

Description of proposed works (Overview)

Works are proposed to refurbish the exterior of the building and to repair exposed timber within the building.

This will include repairs to original timber frame and infill brickwork where needed. Specifically the intent is as follows:

- To repair superficially decayed timber frame elements as advised by the survey undertaken (including one internal)
- To repair or replace decayed wooden external elements (capping timbers, soffits etc.)
- To Paint the exterior of the house, including wooden external elements (e.g. soffits)
- To replace and improve guttering

All works are for the purpose of improving or maintaining the wet weather resilience of the listed building. The works will be sympathetic to the listing, with refurbishment where possible and replacement where not.

Detailed description

Timber repairs

PROPOSED REPAIR METHOD

The following repair methodology is based on our contractor's experience of over 30 years in modern timber repair methods and in line with advice and case studies set out in English Heritage – Practical Building Conservation – Timber (published by Ashgate/Routledge).

This publication has case studies on the use of epoxy resin in historic timber repairs going back 30 years. It details several different uses and methods including complete replacement with a poured epoxy to connecting splice repair using an epoxy adhesive and crack filling. The chart of adhesive compatibility and uses lists epoxy based adhesives as the best, all round, solution.

In this instance, we will not be using poured epoxy to replace complete timber sections.

Also addressed is the possibility of condensation affecting the epoxy/timber interface and the conclusion is that the effects are negligible.

As a result it is intended that the repairs will be generally carried out as follows:

- Cut back sections of decayed timber to sound
- Consolidate friable surfaces as required
- Fit new Oak facings where required
 - Where complete section is required, the splice joint will be glued in place using reinforcement connections if required
- Make good any localised masonry or loose panels
- Seal around timber/masonry

Obviously the full extent or depth of the cut-back or the specific type of repair cannot be ascertained until the decayed timber is removed.

Specific external repairs and locations are given below and in Figures 1&2. Typical repair types are given, by way of illustration only, in Example timber repair diagrams 1 and 2 (attached separately)

Repair Nos. 1,2,5,6,7,8 9,10.

- Cut out decayed timber to joints.
- Cut back frame members to sound.
- Consolidate friable surfaces.
- Fix new timber sections with fiberglass rods connectors to joints.
- Fill edges of frame / masonry panel if required.

Repair Nos. 3,4,10,11,12,14.

- Cut out decayed timber back to sound.
- Consolidate friable surfaces.
- Fit new timber sections.

Repair 13

- Remove timber panel / cover.
- Examine and allow to fit new vertical timber.

DATE 8th December 2021
REPORT REPORT NUMBER 5/34629
PLAN ADDRESS 3 Abbey Hill

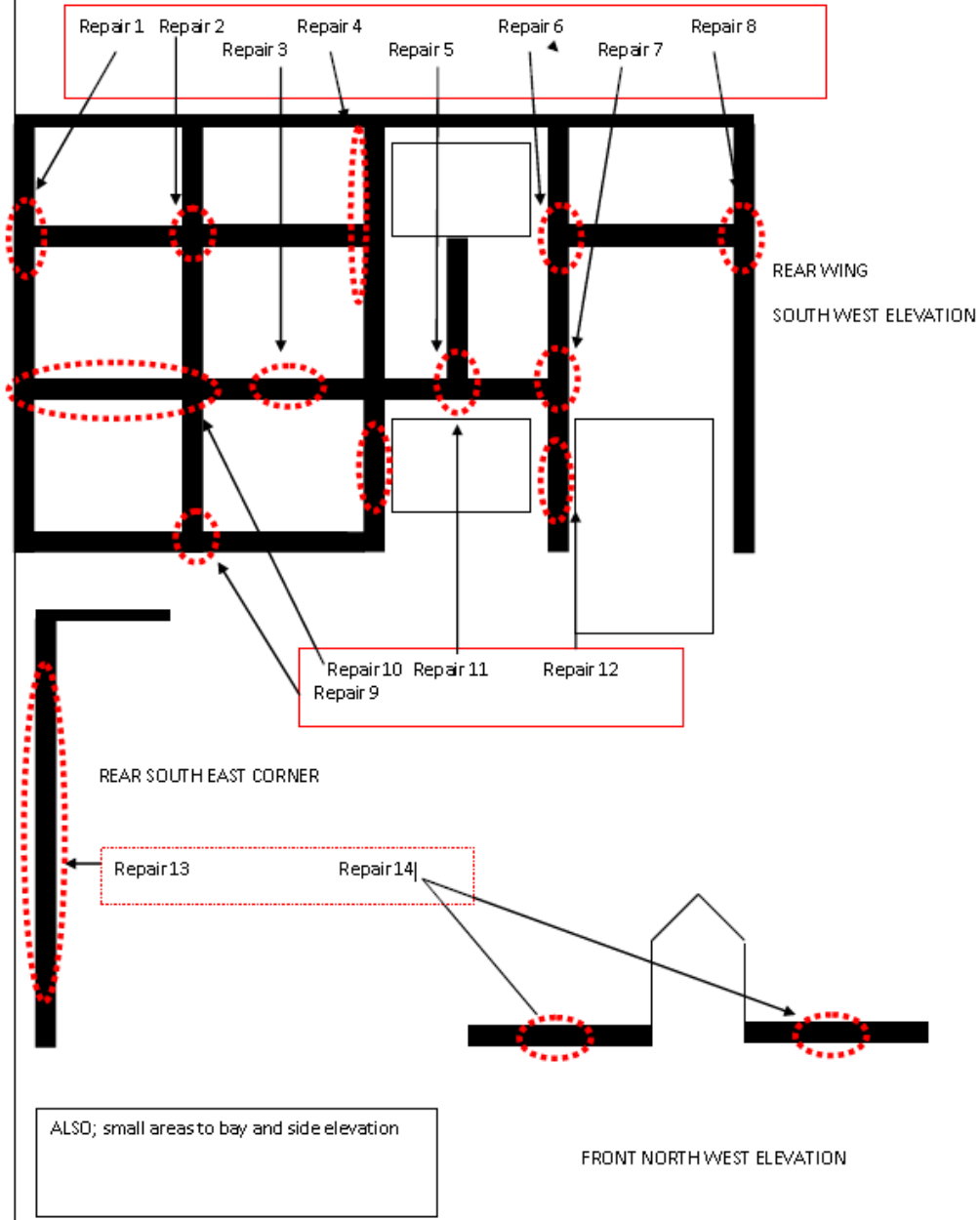


Figure 1 – Repair Location diagram



Rear
South East
Elevation



Rear South West
Elevation



Front North West
Elevation

Figure 2 – Elevations

Internal Timber Repair

Ground floor at location shown in figure 3.

- Attached new timber section to form joint with vertical and cut back decay to vertical and fix new section as necessary



Figure 3 – Ground floor plan showing location of internal timber repair

Subsequent repairs

- Remove existing perished timber cappings to gable structures comprising of three large and two small gables. To include additional scaffolding to side elevations to form access as required.
- Guttering will be replaced with sympathetic metal alternative
- Localised areas of making good to brickwork and securing infill panels as required. Re-pointing where required.

Upon completion of the above works, redecoration of all elevations including timber frame, masonry areas, timber fascias and cappings will be carried out. We will use a limewash paint on the masonry sections, (e.g. Pozzolan or Pozilime) this will be brush applied and diluted with water dependant on which coat is being applied, i.e. 1:1 for the basecoat and 2:1 for subsequent coats. These products will be matched to the original colour. For the timber decorations, we will use emulsified linseed oil. A very light sanding of the surface will be required to provide a key followed by a brushed finish.

Additional Notes

The exact extent of the timber repairs cannot be fully defined until exposure works are carried out.

- It is essential that the structure be exposed to reveal any hidden timbers or concealed areas of decay.

The company carrying out the timber repairs is a member of the Property Care Association.

Roofing works are not anticipated but may be recommended during this work given its location. Existing materials will be re-used wherever possible or like-for-like replacements used.

Item	Materials Before	Materials After
External Walls (Painted)	Painted Red Brick	Painted Red Brick (Limewash)
External Walls (Un-Painted)	Red Brick	Red Brick
Rainwater Goods	Black PVC	Black Sympathetic Metal Guttering
External Timber Frame	Partially Decayed Painted Timber frame	Timber frame with decayed material removed and replaced with fresh timber as per attached detail. Finished with Emulsified Linseed oil paint.
Internal Timber Frame	Partially Decayed Timber frame	Timber frame with decayed material removed and replaced with fresh timber as per attached detail.
Other – Soffits etc.	Painted Wood	Painted Wood