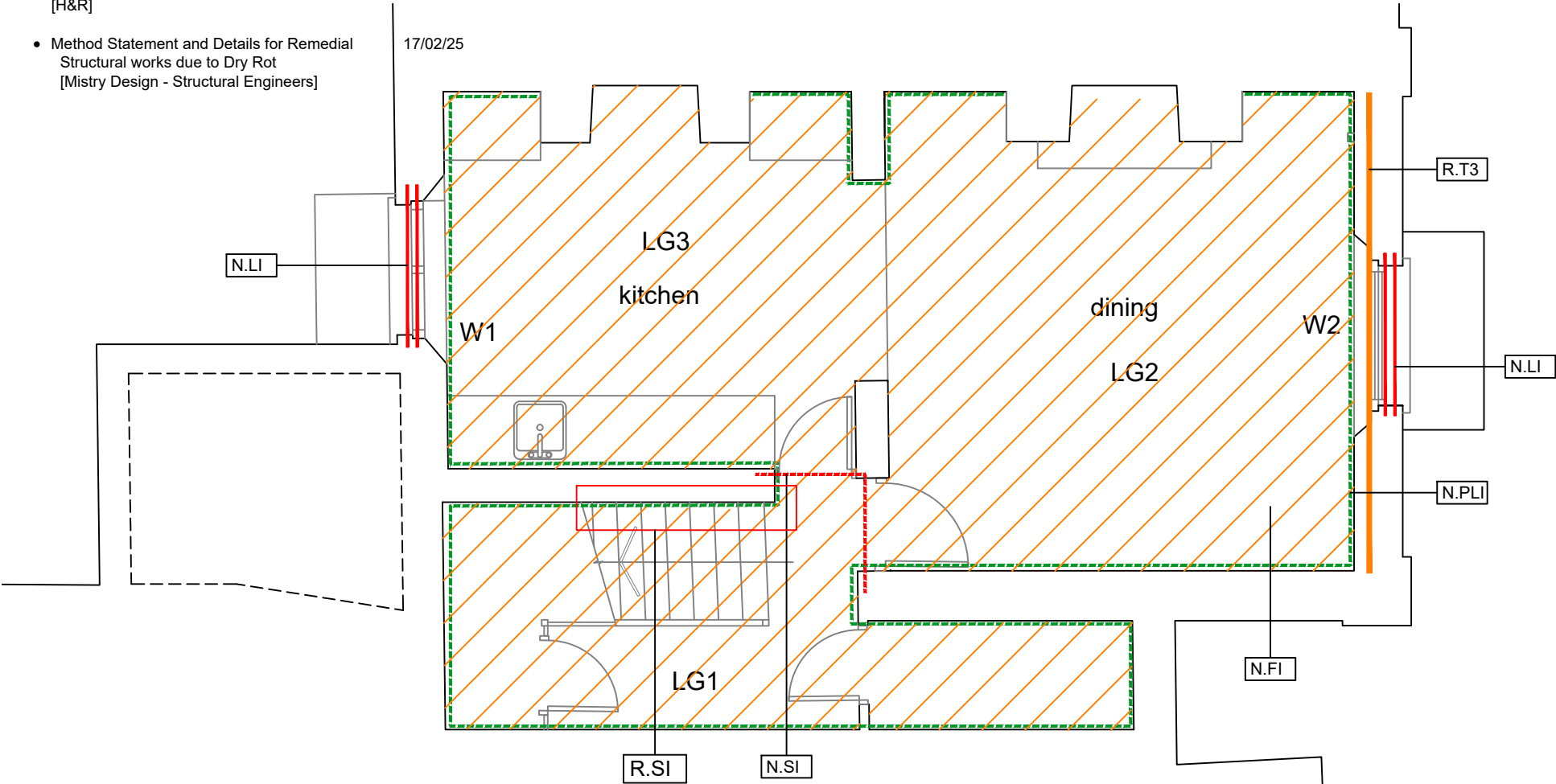




Proposals to be read with reference to
The following documents and drawings:

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- Heritage Statement for Remediation of decayed and Dry Rot infested Timbers and repairs to Exterior [H&R] 09/01/25
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New Floor Replacement LGF

- N.FI** 150mm hardcore, 100mm reinforced concrete, dpm, 100mm insulation, screed 50mm
- N.PL1** Existing cement rendered walls - faced with plasterboard on dabs, skim coat plaster finish

TIMBER

- N.LI** The wall is 325 thick, there is a brick arch on the external face and two timber lintels supporting the wall above. Carefully remove decayed timber lintel[s] and any loose brickwork. Prepare brickwork either side of window to receive new pre-cast rc lintel 100x140 mm. Dry pack or re-build brickwork as appropriate
See structural engineer's drawings 2505/01 [Mistry Design]

- N.SI** Provide temporary support, remove rc lintel set at an obtuse angle and prepare brickwork to replace with 2 no 100x 150mm steel beams re-set at original orthographic position

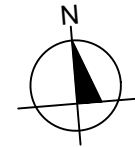
- R.SI** Stairs LGF to GF, replace temporary support, remove landing and 4 steps, separate stringer from wall and protect with dpm. Replace 3 no carriage beams in matching species and dimensions. Selecting re-claimed timber boards replace decayed steps, risers and stringer [where decayed] *See drg ref: Greenhatch survey dwg*

WALL PLATES

- R.T3** Most of the wall plates and embedded bond timbers are decayed by dry rot. Provide temporary support of the joists where the wall plate is to be removed. Brick-up in matching bricks in lime mortar
See materials specification precommencement Condition 3 D

- W1** A 20th C casement window

- W2** *See Window schedule dwg*



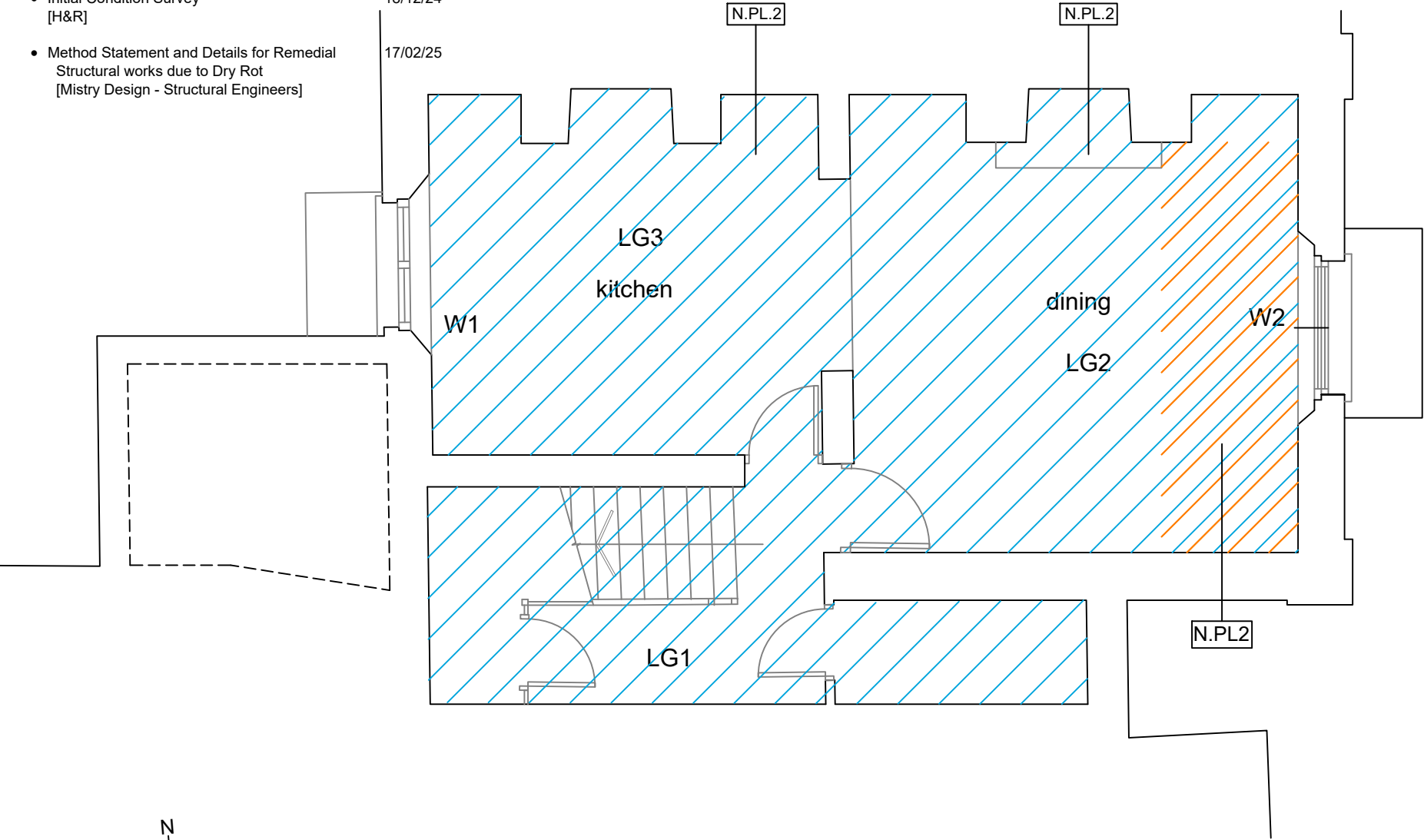
LOWER GROUND FLOOR PLAN



Proposals to be read with reference to
The following documents and drawings:

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- N.PL2
- LG1, 2, & 3 existing plasterboard ceiling removed and replaced with plasterboard, skim coat gypsum plaster finish
See Initial Condition Survey H&R
- N.PL3
- LG2, existing ceiling part plasterboard, part lathe and plaster. Part of ceiling lost due to work to decayed joists on Ground floor

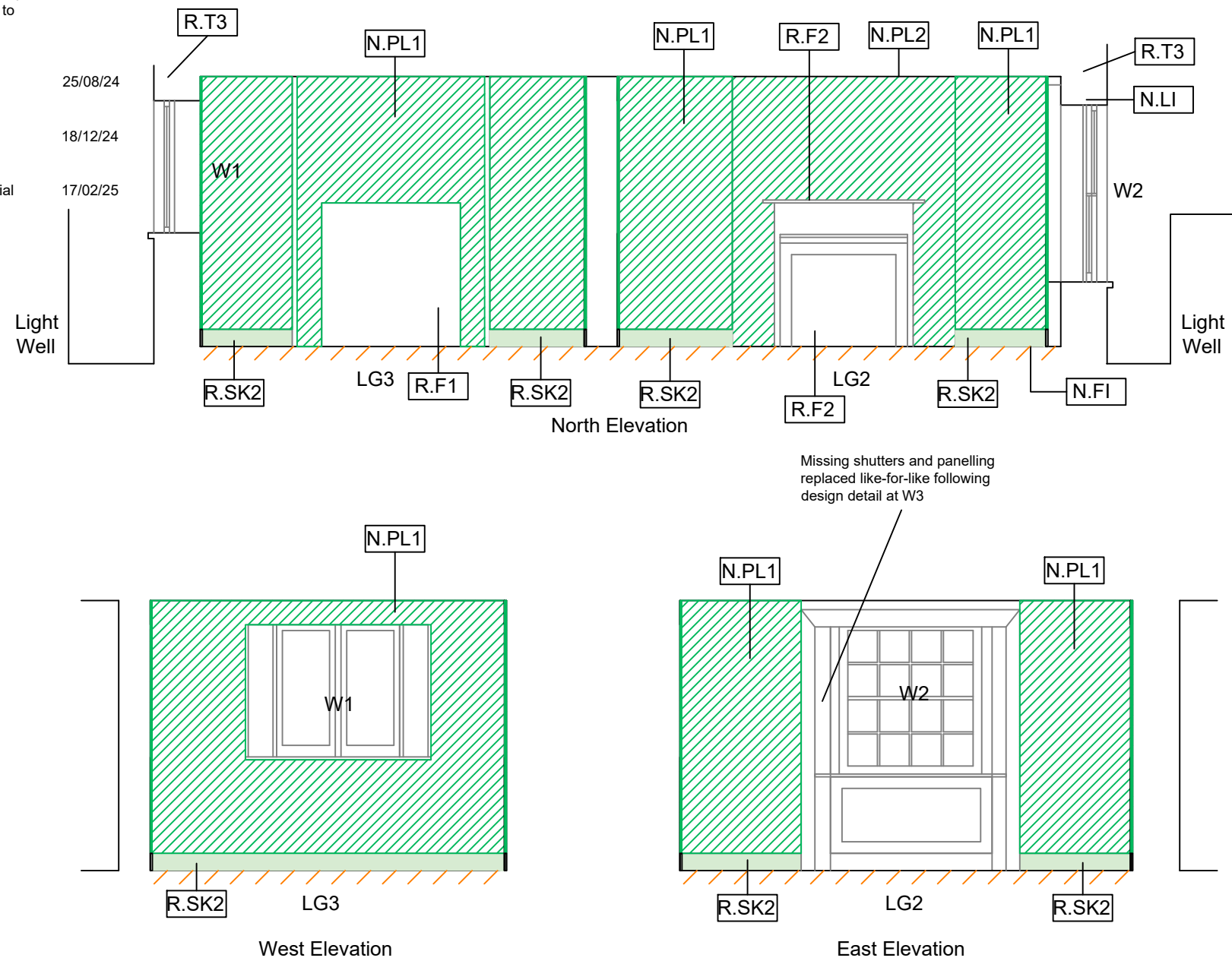


LOWER GROUND FLOOR REFLECTED CEILING F

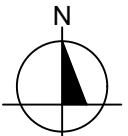


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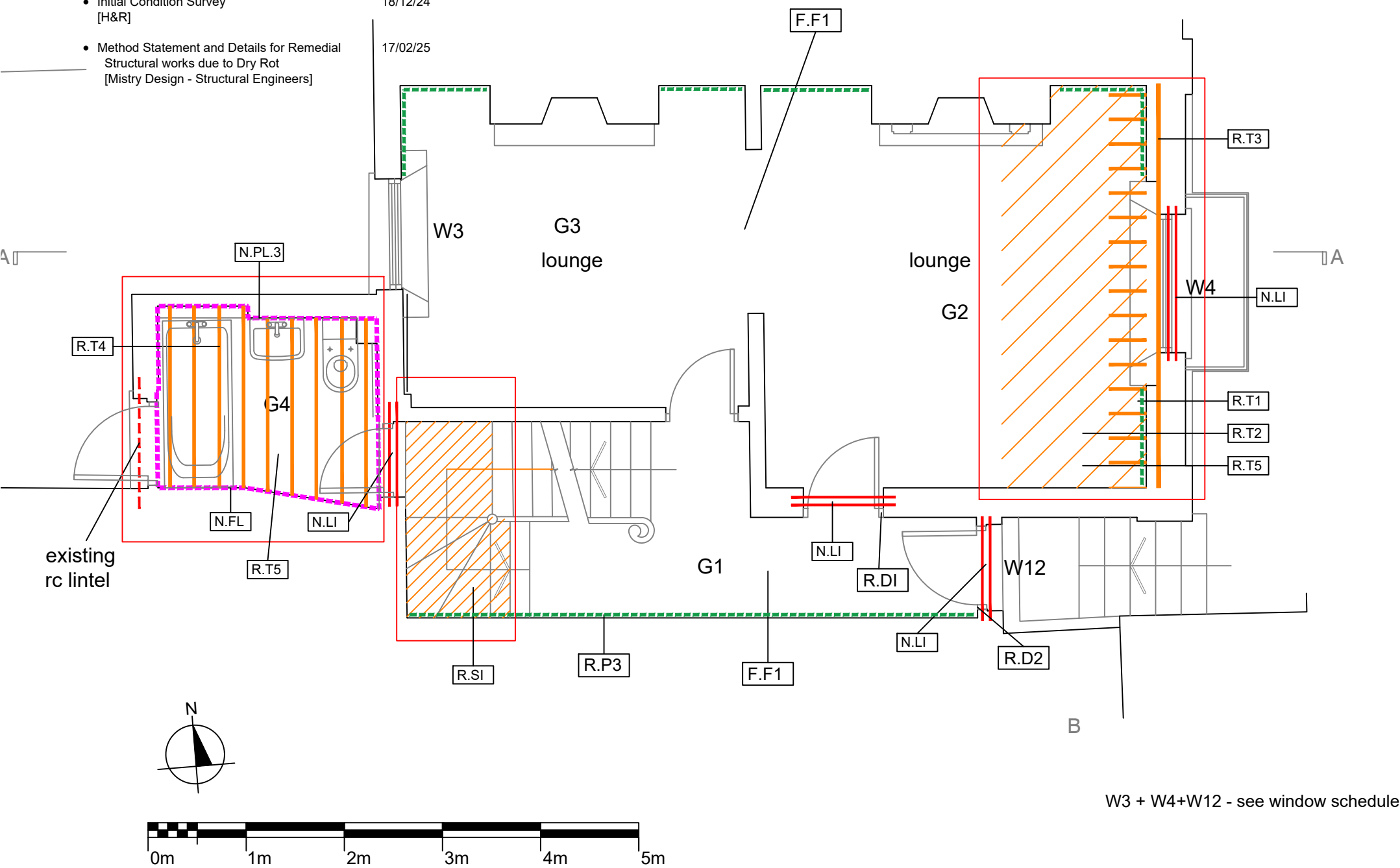
- Floor**
- N.FI** New LGF:
150mm hardcore, 100mm reinforced concrete, dpm, 100mm insulation, screed 50mm
See Initial Condition Survey H&R
- PLASTER**
- N.PL1** Existing walls - face walls with plasterboard on dabs, skim coat plaster finish
- TIMBER**
- Window lintels**
- N.LI** The wall is 325 thick, there is a brick arch on the external face and two timber lintels supporting the wall above.
Carefully remove decayed timber lintel[s] and any loose brickwork. Prepare brickwork either side of window to receive new pre-cast rc lintel 100x140 mm. Dry pack or re-build brickwork as appropriate
See structural engineer's [Mistry Design] drawings 2505/01-07
- R.T3** Most of the wall plates are decayed by dry rot.
Provide temporary support of the joists where the wall plate is to be removed.
Brick-up in matching bricks in lime mortar
- W1** A 20th C casement window
- W2** See Window schedule
- Chimneypiece**
- R.F1** Fireplace brick lining repaired and lined with brick slips to match existing brickwork
- R.F2** Timber mantelpiece cleaned and prepared for decoration. Slate hearth cleaned and re-set in floor.
- R.SK2** Timber skirtings - box profile 125mmx18mm



LOWER GROUND FLOOR ROOM ELEVATIONS

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- Initial Condition Survey [H&R] 18/12/24
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TIMBER REPAIRS

Window Lintels

Many of the window lintels have been affected by dry rot and require replacing. Carefully remove the decayed timber lintel[s] and any loose brickwork. Prepare the brickwork either side of the window to receive new pre-cast rc lintel [s]. Dry pack or re-build brickwork as appropriate.

Wall is 325mm thick - there is a brick arch on the external face and two timber lintels supporting the wall above. Replace timber lintels with two rc lintels 100 x 140 mm.

See structural engineer's details 2505/01-03 [Mistry]

R.T1

Provide temporary support for the joists affected by dry rot, cut back 200-300 mm to bearing ends, install ss joist hangers to receive 'partnered joists' [R.T2] 12no joists

See structural engineer's details 2505/01-07 [Mistry]

Partnered Joists

Providing temporary support partner cut back joists [R.T1] partner joists in like species and section size alongside historic member bolted together with M10 bolts at 300mm centres. Partnered joist ends to be supported on ss joist hangers and wrapped in dpm

Wall Plates

Most of the existing wall plates as are decayed by dry rot. Provide temporary support of the joists where the wall plate is to be removed. Brick-up in matching bricks in lime mortar See materials specification precommencement Condition 3 D

R.T4

Carefully remove all decayed [total] timber joists and floor boards. Brick-up joist locations in matching brickwork, using prompt mortar, install new joists in matching species and section @ 400mm crs ends wrapped in dpm and supported on ss joist hangers. Boarding replaced with marine ply [bathrooms] See structural engineer's details 2505/01-03 [Mistry]

Floor Boards

Where floor boards are decayed, replace with boards matching in dimension and provenance [from established source].

F.F1

Existing flooring sand to reveal wood, prepare & finish with waterproof sealant [sample work to be prepared]

Staircase

Stairs LGF to GF, replace temporary support, remove landing and 4 steps, separate stringer from wall and protect with dpm. Replace 3 no carriage beams in matching species and dimensions. Selecting re-claimed timber boards replace decayed steps, risers and stringer [where decayed] See drg ref: Greenhatch survey dwg

N.FL

Locate and carefully remove timber bonds from different wall locations, remove loose brickwork and re-build in matching brickwork using special Prompt mortar See materials specification precommencement Condition 3 D

Door Frame/architrave

Remove existing door frame, lining and architrave decayed. Install new to match existing. See door frame/lining/moulding detail 14

R.D2

New front door frame [existing decayed], front door restored

NEW PLASTER

Finish walls with thermal backed plasterboard, skim coat plaster finish

R.P3

Scrape off all loose and infected plaster. Masonry and structure to be checked for stability, cleaned and dried. Reinstate plaster using traditional method. Apply 3 coats of lime plaster to match existing mix.

Dry Rot

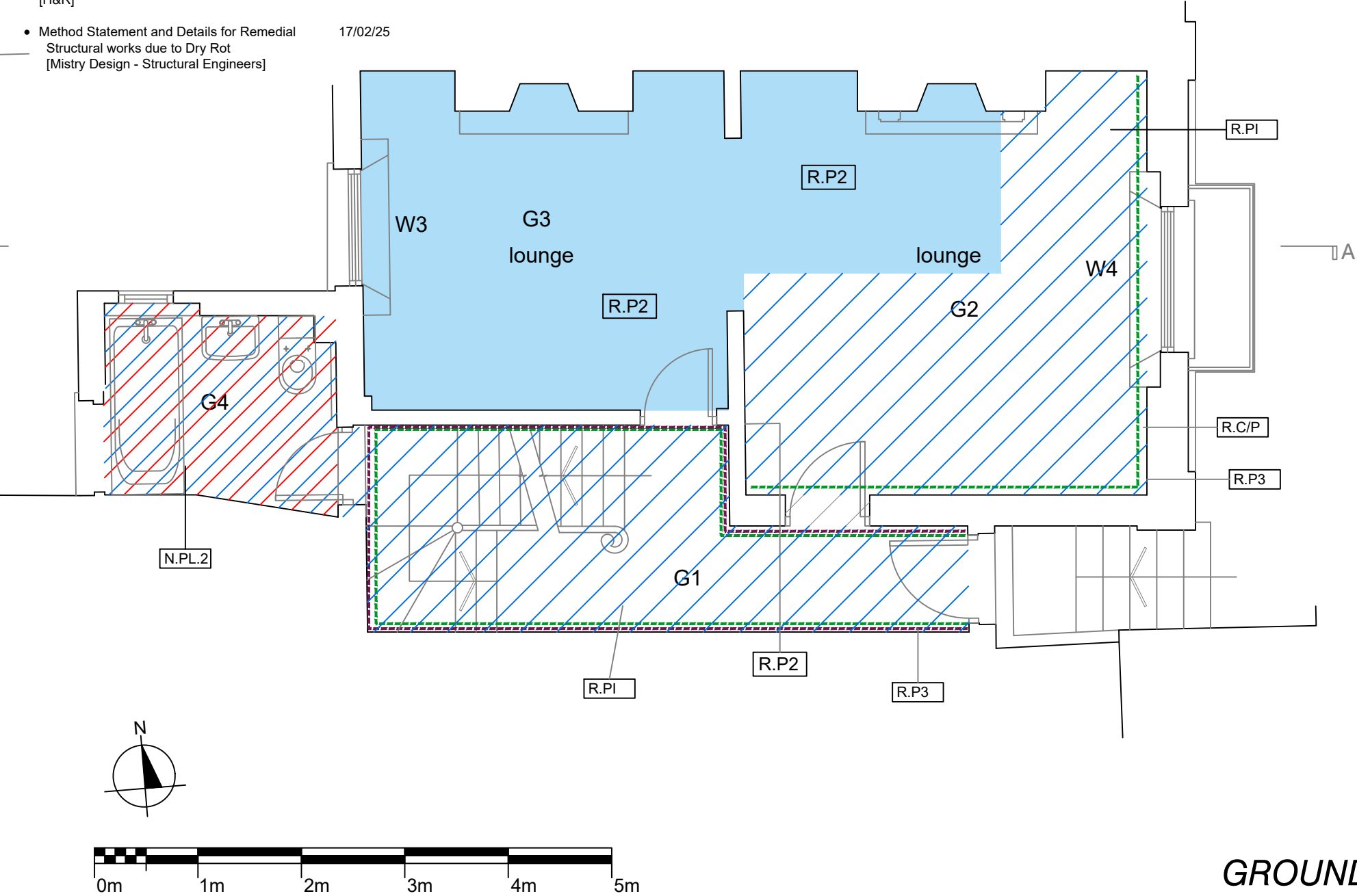
Entire area total dry rot decay [see drawings as existing]

GROUND FLOOR PLAN



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PLASTER REPAIRS

Lath and Plaster

R.PI Lost areas of ceiling plaster due to 1st floor joist repairs to be replaced to match existing using like lathes of similar dimensions, nails/pins matching existing. Surfaces to be 3-coat lime plastered to match existing and levelled with adjacent areas of existing plasterwork - see plan dwg no 7

Plain Plaster

R.P2 Remove lining paper from all surfaces walls and ceilings, scrape off loose, friable plaster, carrying minor patchwork repairs to existing damaged or defective surfaces. Replaster using established mix, thickness to be levelled with retained plasterwork - see plan dwg no 3

R.P3 Scrape off all loose and infected plaster. Masonry and structure to be checked for stability, cleaned and dried. Where unstable repoint or replace brickwork. Reinststate plaster using traditional method. Apply 3 coats of lime plaster to match existing mix.

Cornice

R.C/P Replace removed cornice in pre-made matching fibrous plaster. See moulding section detail drawing 14

Extension

N.PL2 Existing decayed ceiling removed (plasterboard) and replaced with British Gypsum water resistant plasterboard, skim 2-coat plaster finish.

W3 + W4+W12 - see window schedule

GROUND FLOOR REFLECTED CEILING PLAN



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TIMBER REPAIRS

Wall plates

R.T3 Most of the wall plates are decayed by dry rot. Provide temporary support of the joists where the wall plate is to be removed. Brick-up in matching bricks in lime mortar

N.LI The wall is 325 thick, there is a brick arch on the external face and two timber lintels supporting the wall above. Carefully remove decayed timber lintel[s] and any loose brickwork. Prepare brickwork either side of window to receive new pre-cast rc lintel 100x140 mm. Dry pack or re-build brickwork as appropriate
See structural engineer's details 2505/01-03 [Mistry Design]

PLASTER REPAIRS

R.P3 Scrape off all loose and infected plaster. Masonry and structure to be checked for stability, cleaned and dried. Reinstall plaster using traditional method. Apply 3 coats of lime plaster to match existing mix.

Cornice

R.C/P Replace removed cornice in pre-made matching fibrous plaster.
See moulding section detail: ref pks DWG /4

Plain Plaster

R.P2 Remove lining paper from all surfaces, scrape off loose, friable plaster, carrying minor patchwork repairs to existing damaged or defective surfaces. Replaster using established mix, thickness to be levelled with retained plasterwork - see plan dwg no 4

Skirting

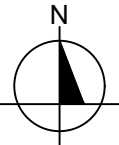
R.SKI Specialist moulded skirting in damaged areas post-formed in situ
See moulding section detail drawing 14

Fireplace/Chimney Piece

R.F3 Clean fireplace, hearth, marble surround and mantelpiece. Clean cast iron grate and leave in working order. Coat with Stovax and black graphite grate polish.

R.F4 Re-installed chimney piece and fire place to match G2 [R.F3] as closely as possible

W3
W4 See window repairs schedule

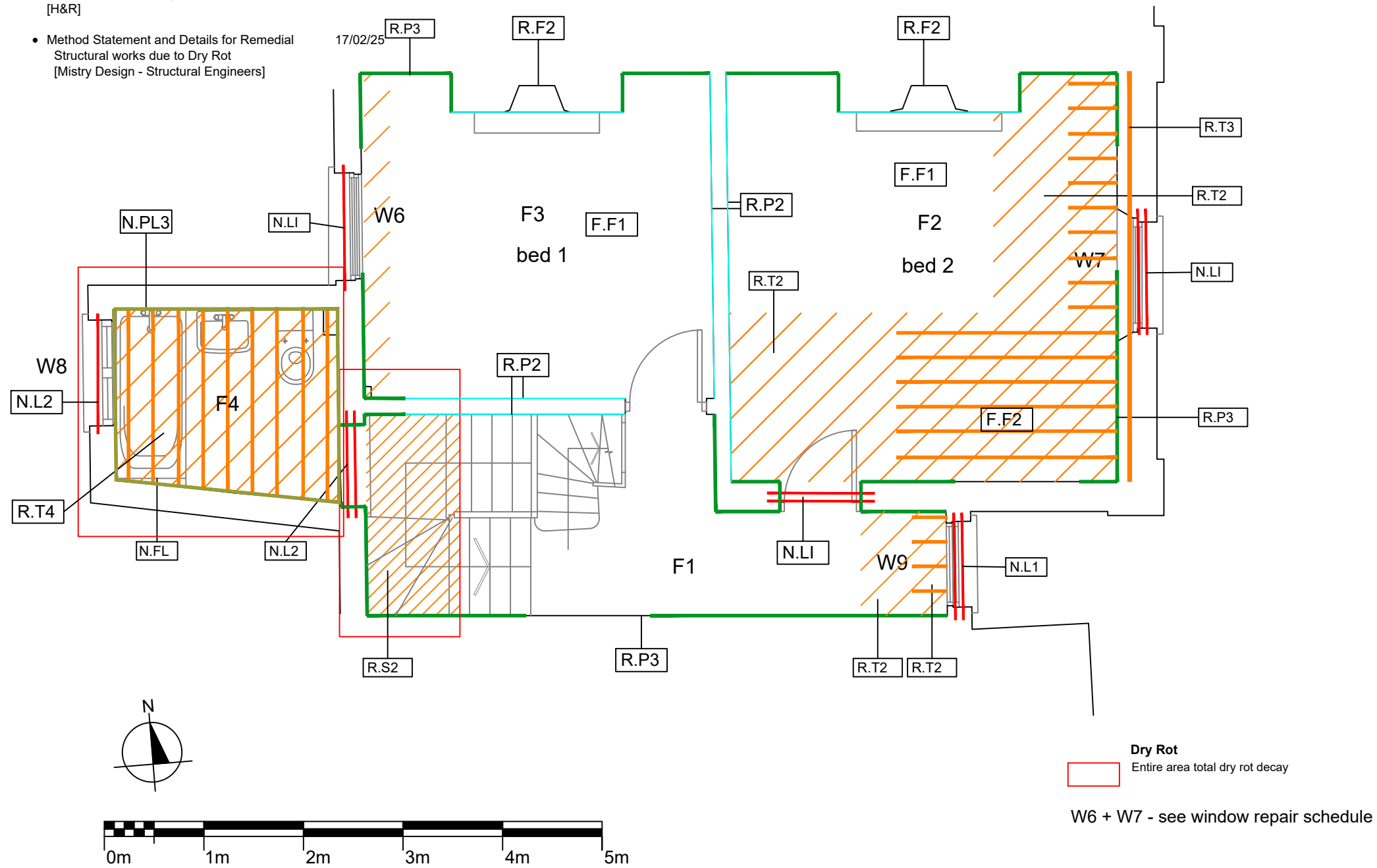


GROUND FLOOR ROOM ELEVATIONS



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TIMBER REPAIRS

Window Lintels

Many of the window lintels have been affected by dry rot and require replacing. Carefully remove the decayed timber lintel[s] and any loose brickwork. Prepare the brickwork either side of the window to receive new pre-cast rc lintel [s]. Dry pack or re-build brickwork as appropriate.

- R.T2** Providing temporary support partner cut back joists [R.T1] partner joists in like species and section size alongside historic member bolted together with M10 bolts at 300mm centres. Partnered joist ends to be supported on ss joist hangers and wrapped in dpm
See St Engineer's dwg 2505/01-03
- R.T3** Most of the wall plates are decayed by dry rot. Provide temporary support of the joists where the wall plate is to be removed. Brick-up in matching bricks in lime mortar
- R.T4** Carefully remove all decayed [total] timber joists and floor boards. Brick-up joist locations in matching brickwork, using prompt mortar, install new joists in matching species and section @ 400mm crs ends wrapped in dpm and supported on ss joist hangers. Boarding replaced with marine ply [bathrooms].
- R.S2** Stairs GF to 1st F, replace temporary support, remove landing and 3 steps, separate stringer from wall and protect with dpm. Replace 3 no carriage beams in matching species and dimensions. Selecting re-claimed timber boarding replace decayed steps and risers
- F.F1** Existing flooring sand to reveal wood, prepare & finish with waterproof sealant [sample work to be prepared]
- F.F2** Decayed floor boards replaced with selected reclaimed timber source - early 19thC to match existing as close as possible
- N.FL** Locate and carefully remove timber bonds from different wall locations, remove loose brickwork and re-build in matching brickwork using special Prompt mortar

PLASTER REPAIRS

- R.P2** Remove lining paper from all surfaces walls and ceilings, scrape off loose, friable plaster, carrying minor patchwork repairs to existing damaged or defective surfaces. Replaster using established mix, thickness to be levelled with retained plasterwork - see plan dwg no 3
- R.P3** Remove lining paper from all surfaces, scrape off loose, friable plaster, carrying minor patchwork repairs to existing damaged or defective surfaces. Replaster using established mix, thickness to be levelled with retained plasterwork
- R.F2** Boarded -up fireplace to be permanently infilled and ventilated with matching brickwork, plaster as R.P2
- N.PL3** Finish walls with thermal backed plasterboard, skim coat plaster finish

WINDOW LINTELS

- N.L1** Wall is 325mm thick - there is a brick arch on the external face and two timber lintels supporting the wall above. Replace timber lintels with two rc lintels 100 x 140 mm
See structural engineer's drawings 2505/01-03
- N.L2** Wall is 225mm thick, there is a brick arch on the external face and one timber lintel supporting the wall above. Replace the timber lintel with one rc lintels 100 x 140 mm.
See structural engineer's drawings 2505/01-03
- N.L3** 2 no 100x140 rc lintels
See structural engineer's drawings 2505/01-03

FIRST FLOOR PLAN

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R.P1

 Lost areas of ceiling plaster due to 2nd floor joist repairs and water penetration to be replaced to match existing using like lathes of similar dimensions, nails/pins matching existing. To be 3-coat lime plastered

R.P3

 Scrape off all loose and infected plaster. Masonry and structure to be checked for stability, cleaned and dried. Where unstable repoint or replace brickwork. Reinstatate plaster using traditional method. Apply 3 coats of lime plaster to match existing mix.

N.PL2

 New ceiling in woodwool board, 2-coat skim plaster finish

N.PL3

 Finish walls with thermal backed plasterboard, skim coat plaster finish

Plain Plaster

R.P2

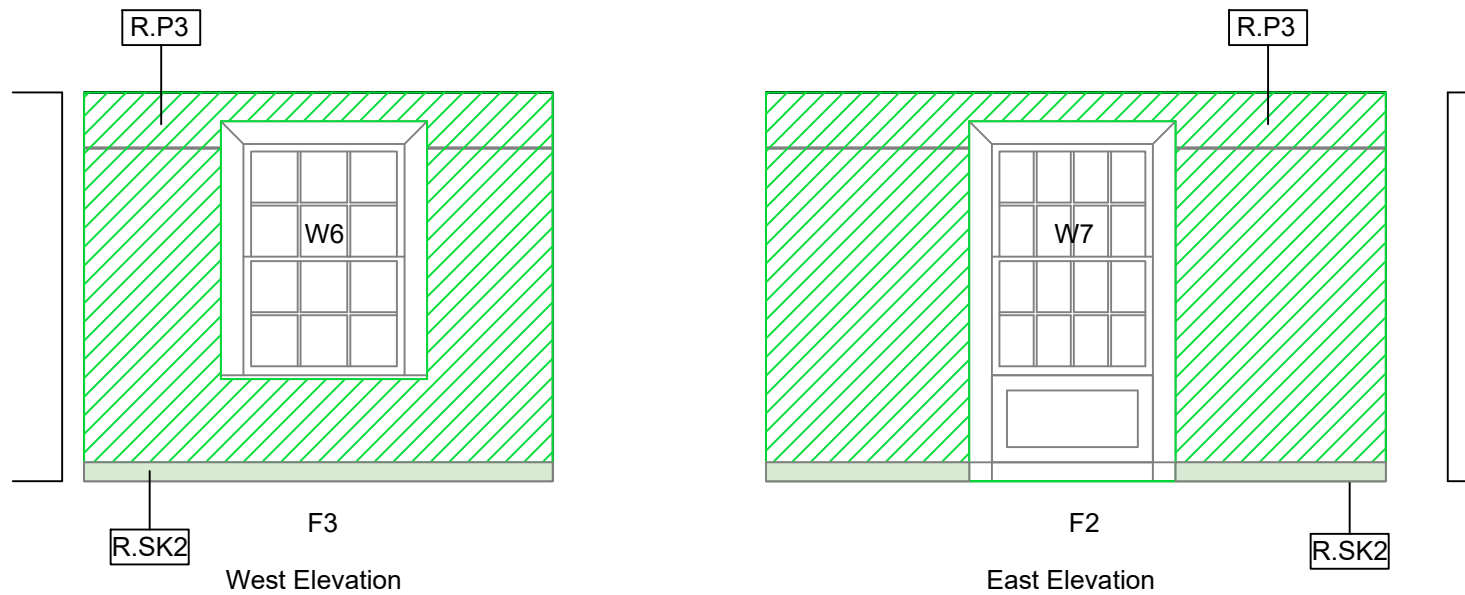
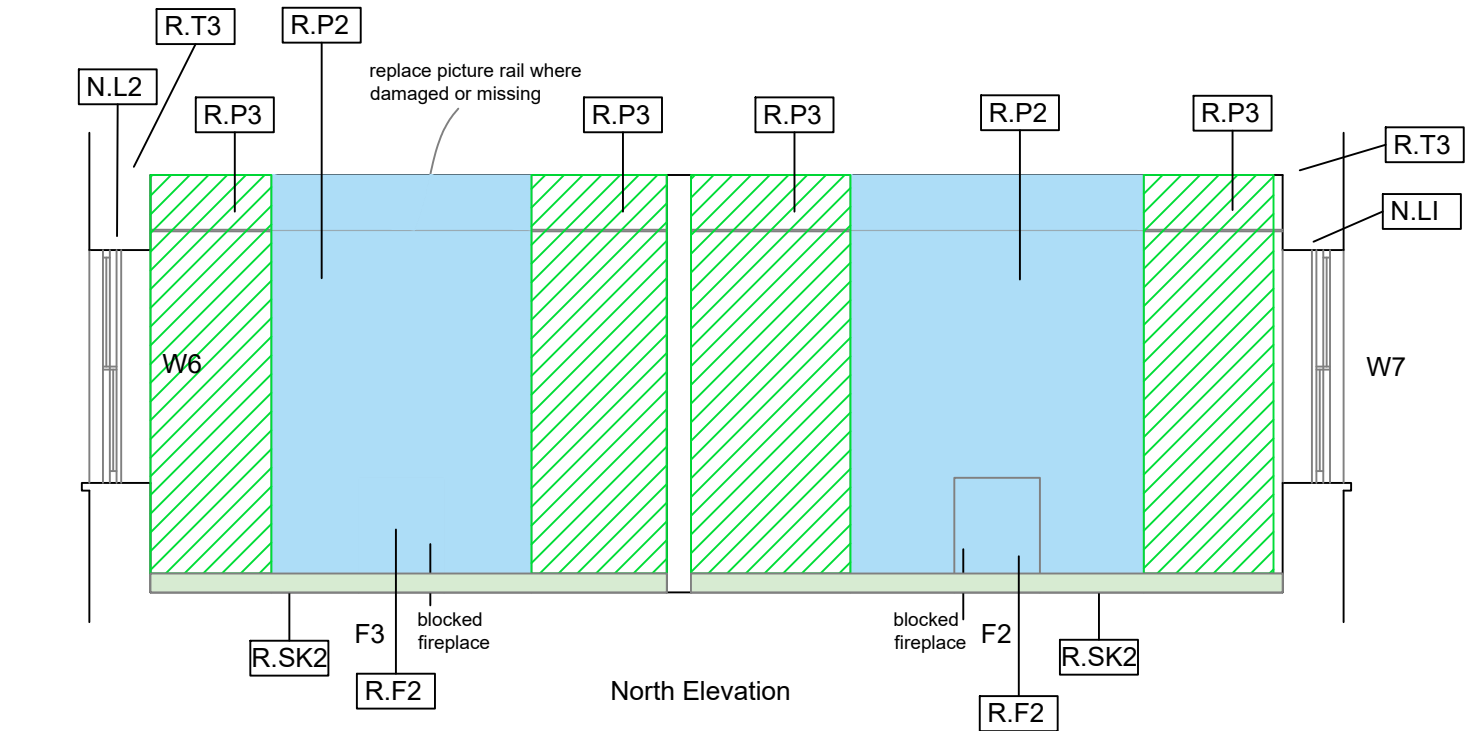
 Remove lining paper from all surfaces walls and ceilings, scrape off loose, friable plaster, carrying minor patchwork repairs to existing damaged or defective surfaces. Replaster using established mix, thickness to be levelled with retained plasterwork - see plan dwg no 3





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TIMBER REPAIRS

Window Lintels

Many of the window lintels have been affected by dry rot and require replacing. Carefully remove the decayed timber lintel[s] and any loose brickwork. Prepare the brickwork either side of the window to receive new pre-cast rc lintel [s]. Dry pack or re-build brickwork as appropriate.

Wall plates

Most of the wall plates are decayed by dry rot. Provide temporary support of the joists where the wall plate is to be removed. Brick-up in matching bricks in lime mortar
See structural engineer's [Mistry Design] drawings 2505/01-03

WINDOW LINTELS

N.LI Wall is 325mm thick - there is a brick arch on the external face and two timber lintels supporting the wall above. Replace timber lintels with two rc lintels 100 x 140 mm
See structural engineer's drawings 2505/01-03

N.L2 Wall is 225mm thick, there is a brick arch on the external face and one timber lintel supporting the wall above. Replace the timber lintel with one rc lintels 100 x 140 mm.
See structural engineer's drawings 2505/01-03

PLASTER REPAIRS

Plain Plaster

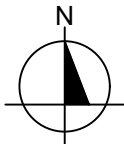
R.P2 Remove lining paper from all surfaces, scrape off loose, friable plaster, carrying minor patchwork repairs to existing damaged or defective surfaces. Replaster using established mix, thickness to be levelled with retained plasterwork - see plan dwg no 4

R.P3 Scrape off all loose and infected plaster. Masonry and structure to be checked for stability, cleaned and dried. Reinstall plaster using traditional method. Apply 3 coats of lime plaster to match existing mix.

R.F2 Boarded -up fireplace to be permanently infilled with matching brickwork, plaster as R.P2 and ventilated

R.SK2 box plaster skirting 125mmx18mm

W6
W7 See window repairs schedule

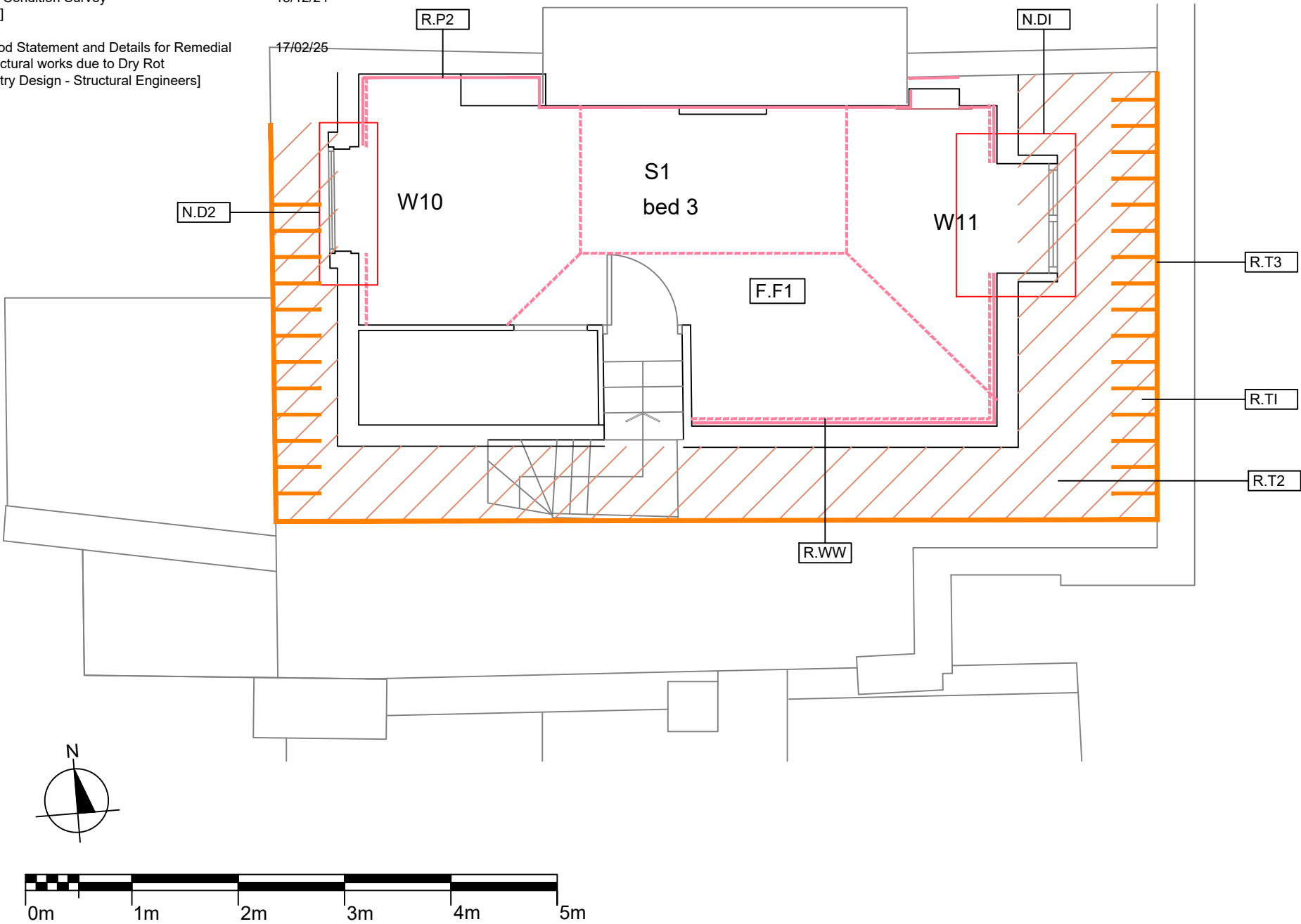


FIRST FLOOR ROOM ELEVATIONS



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TIMBER REPAIRS

- R.T1** Provide temporary support for the joists as existing affected by dry rot, cut back 200-300 mm to bearing ends, install ss joist hangers to receive 'partnered joists' [R.T2]
- R.T2** Providing temporary support partner cut back joists [R.T1] partner joists in in like species and section size alongside historic member bolted together with M10 bolts at 300mm centres. Partnered joist ends to be supported on ss joist hangers and wrapped in dpm
- R.T3** Most of the wall plates as existing are decayed by dry rot. Provide temporary support of the joists where the wall plate is to be removed. Brick-up in matching bricks in lime mortar

PLASTER

- R.P2** Remove lining paper from all surfaces, scrape off loose, friable plaster, carrying minor patchwork repairs to existing damaged or defective surfaces. Replaster using established mix, thickness to be levelled with retained plasterwork

ROOF/CEILING

- R.WW** Roof profile ceiling comprising 18mm woodwool boards 3 coat lime plaster finish

- N.DI/D2** Existing dormers total decay. New construction formed from existing rafters comprising 100x50mm struts and joists marine ply to external face, woodwool board finish, insulation. New windows to replace decayed windows W10 [casement to match no 39 NR] and W11 [casement to match no 43NR] See drawing ref:Window Schedule dwg 17

Dwg no 37 NR REMEDIAL&RESTORATIONWORK 260319 R1A/16

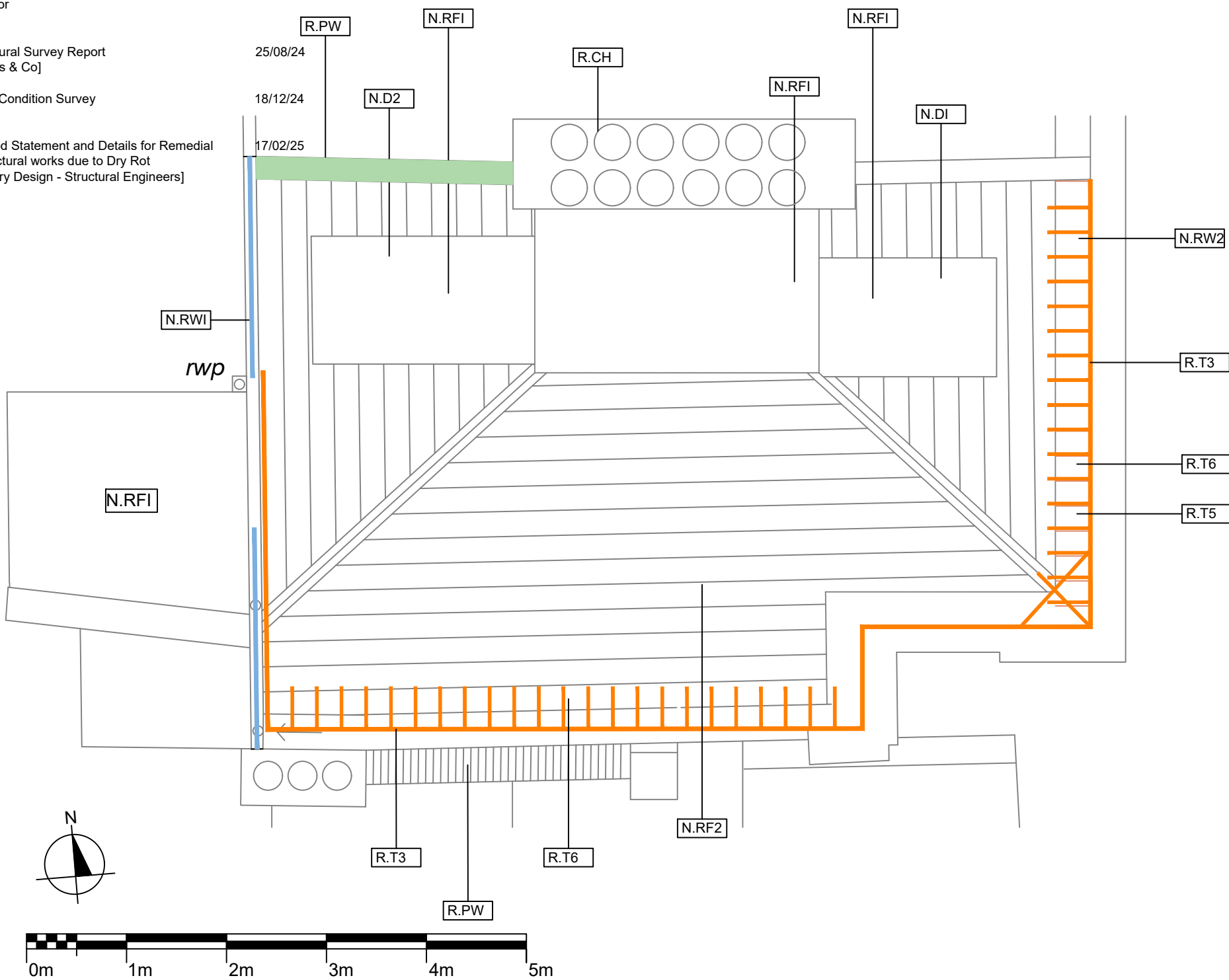
- F.F1** Existing flooring sand to reveal wood, prepare & finish with waterproof sealant [area defined by perimeter walls]

SECOND FLOOR PLAN



Proposals to be read with reference to
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TIMBER

R.T5 Providing temporary support partner cut back rafters [R.T1] partner joists in in like species and section size alongside historic member bolted together with M10 bolts at 300mm centres.
Partnered rafters to be supported on wall plate and wrapped in dpm
See structural engineer's drawings 2505/01-03

R.T3 Most of the wall plates are decayed by dry rot.
Provide temporary support of the rafters where the wall plate is to be removed.
Brick-up in matching bricks in lime mortar

R.T6 Carefully remove all decayed [total] rafter ends. Brick-up in matching brickwork, using prompt mortar, install new partnered rafters in matching species and section @ 400mm crs ends wrapped in dpm and supported on ss joist hangers [13no east, 15no south]
See structural engineer's drawings 2505/01-03

R.PW Repair parapet wallhead using existing bricks and new brickwork to match with NHL 5 lime mortar. New lead flashing to gutter. HL5 render

R.CH All pots lifted and re-laid into a replacement flaunching of NHL 5 lime mortar. Rake out chimney and re-point all brickwork. Spalled brick cut out and replaced with matching imperial-size bricks. Replace front historic front pot [cracked]

ROOF

N.RF2 Remove all existing slates [poor quality Spanish - non original] and associated flashings. Re-using existing battens and new matching, lay new Welsh slates [Ffestiniog]. 5 code lead soakers/flashings and ridge dressing

N.RFI Remove existing felt roofing and rotted boarding. Replace 18mm with marine ply on existing joists dress in lead code 5

N.RW2 Replace existing gutter board dress lead into slate roof and over cornice parapet. See H&R detail & PKS dwg 16

N.DI/2 Dormer cheeks and roof finished in code 5 lead
see dormer details
Dwg no 37 NR REMEDIAL&RESTORATIONWORK 260319 R1A/16

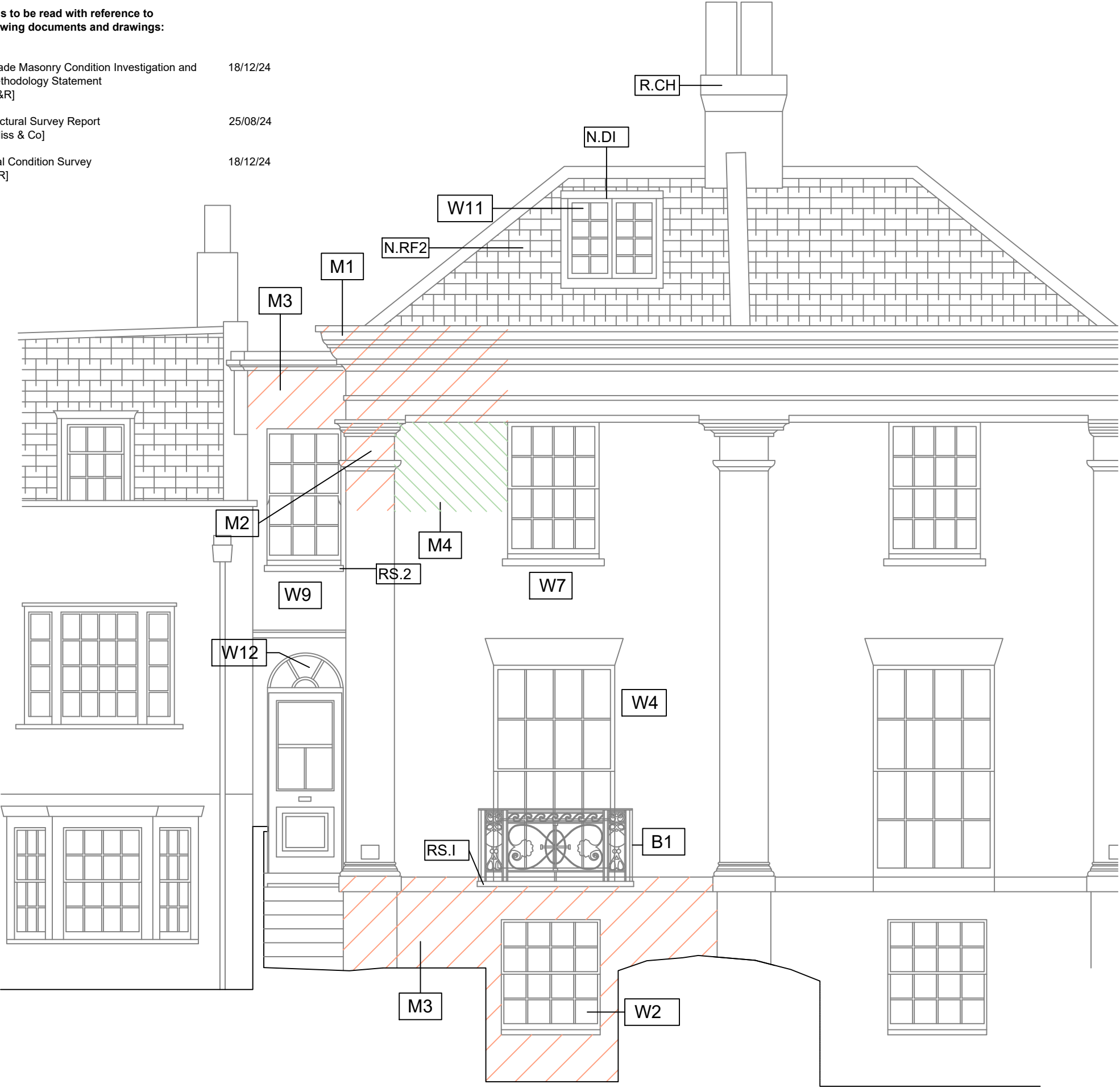
N.RWI Remove existing pvc gutter and downpipe, replace with 110mm CI gutter and downpipe

ROOF PLAN



Proposals to be read with reference to
The following documents and drawings:

- Façade Masonry Condition Investigation and Methodology Statement [H&R] 18/12/24
- Structural Survey Report [Bailliss & Co] 25/08/24
- Initial Condition Survey [H&R] 18/12/24



MASONRY REPAIRS

See H&R Survey Report - Masonry repairs and methodology also St Engineer's details [Mistry Design] 2505/06

M1 **Cornice**
See Structural Engineer's Detail [Mistry Design] and Methodology 2505/06

M2 **Anthemion**
Completely decayed. Clear loose render to establish secure base. Replace like-for-like in reconstituted stone to match neighbour [no 39NR] see PKS detail 15

M3 **Render**
Remove failed render and prepare for 3-coat Prompt Mortar

M4 **Spalled Brickwork**
Repair faces in lime render [Specialist Contractor]

ROOF

R.CH All pots lifted and re-laid into a replacement faunching of NHL 5 lime mortar. Rake out chimney and re-point all brickwork. Spalled brick cut out and replaced with matching imperial-size bricks. Replace front historic front pot [cracked]

N.DI Existing dormers completely decayed. New construction formed from existing rafters comprising 100x50mm struts and joists marine ply to external face, woodwool board finish, insulation. New windows to replace decayed windows W10 [casement to match no 39 NR] and W11 [casement to match no 43NR] See drawing ref:

N.RF2 Ffestiniog Welsh slates, code 5 lead dressing to ridge, soakers and flashings

B1 **Balconette**
Cast Iron balustrade badly corroded & damaged to be restored by specialist company
Stone cill patch repaired in re-con stone to match existing

RS.I Damaged balcony restored using pieced-in re-con stone in co-ordination with restored cast iron balustrade

RS.2 Failed cill to be replaced in stone like-for-like

WINDOWS

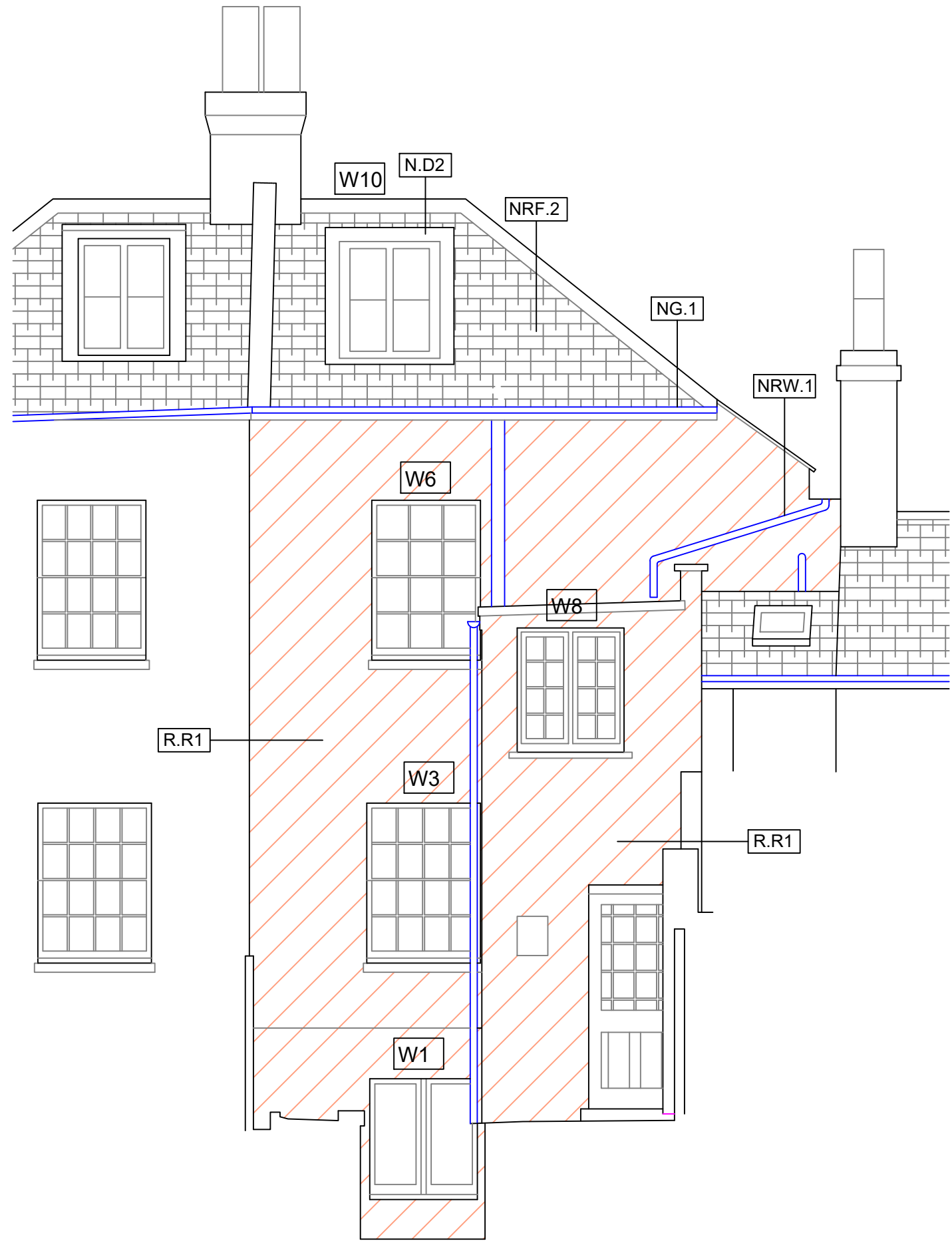
W2, W4, W7
See repair Schedule

W9, W11, W12
Seedetail drawings for replacement windows to match 43 North Road.



Proposals to be read with reference to
The following documents and drawings:

- Façade Masonry Condition Investigation and Methodology Statement [H&R] 18/12/24
- Structural Survey Report [Bailliss & Co] 25/08/24
- Initial Condition Survey [H&R] 18/12/24



MASONRY

Render

- R.R1** Remove existing poor quality [thin] render, prepare brickwork and re-render using an NHL.5 mortar, 3 coats - see H&R Masonry Methodology

ROOF

- NRF.2** New Welsh slates [ffestiniog] and felt roof finish code 5 leadwork details

Rainwater

- NG.1** CI [Cast Iron] box gutter 110mm

- NRW.1** CI RWP

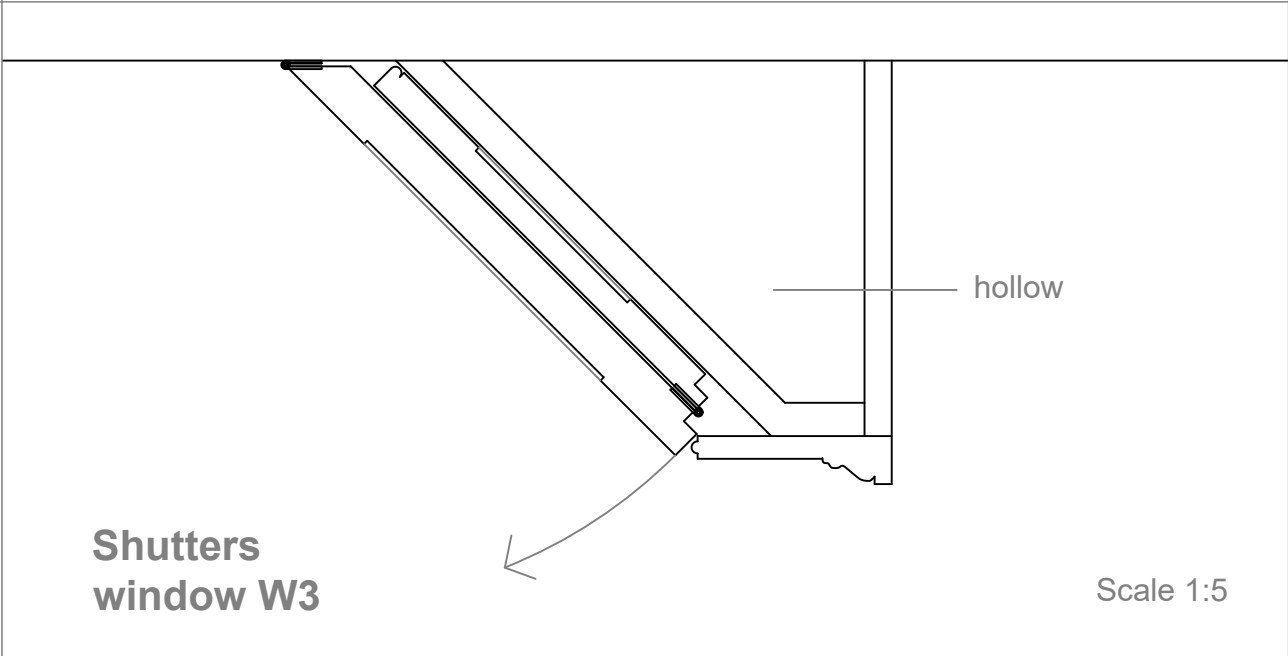
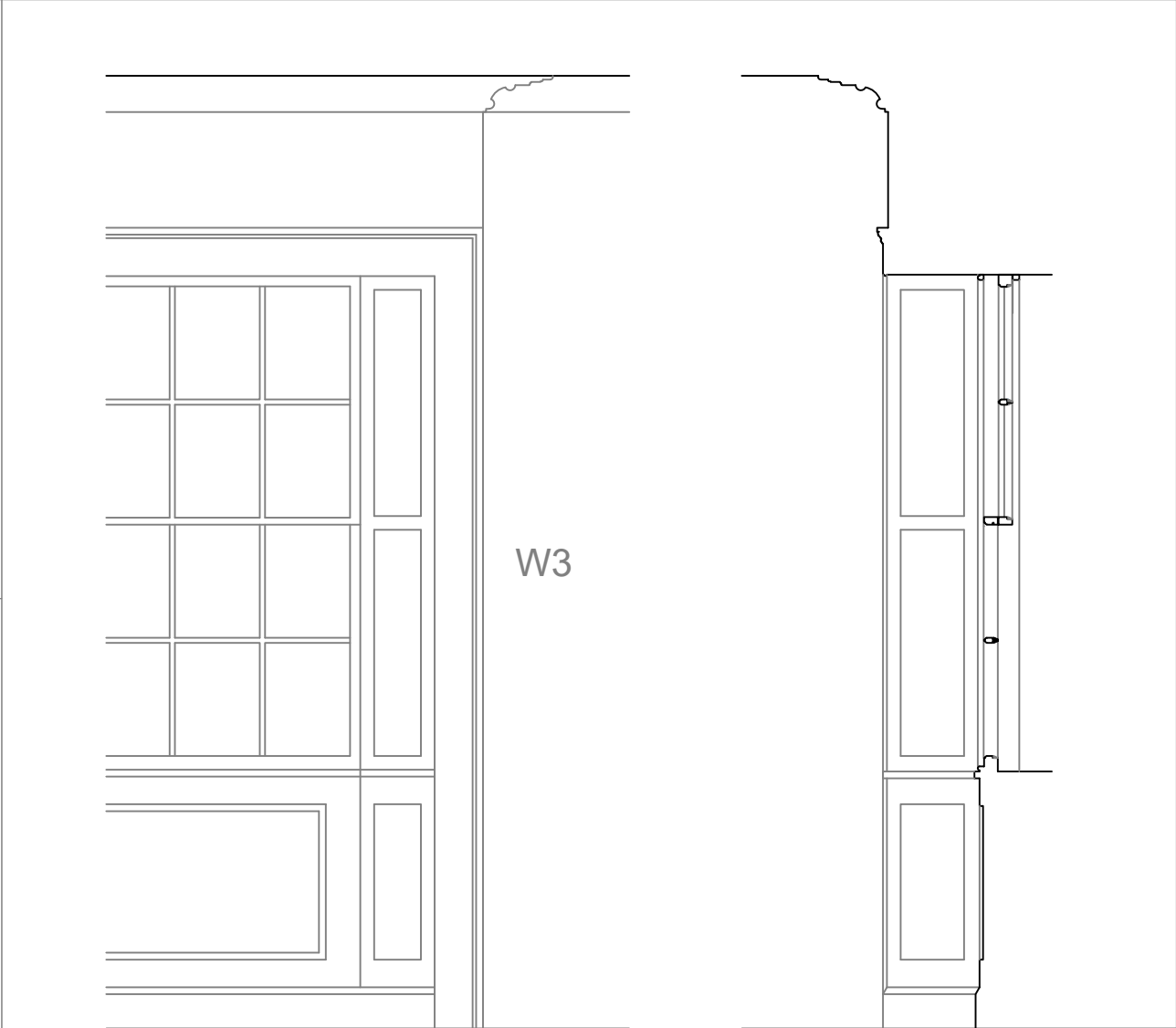
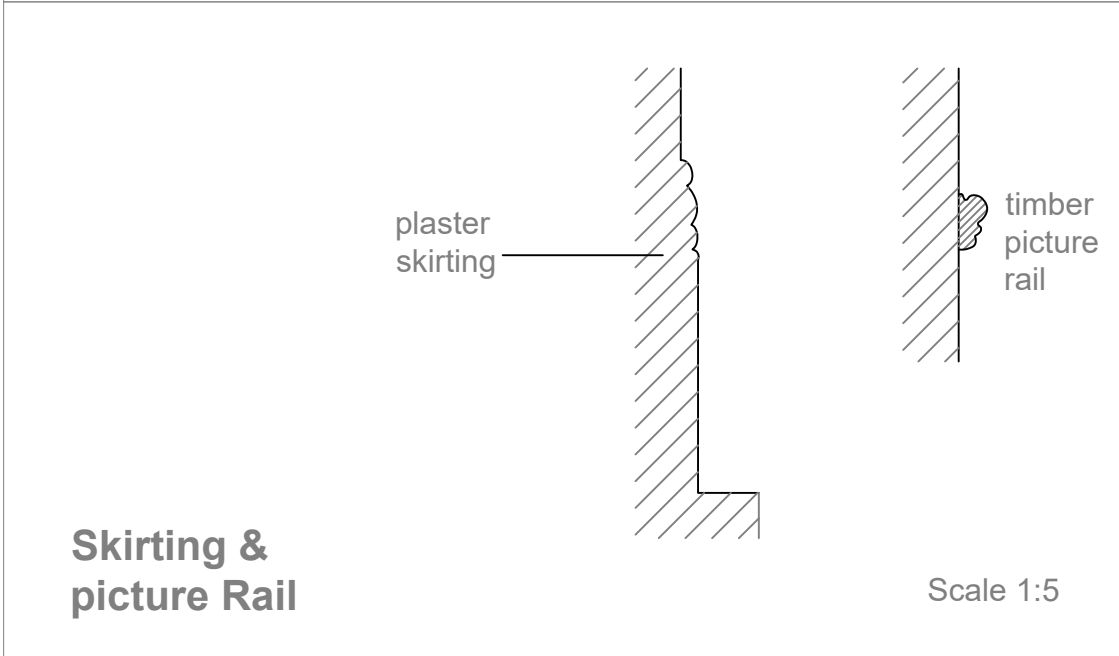
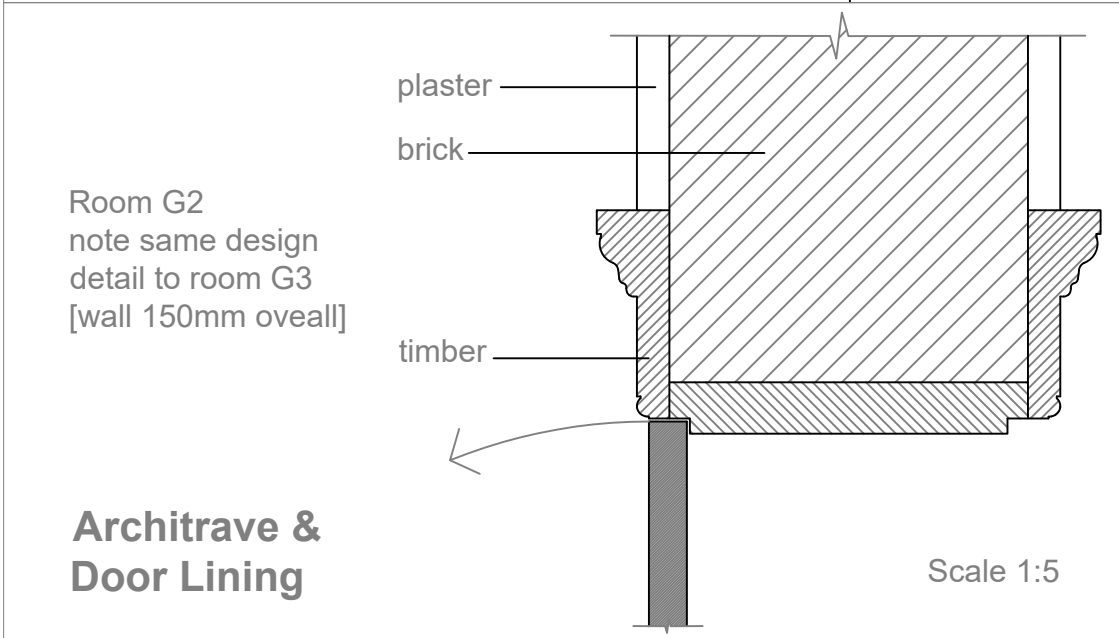
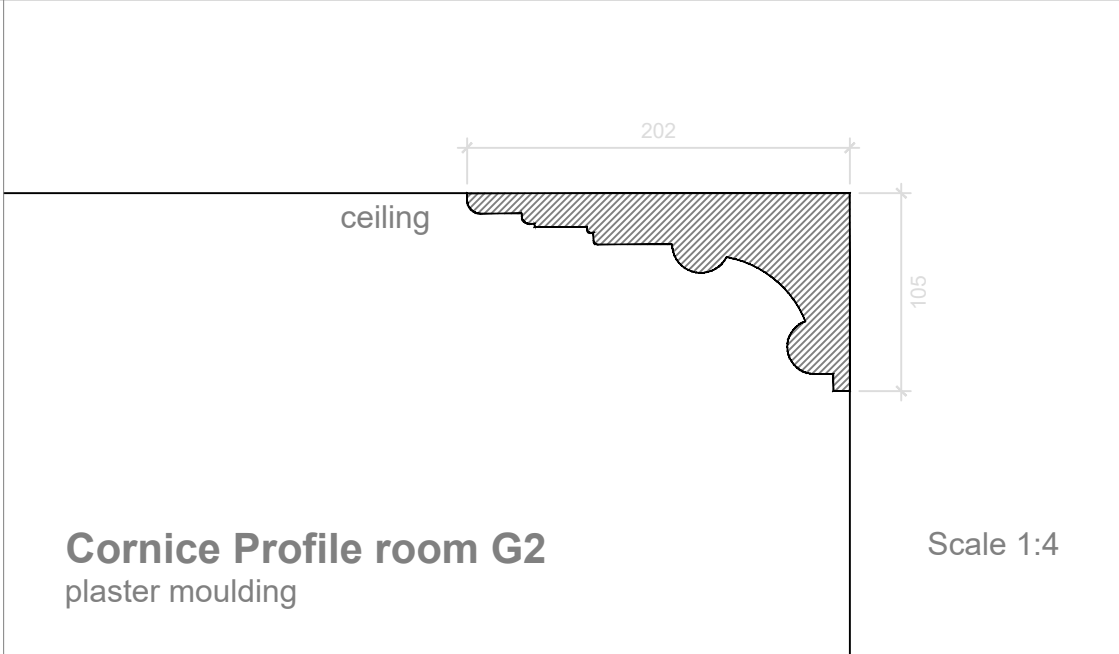
Dormer

- N.D2** See drawing Dwg no 37 NR REMEDIAL&RESTORATIONWORK 260319 R1/15

WINDOWS

- W3, W6, W8
See separate Window Schedule

- W10
See N.D2



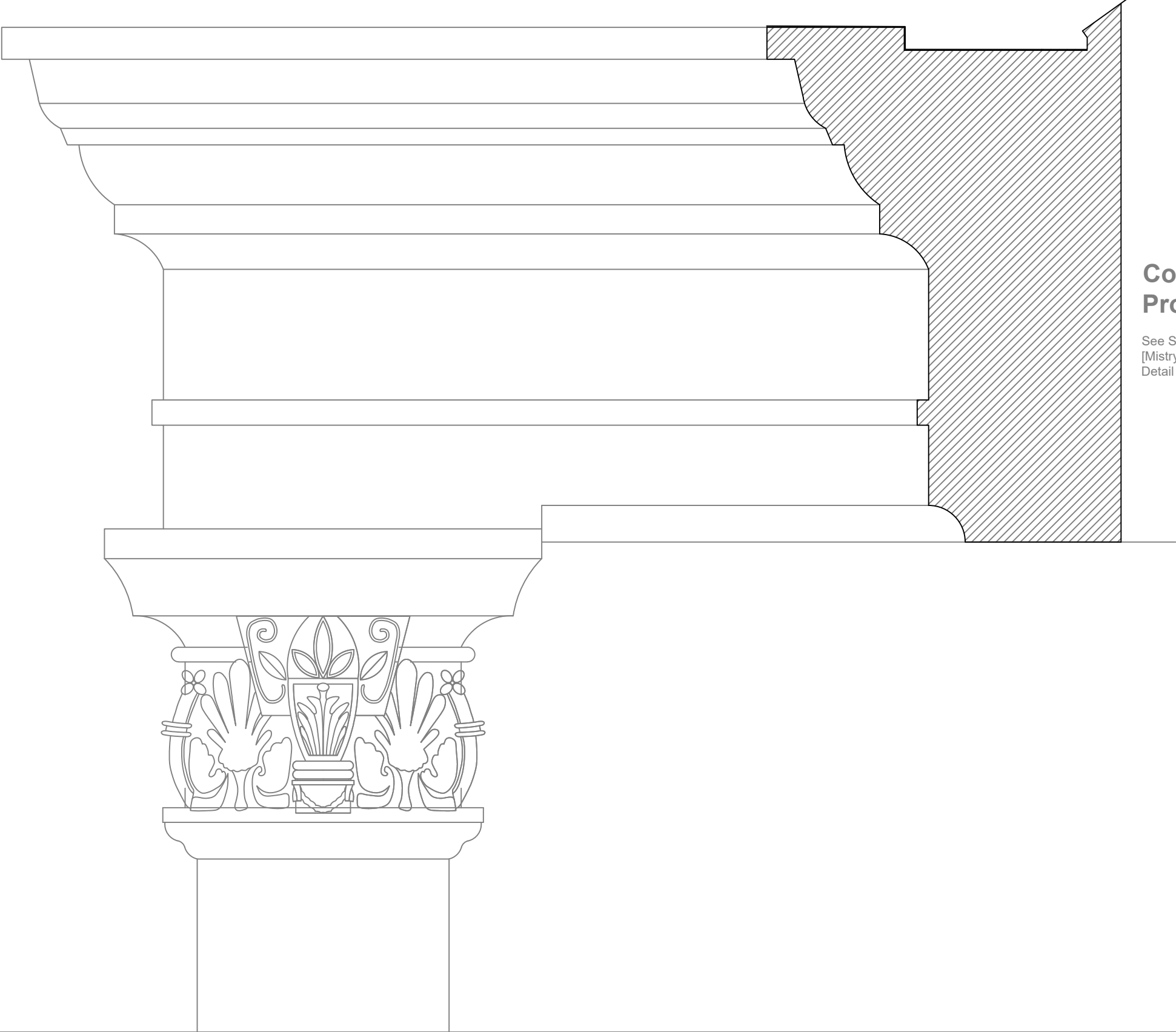


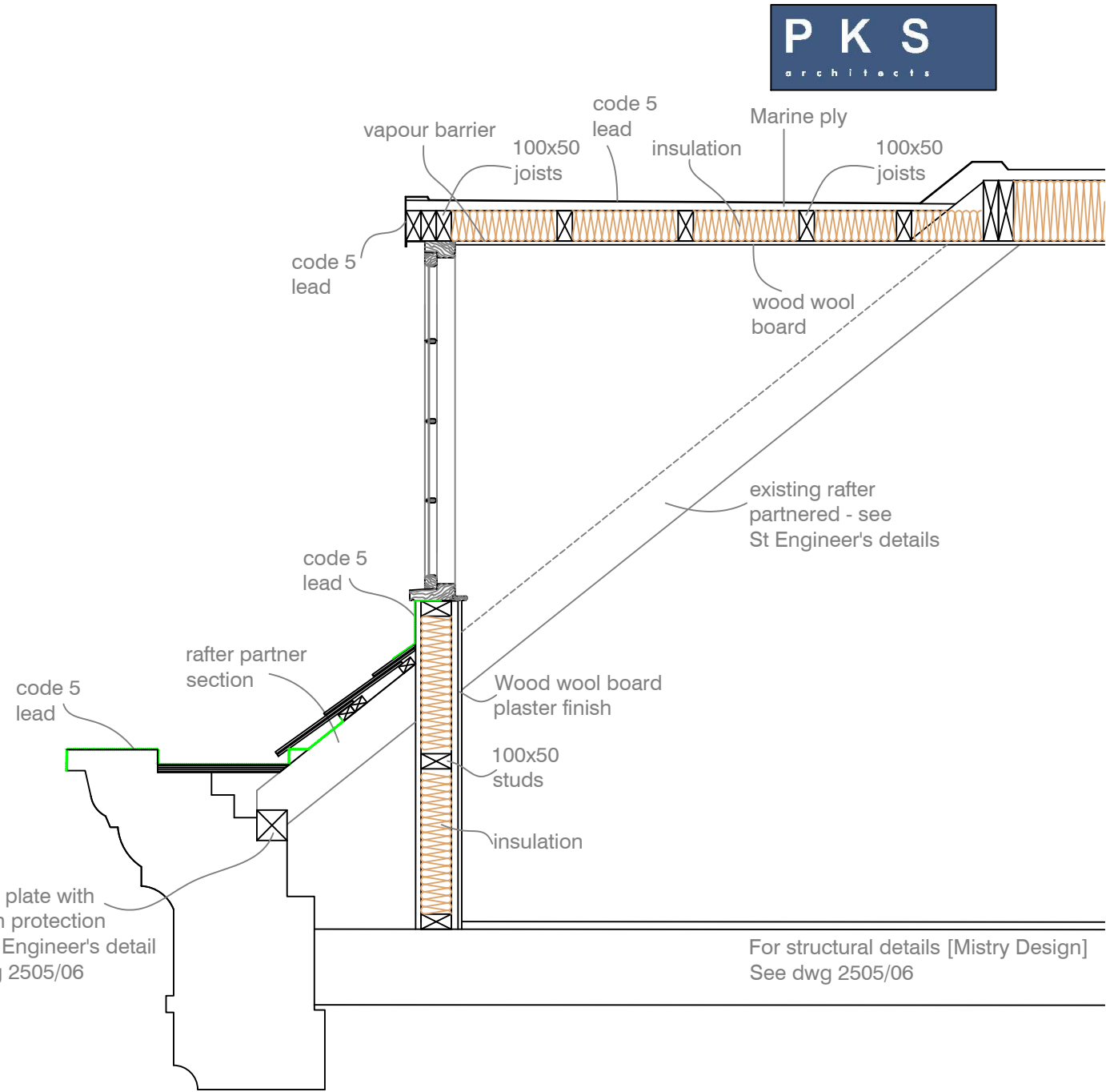
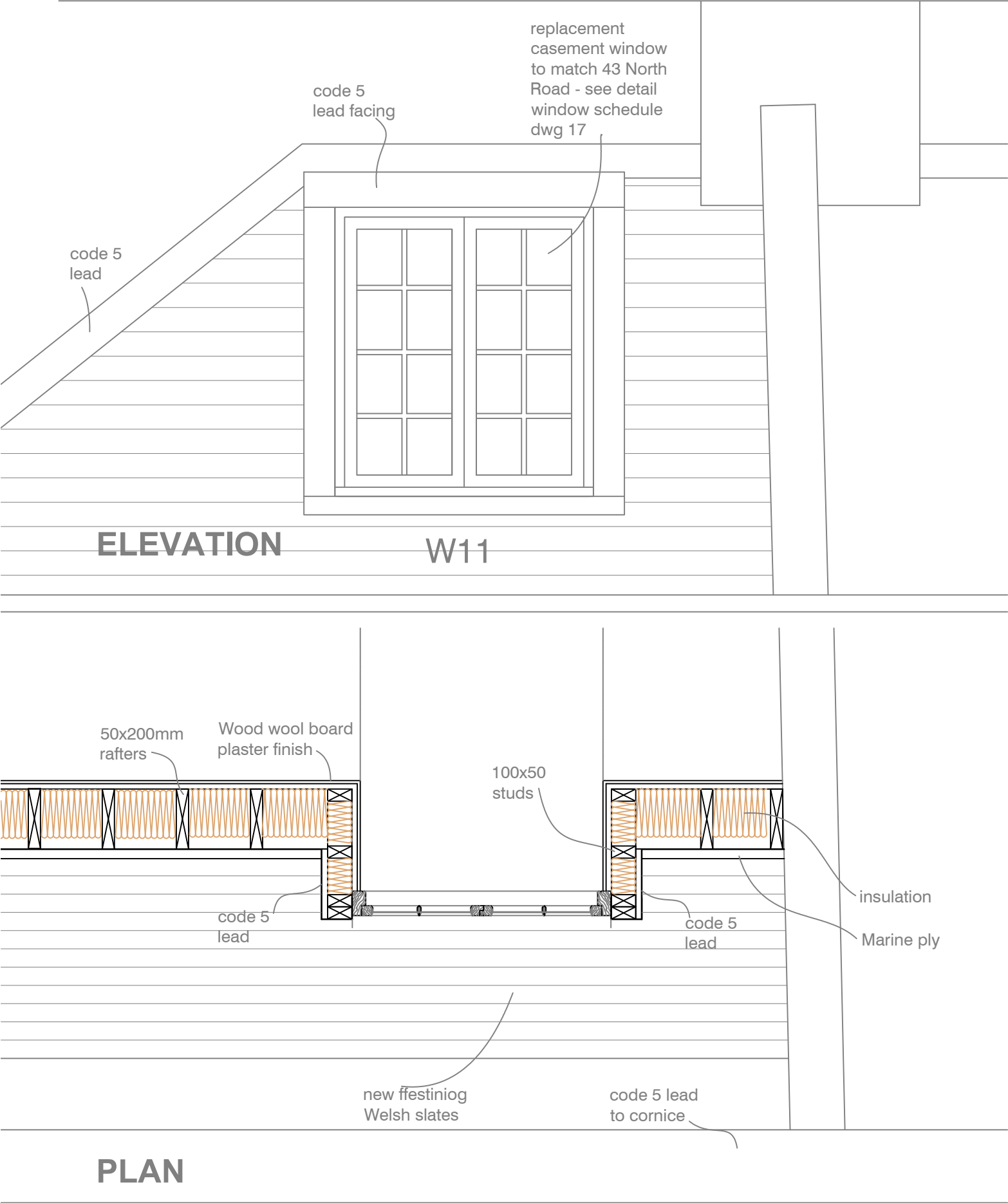
**Cornice
Profile**

See Structural Engineer's
[Mistry Design]
Detail dwg 2505/06



Anthemion Image



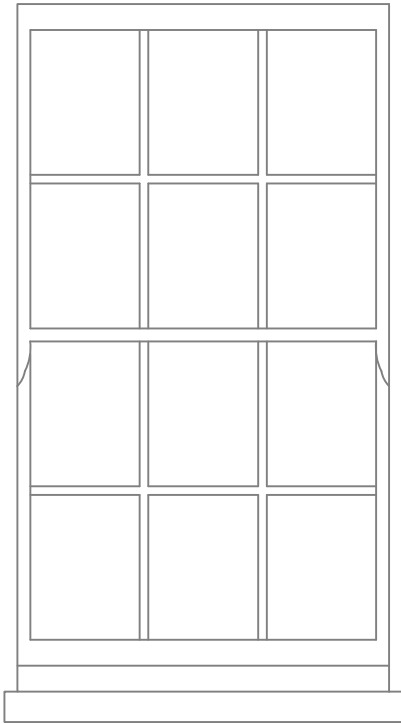


SECTION

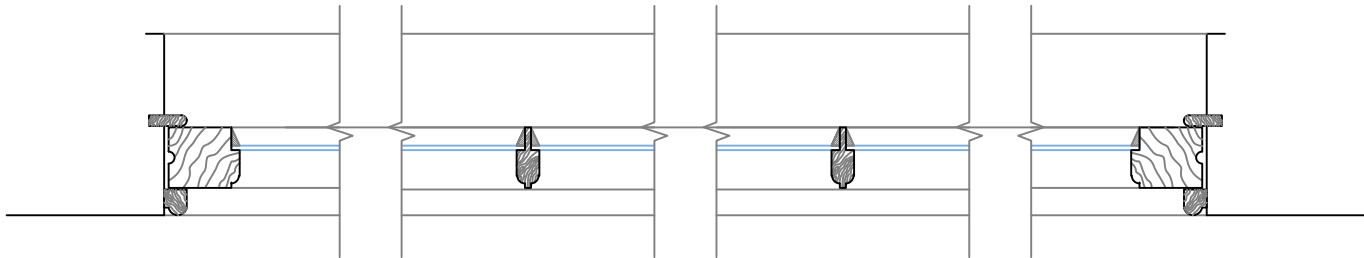
For structural details [Mistry Design]
See dwg 2505/06



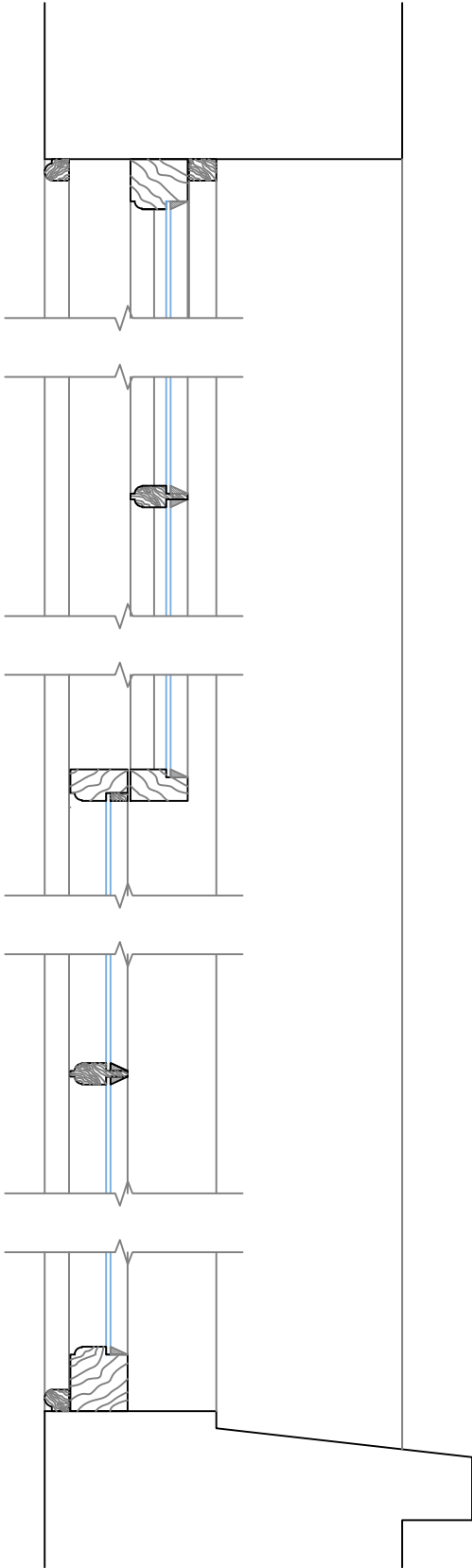
	W1 20th Century casement window		W7 Box frame - decayed, replace like-for-like retain all ironmongery and weights in replacement Sashes - reasonable condition [top sash not original] - restore Glass panes intact
	W2 Box frame - decayed, replace like-for-like, retain all ironmongery and weights in replacement Sashes - not original, generally good condition - restore 5 glass panes cracked or missing to be replaced		W8 Frame and casements [non original] in average/poor condition - restore
	W3 Box frame sound - restore Sashes - reasonable condition - restore 4 glass panes cracked or missing		W9 Existing window [modern] complete decay. Replacement window to match adjacent properties 39-43 NR see detail drawing
	W4 Box frames, decayed, replace like-for-like, retain ironmongery and weights in replacement Sashes - reasonable condition - restore 2 glass panes cracked or missing Shutters - reasonable condition - restore		W10 Window missing. Replacement casement window [dormer] to match adjacent property 39 NR See detail drawing
	W6 Box frame - decayed, replace like-for-like, retain all ironmongery and weights in replacement Sashes - generally sound, replace/repair bottom rail - restore 2 Glass panes cracked		W11 Existing window [modern] broken and decayed. Replacement to match dormer at 43 NR [only other house in terrace to have front dormer] See detail drawing
			W12 Replace modern fanlight to match adjoining properties



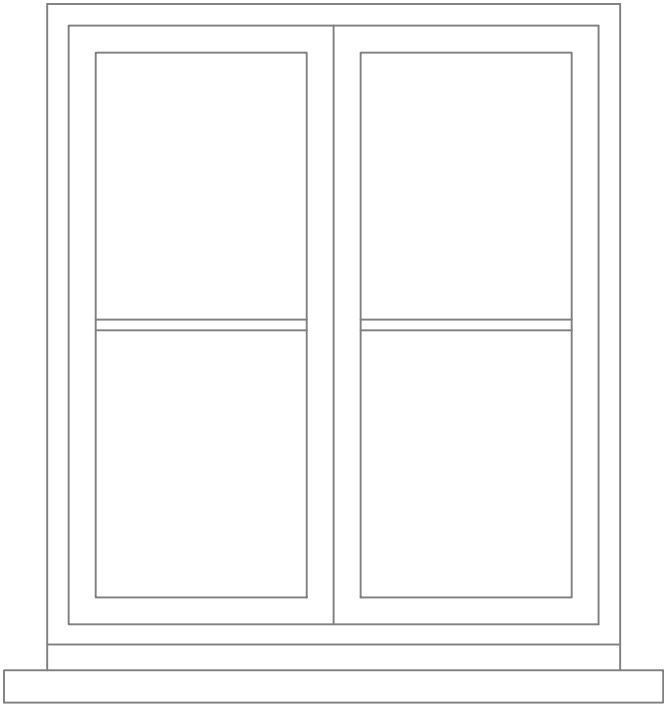
Elevation



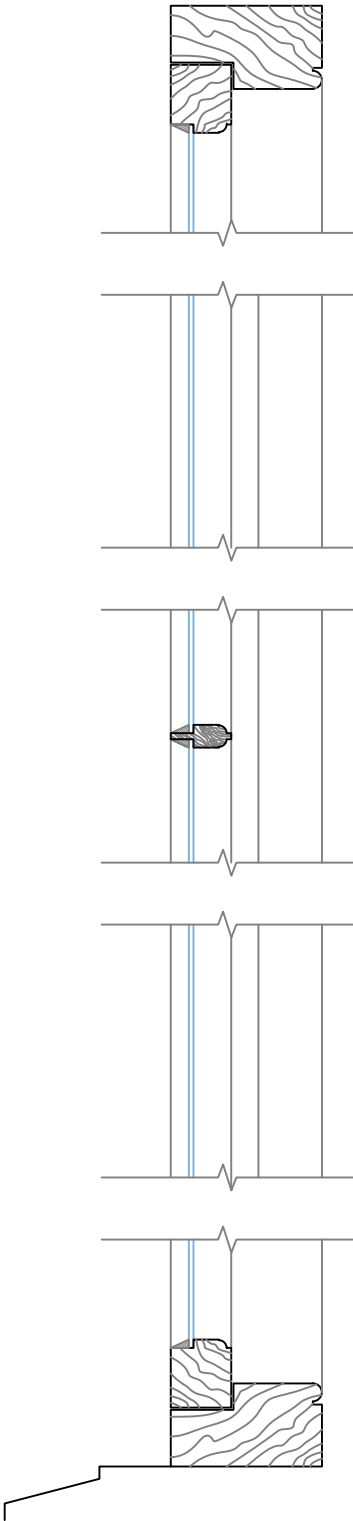
Plan - Scale 1:5@A3



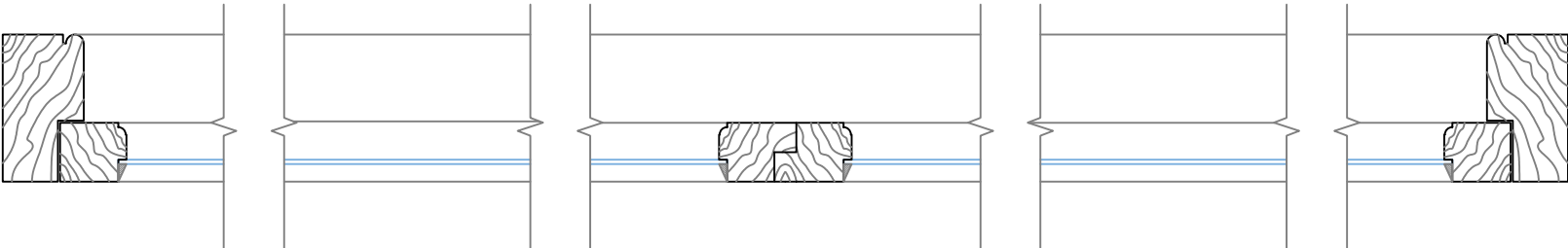
Section - Scale 1:5@A3



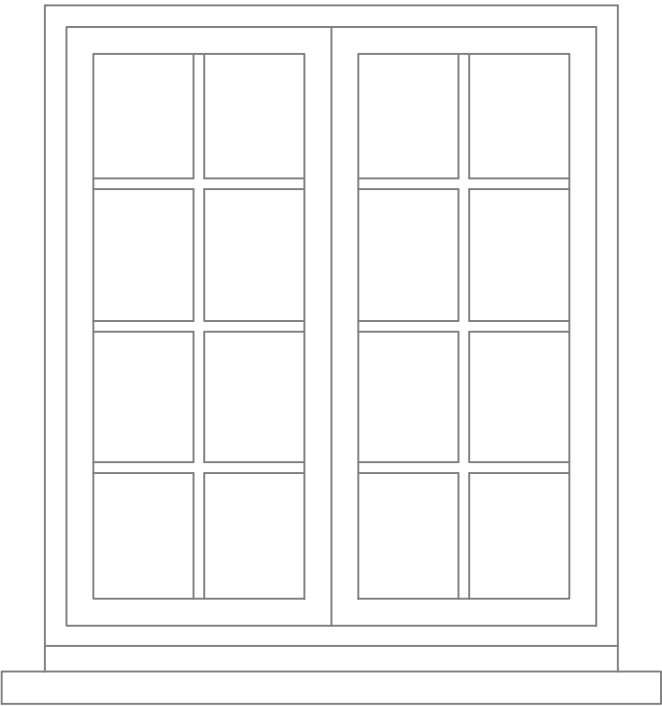
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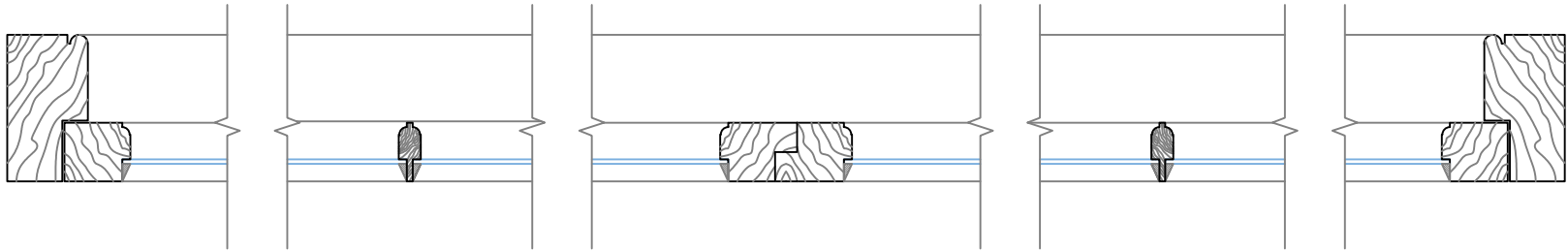
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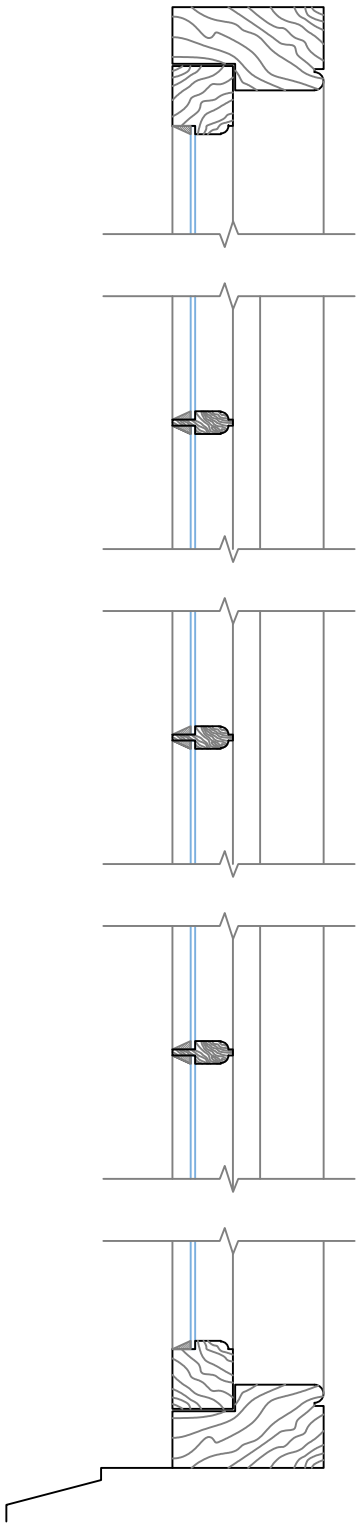
Plan - Scale 1:5@A3



Elevation



Plan - Scale 1:5@A3



Section - Scale 1:5@A3