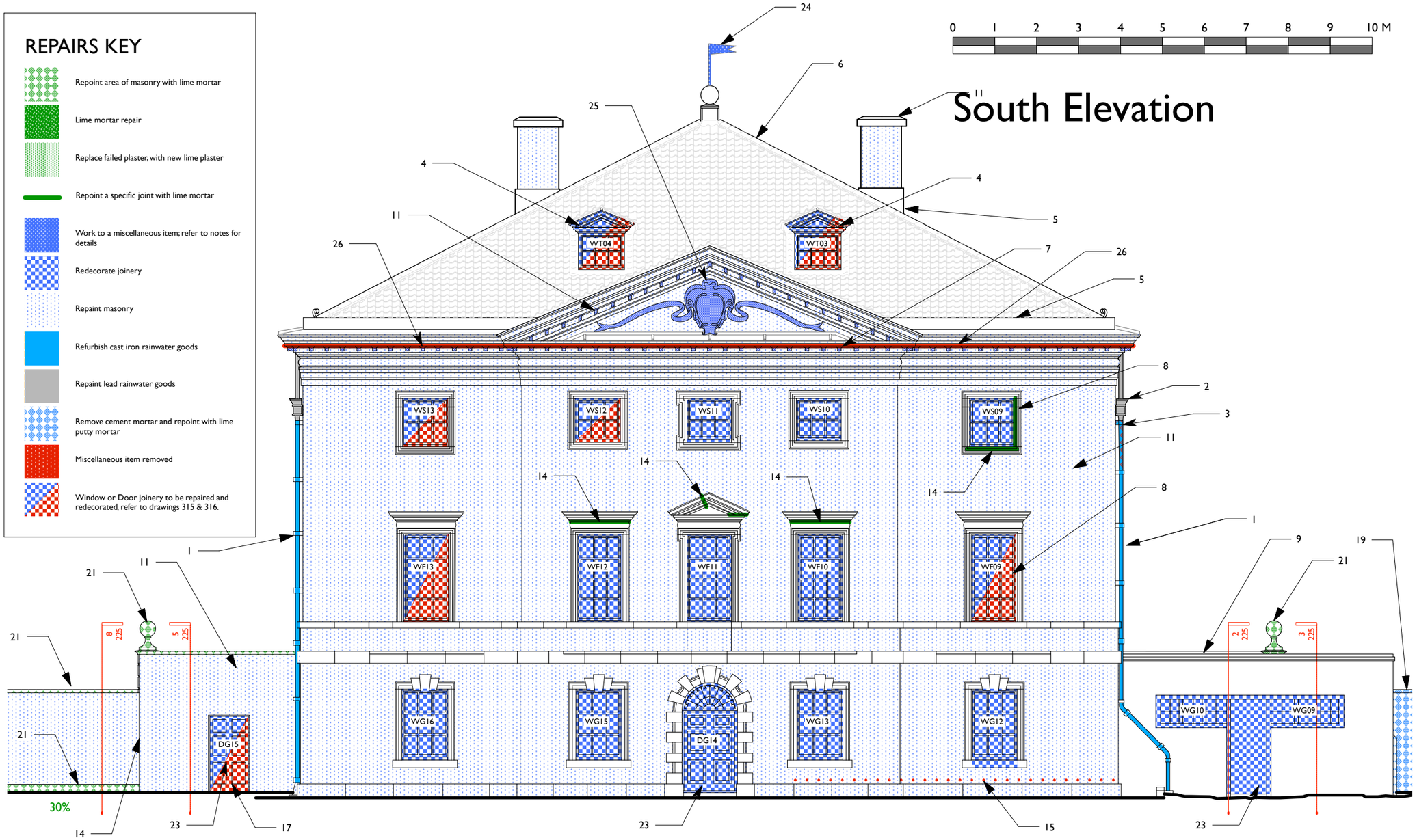
South Elevation

0 1 2 3 4 5 6 7 8 9 10 M

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 cast iron rainwater goods
- Repaint lead rainwater goods
- Remove cement mortar and repoint with lime putty mortar
- Miscellaneous item removed
- Window or Door joinery to be repaired and redecorated, refer to drawings 315 & 316.



External Works General Notes

1. All existing cast iron rainwater pipes & fully refurbished, redecorated refinshed and reinstalled. They are to be reinstalled in their original locations; the downpipes are to be adapted and be fitted with shoes. The gulleys are to be replaced with new earthenware accessible gulleys fitted with cast iron covers. Paint colour to match existing; British Standard BS 4800 '00 E 55 White'.
2. Refurbish, repair and refinish the Lead rainwater pipes & hoppers.
3. As a part of the wider repair works identified in note 1, take down indicated rainwater pipe and weld repair cracked iron ears.
4. Fully repaint the 4no. dormer windows; note that substantial joinery repairs are required to them. For details of joinery repairs refer to drawing 316. All windows are to have their glazing putty renewed with new linseed putty
5. Leadwork to roof; refer to drawing 214.
6. Repairs to roof; refer to drawing 214.
7. The cement plaster to the Soffit is loose in places and some has failed. Test the soundness of all of the soffit; where hollow allow to remove loose cement and rerender. Assume 5 metre square of soffit render to be replaced
8. Fully repaint all windows as indicated by hatch. All windows are to have their glazing putty renewed with new linseed putty. For details of joinery repairs to specific windows refer to drawing 315.
9. Remove the decayed modern timber rooflight; including the internal modern wire glass glazing; and replace with a new low profile rooflight; such as 'The Conservation Plateau Rooflight' from 'The Roofight Company'; this will not be visible above the parapet level. Internally the plaster is to be made good and the existing 'soffit architrave' reused to form the opening. Size of rooflight is approximately 1250 x 2500 mm
11. Existing cementitious render including Architectural features, remove paint where it has failed to allow the existing 'alkyd resin' masonry paint to be overpainted with new masonry paint. Prepare surface by rubbing back loose paint, filling any cracks with natural hydraulic lime mortar. Paint colour to match existing; British Standard BS 4800 '00 E 55 White'.
14. Repoint open crack between the western wing wall and nib wall with lime mortar. refer to drawing for crack details
15. Chemical DPC plugs; prepare to remove exceptionally hard cement filling to the chemical DPC holes to the full depth of the external render; once removed fill with lime putty mortar.
17. Replace the lower portion of door; this will include the bottom rail and the lower 400 mm of the stiles.
19. Rear of wing walls, these are pointed in a cement mortar, where cement is failed or loose remove cement pointing and repoint wall with lime putty mortar.
21. Repoint masonry plinth course and other Architectural features with lime putty mortar. Note percentages where provided.
23. Fully repaint all doors as indicated by hatch.
24. Regild weather vane; refer to drawing 214.
25. To the fibreglass 'Pediment Eschutcheon'; remove the rusted chicken wire, replacing this with new stainless steel pigeon netting. Check the fixings into the wall: allow for these to be inspected by the Structural Engineer. Clean fibreglass and repaint.
26. To the fibreglass 'Dentils'; individually check the security of each Dentil and report findings to the Architect; allow to refix 20no. Clean down fibreglass and repaint.

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	Description
A	11th May 2017	All notes amended
B	4th September 2017	Notes amended for planning submission

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:
South Elevation; repairs

SCALE
1:100 @ A3

DATE
December 2016

DRAWN
HS

JOB N°
16_132

DRAWING N°
223 B

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

©