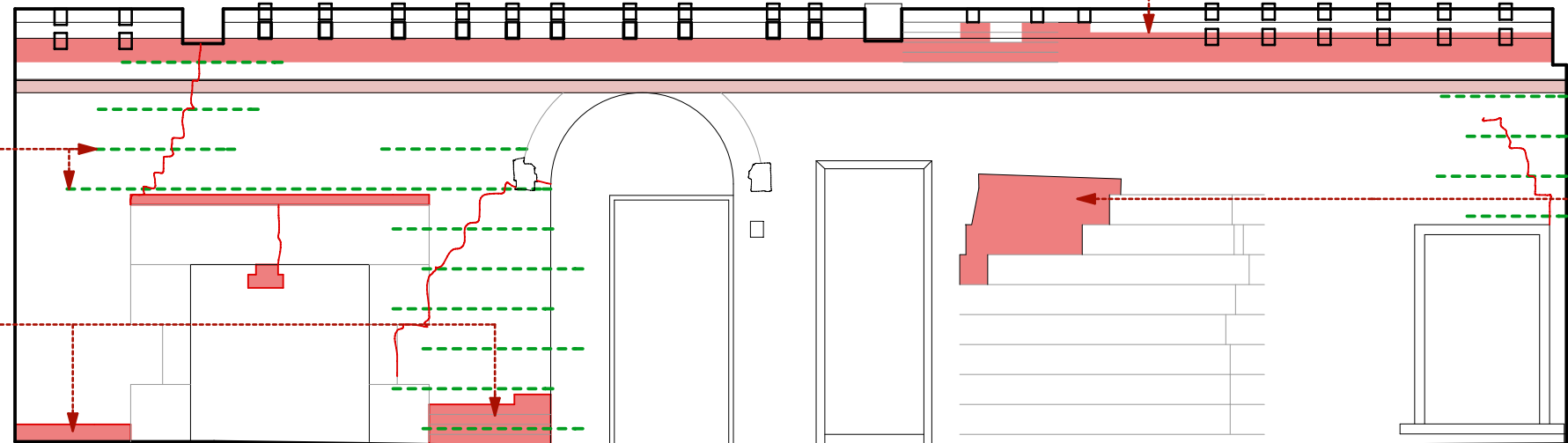


Room 3.1 - East facing internal elevation

8.6.1
iv/ Supply and install 14 no. stainless steel Helibars of typical length 1200mm and 1 no. Helibar of length 3000mm all set into raked-out mortar joints and fixed with resin. Point up joints in hot lime mortar.

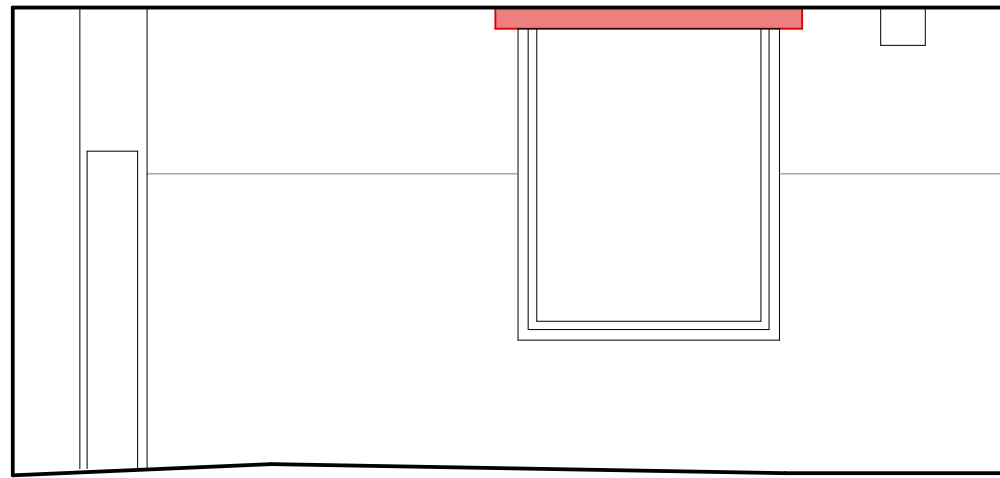
8.6.1
iii/ consolidate/replace decayed bricks at low level to each side of the northern fireplace from the partition to the arches, up to a height of 2.5 squares as shown on internal wall elevation drawing.

6.4
vii/Allow for replacing oak lintels with new oak lintels of provisional size 250 x 250mm x 2.5 metres long to windows, cutting out old lintels and installing new packing up and consolidating brickwork around and around the new lintels.

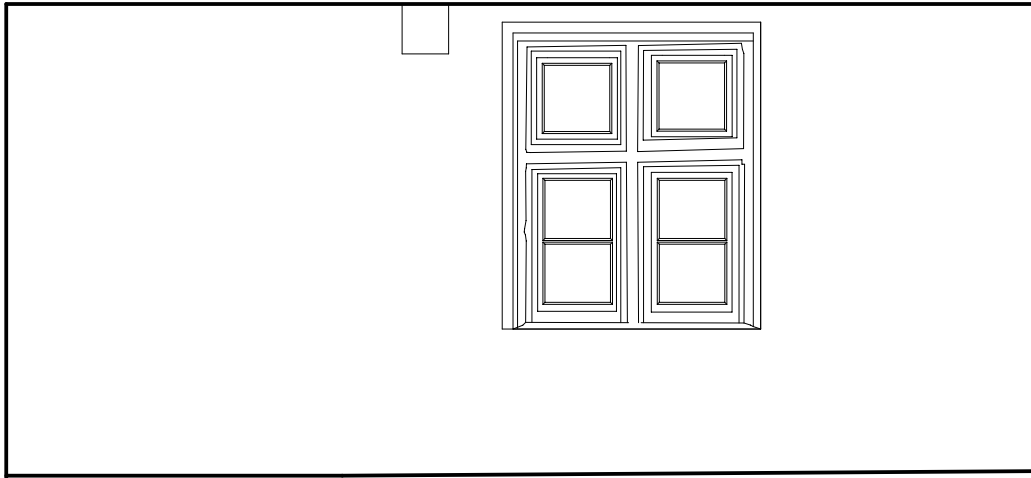


8.6.1
i/Consolidate/relay the top 3 courses of brickwork under the existing joint ends to the complete height of the wall, including underbuilding joint ends where brickwork is currently absent, all using hot-lime mortar.

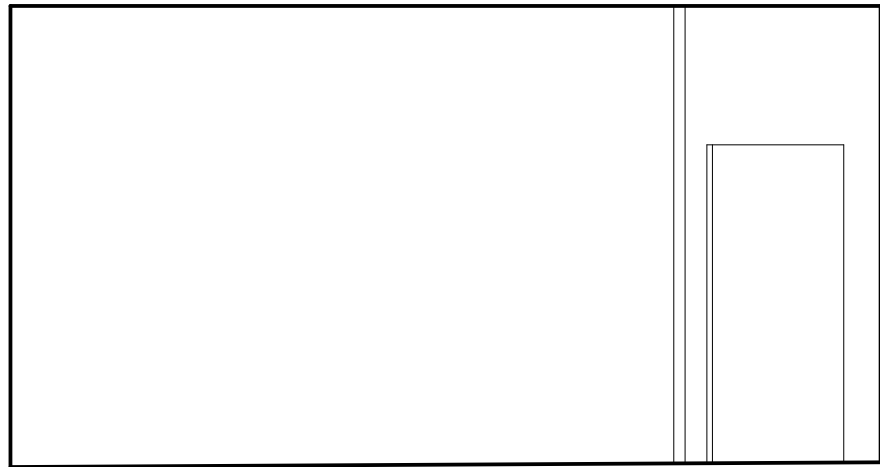
8.6.1
iii/Consolidate/relay existing openings to both fireplaces laying new bricks in hot-lime mortar.



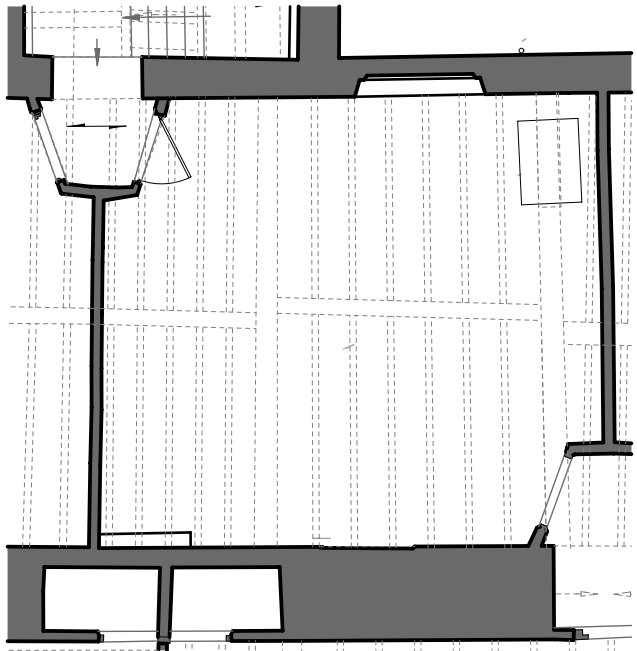
Room 3.2 - North facing internal elevation



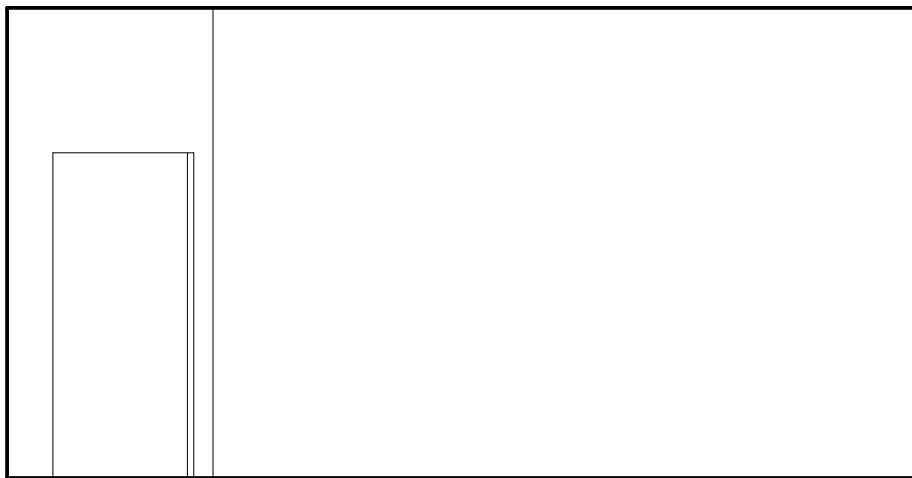
Room 3.3 - North facing internal elevation



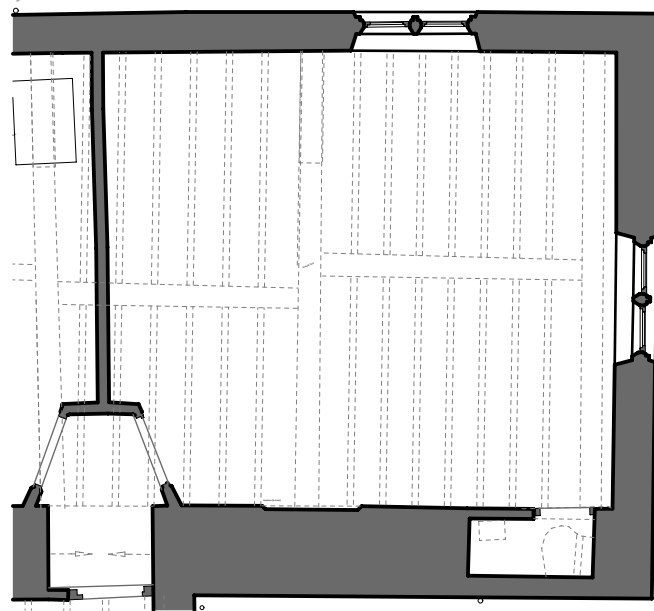
Room 3.2 - West facing internal elevation



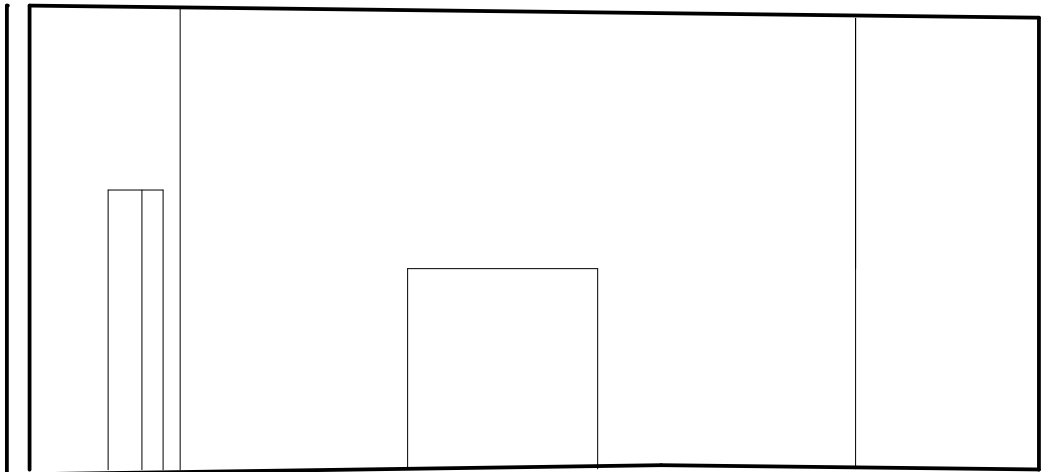
Room 3.2 - East facing internal elevation



Room 3.3 - West facing internal elevation

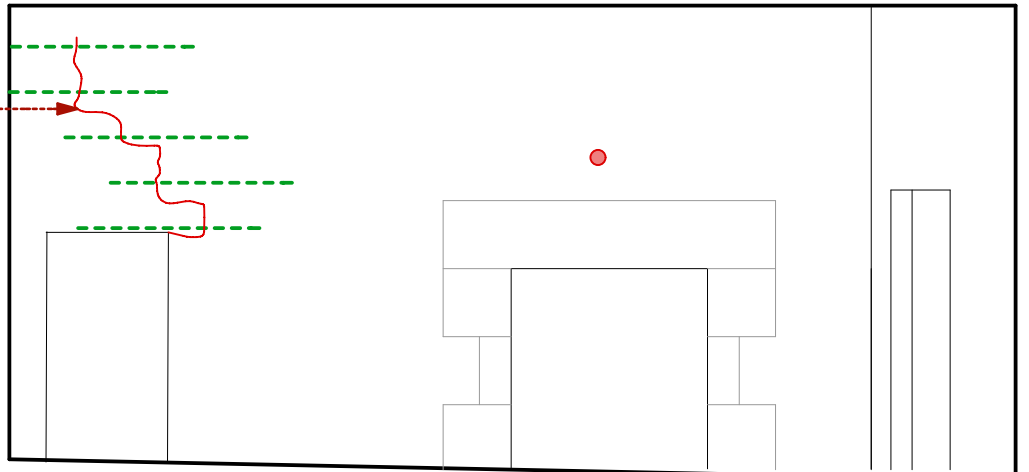


Room 3.3 - East facing internal elevation



Room 3.2 - South facing internal elevation

8.6.2
i/ Supply and install 5 no. stainless steel Helibars of typical length 1200mm and 1 no. Helibar of length 3000mm all set into raked-out mortar joints and fixed with resin. Point up joints in hot lime mortar.



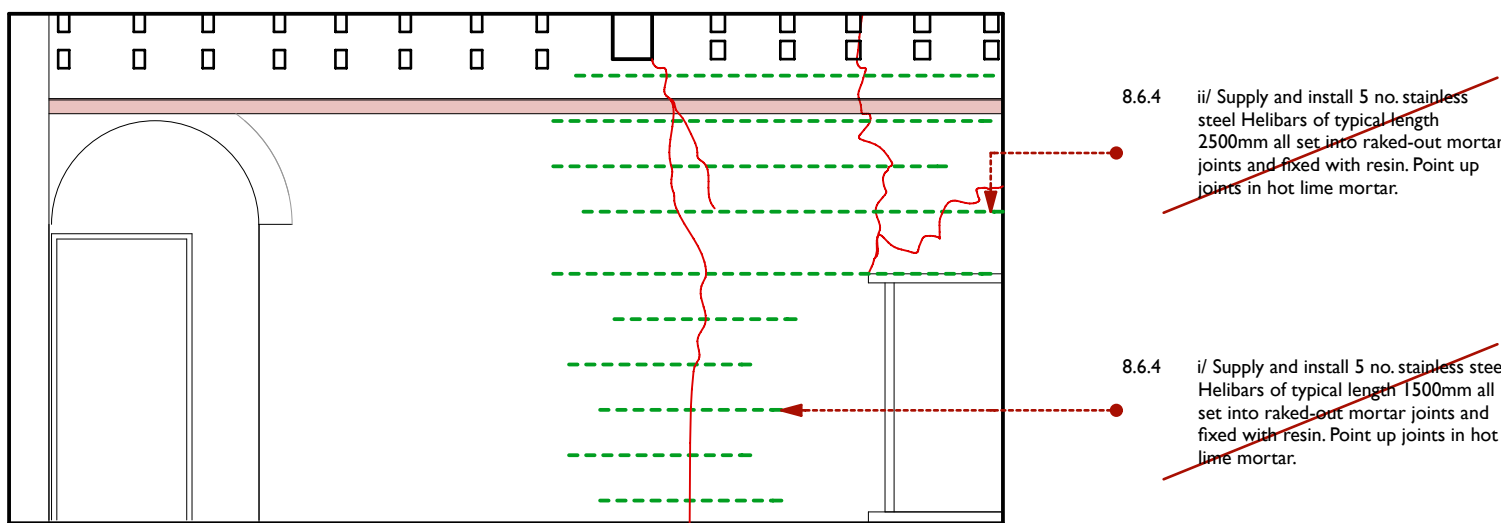
Room 3.3 - South facing internal elevation

15.3
Range of likely prices for consolidation methods etc. - for expenditure out of general contingency

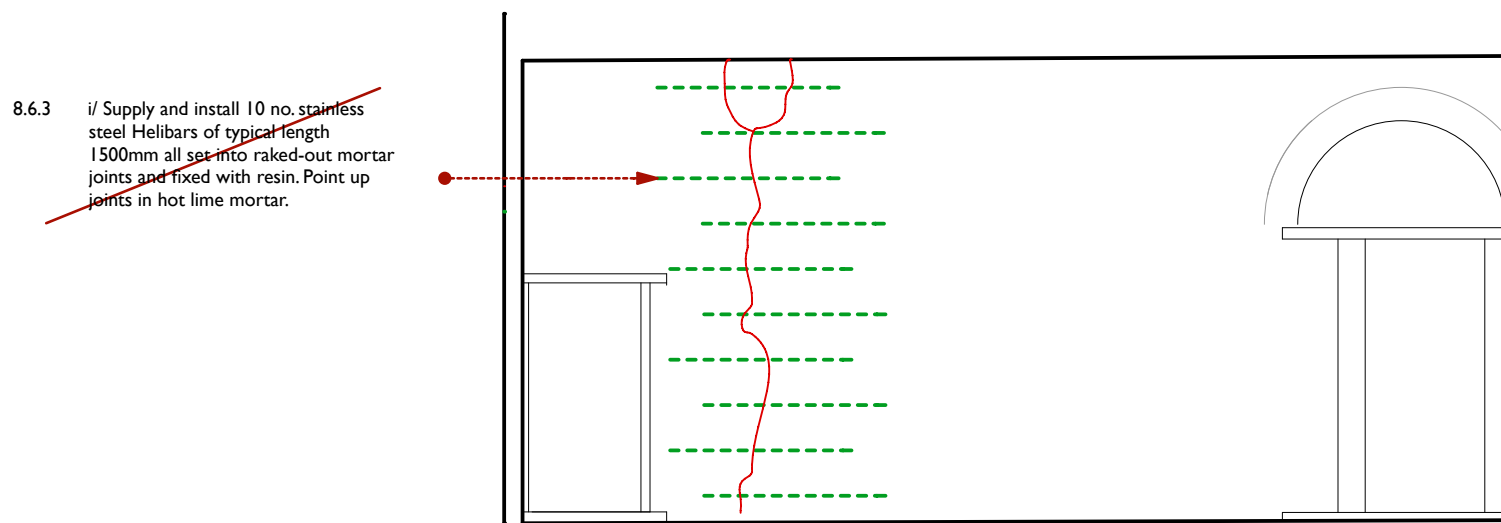
8.6.6
Allow for the consolidation/repair works to the brick arches over windows 3.3, 3.4, 3.5, 3.6.

READ IN CONJUNCTION WITH SPECIFICATION & SCHEDULE OF WORKS
Extent of timber and structural repairs to be confirmed following stripping of roof coverings and opening-up of ceiling plaster and plaster floors.

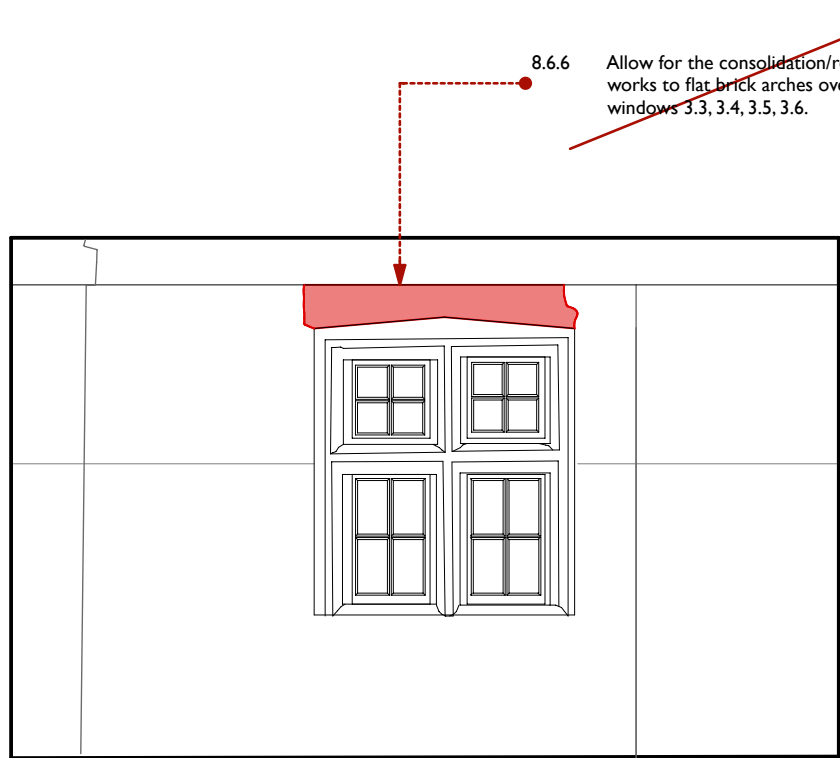
Revision	Code	Date
Schedule of works notes added	A	20/11/18
Construction issue	B	25/2/19



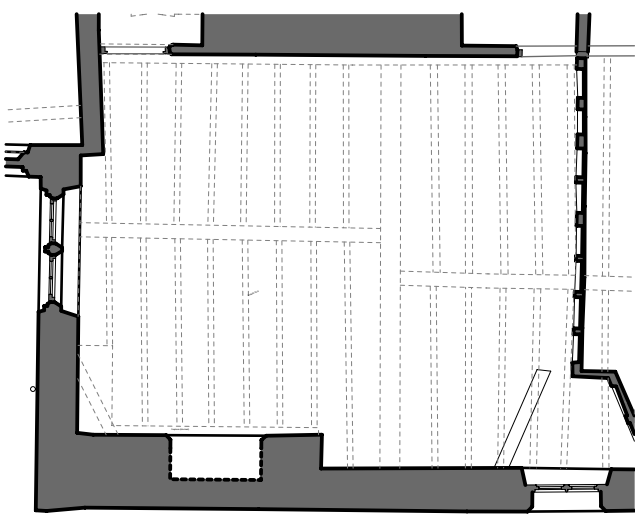
Room 3.5 - North facing internal elevation



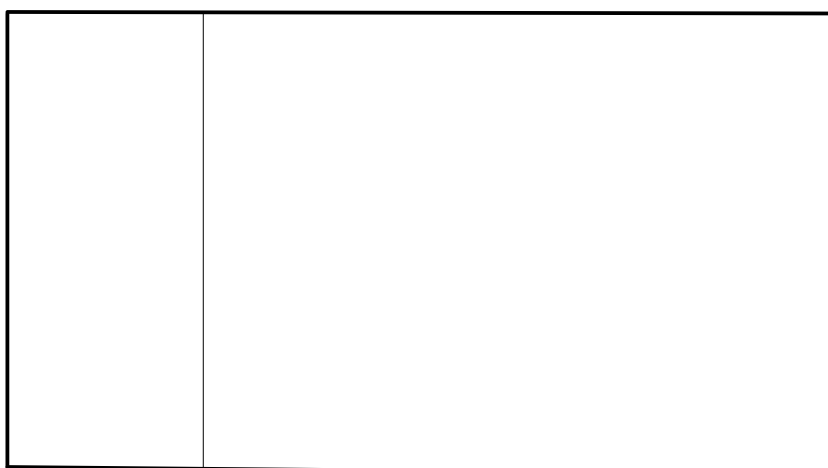
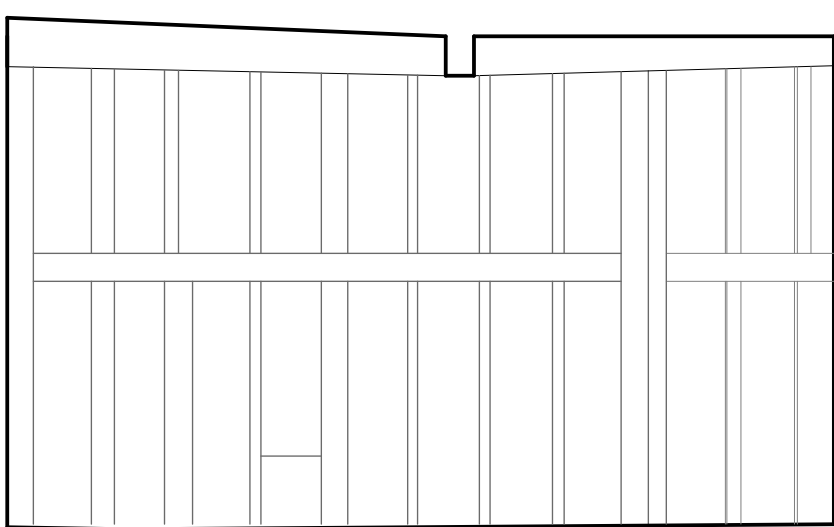
Room 3.4 - North facing internal elevation



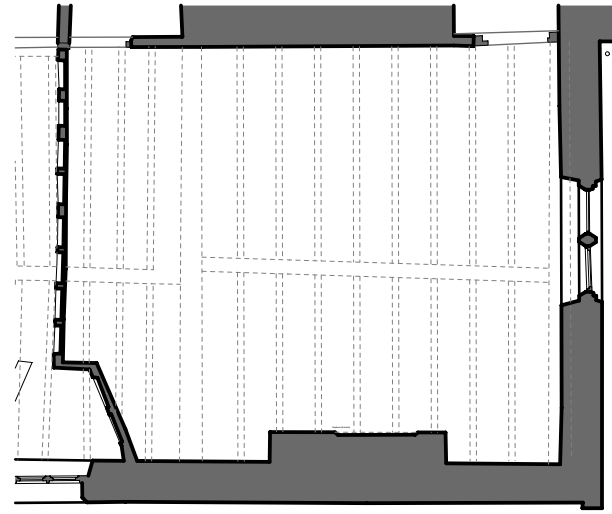
Room 3.5 - West facing internal elevation



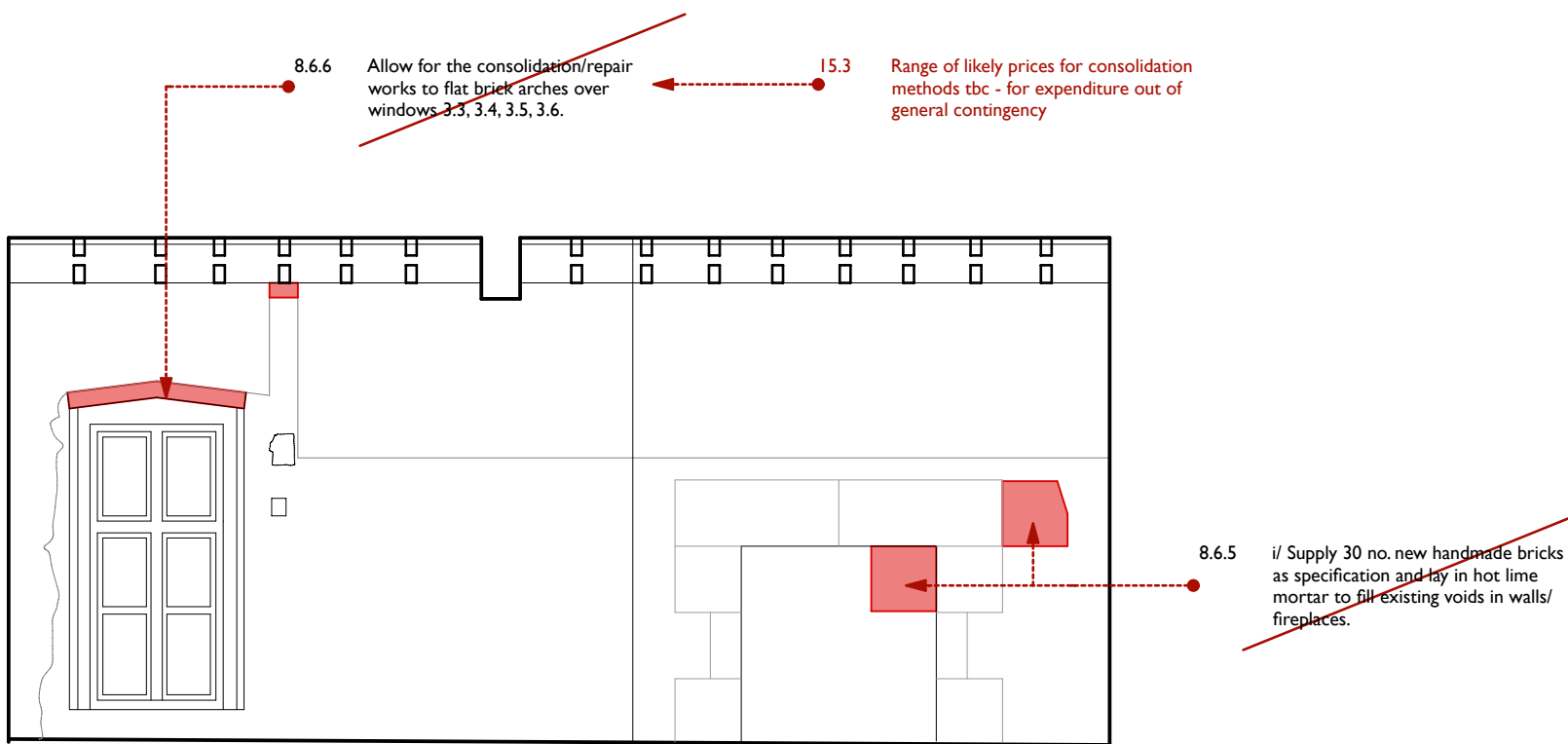
Room 3.5 - East facing internal elevation



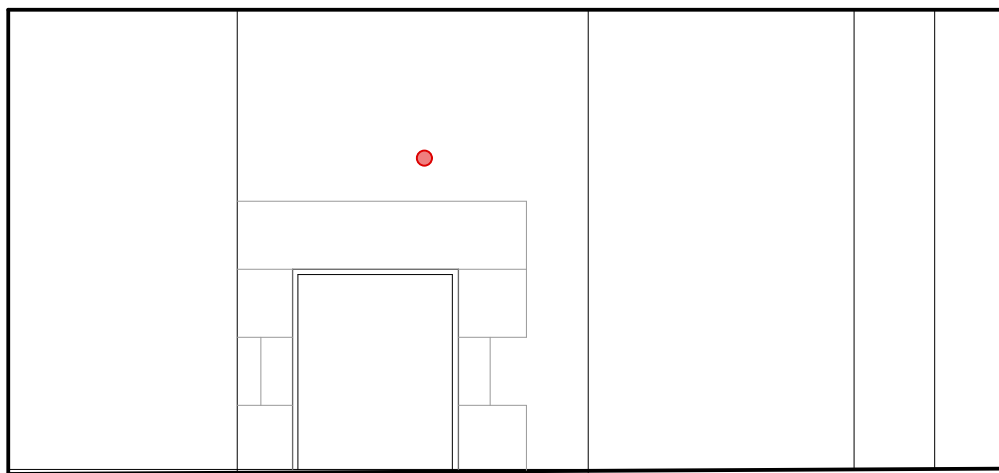
Room 3.4 - West facing internal elevation



Room 3.4 - East facing internal elevation



Room 3.5 - South facing internal elevation



Room 3.4 - South facing internal elevation