



REF – 1.0

Tiles have been sourced from a local reclamation yard, they are exactly the same size and colour.

The replacement tiles will be fitted randomly across the roof elevations, where there are missing or broken tiles. The number of which i cannot state at this time as access is problematic. I estimate that there are between 75 to 100 damaged or missing tiles.

Tile Dimensions for both are 165mm wide & 260mm in length.

A sample can be provided if deemed necessary.



REF – 1.1

South Elevation

Removal of foliage from all the chimneys – will need to remove/re-bed loose bricks (number unknown) in lime mortar (A sample of lime mortar has been sent to Ty Mawr for analysis, to match the existing – Rhondda pre-mixed - NHL 2.5)

Remove and re-fix existing tiles to verge – storm damage (2m2)

Remove TV aerials



REF 1.1

North Elevation

Removal of foliage from all the chimneys – may need to remove/re-bed loose bricks (number unknown) in lime mortar (A sample of lime mortar has been sent to Ty Mawr for analysis, to match the existing - Rhondda pre-mixed - NHL 2.5)

Remove and re-fix existing tiles to verge – storm damage (2m2)

	REF 1.2 West Elev As access is a problem i have assumed that all chimney flashings will need to be changed. Once access is available, the lead work will be assessed on each chimney and if seen to be damaged will be replaced in code 4/5 sand cast lead.	
	REF 1.2 North and West Elev Method if needed– Remove the minimum number of tiles to expose the lead chimney flashings. Remove the lead flashings and soakers and replace with new code 4/5 sand cast lead. Finish with a coat of patination oil to all exposed surfaces. Replace previously removed tiles.	



REF 1.2

Looking East



REF 1.2A

Valley lead replacement –
As access was a problem i
have assumed that the lead
valley will need to be
changed. Once access is
available, the lead work will
be assessed and if seen to
be damaged will be
replaced in code 5 sand
cast lead.
Damage to wall right below
concealed lead valley
(right)





REF 1.3

There are a mix of cast iron, plastic and aluminium gutters, downpipes and fittings.

The cast iron guttering has mostly split and needs to be replaced. Any non-faulty sections of guttering will be re-used, re-fitted and decorated.

Fixings – Wooden plugs c/w 60mm galv twist nails

Joints - Rubberised bitumen gutter mastic





REF 1.3

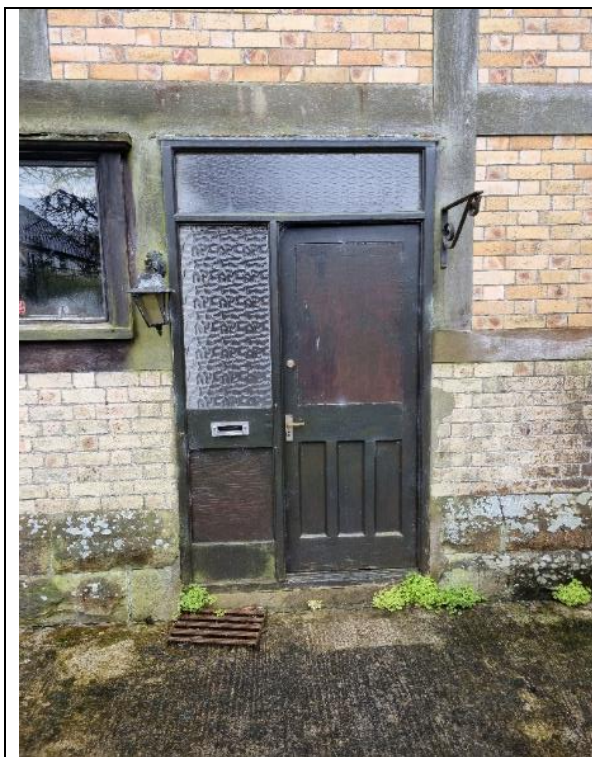
Split cast iron downpipes (left)
Ivy covering the walls has rooted through the downpipes and split the cast iron. (Right)



REF 1.4

Aluminium (left)
Plastic hopper and downpipe (right)





REF 1.5

North Elevation

(Left) Carefully remove modern softwood door and door frame.

Replace with a wider softwood single door, frame and fan light to match adjacent door and frame in style, size and finish (Right).





REF 1.6

The heating boiler currently sits within the old fireplace and its flue uses the current chimney – The newly fitted boiler will also fit within the chimney opening, using all the old existing pipe runs for radiators.

See plan for area



REF 1.7

Replacement kitchens - Both kitchens are following the same layout as the existing, using the same pipe runs. No loss of fabric.

See plan for area



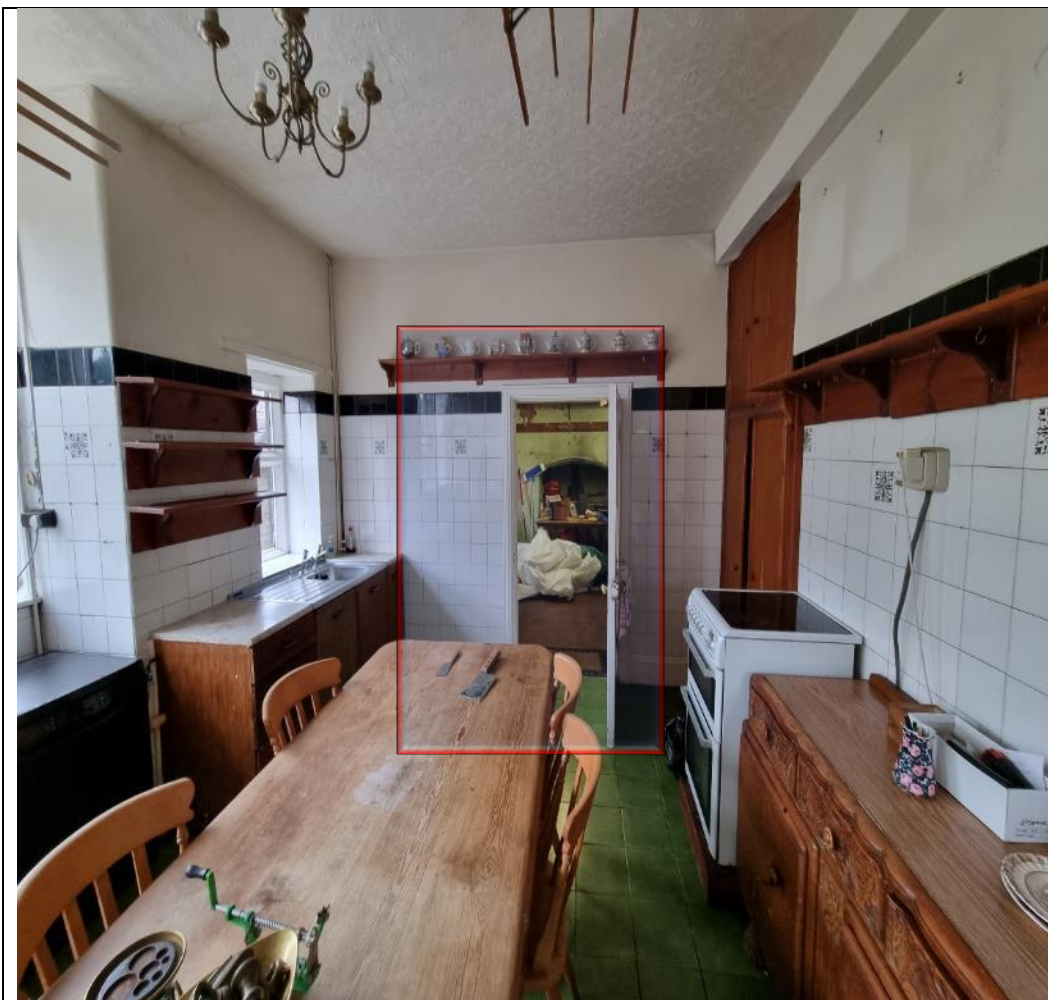


Ref 1.7A

Replacement
Bathrooms - Both
bathrooms are
following the
same layout as the
existing, using the
same pipe runs.
No loss of fabric.

See plan for area





REF 1.9

Carefully remove and safely store 1no door/frame and architrave

Carefully take down tiles and open up section of wall, insert an oak lintel and create an archway leading into the pantry – approx. finished size – 2m (H) x 1.6m(W)

The wall is to be finished in three coat NHL 2 lime plaster - no door and frame to be installed

See plan for area



REF 2.0

Carefully remove door/ frame and architrave and turn it 90 degrees to re-fit in hallway.

Build a new 100mm x 50mm softwood framed doorway, lined with woodwool boarding and lime plastered, Re-use/fit door/frame and architrave within hallway

This will allow a slightly larger bathroom

See plan for area.



REF 2.1

West Elevation Courtyard

Carefully remove roof tiles and keep to one side

Replace collapsed roof with new timbers (match sizes to originals)

Wall plate – 125mm x 35mm

Rafters – 75mm x 50mm

Ridge – 125mm x 25mm

Battens – 40mm x 25mm

Re-fix roof tiles to new battens



South Elevation

Remove all ivy from elevations

Broken hopper and cast-iron downpipe – send hopper to local blacksmith to be repaired. Retain any undamaged gutters and downpipes

This detail of broken hoppers, downpipes and gutters is repeated all around the house.

Removal of foliage from all the chimneys – may need to remove/re-bed loose bricks in lime mortar

Re-fix tiles on verge – storm damage



North Elevation

Remove left-hand door and frame to this elevation - Replace with a copy of the right-hand door and frame

Change plastic hopper and downpipe for cast iron

Removal of foliage from all the chimneys – may need to remove/re-bed loose bricks in lime mortar



East Elevation

Re-fix tiles on verge – storm damage

Re-roof small outbuilding



West Elevation

Remove all ivy from elevations

Broken hopper and cast-iron downpipe – send hopper to local blacksmith to be repaired. Retain any undamaged gutters and downpipes

This detail of broken hoppers, downpipes and gutters is repeated all around the house.

Removal of foliage from all the chimneys – may need to remove/re-bed loose bricks in lime mortar