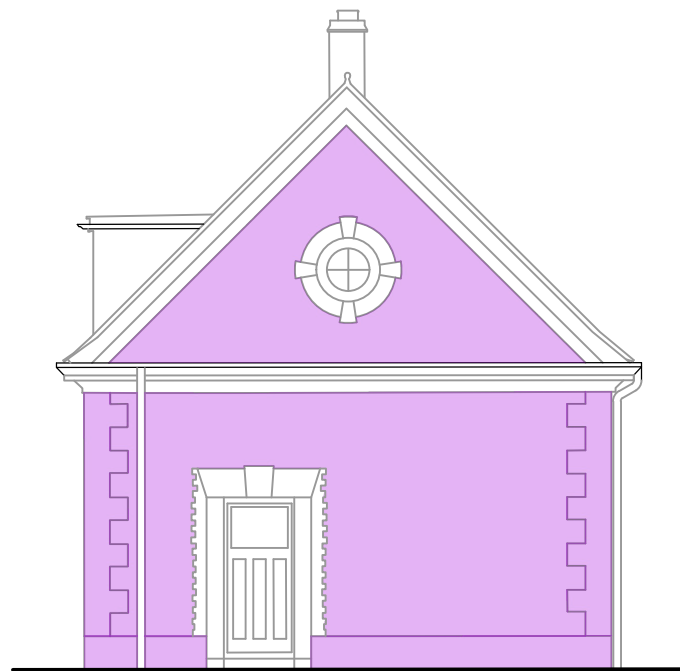




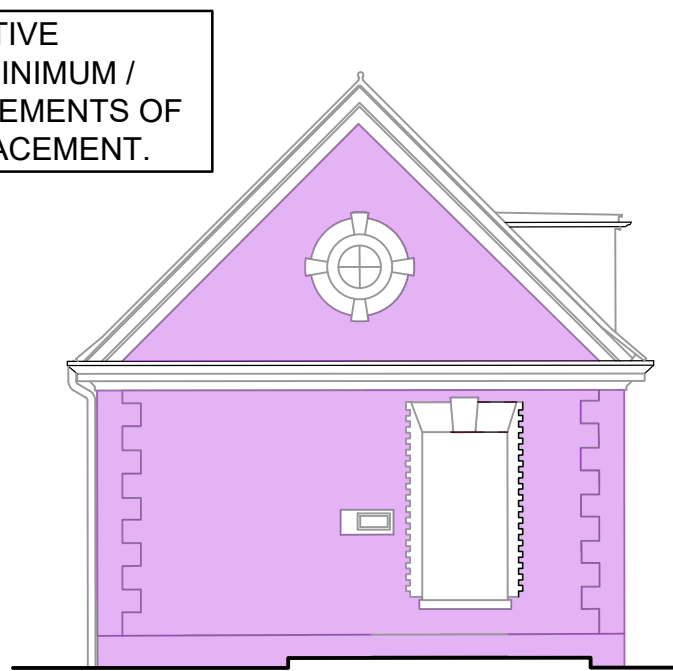
West Elevation



North Elevation



East Elevation

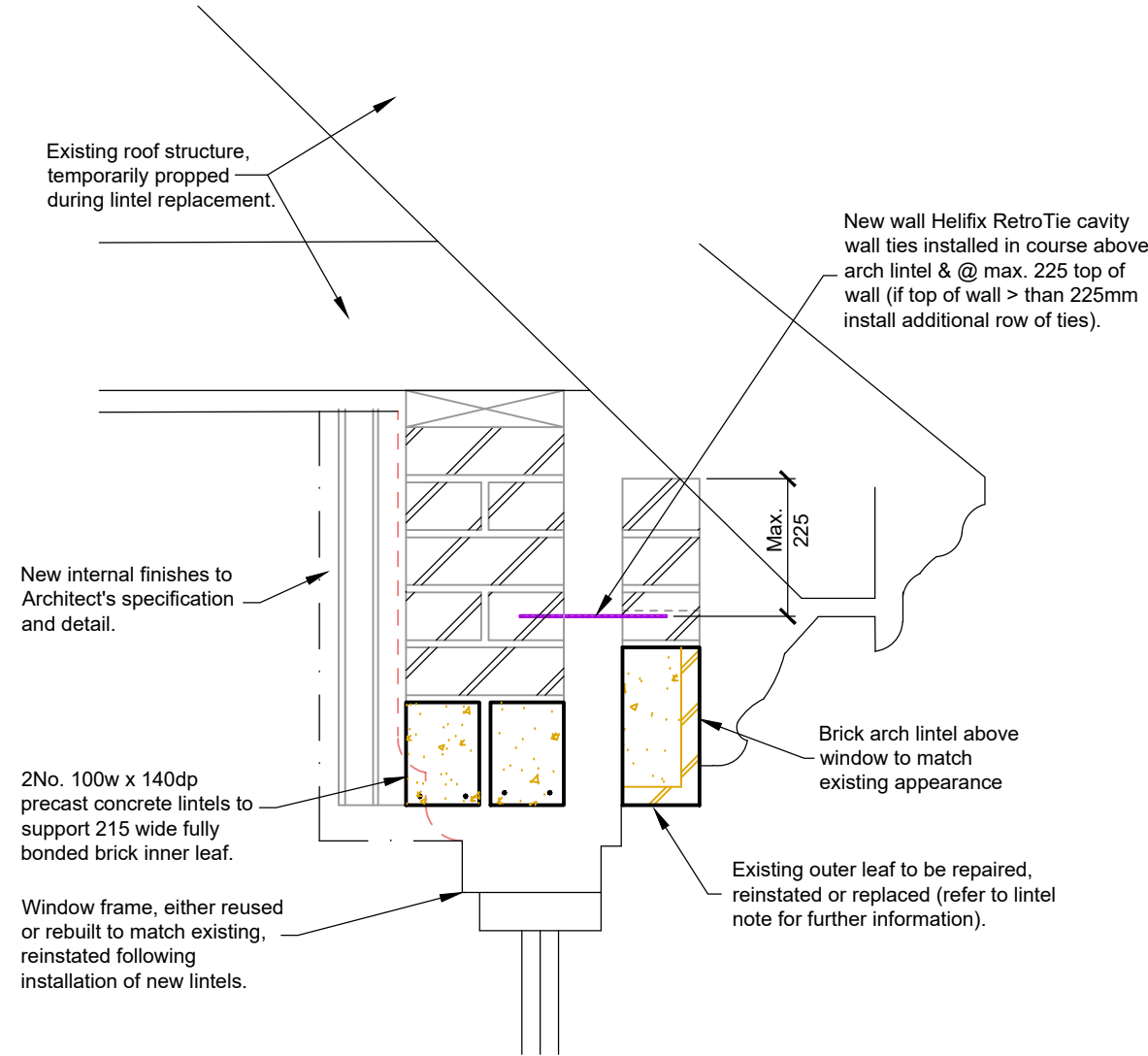


South Elevation

REFER TO INDICATIVE
ELEVATION FOR MINIMUM /
MAXIMUM REQUIREMENTS OF
NEW WALL TIE PLACEMENT.

REMEDIAL WORKS KEY

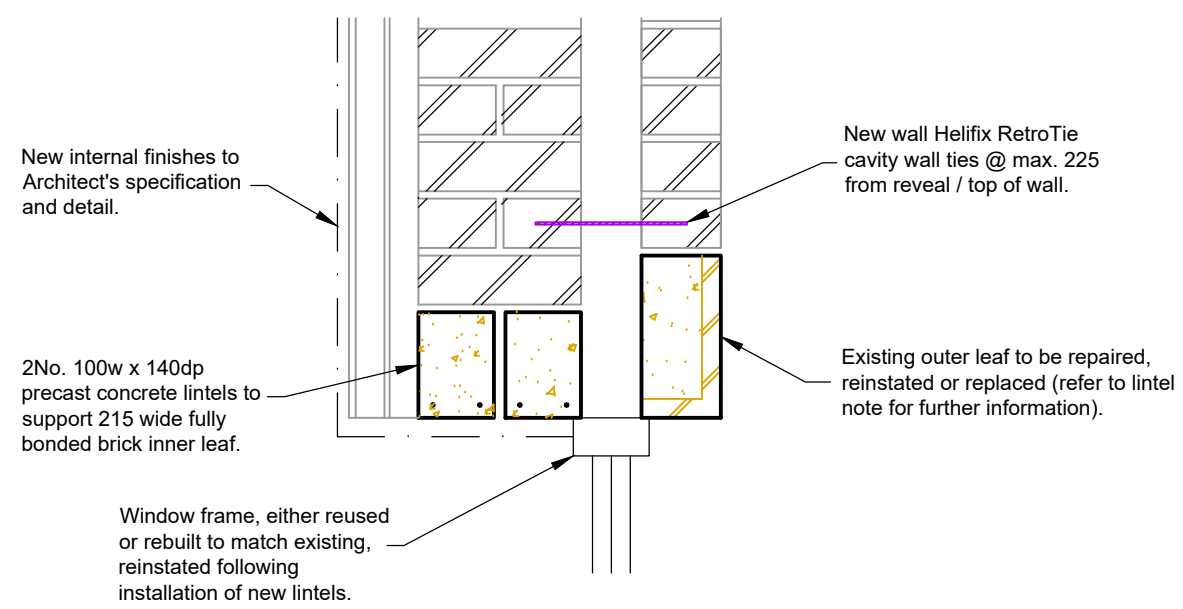
- Indicates area of wall requiring wall tie removal and replacement with new Helifix 'RetroFit' cavity wall ties (installed through external leaf). Refer to details.



Typical lintel replacement

First floor

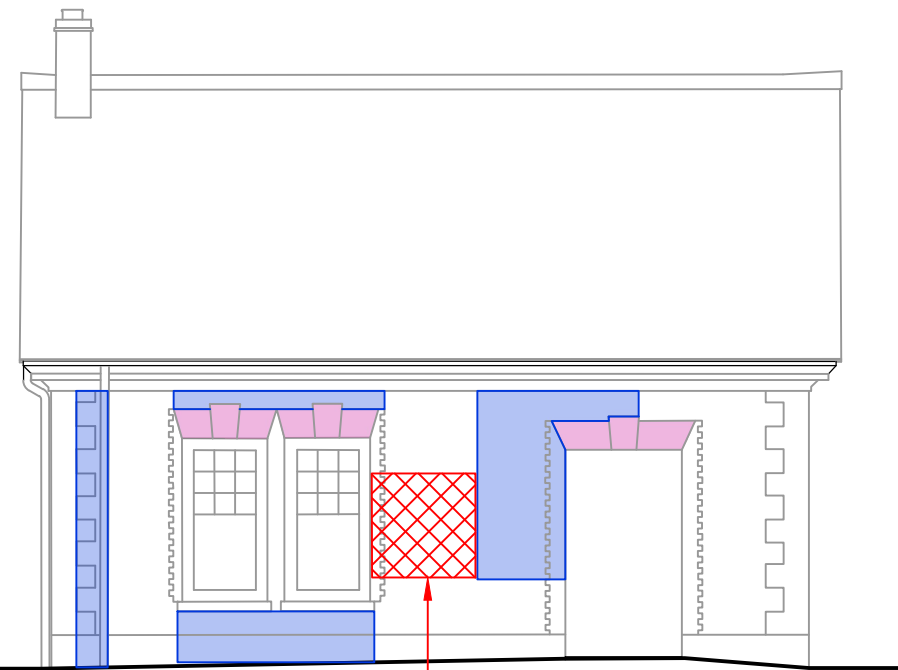
(1:10)



Typical lintel replacement

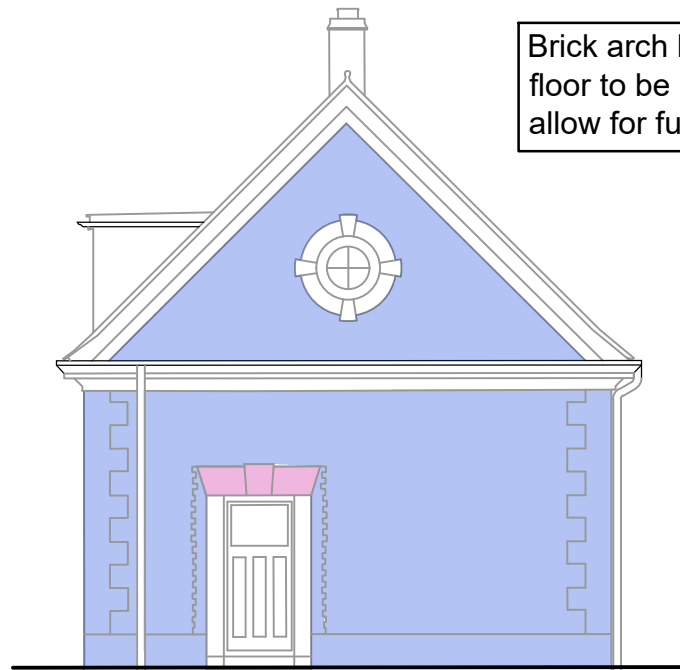
Ground floor

(1:10)



West Elevation

Crack stitching bars installed in accordance with manufacturer's recommendations and details to strengthen masonry around area of significant cracking in panel.

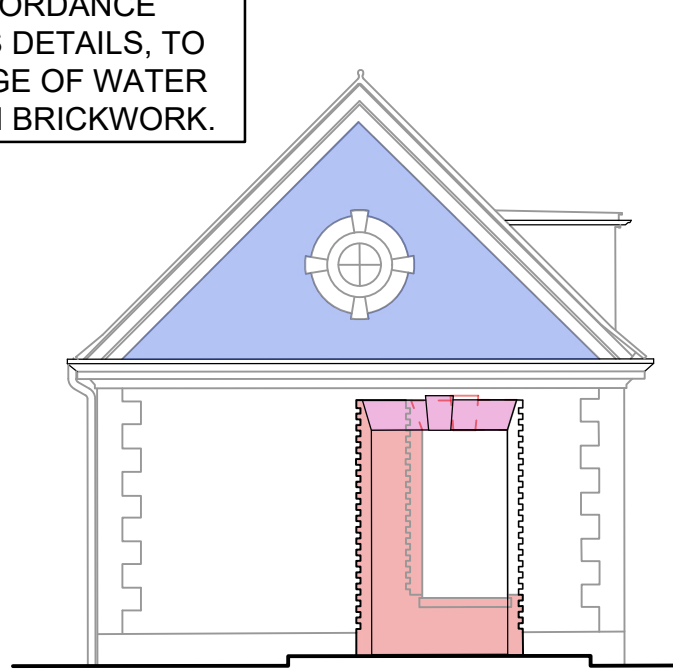


North Elevation

Brick arch lintels at first floor to be uncovered to allow for further inspection



East Elevation

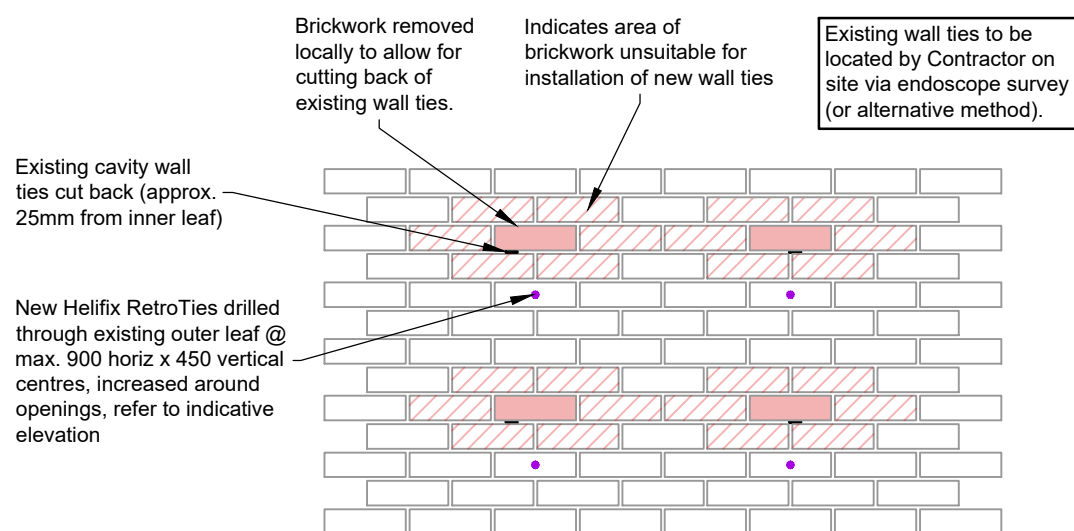


South Elevation

RAINWATER MANAGEMENT
SYSTEM TO BE REPAIRED /
REPLACED, IN ACCORDANCE
WITH ARCHITECT'S DETAILS, TO
ENSURE DISCHARGE OF WATER
IS REMOVED FROM BRICKWORK.

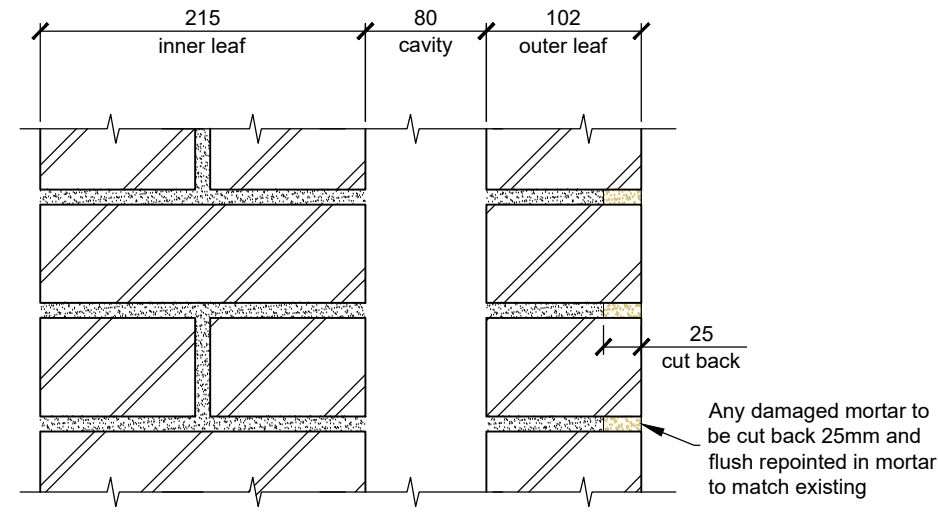
REMEDIAL WORKS KEY

- Indicates area of existing building to be carefully demolished / removed.
- Indicates area of wall to be carefully rebuilt. New bonded into existing.
- Indicates area of mortar repointing. Existing mortar cut back min. 25mm and new mortar (to match existing) packed into existing joint.
- Indicates existing outer leaf lintel to be either repaired, reinstated or replaced.



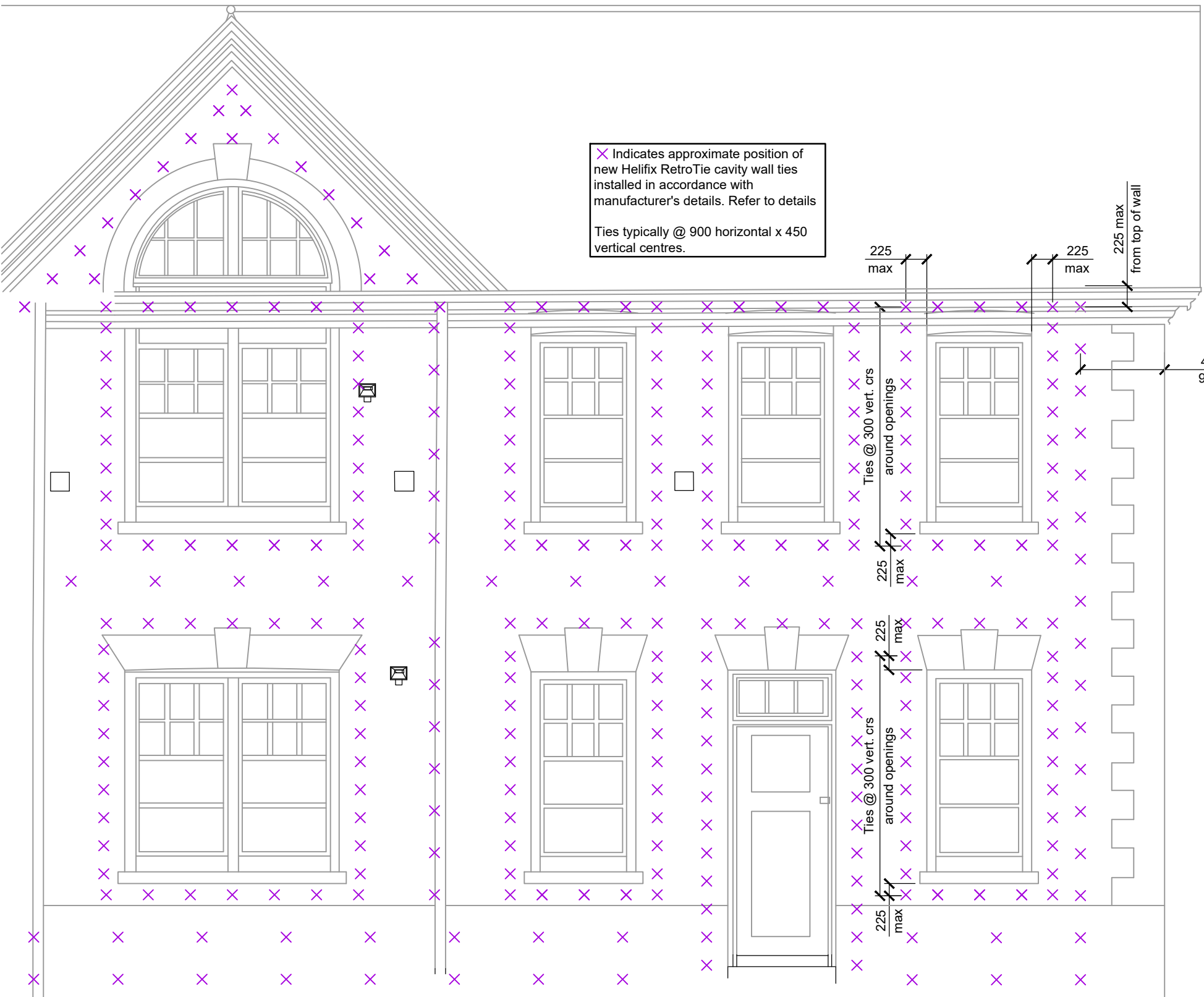
Typical indicative elevation showing local area of brick removal to allow for tie replacement works.

(1:20)



Typical repointing detail

(1:5)



Indicative elevation showing a typical corner, window openings, and typical wall panel.

(1:50)

Existing mortar sample (min. 10g of material) to be tested by Specialist to determine best match for any new mortar works. Minimum Class ii

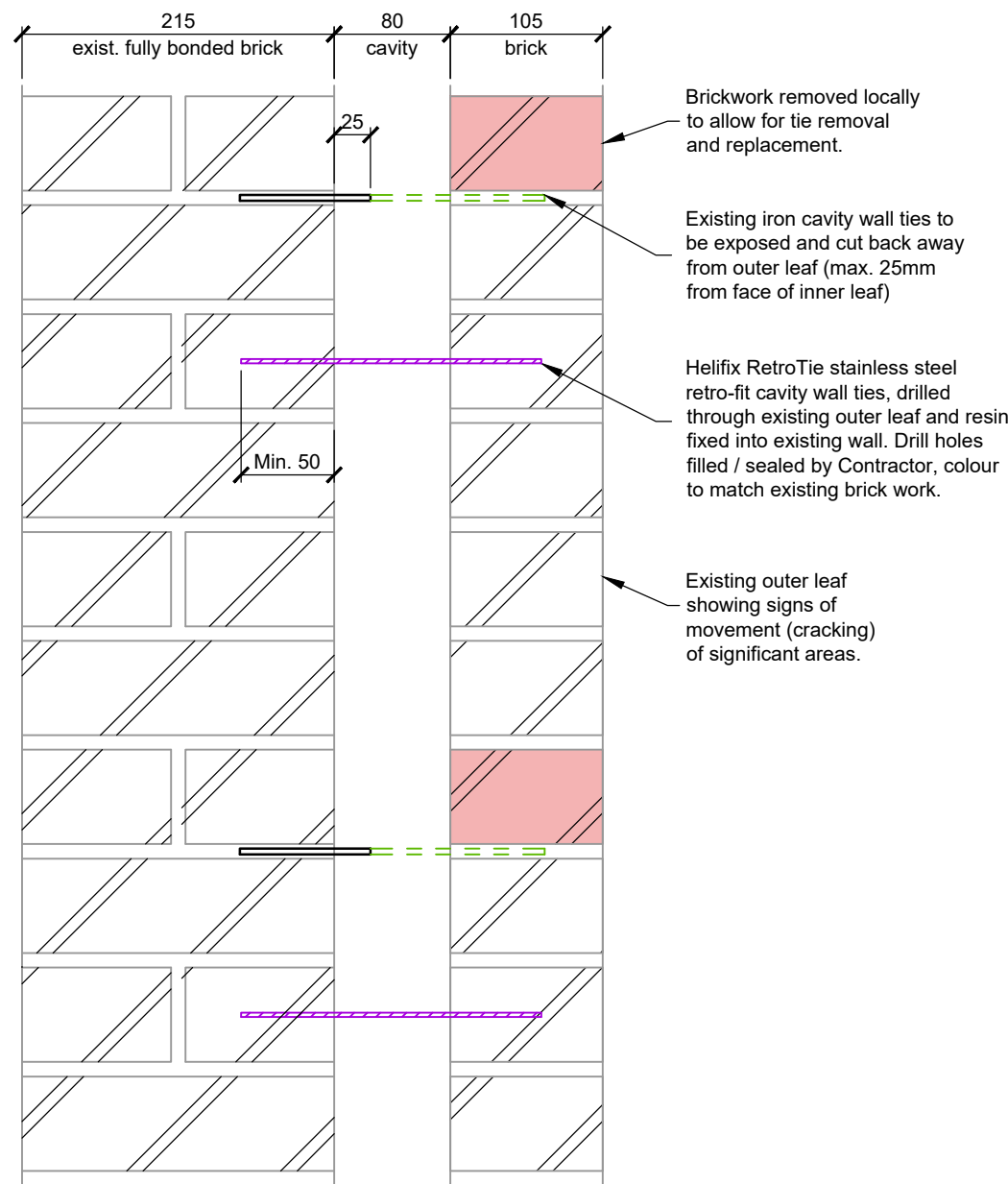
Where possible existing brickwork to be cleaned and re-used. Any new facing masonry must be approved prior to ordering and use.

The Contractor is responsible for all temporary works / wind props during the works. To ensure stability of the masonry during construction.

General remediation note

- Any damaged / missing bricks to be carefully removed and replaced to match existing.

REMEDIAL WORKS SPECIFIED ARE TO SUIT OBSERVATIONS OF INITIAL BUILDING APPRAISAL. FINAL EXTENT OF WORKS TO BE CONFIRMED FOLLOWING REVIEW OF INFORMATION GATHERED DURING FURTHER INVESTIGATIONS TO BE CARRIED OUT.



Typical Section

Indicated thus on elevation:

(1:5)

- #### Lintel remedial options
- Repair**
Use resin fixed reinforcing bars / ties to pin the existing failing arch brickwork into the bonded brickwork above. Details to be designed and specified by Specialist Contractor (recommend Helifix / Leviat).
 - Reinstate**
Following installation of temporary propping, carefully remove existing arch brickwork and reinstate to match existing.
 - Replace**
Following installation of temporary propping, carefully remove existing arch brickwork and replace with new 'ibstock' or similar brick feature arch lintel (to specialist supplier's design).

P1	12.01.26	Issued for discussion / design review		JM
MK	DATE	REVISION		BY
JOB TITLE				
Rustington Convalescent Home Sea Road, BN16 2LZ				
CLIENT				
MACAR Developments				
SCALES		As noted	DRG. SIZE	A1
DATE	Nov 25	ENG / TECH RC / JM	CHECKED	
DRAWING TITLE				
Cook House Wall tie replacement / remedial works elevations, sections and details.				
STRUCTURAL AND CIVIL CONSULTING ENGINEERS				
Forder House, High Street, Burton, Petersfield, Hampshire GU31 5RX		Telephone: 01730 266944 www.andrewsnewby.co.uk		
		 ANDREWS NEWBY PARTNERSHIP		
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DRAWING No.		5279 / 56		REVISION
				P1