

Trevor J. Francis

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Description of Work: Oak Cottage and former National School.

Draft Specification incorporating the Method Statement and Description of Work (Note: this is not a Construction Tender Specification, but a resume supplied for Planning and LBC purposes).

The Open Porch/Loggia

The design proposed, attempts to broadly replicate the earlier lost porch. The intention is not to undertake a facsimile restoration of that existent in 1856 but to reflect the form and detailing that existed prior to the urgent need to demolish the Porch on the grounds of health and safety. The timbers utilised previously are now lost. They were of no special significance and were much decayed. We understand they were cleared before the current applicant purchased the premises by the building's former owners and the condition existing was shown in an earlier 2013 application that was not resolved. It is not possible to scarf repair and re-use the damaged sections but to fabricate appropriately shaped and moulded sections. The existing had moved and distorted over the past 150 plus years and water penetration had occurred in mortice pockets. The rebuilt porch will regenerate the West elevation as well as enhancing the appearance from High Street. The reformulated Porch is to be rebuilt using durable FSC softwoods and hardwoods (where the sections are exposed to the external elements). Details will be moulded and of the same dimensions as the existing as far as is practicable. The porch will be paint finished using traditional paints. The roof will have a lead ridge fitted and a natural slate covering. It will be built off the original stone plinth.

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Regulated by the RICS Page 1

The sections can be fabricated using machine tools as per the originals with only final finishing by hand. This, as per the 1856 construction.

Carefully take down and remove any remaining vestments of the existing porch, including buried timbers. Cut back the existing ferrous iron dowels that are set within the stone plinth if the lead pockets cannot be melted and the dowel released without cracking the stonework. Cut out the existing lead cover flashings that remain and replace with new Code 5. Lead cover flashings all to be detailed in accord with traditional Lead Sheet Association details. All new lead is to be coated on all edges and surfaces with two coats of patination oil. Place pennant sandstone in the pockets where the purlins and wall plates previously occurred.

Description of Work

Construct a new Porch as indicated on the drawings. This to be formed using durable hardwood sections wherever timbers are exposed to the external elements. Concealed rafters, plates etc can be of good quality softwood with joinery grade timbers used wherever exposed to view.

Porch details are to attempt to replicate the original sections. Glue to be waterproof.

Construction is to be of pegged or dowelled mortice and tenon jointed timbers. Stop-chamfers are to be fitted to match the original sections.

Posts to be machined using ex. 125 x 125 mm PSE Sections. Horizontal rails to be 125 x 100 mm. New Jambs are to be fitted at the abutment with the stone wall of Oak House. These to be of 100 x 75 mm timber. Spindles in the Gothic screening to be 75 x 75 mm sections that mortice into the pointed cusp details of the gothic tracery. Rafters to be 100 x 50 mm and left exposed with bevel edge stop-chamfer details. Purlins to be ex 100 x 75 mm timbers. The splayed soffit of the ceiling is to be lined above the stop chamfer rafters with 19 x 150mm tongue and groove, bead and butt moulded, softwood timber boards. All nail heads to be stopped up prior to decorating.

Knot, stop, aluminium wood prime, and then apply two undercoats and one coat of flat oil paint to the new hardwood porch. This to be decorated in two-tone paintwork in order to match the

original. Colours to be selected by the Client.

Fit a lead d.p.c. beneath the front posts of the porch and the pennant sandstone plinth. Resin bond or lead pocket dowels to secure the timber posts. Using stainless steel resin fixed threaded bar or bolts of 200mm minimal length, bolt the timber side jambs of the new porch to the existing pennant sandstone walls of Oak House. Plug or cover any bolt heads arising with timber plugs. Infill the voids remaining in the pennant sandstone with small pieces of matching stone bedded in a traditional lime mortar.

Set the porch canopy ridge-line level and cut the feet of the porch such that it sits level in all directions (as the original sand-stone plinth) had settled over the past 150 years.

Apply a breathable roof under-lay above the roof boarding and batten the roof using tanalised treated roof-battens. Size: 50 x 25mm. Cover the batten line with 50 x 50 mm scotia detailed hardwood mouldings and capping's.

Fit Code 3 lead soakers at the abutment between the porch roof and the wall of Oak House.

Cover the roof of the Porch with 600 x 300mm or 500 x 300mm carefully sorted natural Welsh slates. There is no objection to the use of second-hand slates but only if of good quality. These fixed with copper nails.

Fit a timber roll using rounded mop-stick handrail sections minimum of ex 50 x 50 treated timber and cover with a Code 7. Cast lead ridge of 300mm minimum girth. Secure the lead to prevent wind uplift using 50 mm wide (lead tinned) copper sheet clips and copper nails to the new roll top ridge. Details fully in compliance with LSA details.

Form a lime mortar angled pointed fillet at the abutment between the cover flashings of the existing building and the Porch roof.

Supply and fit a new exterior porch lantern light agreed with the conservation office/planners. This to be hard wired and switch via an external 1P65 rated switch, fixed at a height of 900mm

above the existing porch floor slabs. The switch and lantern to be wired in accord with IET (IEE) Wiring Regulations.

Re-point using lime mortar the spalling cement base of mortar to the west elevation wherever the pointing is loose or missing. Point gaps between the steps of the porch canopy using NHL3.5, hydraulic lime mortar mix 1:2.

Replacement Conservation Roof-light to be fitted to the Bathroom.

Carefully strip the existing slates to the lean-to section of roof over the kitchen. Cut through the under-layer, trim rafters, fit noggins etc as necessary and supply and fit a conservation roof-light type Velux or equivalent thermally insulated; size: 550 mm x 980 mm all in accordance with manufacturer's instructions within the position indicated.

Replace any disturbed Welsh slates to this roof pitch and refix using copper or stainless-steel slate nails. Detail between the skylight and the slate with the manufacturer's soakers/trays and lead flashing details. Fit soakers at abutments with walls of the Oak Cottage and the neighbouring former School and check the lead cover flashings, around the roof of Oak Cottage replacing any that are missing or are poorly fitted.

Repair plasterwork to ceiling where disturbed by trimming the opening. Erect a framing of 75 x 50 mm softwood and line the roof void between the lean-to roof and the ceiling using bead moulded T & G all as previously recommended for the Porch.

Thermally insulate the light-shaft created. Erect duct proof security screens Wash down walls and ceiling and then paint the walls and ceilings of the rear lobby and kitchen using two coats of vinyl emulsion paint, priming all new or base plaster. Fit new timbers screwed and plugged to existing walls to match and align with the existing. Knot, stop, prime twice undercoat and one coat of gloss finish paintwork to all new timber or metal work surfaces. Apply one undercoat and one gloss finish to all previously painted wood and metal surfaces.

Remove all builder's debris and dust cleaning all surfaces upon completion.