Schedule of repairs and improvements to the main house:

Pitched Roofs:

- Existing roof finishes to be carefully removed and retained. Existing timber battens to be removed where rotten and replaced with new treated timber battens
- New sheeps wool or hemp fibre insulation to be installed between the existing rafters.
- Roof tiles to be reinstated. New clay tiles to match existing to be used to replace broken tiles
- Existing lead flashings and weatherings to be removed and replaced with new lead flashings and weatherings
- Existing concrete haunching weatherings to be removed and replaced with new lead flasings
- Existing timber fascias and soffits to be removed and replaced with new painted timber facias and soffits to match the existing
- Existing Velux windows to be removed and replaced with conservation style rooflights
- Existing Cast Iron and Upvc gutters to be removed and replaced with new metal gutters to match the existing

Flat lead Roofs:

- Existing lead and substrate to be removed
- Sheeps wool or Hemp fibre insulation to be installed between the existing joists
- New tongue and groove boarding and lead roof finish to be installed

Chimneys:

- Top 1200mm of all chimneys to be carefully dismantled and rebuilt using existing bricks and pots
- Lightning conductors to be removed and replaced
- Cracked chimney pots to be replaced with new clay pots to match the existing

Walls at ground floor level:

- All vegetation attached to the external walls to be removed or cut back to allow for repairs
- Existing pointing to be raked out and replaced with new lime mortar pointing

Tile walls at first floor level:

- Existing clay tiles to be carefully removed. Existing timber battens to be removed and replaced with new treated timber battens
- Tiles to be reinstated with new clay tiles to replace any broken tiles. New tiles to match the existing
- New lead flashings to be installed

Timber and rendered walls:

- Damaged areas of render to be removed and new lime render to be installed

Timber windows and doors:

- Existing sash windows to be eased, repaired and made operable. All existing windows that have been converted to Sprung sash windows to have sash chords, pulleys and weights reinstated
- Existing casement windows to be repaired
- All timber casement windows and sash windows to have existing glazing replaced with slim-line double glazing in existing timber frames. All windows with leaded glass and stained glass to remain as existing.
- All windows to be repainted to match the existing

Joinery generally:

- All external joinery to be repainted to match existing

Proposed Works at Cookham Dene

0 1 2 3 4 5m

Scale 1:50

NOTES:

Report all discrepancies, errors and omissions.

Verify all dimensions on site before commencing any work on site or preparing shop drawings.

All materials, components and workmanship are to comply with the relevant British Standards, Codes of Practice, and appropriate manufacturers recommendations that from time to time shall apply.

For all specialist work, see relevant drawings.

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Rev	Date	Description

Project Title

Cookham Dene House

Drawing Description

Existing Main House
East Elevation

Scale	Drawn by
1:50 @ A1	HP
Date	**Checked by**
March 2023	SW

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CANTERBURY LONDON HARPENDEN

Drawing Number

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Revision