

Nº3



Railing repairs and redecoration. Pieced-in stone repair to damaged stone

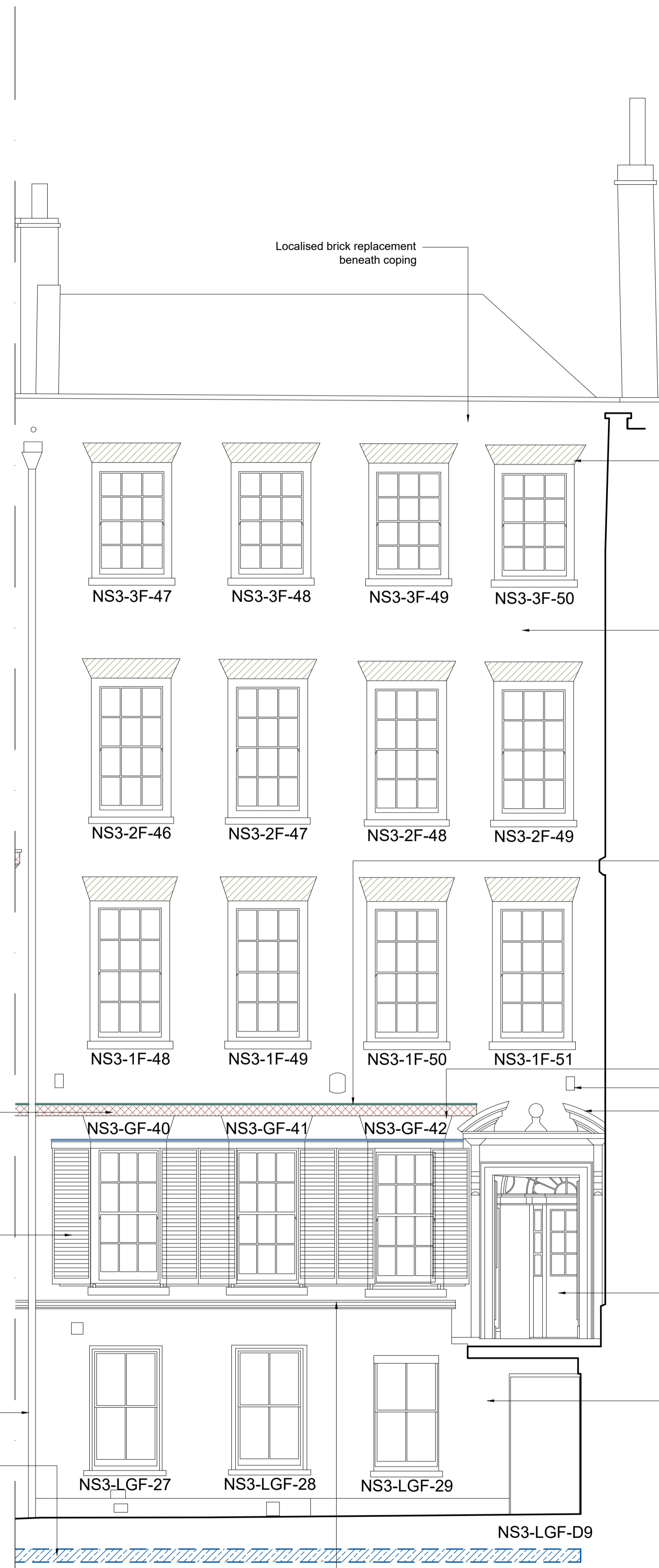
Investigate, repair and reset dropped step

Brick string course cleaned, decayed bricks cut out, mortar repairs cut and new gauged bricks inserted

Shutters overhauled, repaired and redecoration

Downpipe dismantled at basement level with offset introduced. Render repaired behind

French drain installed immediately in front of elevation at basement level



New Square No.3 1:50 Front West Elevation PROPOSED

Mortar fillet removed and new brick plinth course installed above slate drip which is to be retained and repaired and covered with a new lead cover flashing. Cross refer to drawing no: 400.001 RevA

The stability of mortar repairs to brick window heads to be checked. Where loose or falling, new rubbed bricks installed

100% repointing required at 3rd floor level

New lead cover flashing to top of shutter rail

Gauged brick window heads cleaned to remove salts and band of cement pointing removed from between gauged brickwork

Vents require redecoration  
New painted Code 6 lead flashing to broken pediment with weir to direct water away from wall face

Entrance door and stone surround repaired

Render locally repaired. Allow 10% replacement using 1 part Natural Hydraulic Lime mixed 2.25 parts yellow-brown quartz sand <2.36mm and circa 0.25 parts brown pigment as Rose of Jericho report 5523. Render painted with Keim Soldalit

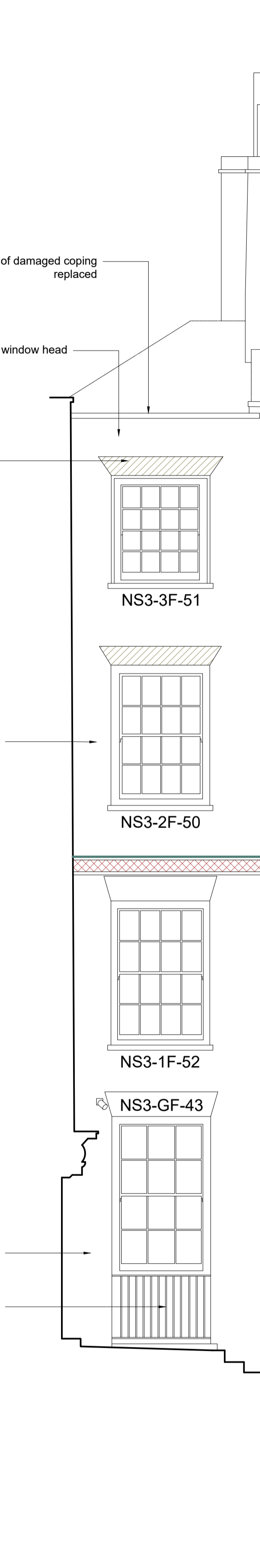
3 no. sections of damaged coping replaced

100% repointing above window head

Localised pieced-in brick replacement of mortar repairs to window reveals at all levels

Brick replacement of course mortar repair

Gate requires redecoration and securing



New Square No.3 1:50 Front North Elevation PROPOSED

Images



Notes

Brickwork is to be repointed where missing or falling. Cement mortars where failing will be replaced with a hydraulic lime mortar (NHL 2.0). Mortar mix to be agreed. Badly damaged or mortar repaired bricks are to be cut out and replaced with salvaged bricks sourced to match the existing. Assume 10% repointing unless described otherwise. All masonry lightly Thermatech cleaned. Air bricks cleaned of paint to maximise ventilation and then redecorated.

Gauged brick string courses Thermatech cleaned and badly decayed bricks, inappropriate cement mortar repairs, unstable areas and cement pointing removed. Replacement new gauged bricks installed with lime putty pointing.

New lead drip in Code 5 lengths not exceeding 1200mm

Existing lead drip renewed in Code 5 lengths not exceeding 1200mm.

New mortar fillet - NHL 5.0.

All cast-iron and lead downpipes and cast iron soil pipes require redecoration. Colour: Black to match the existing.

Shutters to be overhauled and repaired with scarf repairs. Racked shutters to be dismantled and reglued. All joinery to be thoroughly prepared and redecorated. New lead cover flashing to top rail.

Fractured and badly decayed gauged brickwork or mortar repairs to window heads to be cut out and replaced on a brick-by-brick basis. Washed out joints repointed with a non-hydraulic lime putty.

Stone window cills Thermatech cleaned and where necessary poulticed to remove extensive deposits. Mortar repairs to localised damage. All windows overhauled with scarf joinery repairs to decayed sections. Putty replaced where missing, detaching or cracked. All joinery redecorated. Draught-proofing seals and strips surface fixed to the existing windows.

New stone cills or indent repairs to stone cills.

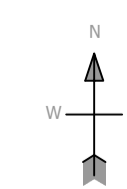
New tiled cills.

All railings to Areas, bridges and steps to be rubbed down and repainted. Decayed ends opened up, painted and releaded. Localised damaged stonework to the bridge and plinths require a combination of pieced-in or mortar repairs. Open joints between paving slabs and steps to be repointed (NHL 5.0).

Basement Areas - Paving lifted and relaid to falls to existing channels and gully positions. New stone sourced to match existing when badly fractured or missing.

French Drain installed immediately in front of the building at basement level and concealed beneath the paving.

Basement Area walls - Decayed bricks and cement mortar repairs are to be repaired with salvaged bricks to match the originals. Wall surfaces cleaned of loose paint and relime washed. Scarf repairs to existing doors and redecoration.



Drawn JW	Rev 0400	Notes For List B / Faculty and Tender	
Job No 0400	Site LINCOLN'S INN - NEW SQUARE	Drawn 225	
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