

1. Front facade renovation

Mortar joints are to be stripped back and raked out to restore original detailing of the facade. This will remove layers of built up paint, whilst maintaining the original mortar beneath. Any areas where new pointing is required will be in lime-based mortar to match the original. Mortar joints to be recessed to reveal and reflect the original facade detail. All of these renovation works will further protect the condition of the original stone and stucco facade. See below for further information.

Original mortar joint details no longer visible - mortar joints to be raked out and renovated. See above for additional detail.

Example of visible mortar joints can be seen at No.19 Eton Villas.



Fig 1

Mortar joints on lower half of facade to remain as existing

No. 20

No. 19

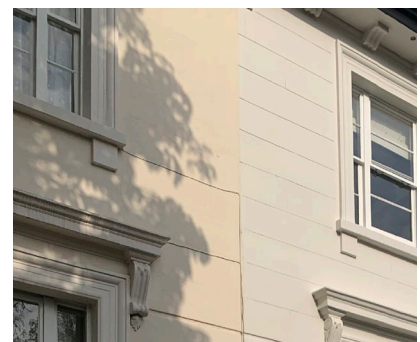


Fig. 2
Image showing the original mortar joint details no longer visible on No.20 Eton Villas.

2. Front door

The front door is to remain in-situ as part of the proposals.

3. Floor

The below details the proposals for renovating the floors and floor structure:

3.1 - Lower Ground Floor

N/A (the floor is a non-original concrete slab in this location)

3.2 - Raised Ground Floor

The original timber floor structure will be retained and renovated. If required, it will be strengthened by doubling up or adding additional timber joists in specific locations only if necessary.

It is critical for additional structure to be installed beneath this floor to support the subsidence within the house. This will be done below and/or between the existing floor structure. The existing floor finish will be retained, sanded and oiled.

In areas where the floor needs to be taken up (i.e. to allow structure to be installed), boards will be carefully removed and marked so they can be replaced in the same position. In the event that floorboards are damaged or rotten, these will be replaced to match the existing as closely as possible in wood type, finish, width and length.

3.3 - First & Second Floors

The original timber floor structure will be retained and renovated. If required, it will be strengthened by doubling up or adding additional timber joists in specific locations only if necessary.

Due to significant subsidence within the house, the floor in these locations needs to be levelled to provide a usable interior environment that is possible to furnish. This will be done by adding timber firings onto the floor joists so that the original floor structure is retained.

In order to do this, the existing floor will be carefully taken up and each board marked so it can be replaced in position. In the event that floorboards are damaged or rotten, these will be replaced to match the existing as closely as possible in wood type, finish, width and length.

4. Plasterwork

The below details the proposals for renovating the plasterwork:

4.1 - Lower Ground Floor

There is no original plasterwork in this location due to the presence of a non-original damp proofing system that lines the walls. Despite this, all new plaster will be installed in a lime-based plaster to match the original.

4.2 - Raised Ground Floor & First Floor

Moulds of all plasterwork details will be taken prior to works commencing and to ensure all renovations will match the original as closely as possible.

All existing plasterwork, mouldings and cornices will be retained wherever possible - this will be in locations where no cracking is already evident (Fig.3). Here, the layers of paint will be carefully stripped back to reveal the original plasterwork detail so it can be fully restored. Where cracking is evident (Fig.3), the plasterwork will need to be replaced to ensure safe future use of the house. As outlined above, this will be created from detailed moulds made prior to any renovation works commencing.

All plasterwork renovations to the walls and ceilings will be done in materials to match the existing, this is assumed to be lath and plaster. A lime-based plaster to match the original will also be used.

4.3 - Second Floor

All plasterwork renovations to the walls and ceilings will be done in materials to match the existing, this is assumed to be lath and plaster. A lime-based plaster to match the original will also be used.



Fig. 3
Typical example of the existing condition of the cornice on the raised ground floor showing cracking in the top section and an in-tact section below.