

Once roof repairs have been undertaken existing separation crack to be internally and externally with Helibar bedjoint reinforcement at 300mm vertical centres and to be re-pointed to a lime mortar to match the existing mortar

GFW04
Replace window

All vegetation growth to be removed to allow roof finishes, guttering and fascias / cladding to be repaired / replaced as necessary

Prop existing roof structure, removed rotted wall plate and replace with 75 x 220 C24 treated timber beam to avoid loading the boundary wall – Replace ties and rafters where ends have rotted

Remove all vegetation growth from around the building and re-point road side of the boundary wall with lime mortar to match existing

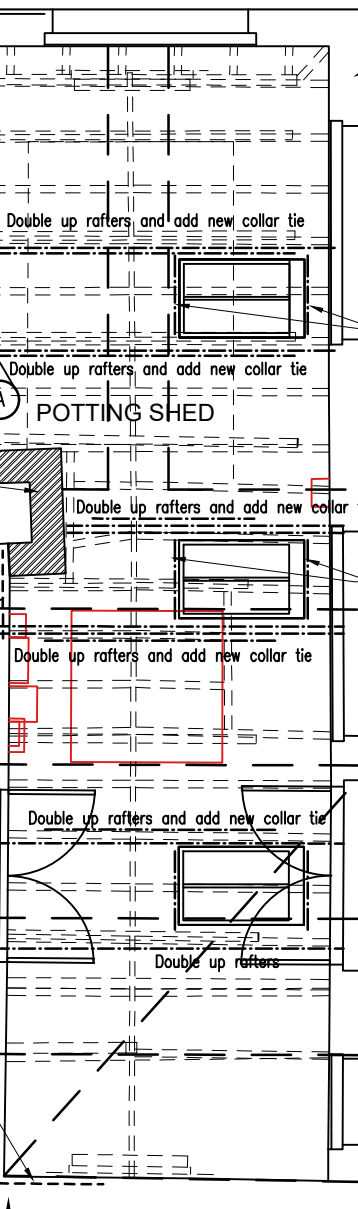
Prop the upper section of the chimney stack and partially take down the cracked front and sides of the existing chimney stack masonry, to investigate whether there is a corroding flu liner – remove any metalwork from within the chimney and re-build the chimney masonry re-using the existing bricks where possible and with a suitable lime mortar – ensure the head of the chimney is capped off to prevent water ingress to the chimney

Vertical cracking to be repaired with Helibar bed joint reinforcement at 450mm vertical centres and re-point with lime mortar to match existing as necessary

Remove corroding metal door fixings and re-point / locally repair brickwork with lime mortar to match existing

Slight Vertical cracking to be repaired with Helibar bed joint reinforcement at 450mm vertical centres and re-point with lime mortar as necessary

Once all vegetation growth has been removed assess the flashing / roof condition in this area to resolve current water ingress



GFW03

Velux trimmers above and below to allow for cutting intermediate rafter

gate

GFW02

Velux trimmers above and below to allow for cutting intermediate rafter

EXD02

EXD01

GFW01

Approximate extent of basement area taken from the Asbestos survey video

Prop existing ground floor within the basement area, clean off rusting from the existing beams and re-coat with zinga point system or similar – if significant loss of material from the steel beams (over 20%) insert new galvanised 152 x 152 UC 37 steel beams under the existing beams and tightly dry pack to the underside of the existing slab / beams. Form new 215 x 215 brick piers as required to support the new steel beams adjacent to the perimeter walls

PROPOSED FLOOR PLAN SHOWING STRUCTURAL REPAIRS & ALTERATIONS

SCALE 1:50