

Record of Site Visit with Charlie Rose 18 December 2013

Rear Pointing

We discussed the rear pointing and how to balance out the need to protect the building from the weather but not over-do it in such a way that the mortar was too thick so as to dominate the brick. We agreed that plastic repairs with lime mortar over the face of very damaged bricks, stained to blend in, was an acceptable approach to the very many damaged bricks. We agreed that the yellow section of brick would be stained to tone in. Pointing would be with lime mortar and as thin as possible where the condition of bricks allowed.

We viewed the samples and chose the one below as being not too dark and not too light. This picture also illustrates plastic repairs and stained bricks. The ultimate colour of the dried out mortar is the colour to the left of the sample. The aim is to get pointing generally thinner than in this sample.



Service riser and Sprinkler layouts

We looked at the service riser and assessed that it was big enough. A picture will follow.

We discussed the sprinkler layout drawings and identified some more efficient routes. Ian agreed to mark these up on the existing layout plans and provide final layouts.

Cornicing

We looked at the original cornicing on top floor. The intention is to copy this on all top floor ceilings and in basement. This was agreed as a sensible approach. We will provide a sample.

Panelling

We looked at top floor panel sample and agreed

1. Where we are replacing what was asbestos, we will use ply as shown on sample below



2. Where building entirely new panels on top floor we would use ply with soft wood stiles and mouldings to get the best finish as shown in sample below.





3. Where building more architecturally accurate panels on first floor we would use soft wood both for stiles and raised and fielded panels. This will be done by a skilled joiner with experience of 18th century panelling and be done to give an effect that tones in with the rest of the room i.e. it will not be too crisp.

We will provide a method statement for the panelling.

Ceilings

We agreed that where ceilings are relatively un-damaged we will leave them as they are with minor repairs. Where they are extensively damaged board we will replace with board. Where they are lathe and plaster which has been damaged we will replace with lathe and plaster.

Thus top floor- board throughout, boarding over existing board in front room; second floor – front room remove existing and board; middle room remove woodchip paper and skim; first floor front room lathe and plaster, other rooms as existing; ground floor repair/ replace lathe and plaster throughout; basement replace plasterboard where necessary.

Lighting would be suspended rails in principal rooms; down lighters on top and basement floors, pendants elsewhere.

Floors

Agreed that Mosa tile sample provided would be acceptable in bathrooms and outside and in kitchen, basement where shown on plans. In the bathrooms existing floorboards will be removed and used elsewhere. This will allow the hearth to remain where it is (roughly – drawings to be provided) and also provide valuable extra floor boards as many of the floor boards in main house are of very poor quality. Some of the best floor boards are on top floor- these have been taken up and replaced with ply ready to receive carpet. They will be re-used in main house.

Katherine William-Powlett

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