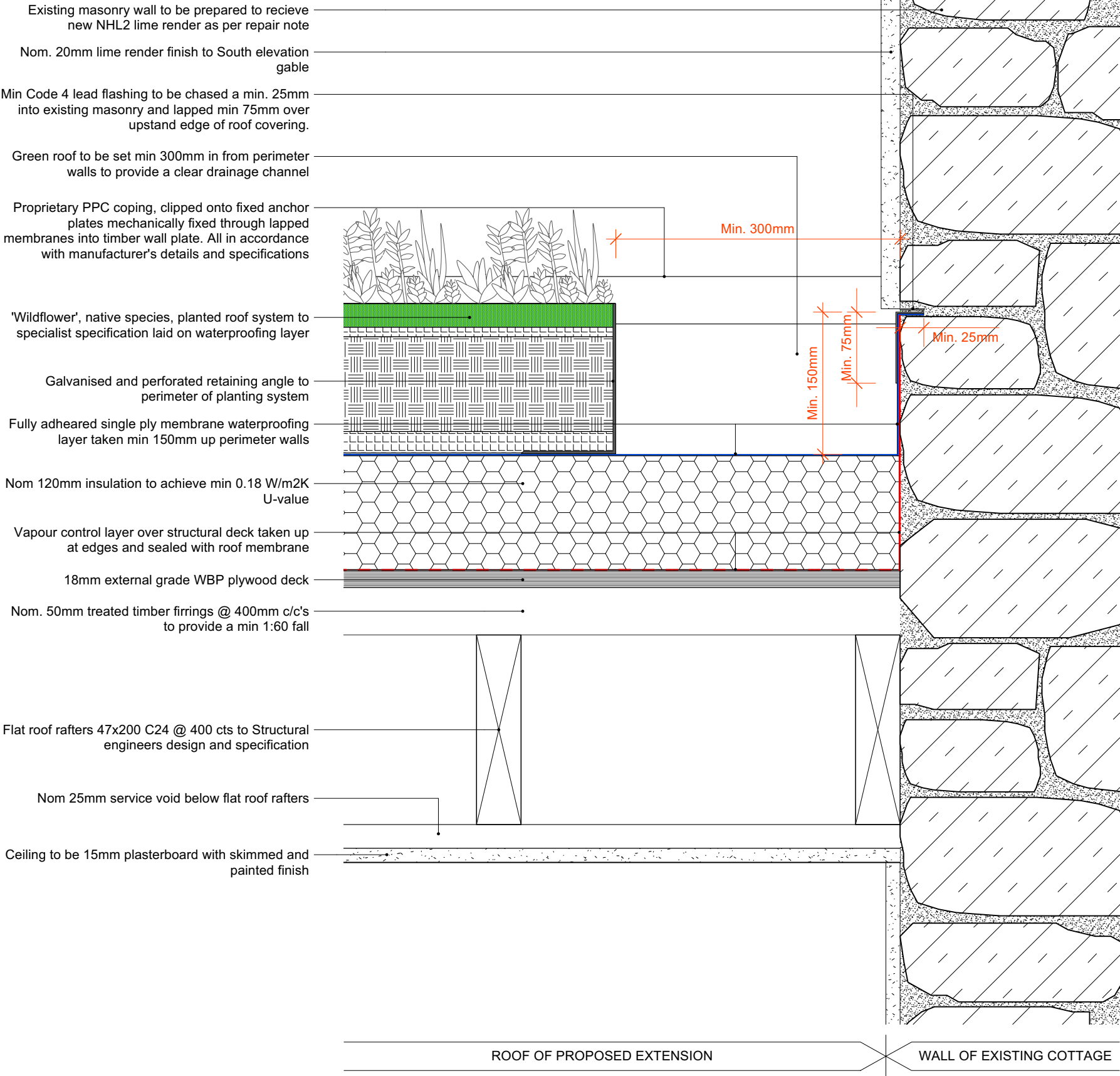




P 03780.1 SECTION ABUTMENT DETAIL
SCALE 1:5 @ A3

External Wall Repair Note

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 : 2¼ 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.

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.

BAT NOTES AND METHODOLOGY

- 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.
- 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.
- 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.

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	21/08/2023				

Hiraeth.

Job number

2325 03

Zone

Neath Port Talbot CBC

Gnoll Park Estate

Proposed:

Section Abutment Detail

Scale 1:5 @A3

Date

01/21

02920 025814 | office@hiraetharchitecture.co.uk

The Maltings | East Tyndall St | Cardiff | CF24 5EA

UPRN	Zone	Originator	Role	Type	Sht number	S Code	Rev
2080	03	HIR	A	DR	03780	S2	P1

do not scale from this drawing | all dimensions to be verified on site | copyright Hiraeth Architecture