

ELEVATION KEY NOTES

1. Existing timber window to be overhauled and redecorated.
- Windows are to be carefully stripped of all surface decoration.
 - Rotten sections of timber are to be cut back to sound material with new sections of timber to be cut in to match existing. The profiles of decayed sections should be copied exactly and precisely married in to the existing. Timber used in the repair is to be of the same species and of the same moisture content of that of the existing to avoid differential movement between the old and the new.
 - Cracked window panes are to be carefully removed and replaced with glazing to match existing.
 - Deteriorated putty to all windows should be removed manually, taking care not to damage the wood along the rebate. If the glass is to be removed, the glazing points, which hold the glass in place, can be extracted and the panes numbered and removed for cleaning and reuse in the same openings. The remaining putty can be removed. Hardened putty in the rabbets may be softened by heating with a soldering iron at the point of removal. Any putty remaining on the glass may be softened by soaking the panes in linseed oil.
 - Ventrolla perimeter sealing system (or similar approved) to be fitted to the existing timber window.
 - Redecorate window on completion

2. Existing timber door to be overhauled and redecorated.
- Door is to be carefully stripped of all surface decoration.
 - Rotten sections of timber are to be cut back to sound material with new sections of timber to be cut in to match existing. The profiles of decayed sections should be copied exactly and precisely married in to the existing. Timber used in the repair is to be of the same species and of the same moisture content of that of the existing to avoid differential movement between the old and the new.
 - Ventrolla perimeter sealing system (or similar approved) to be fitted to the existing door.
 - Redecorate door on completion

3. Cement pointing has been undertaken in various locations to the external walls. This pointing is to be removed by carefully raking out the joint to a depth of twice the width of the joint, but no less than 30mm deep. This is to be undertaken without damaging the arises of the masonry, therefore non-powered hand tools are solely to be used such as suitable jointing, plugging and toothed masonry chisels; hacksaw blades and bent spikes may also be used. Hacking hammers, cold chisels and mechanical aids are not to be used. Should the cement mortar prove sufficiently difficult to remove then the Architect MUST be contacted to discuss appropriate alternative measures for removal. Dust and any remaining loose debris are subsequently to be removed with a stiff bristle brush and the joints thoroughly flushed out with clean water – avoiding unnecessary saturation – prior to repointing.

Following the raking out prepare a 1m x 1m sample of repointing to match the adjacent retained lime mortar and for approval by the Architect. The existing mortar is to be analysed to ensure matching mortar is used for all repointing. Allow for the following mix:
1 NHL2: 2 ½ well graded aggregate

The new lime mortar is to be pressed home hard into the prepared joints ensuring the cavities are completely filled. The pointing is to be finished flush with the arises of the existing stone to exactly match the existing historical pointing. Do not smear the mortar onto the face of the masonry. Rapid drying out of the new mortar is to be prevented in accordance with the best traditions of lime repointing techniques. Similarly, the mortar is to be protected from frosts and other inclement weather. The repointing sample is to be judged on the dry and wet appearance.

Following approval of the sample repoint the remaining areas of wall in accordance with the agreed sample. Contractor to allow for 100% of wall to be repointed, with the exact locations to be agreed following the erection of the Contractor's scaffolding and further inspection by the Architect.

4. Carefully remove existing cementitious render to the external walls. This is to be undertaken without damaging the underlying masonry as far as possible, therefore non-powered hand tools are to be used such as a hammer and suitable jointing, plugging and toothed masonry chisels. Hacking hammers, cold chisels and mechanical aids are generally not to be used. Work over the surface of the cementitious render to fracture it into small units, prior to removal. This will avoid levering off large sheets of render which are likely to damage the underlying stonework. Should the cement render prove sufficiently difficult to remove then the Architect MUST be contacted to discuss appropriate alternative measures for removal.

It is essential to carefully record the location and dimensions of any features, such as raised render bands and decorative features, quoins (cornerstones) and scribing, to ensure that they are accurately reinstated.

Rake out the joints of stonework to a depth of twice the width of the joint, but no less than 30mm deep. Dust and any remaining loose debris are subsequently to be removed with a stiff bristle brush and the joints thoroughly flushed out with clean water – avoiding unnecessary saturation – prior to re-rendering.

Following the removal of the cement render prepare a 1m x 1m sample of the proposed new lime render for approval by the Architect. The render sample is to be judged on the dry and wet appearance. Allow for the following build up:
Render coat - 1 NHL2 : 2 well graded sand (5kg hair per m³ of coarse stuff)
Floating coat - 1 NHL2 : 2½ well graded sand (3kg hair per m³ of

coarse stuff)
Finishing coat - 1 NHL2 : 2 well graded sand

To apply the render, thoroughly wet the area and apply the first coat of render to a thickness of approximately 9–12mm using a plasterer's trowel. Ensure that enough pressure is applied to get the mortar into all of the cracks and crevices to achieve good adhesion, but do not overwork the surface at this stage as this will draw lime to the surface, depleting the layer beneath, which can cause it to fail.

Rapid drying out of the new render is to be prevented in accordance with the best traditions of lime rendering techniques. Similarly, the render is to be protected from frosts and other inclement weather. As the render begins to stiffen up, work over the area with a wooden float as this helps to counteract shrinkage. Scratch the surface to provide a key for the next layer.

Allow the first coat to begin to set firm before applying the next coat. On average, this can take a minimum of two weeks, depending on the render mix and time of year. As a rough guide, each coat should be hard enough to resist indentation from a knuckle, but soft enough to scratch with a fingernail. Dampen the surface and add a second coat of render approximately 8-10mm thick in the same way as the first. Repeat the process for the third render coat which should be 6-8mm thick.

Following approval of the sample render the remaining areas of the property in accordance with the agreed sample. On no account are proprietary beads to be used, with all corners to be rounded. Do not bell the render out over the heads of openings as this is a modern detail, which looks out of place on an historic building. The render is to be decorated with a mineral based paint on completion.

5. Carefully remove existing painted finish back to bare stone cill. Where dressed stonework has weathered, tool back stone to non friable surface chamfering the edge of the retained good stonework. Should the cill have weathered excessively then contact the CA in order to agree subsequent steps

6. Slipped and cracked slates to be replaced with new slates to match existing. Include for the careful removal of the affected slate(s) in the localised areas as necessary with a slate ripper and cart away. Where possible, survey the suitability of the underlying structure to receive the replacement slates. Existing substructure to be made good as necessary (provisional allowance). Include for the following:
- Careful removal of damaged felt patches as necessary and counter battens
 - Subsequent patch repair of felt
 - Replacement of any sections of rotten counter battens over
 - Allow for repairing and renewal of leadwork as necessary
- Supply and fix new Welsh slate to exactly match existing slates in accordance with BS 5534 and BS 8000. For single slates or the last slate where multiple courses are affected, use a Hallhook™ to secure the slate in place. Ensure a completely weathertight installation on completion.

7. Prior to commencement, undertake detailed inspection of existing lead fishing and apron to existing chimney. Allow for the repair or renewal as necessary of all leadwork deemed not to be serviceable. Include for the careful removal of existing affected leadwork and associated raking out of mortar from under the the tray to a minimum depth of 25mm, to facilitate the subsequent fitting of replacement aprons as required. Replace and repoint in a lime based mortar on completion.

Include for renewal of the (presumed) cement flaunching to the top of the stack in an NHL 5 mortar. New flaunching to be profiled to shed water away from the top of the chimney, preventing any ponding from occurring

8. Existing timber fascias and verge boards to be repaired and redecorated including cutting back rotten sections of timber to sound material with new sections of timber to be cut in to match existing. The profile of the decayed sections is to be copied exactly and precisely married in to the existing. Timber used in the repair should be of the same species and of the same moisture content of that of the existing to avoid differential movement between the old and the new.

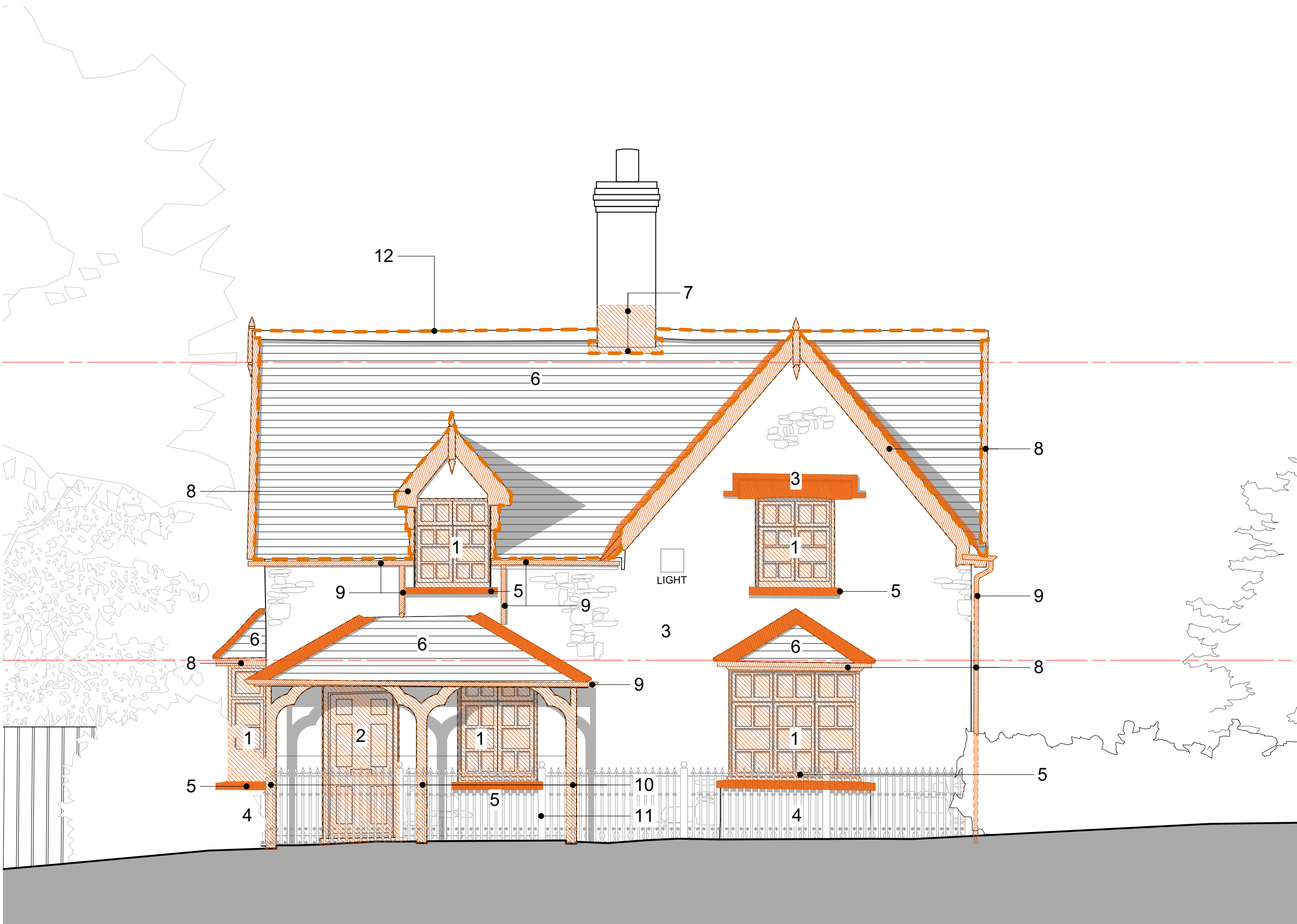
9. Existing UPVC rainwater goods to be carefully removed and carted away. Supply and fix new PPC Heritage cast iron gutters, downpipes and associated fixtures and fittings

10. Existing porch structure to be repaired and redecorated including cutting back rotten sections of timber to sound material with new sections of timber to be cut in to match existing. The profile of the decayed sections is to be copied exactly and precisely married in to the existing. Timber used in the repair should be of the same species and of the same moisture content of that of the existing to avoid differential movement between the old and the new.

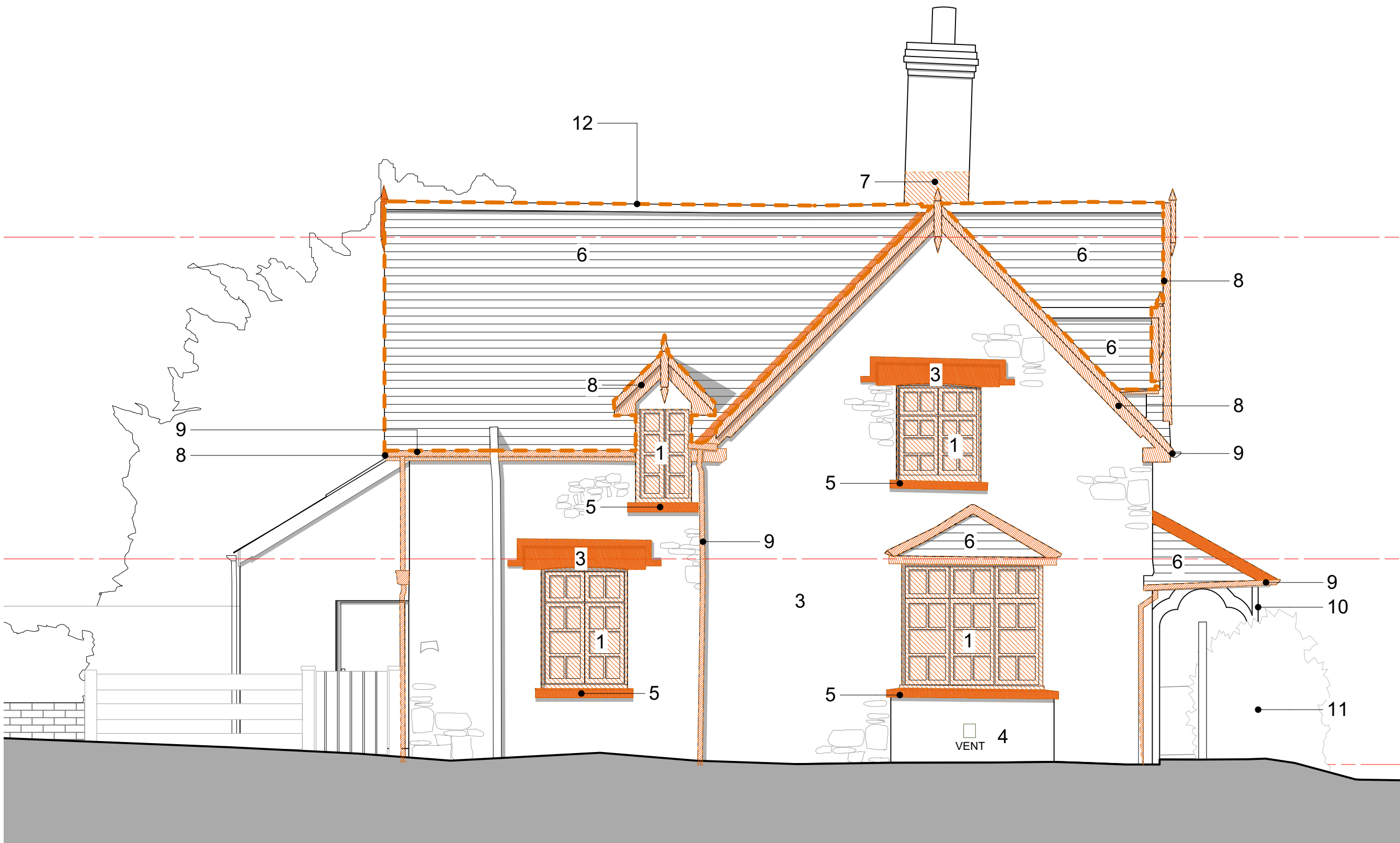
11. Previously painted metal railings to be thoroughly degreased. Remove any weak paint and rust back to bare metal, leaving a firm edge to any sound paintwork. Provide a key in any retained paintwork for subsequent coats. All corrosion and loose scale to be taken back to bare metal, with any residual rust treated with a proprietary removal solution.

Apply 2 coats metal primer and 3 coats of exterior eggshell paint. Colour to be confirmed.

12. Inspect clay ridge tiles to ensure they are securely bedded. Allow for rebedding existing loose ridge tiles in NHL 5 mortar together with repointing between all adjacent tiles



R 03141.1 REPAIRS: NORTH ELEVATION
SCALE 1:50 @ A1, 1:100 @ A3



R 03141.2 REPAIRS: EAST ELEVATION
SCALE 1:50 @ A1, 1:100 @ A3

Gnoll Park is a Grade II* registered parkland. As a consequence of this designation it is statutorily protected. Extreme care should therefore be taken not to cause any unspecified damage to any fabric or part of structures and landscape on or within the site when undertaking any construction works.

Level 3 Building Recording

Prior to the commencement of any works of demolition, repair or otherwise, a Level 3 Building Recording Survey, as defined by Chapter 5 of 'Understanding Historic Buildings A Guide to Good Recording Practice' by Historic England - (<https://historicengland.org.uk/images-books/publications/understanding-historic-buildings/heag099-understanding-historic-buildings/>) - is to be undertaken and submitted to the Local Authority for approval.

BAT NOTES AND METHODOLOGY

- A. There are known bats in the roofs of Pond Cottage. Consequently all works need to be undertaken in accordance with the methodology as set out by the ecologist.
- B. All British bat species and their roosts (occupied or not) are legally protected. It is a criminal offence to kill, injure or take a wild bat, and/or intentionally or recklessly damage, destroy, or obstruct access to, a bat roost. Prosecution could lead to fines and imprisonment. Any involved individual or company could be held liable.
- C. All work carried out where bats are or have been found to be present must be supervised by and carried out to the satisfaction of the retained bat expert.

DRAWING TERMINOLOGY NOTES

- A For drawing terminology notes refer to drawing: 2080 03 HIR A DR 01139.

DEMOLITIONS

- A For demolitions and demolition notes refer to drawing: 2080 03 HIR A DR 01133

General Notes

Responsibility is not accepted for errors made by others scaling from this drawing.

All construction information should be taken from figured dimensions only. Dimensions are in millimetres unless otherwise stated.

All dimensions and conditions are to be checked on site prior to preparing drawings or commencing any work.

Any variations or supplementary drawings are to be approved by The Architect.

All details are to be read in strict accordance with GA drawings and construction notes

All steelwork sizes, padstones, blockwork strengths and associated structural design to be in accordance with structural engineers design and requirements. Hiraeth Architecture accepts no liability to any discrepancies in the structural design indicated on these drawings. Any structural related queries should be directed to the project engineer immediately.

SERIES		PLANNING	
SUITABILITY		S2 - ISSUED FOR INFORMATION	
REV	DATE	NOTE	
P1	07/07/2023	Pre-planning issue	
P2	14/08/2023	Drawing reconfigured for Planning	

Hiraeth.

job number

Zone

232503

Neath Port Talbot CBC

Gnoll Park Estate

Repairs:

North+East Elevations

Pond Cottage

Scale 1:50 @A1, 1:100 @A3

Date 06/23

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UPRN	Zone	Originator	Role	Type	Sheet number	S Code	Rev
2080	03	HIR	A	DR	03141	S2	P2

do not scale from this drawing | all dimensions to be verified on site | notify architect of all discrepancies | copyright Hiraeth architecture