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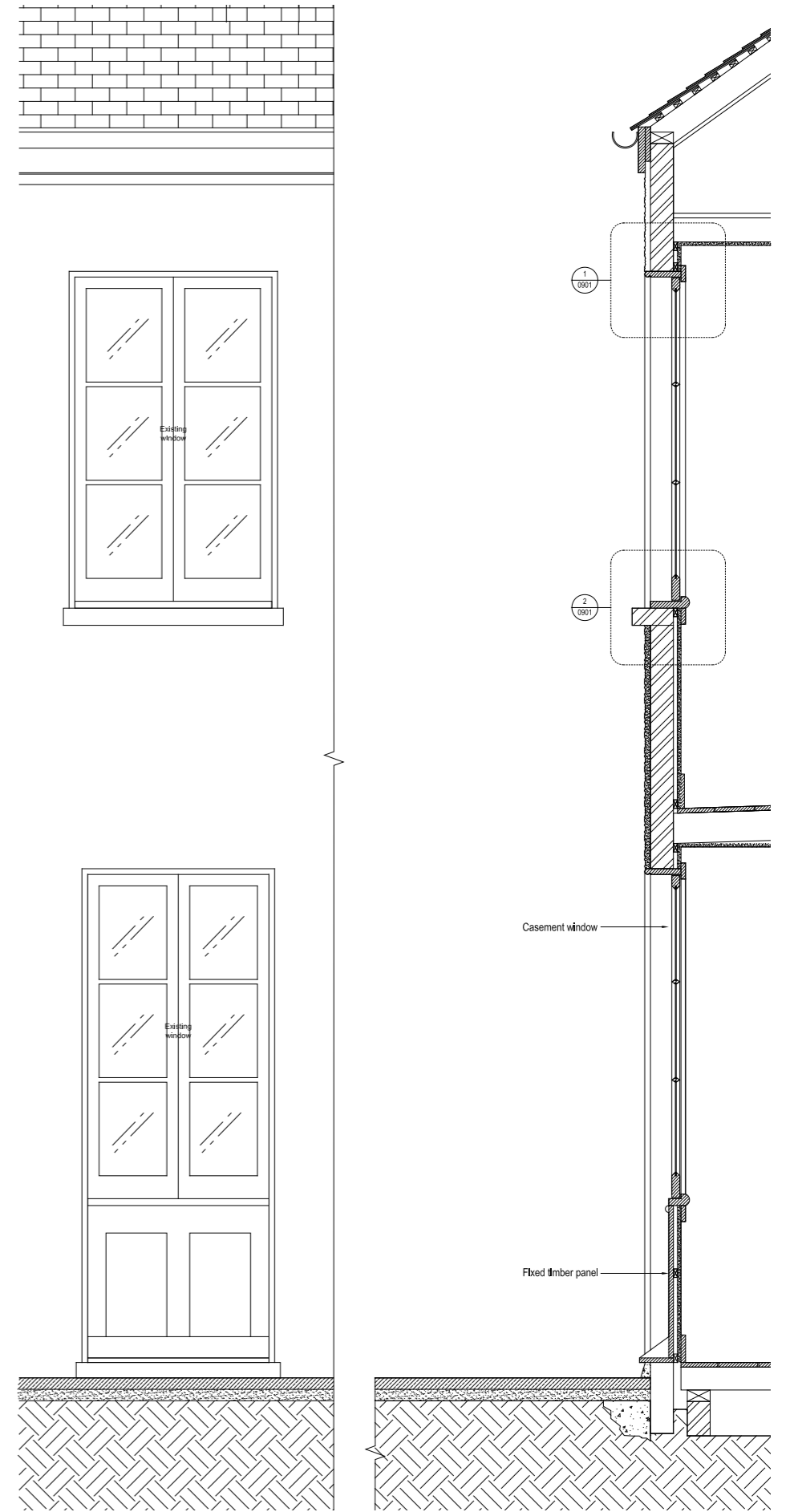
Rose Cottage, Vale of Health, NW3 1AX
Addendum to planning application 2018/0887/L
21.02.2018

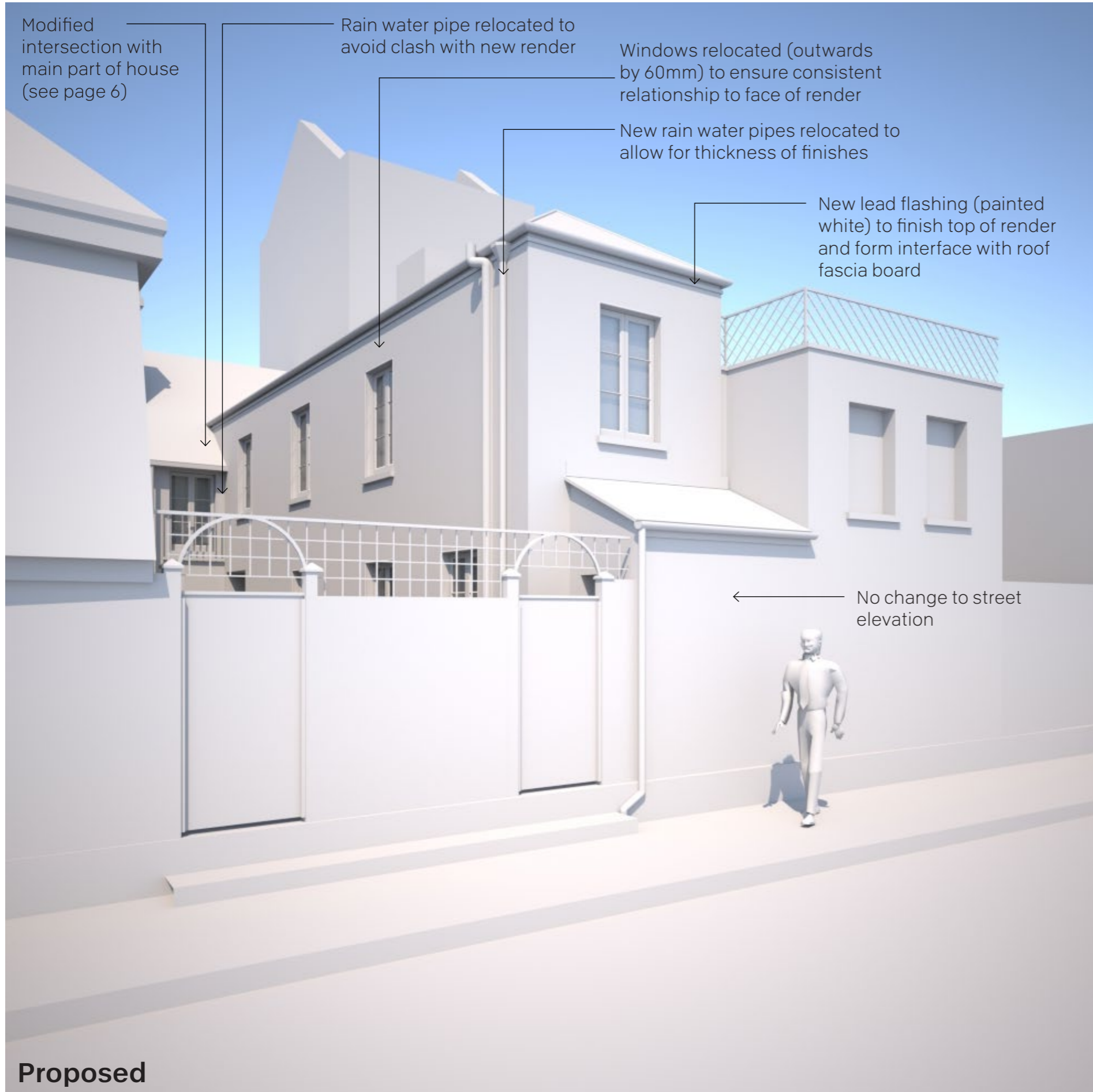
180221_135_REP_RenderUpdate

1. Existing Render
2. Proposed Render
3. Method statement and test
4. Typical window reveal
5. Interface between render and main part of building

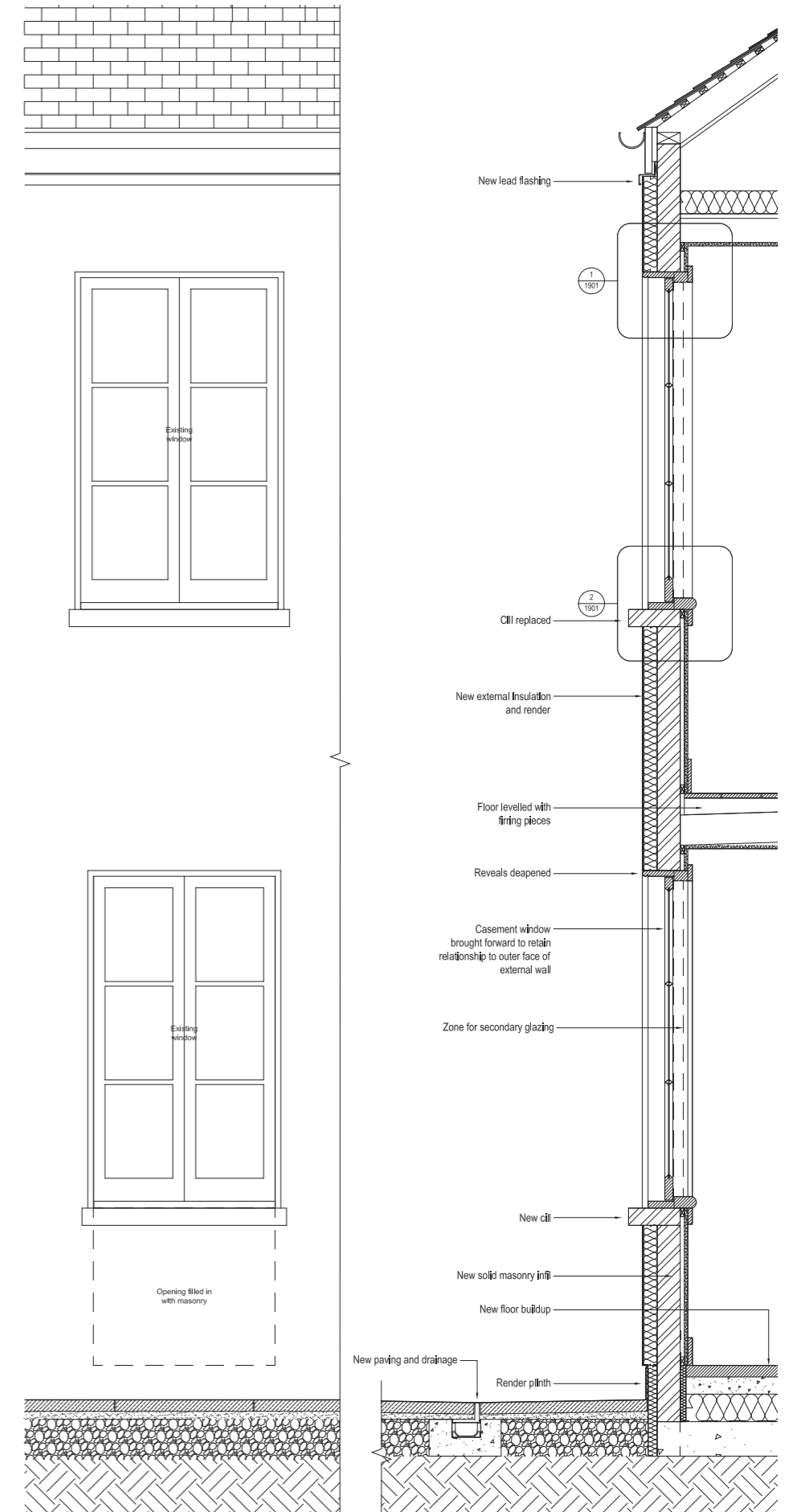


Existing





Proposed



Render Removal

DRAFT method statement

1. Mark out 50cm x 50cm section of render to be worked on
2. Gently work over the surface of the render with a hammer to loosen any sections which may have already de-bonded from the substrate
3. Remove areas of render, with extreme care, with a hammer and chisel at an angle of 45 degrees or less to the surface of the render to enable safe removal of render without damaging the substrate behind
4. Remove render in small sections to avoid pulling away bricks or significant amounts of pointing
5. Remove loose sections of render by hand as they become loose.
6. Pick out any loose or friable cement pointing by hand
7. Use thin chisels or a hacksaw blade to rake out any cementitious pointing which can be easily removed
8. Use a wire brush or firm household brush to clean joints and the face of the exposed brickwork.
9. Any damaged or loose brickwork should be carefully removed or cut out as necessary, by hand and then replaced. New brickwork should be stitched in and pointed with a lime base mortar with a mix ratio of 1:3 hydraulic lime to sharp sand.
10. Re-pointing should be carried out where necessary by first raking out joints and then re-pointing with a hydraulic lime mortar as above. Wet joints prior to re-pointing.



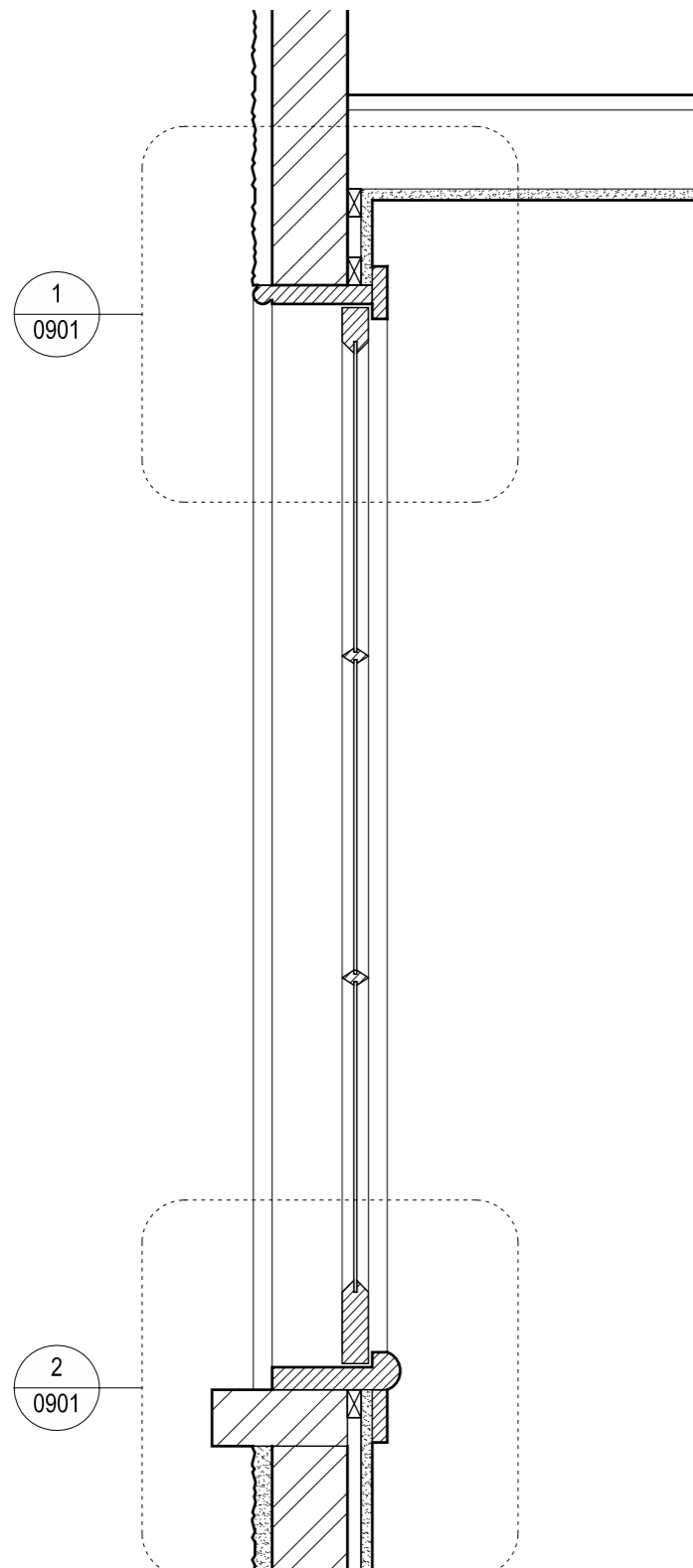
Observations from area of test removal

- Contractor followed proposed method statement
- Render comes away easily with no damage to brickwork, pointing or timbers
- From this section of the wall the conclusion would appear to be that the wall is at least partially comprised of timber structure with brick infill.
- In some areas slate coverings appear to be forming a form of DPC protection to the timber. This is not consistent.
- Brickwork is in reasonable condition with some areas of loose pointing requiring attention
- Modern mesh found in render coat confirms expectations that Render is non-original

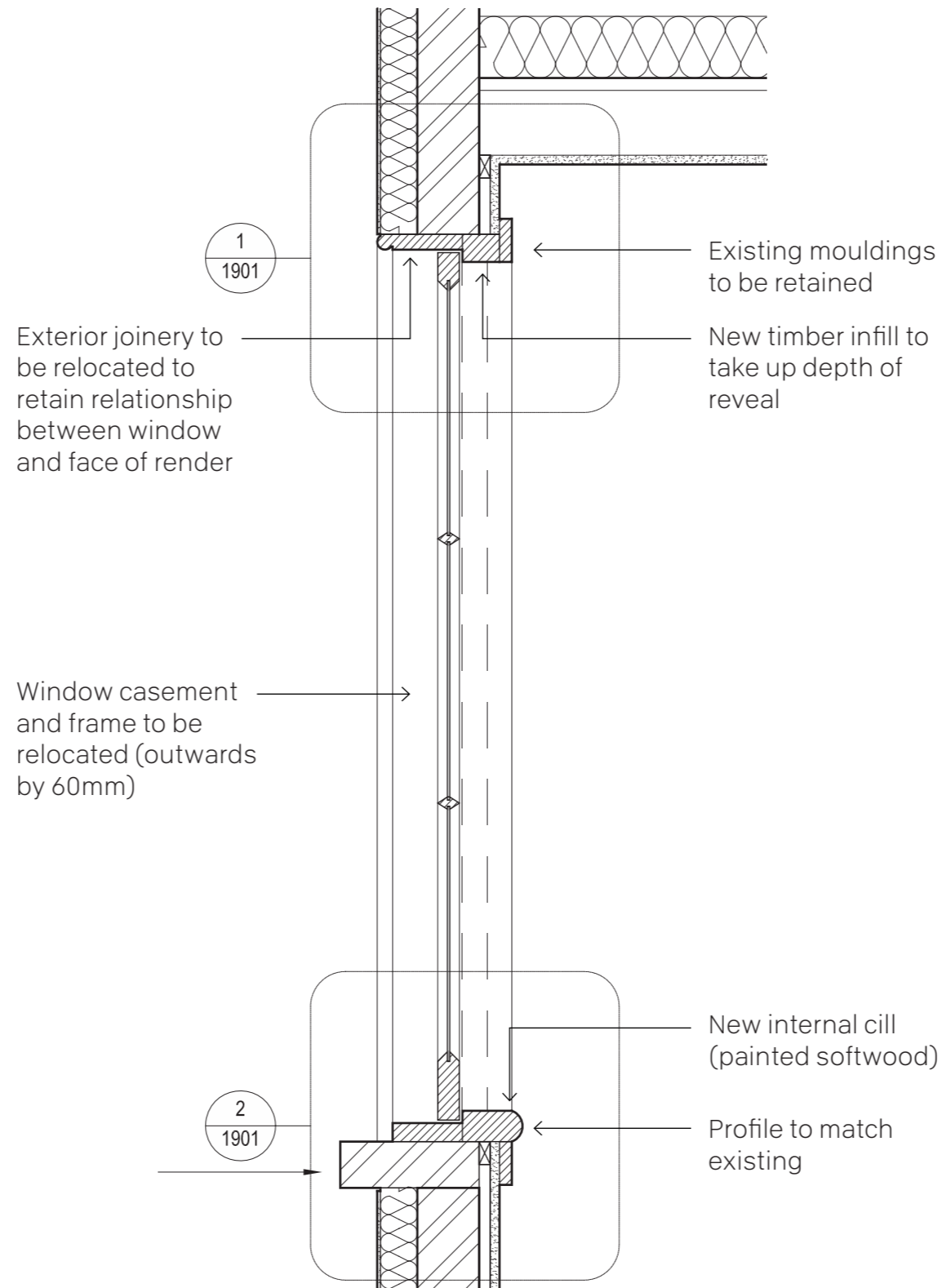
Conclusions

- Method statement is fit for purpose
- Render is non-original
- Extensive use of timber as part of wall structure
- Render can be removed effectively without damage to brickwork





Existing
Section 1:10



Proposed
Section 1:10

Window relocation

Method statement

1. Following removal of surrounding render:
2. Carefully remove window casements.
3. Remove any damaged putty
4. Strip away excess paint
5. Protect casements and set aside for re-use
6. Carefully remove internal mouldings, strip off excess paint and set aside for re-use
7. Take out window frames and external window reveal timbers. Strip off excess paint and set aside for re-use.
8. Reinstall window frames and window reveals to align with face of new render build-up.
9. Reinstall casement windows to new position
10. Reinstall internal mouldings including any filler pieces necessary to make up internal reveal depths
11. Install new deeper window cills
12. Redecorate windows and all joinery and replace putty where necessary.
13. Complete internal and external finishes around window joinery.

In the event that any glass or timber is found to be significantly damaged it is to be replaced like for like to match existing.

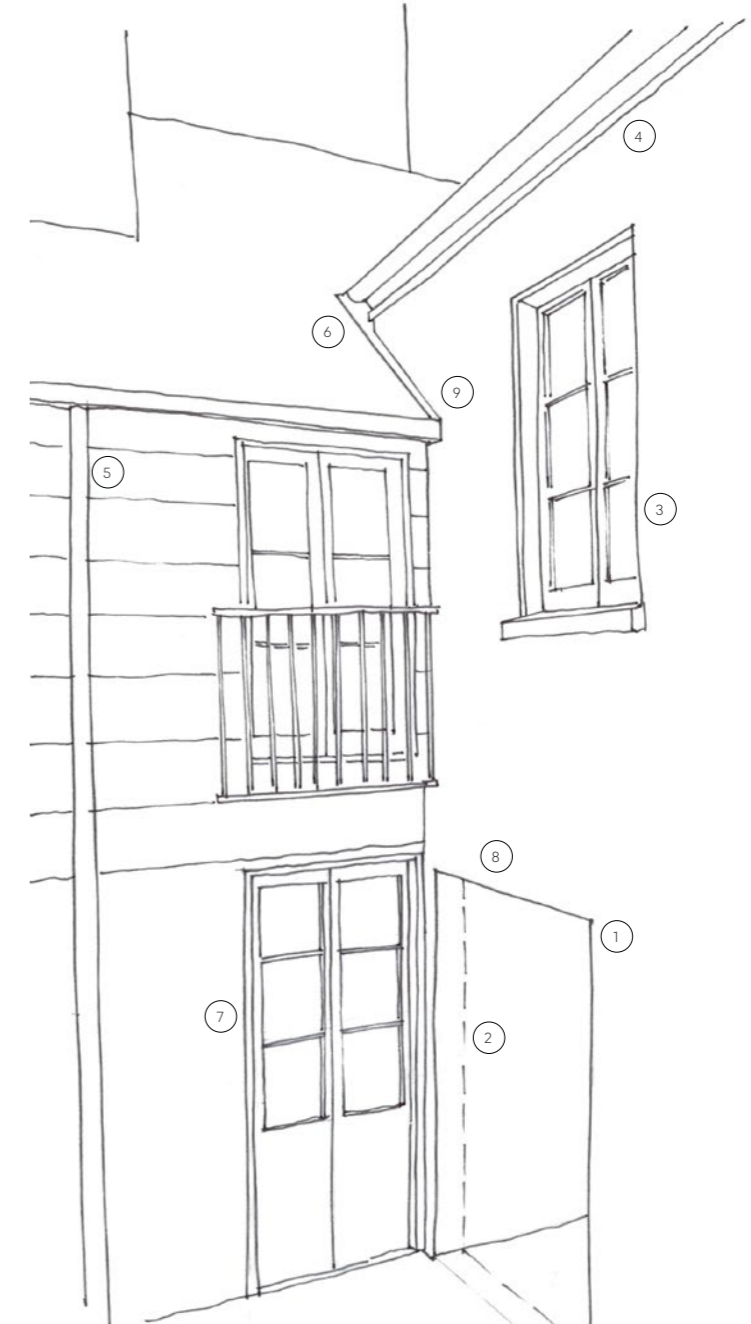


Photos of existing



Existing

- 1. Existing door
- 2. Exposed steel lintel
- 3. Downpipe
- 4. Fascia board
- 5. Lead flashing detail



Proposed

- 1. Render finish
- 2. Potential opportunity to locate door further forward and enclose porch area
- 3. Window relocated to maintain relationship to finish
- 4. Painted lead flashing to make junction between render and fascia board
- 5. New downpipe location
- 6. Lead detail adjusted to allow render to lap over flashing
- 7. New doors (previously consented)
- 8. New finishes to conceal exposed lintel
- 9. Gutter trimmed to allow for render

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