

**DESCRIPTION OF MATERIALS & FINISHES
2019
Revision A**

FOR

Extension of existing Conservatory, replacement Dormer Windows and damaged guttering. Removal of defective render exposing brickwork. Re-instating the interior manner sympathetic to its status as a grade II listed dwelling. Re-instatement of infilled windows, replacement windows, installation of sun tunnels, replacement flat roof, internal/external refurbishment and alterations to entrance gate/steps.

As approval for Conditions 3, 4 & 5 of Permission ref: AB/69/19/L

• EXTERIOR FINISHES - MAIN HOUSE

TILES

- Reclaimed hand made clay tiles to close match existing laid on new treated sw batten over underlay. Gauge and Surface finish to close match existing.

BRICK

- Lambs Handmade medium/dark Chartwell Red Multi or similar approved laid in Flemish bond in natural hydraulic lime (NHL) 3.5 mortar generally mixed with local sand, (ratio 1 lime :3 & ½ sand) Samples to be trialed prior for inspection
- Repointing: West & South Elevation. Prior to re-pointing existing facades, carefully remove existing cement based pointing with care by means of hand saw and other hand tools. ensuring no further damage to brickwork arrises of face. Sample panel to be prepared and agreed with Architect prior. No power tools to be used without further consent of Conservation Officer.
- Re-pointing comprising of hydraulic lime (NHL) 3.5 mortar generally mixed with local sand, (ratio 1 lime :3 & ½ sand) Samples to be trialed prior for inspection, Joints to be finished in a flush joint, brushed lightly.
- Any frost damaged or perished bricks are to be cut out and turned around if possible, alternatively use close match bricks to replace.
- Note: Use NHL 5 for repointing of chimneys and works to parapet.

RENDER REMOVAL

- Existing perished sand & cement render to be carefully removed from West Elevation. Careful attention must be taken to ensure the face of the existing bricks below are not damaged and that the faces are retained in-tact.
The existing render should be removed by working over the surface with a hammer, aided, where necessary, by a chisel. Great care must be exercised. If large sheets are levered off, soft underlying materials may be seriously damaged.

No power tools to be used without further consent of Conservation Officer.

Start in small trial areas initially reporting progress to the Architect.

Allow the walls below to dry out. Brush back faces of bricks with very mild acid wash, trialling first.

RENDER RE-COAT

- Where shown on drawings, install new flexible stop bead detail with neighbouring property and mark out new hardwood stop bead between newly exposed brickwork.
Apply natural hydraulic lime render comprising of a base coat upto 20mm of Duro from the Lime Centre Ltd. Applied in two passes and a further 3mm top coat in Natural finish coat.

Each coat must be scratched to give a good mechanical key before further coats are applied. Dampen down the surface prior to coating.

A second Duro coat maybe applied after the previous has adequately cured, usually 2-4 days. Ensure it is thinner than the first. Key the final coat of Duro whilst still green with a nail or devil float before applying the topcoat of Natural Finish or Solo lime plaster. Temperatures: above 5oC and below 30oC. Reworking: up to 8 hours. Further coats: after 2 to 7 days, once the coat has stiffened/ hardened, but is still 'green'.

- **EXTERIOR JOINERY FINISHES** (Please refer to Doors and Windows Schedules)

Generally:

- Engineered Hardwood (Accoya) factory primed & painted with 1no. undercoat and 2no. topcoats of oil based eggshell. Johnstone's 'Stormshield' Flexible Satin range. Or similar approved.

* Refurbishing of existing windows to be carried out by specialist like Ventrolla or Similar, to include:

- Staff beads, parting beads and sash cords removed and repaired or replaced. Sashes are eased by removing excess paint build-up, released and brought into the building.
- Adjustments made to ensure min 3mm gap between upper sash face and parting bead face.
- Mid rail and lower rail of bottom sash routed to profile of pile carrier. Pile carriers fitted into the mid and bottom rails of lower sash and the new staff beads.
- Parting bead snapped into the new U Section installed into the existing parting bead groove.
- Weatherfin pile weather-stripping (draught proofing) size selected and inserted as appropriate to width of gaps to be sealed.
- Sash weights are adjusted to balance sashes.
- Sashes re-hung and checked to ensure easy sliding.
- New staff beads mitred or butt jointed and fitted by pinning, brass screw and cup, or easy release clips.
- Exposed bare wood is primed and painted.

• **GLAZING** (Please refer to Doors and Windows Schedules)

Generally:

- New Sealed Double glazed units total 18.4mm; comprising of 6.4mm laminate/8mm 90% Krypton cavity/4mm Pilkington K-Glass toughened. U-Value:1.6W/m2K

Note Studio window outer pane specification to include 6.8mm Optiphon Therm S1 Plus for acoustic noise reduction.

- Where refurbishing retain existing glazing or replace like for like with heritage glass.

• **INTERIOR JOINERY**

Generally:

- Softwood factory painted with Farrow & Ball (Or Similar) Wood Knot & Resin Blocking Primer to patch prime knotty or resinous woods (Please refer to the Product Advice Sheet for more detailed information) and a diluted first coat of Farrow & Ball Interior Wood Primer & Undercoat (20% water) in the correct colour tone for your top coat, followed by one full coats of Estate Eggshell.

• IRONMONGERY

Generally:

- All contemporary Ironmongery to be replaced with new, in style and material to be confirmed.

• EXTERIOR FINISHES – LANDSCAPING

- Walls: Chartwell medium multi bricks to raised planters set in Flemish bond in sand cement mortar 1:1:6.
- Brick Pavements – Lambs Chartwell pavements laid brick bond with brushed sand & cement joints.
- Grade B Yorkstone paving with sand & cement hand jointing.
- Railings, gates and architectural metalwork: Galvanised steel as per details, with painted finish (not powder coated).