













REPAIRS KEY

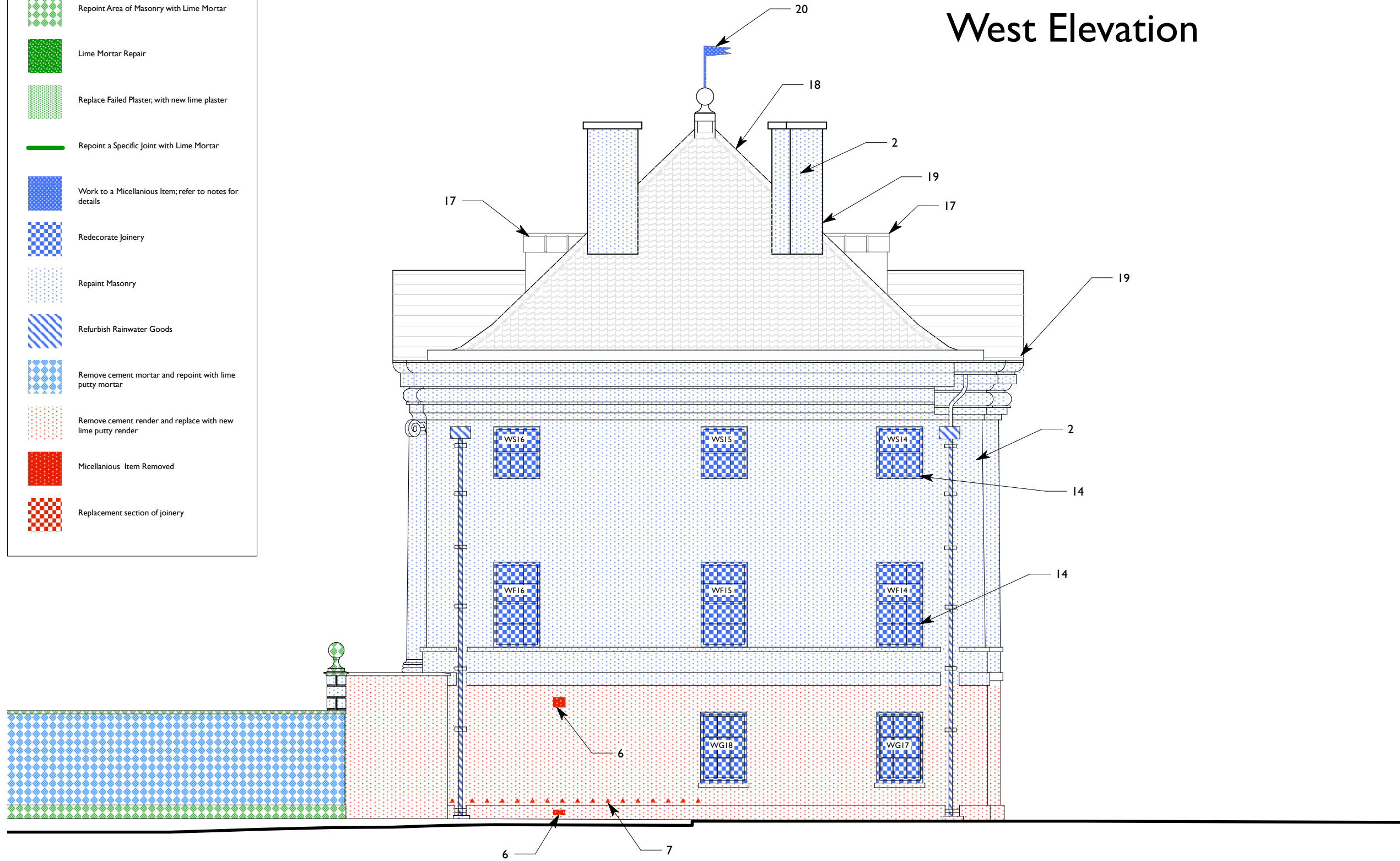
-  Repoint Area of Masonry with Lime Mortar
-  Lime Mortar Repair
-  Replace Failed Plaster, with new lime plaster
-  Repoint a Specific Joint with Lime Mortar
-  Work to a Miscellaneous Item; refer to notes for details
-  Redecorate Joinery
-  Repaint Masonry
-  Refurbish Rainwater Goods
-  Remove cement mortar and repoint with lime putty mortar
-  Remove cement render and replace with new lime putty render
-  Miscellaneous Item Removed
-  Replacement section of joinery



West Elevation

DO NOT SCALE THIS DRAWING USE DIMENSIONS ONLY
 VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR SHOP DRAWINGS
 INFORM THE ARCHITECT BEFORE ANY WORK STARTS IF THIS DRAWING EXCEEDS THE QUANTITIES IN ANY WAY

Revision	Date



Elevation Notes (these are shared between all elevations, some items won't apply)

1. Repoint stone plinth course, note specific percentages on drawing
2. Existing cementitious render (assumed), remove existing 'alkyd resin' masonry paint, make good any cracks with lime putty mortar and repaint with new silicate paint (Kiem).
3. Architectural features formed in render (possibly cementitious), remove existing 'alkyd resin' masonry paint, make good any cracks with lime putty mortar and repaint with new silicate paint (Kiem).
4. Remove cementitious render as indicated, make good and repoint brickwork with lime putty mortar and replaster with a lime putty plaster. Once cured, paint with limewash (to be confirmed).
5. Flaunch top of plinth with lime mortar
6. Remove airbrick and make good using brick and lime mortar infill.
7. Remove plastic siphons and make good with lime mortar (17no to West Elevation, 21no to North Elevation).
8. Repoint crack with lime mortar, refer to drawing for crack details.
9. Chemical DPC plugs; prepare to remove exceptionally hard cement filling to the chemical DPC holes.
10. Remove wall mounted plastic/metal boxes
11. Carryout lime mortar repair to corroded column capital; this will use ceramic armatures drilled into the existing substrate. Mortar selection will need to take place onsite to ensure that it is compatible.
12. Rainwater pipes; these are to be taken down and fully refurbished and reinstalled. They are to be put back in their original locations, they will be repainted with micaceous iron oxide undercoat and a Dulux Metalshield topcoat (colour to be determined, assume white as existing or lead grey), all joints are to be left uncaulked. The gully is to be replaced with a new accessible gully, the downpipes are to be fitted with a shoes.
13. Replace the lower portion of door; this will include the bottom rail and a lower 400 mm of the stiles.
14. To the windows in addition to redecoration, generally allow as follows. 1 no completely new sash window (assume 1 no. of the larger windows. Allow to replace 8no sash bottom rails, 15no timber sills and the lower 500 mm of 12no pairs of front cover boards. Prepare, treat and repaint the steel lintel to WG19
15. Rooflight, this is rotten and non-historic, allow to replace with an aluminium rooflight
16. Works to Dormer Windows; in addition to redecoration, assume the following: Allow to fully replace 1 no. casement with a new casement to match. Also allow to replace the bottom rail and the external architraves to the remaining 3no. windows.
17. Repairs to roof tiles; assumed that a total of 100no tiles will need to be replaced with salvaged glazed pantiles.
18. Leadwork to roof; assume that localised patch repairs are required. assume that cracks will need to be weld repaired in 30no locations. Also assume that the flashing to 1 no chimney will need to be replaced with new Code 7 sandcast lead.
19. Regild weather vane
20. Rear of wing walls, these are pointed in a cement mortar, remove cement pointing and repoint wall with lime putty mortar.

DRAWING ISSUE STATUS	REVISION N°	DATE	SIGNED
RISK ASSESSMENT UNDERTAKEN			
PLANNING APPLICATION N° 1			
PLANNING APPLICATION N° 2			
PLANNING CONSENT			
LISTED BLDG APPLICATION			
LISTED BLDG CONSENT			
DAC APPROVAL			
BLDG CONTROL APPLICATION			
BLDG CONTROL APPROVAL			
TENDER DOCUMENT			
CONTRACT DOCUMENT			

CLIENT
 English Heritage

PROJECT
 Marble Hill House



TITLE
 Main House:
 West Elevation; repairs

SCALE
 1:100 @ A3

DATE
 December 2016

JOB N°
 16_132

DRAWN
 HS

DRAWING N°
 224

Acanthus House
 57 Hightown Road
 Banbury • Oxfordshire
 OX16 9BE
 Tel: 01295 702600
 Fax: 01295 702601
 architects@acanthusclews.co.uk
 www.acanthusclews.co.uk