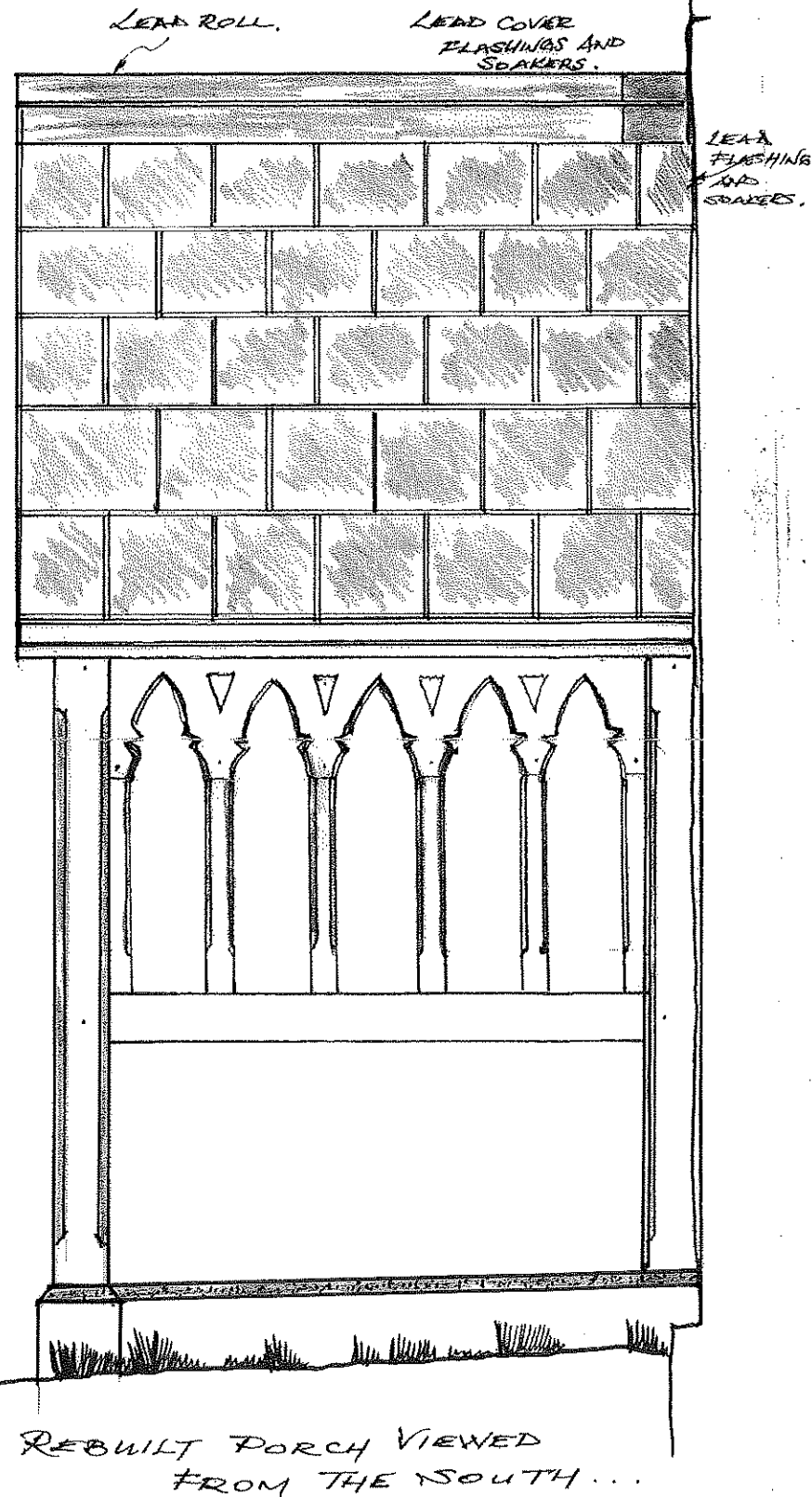
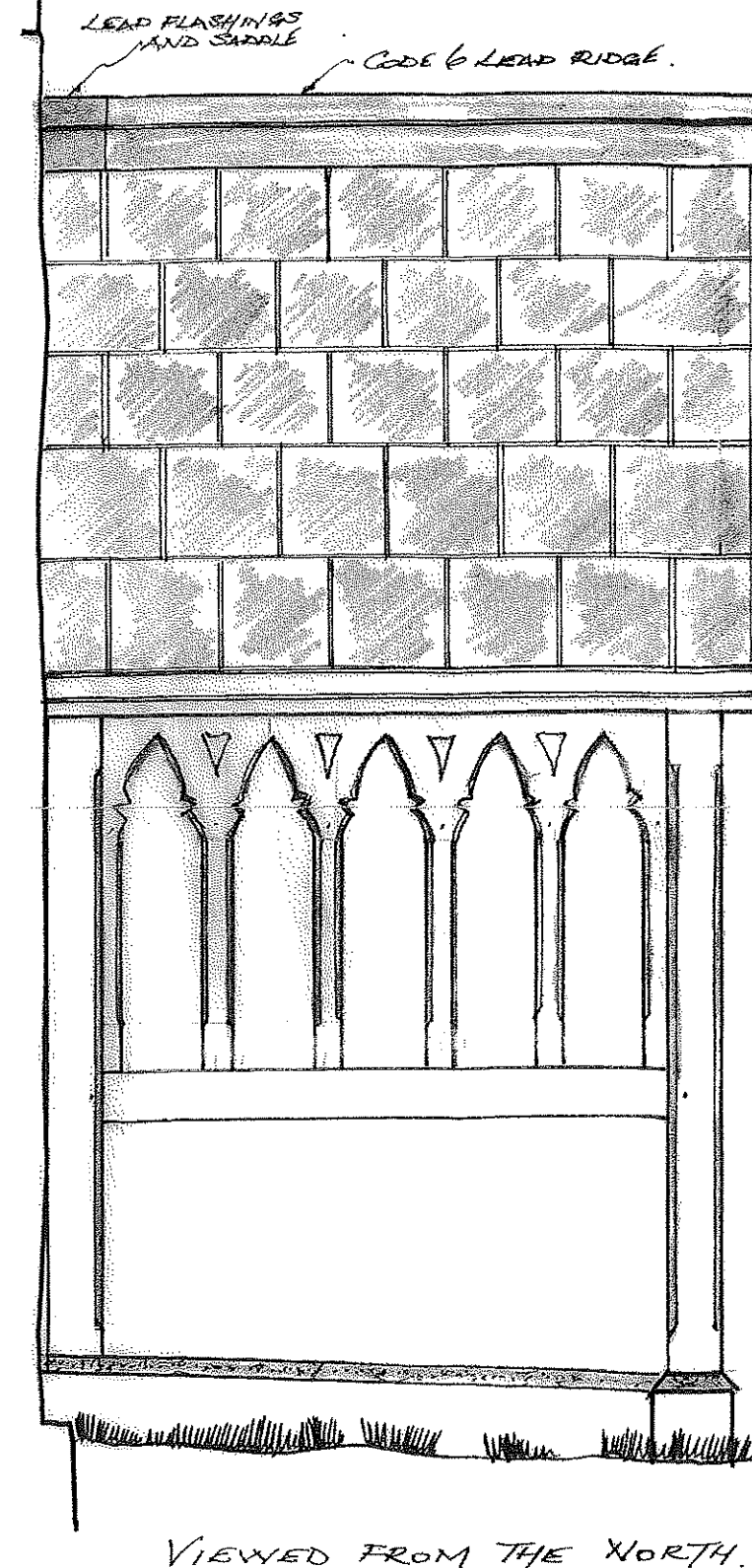




Outline Specification:

- Cut out the existing lead cover flashings that remain and replace with new Code 5.
- Place pennant sandstone in the pockets where the purlins and wall plates previously occurred.
- Construct a new Porch as indicated on the drawings, 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 timbers are exposed to view. Porch details to replicate the original sections. Glue to be water proof. Construction is to be of pegged or dowelled mortice and tenon jointed timbers. Stop-chamfers are to be fitted to match the original sections. The appropriate templates remain within the Garden of Oak Cottage. Posts to be machined using 125 x 125 mm PSE Sections. Horizontal rails to be 125 x 100 mm. New Jamb's 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 follow the rafter pitch and be lined above the stop chamfer moulded rafters using 19 x 150mm tongue and groove, bead and butt moulded, softwood timber boards. Staff bead details at perimeter edges.
- 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 jamb's 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) has we believe 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 cappings. Fit Code 3 lead soakers at the abutment between the porch roof and the wall of Oak Cottage. 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.



Trevor J. Francis
MSc., MRICS, MCIQB,
M. B. Eng., Dip. Arch. Cons. (Bristol)
Chartered Building Surveyor and
Historic Building Consultant.
01639 638820

Scheme: Listed Building and Planning
Oak Cottage (House),
High Street,
Pontardawe,
Neath Port Talbot
Glamorgan,

Drawn: TJF, August, 2013

Scale: 1:20

Drawing No: TJF/RG/2/13A.

REVISED BALLISTENE AND
CUSPED DETAILS.