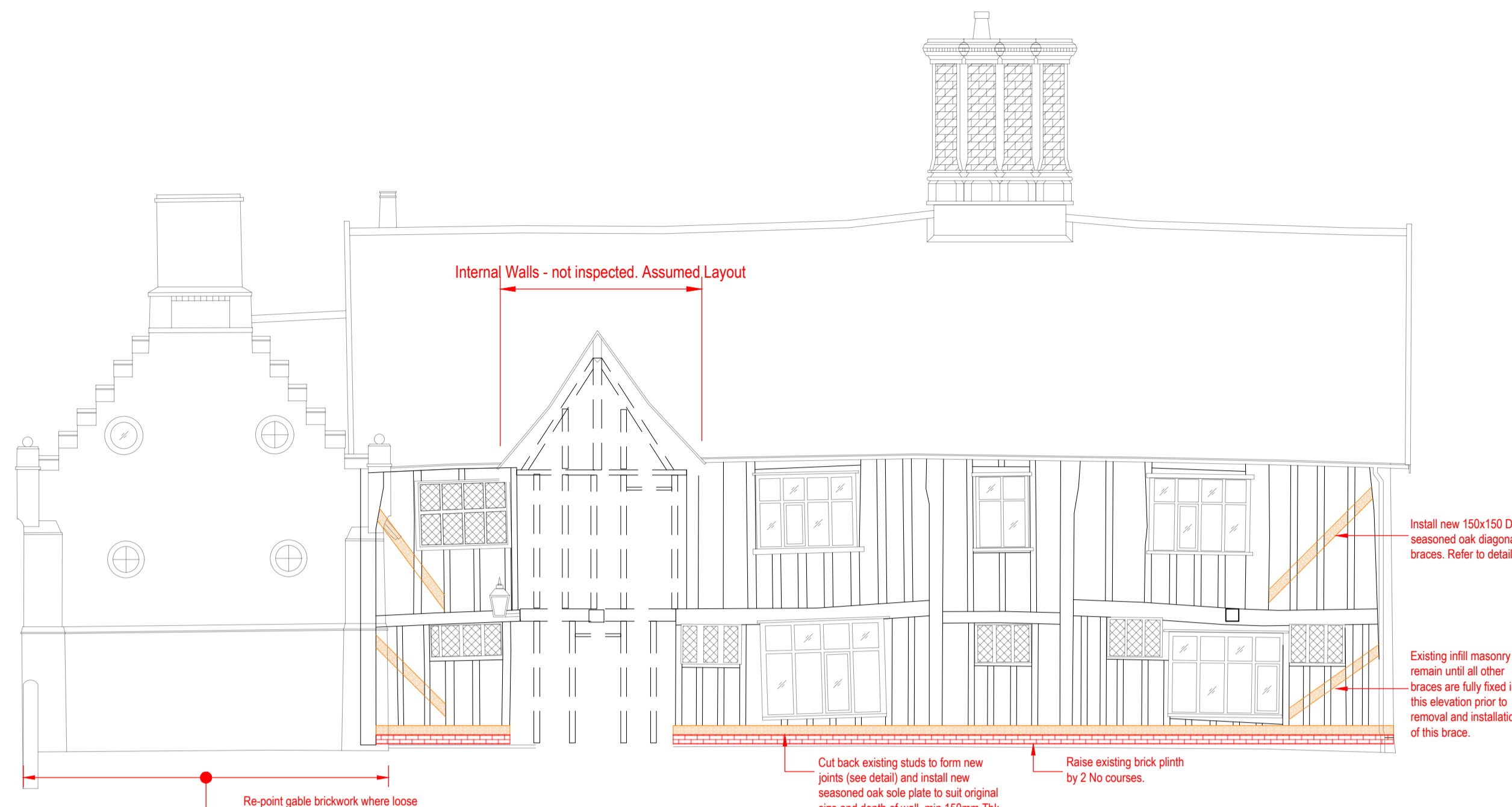


ELEVATION 1 - EXISTING
1:75



ELEVATION 1 - PROPOSED
1:75

CDM NOTES:

- All works to be undertaken to timber frame should be commenced following the removal of roof tiles to reduce loading.
- Contractor is to notify Engineer and Architect of proposed areas and sequencing of works to ensure it does not have a detrimental affect on stability for other works being undertaken at the same time.
- Temporary works designs and procedures are to be reviewed and agreed with Structural Engineer and Contractor prior to commencement of any works indicated on these or other plans.

SEQUENCE OF WORKS

All works to be undertaken to timber frame should be commenced following the removal of roof tiles to reduce loading. All sequences assume this approach unless noted otherwise.

- Provide temporary propping to timber frame in accordance with temporary works details (refer to separate drawing).
- Remove existing sole plate and cut back existing studs to suit.
- Raise level of existing brick plinth.
- Repair / replace sole plate as necessary in sections applicable to area temporarily supported.
- Repair / replace studs and principal columns in accordance with relevant details.
- Install permanent bracing where indicated on elevation.
- Zone A - Remove existing brick infill and repair associated studs and bracing as required as last area of works to this elevation.

NOTES:

- This drawing is to be read in conjunction with all relevant Architects, Engineers and sub-contractors drawings, details and specification. All dimensions and setting out shall be calculated from the Architects drawings except where shown.

REPOINTING MASONRY:

- Proposals for repointing should generally be localized and should not extend beyond the area where it is strictly necessary.
- Complete or substantial repointing of a facade is not considered to be a repair and is likely to require specific listed building consent.
- All proposed mortars should be matched in colour and material to suit the original building and agreement / listed building consent provided.
- It is a requirement that old mortar is cut out by hand using hooked tools or masonry chisels. Mechanical cutting machinery, and angle grinders in particular should not generally be permitted.
- Depth of joint to be removed should be twice the depth of the joint (Typically 20mm) or as required to suit loose mortar. Excessive removal of mortar beds should be avoided.
- Limit extent of repointing to areas of not exceeding 4 No courses high. Where depth of raked out mortar exceeds 20mm, limit areas to ensure integrity of wall panel is not compromised structurally, or seek confirmation from Engineer if in doubt.
- Ensure all mortar is removed from top and bottom of joint leaving a square cut joint. Dust and debris must be removed using brushes or vacuum and thoroughly cleaned to ensure no loose material remains.
- All areas of repointing should be dampened to reduce suction and improve adhesion of the mortar and prevent rapid curing.
- Ensure all areas being repointed are protected with ventilated covers (Hessian or similar) with regular mist spraying to maintain moisture as mortar sets. Where exposed to driving rain or high wind provide plastic sheeting or similar on top of hessian.
- The mortar should be packed firmly into the joint using a pointing iron after all the loose material has been flushed out and the joint wetted first to reduce suction. The inside surfaces of the joint need to be damp but not wet.
- Joints need to be thoroughly filled from the back and compacted to avoid voids, and be built up in layers of approx 25mm deep.
- The joint should be filled slightly proud of the intended finished level to allow for slight shrinkage and compaction of the mortar as it firms up. Any mortar that is smeared on the masonry should be sponged off with clean water before it has dried.
- Where large areas of mortar are to be repointed, ensure 1 week between opening up further areas to allow sufficient time for mortar to cure before exposing further large areas.

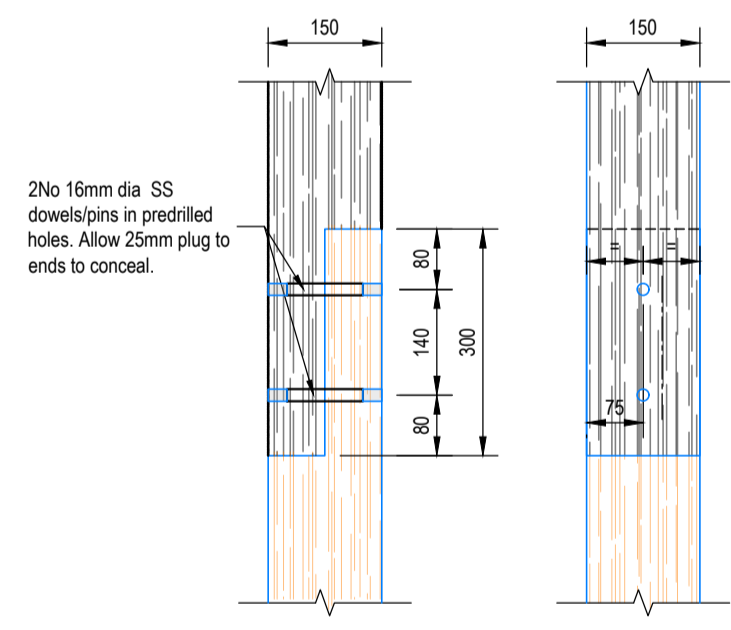
TIMBER REPAIRS / REPLACEMENT

- All timbers should be retained where possible.
- Unless noted on adjacent plans, details provided are to be adopted by the contractor to apply throughout where identified repairs / replacements are required. All works are to be agreed by Beech Architects and approval provided by Mid-Suffolk District Council Listed Buildings Officer prior to commencement of works.
- Contractor is to mark up drawing to show the following:
 - Unshaded = original member retained
 - Red shade = Replacement member
 - Blue shade = Repaired / Spliced member
- All timbers are to be brushed back (defrassed) back to solid wood to determine overall size and assess requirements for repair / replacement.
- Where section loss of timber is greater than 25% of its cross sectional area, timber is to be repaired with new spliced member up to point where section depth is greater than 75% of original size.
- Where section loss is greater than 25% for over 75% of its length a full member replacement is considered acceptable.
- Where tie members or bracing members are to be repaired, consult with Engineer prior to commencement to ensure special detail or full member replacement is not required.
- Members should not be spliced over an opening. Extend length of splice to ensure each end is adequately supported by a principal member. If in doubt, confirm with Engineer.

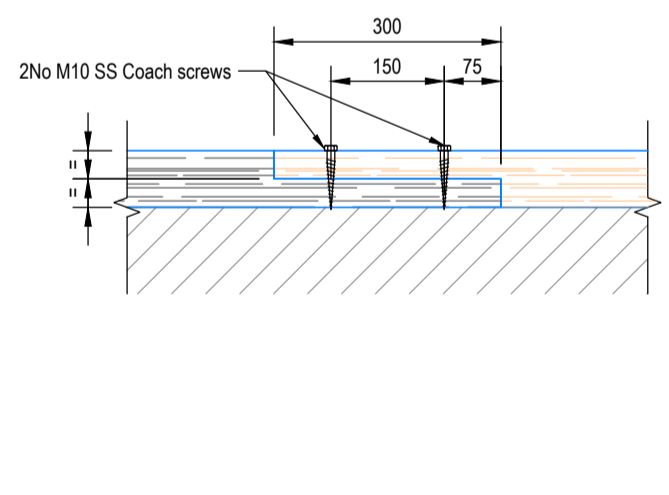
This drawing forms an appraisal of elements visible from ground floor level externally and internally. Additionally, internal finishes and stored materials covered other elements preventing a detailed inspection, particularly at low level. We can therefore not accept responsibility for items which were not seen at the time of the inspection, nor made aware of. Access at high level was not possible, nor were there any intrusive investigation works to determine the extent and condition of foundations or concealed structures.

The information presented is based on conditions which were apparent at the time of our inspection in October 2023. We cannot accept responsibility for conditions which may occur at other times. The appraisal is not intended to form a complete schedule of all required repairs, but to highlight the overall condition of principal structure and to serve as a record drawing for marking up by contractor to record repairs.

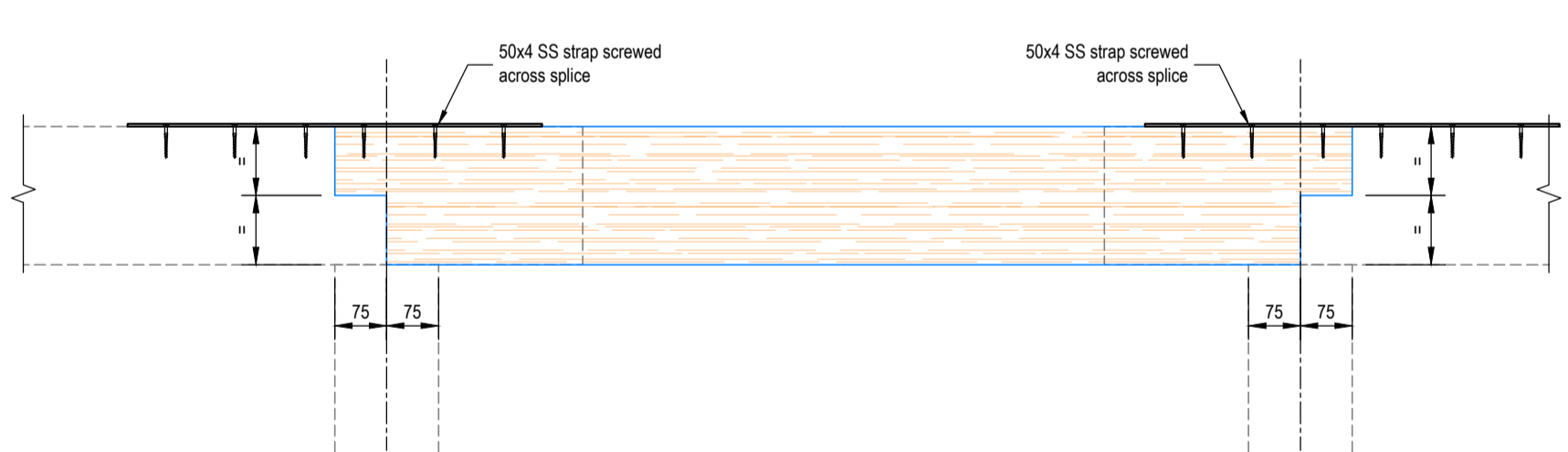
The exact extent of repair works is to be coordinated with the Contractor & Engineer during the repair works when full access is provided. A detailed assessment will be undertaken by a competent builder to identify areas in need of repair / replacement and Frith Blake / Beech Architects will advise accordingly.



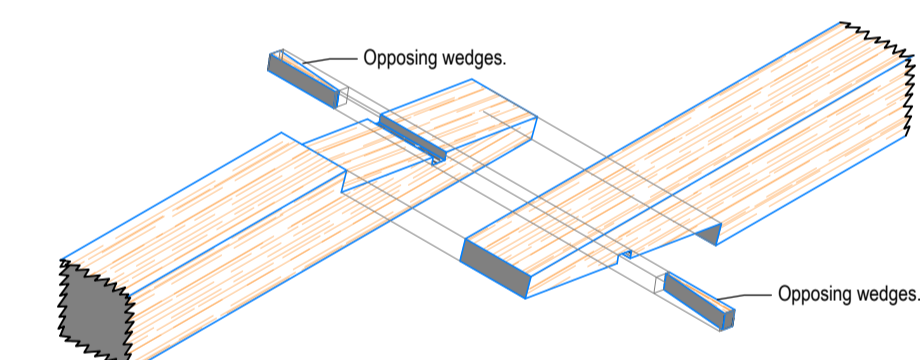
TYPICAL COLUMN SPLICE DETAIL
1:10



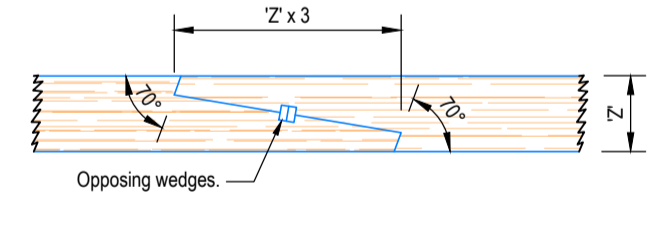
TYPICAL SOLE PLATE SPLICE DETAIL
1:10



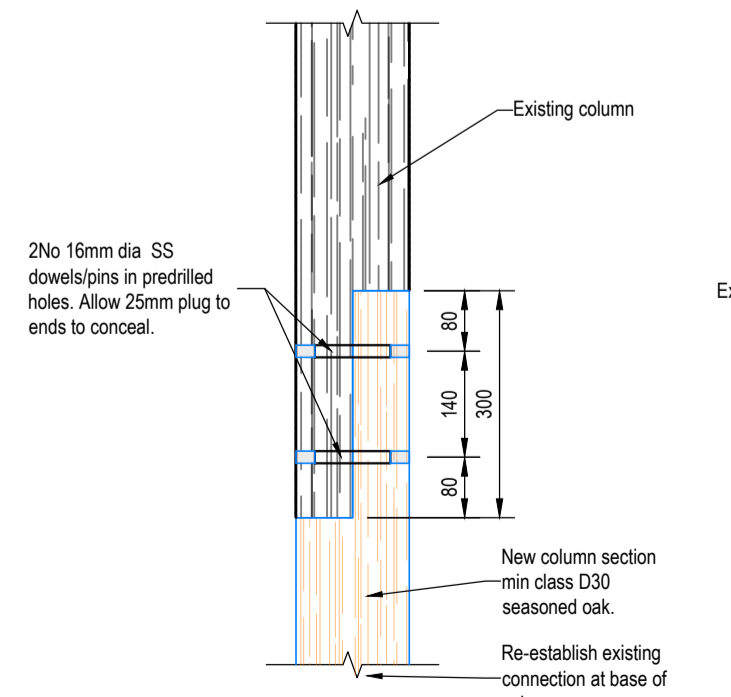
EAVES PLATE SPLICE DETAIL
1:10



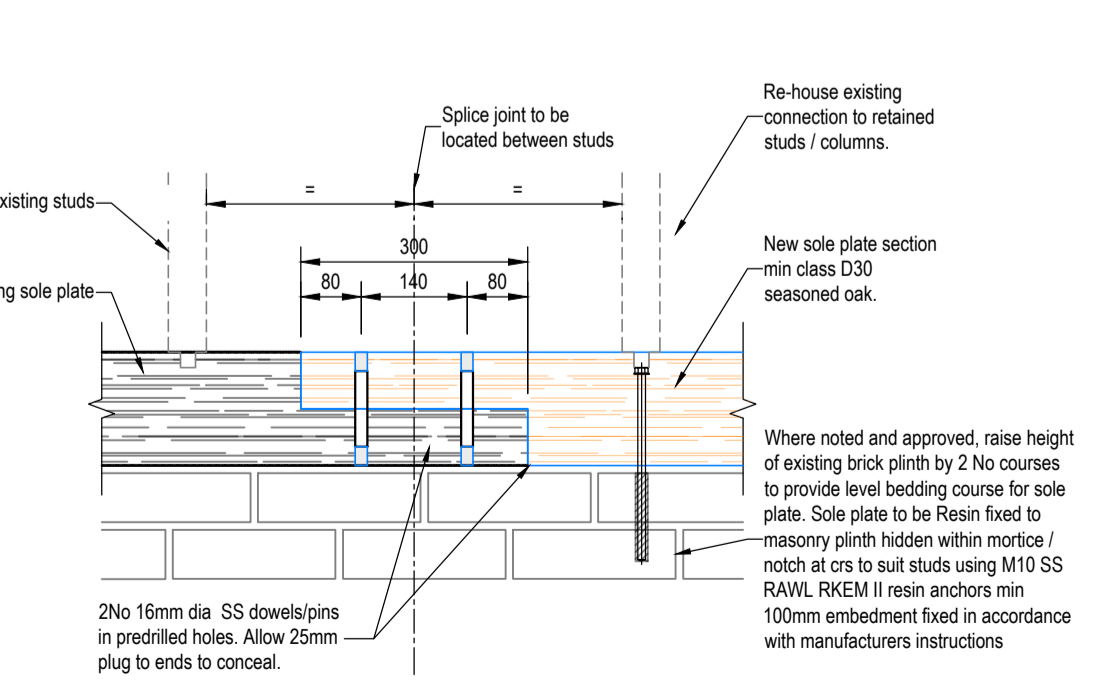
EXPLODED VIEW OF WEDGED SPLAYED SCARF JOINT
This detail to be used at eaves level ties requiring transfer of moments and compression/tension.



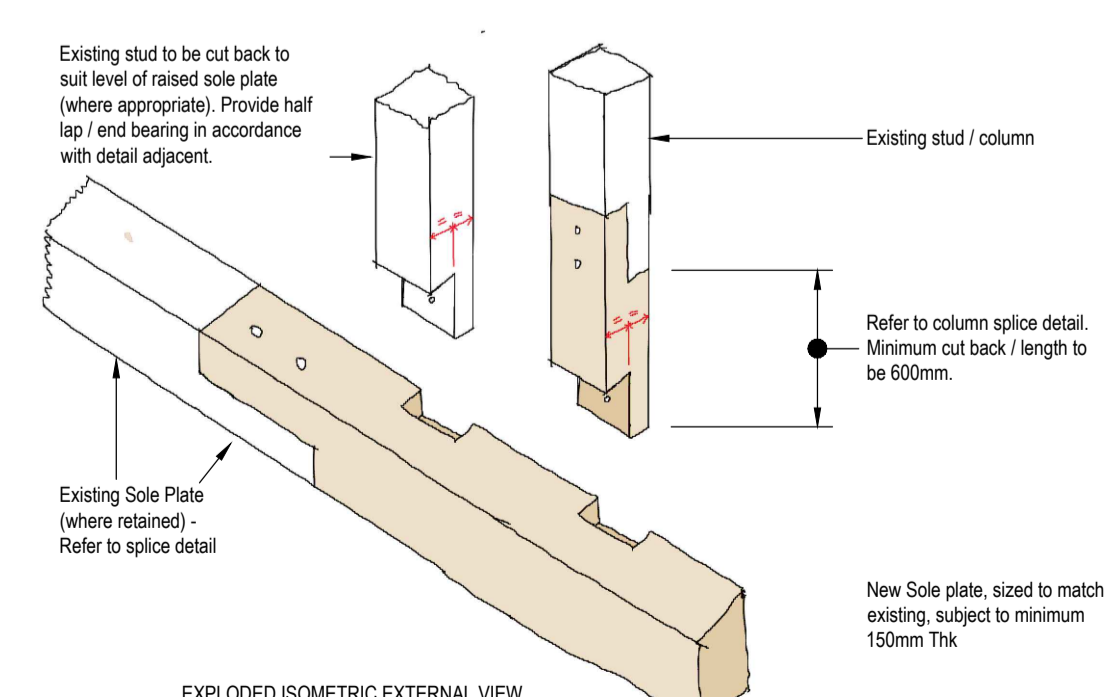
ELEVATION ON WEDGED SPLAYED SCARF JOINT



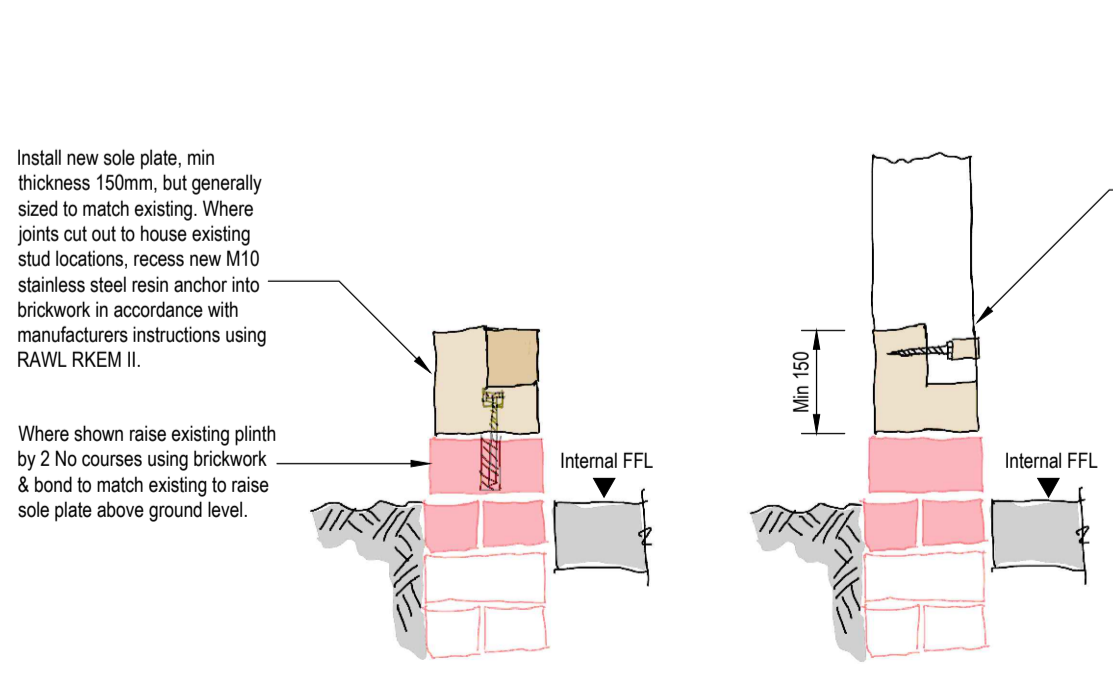
TYPICAL COLUMN REPAIR/SPLICE DETAIL
1:10



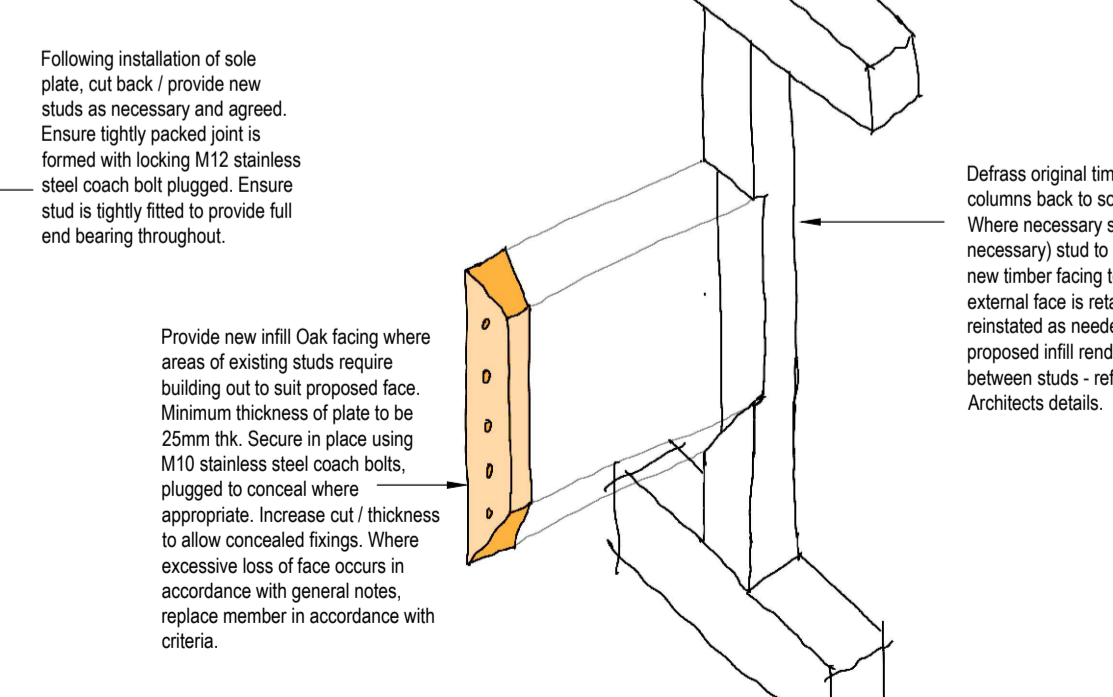
SOLE PLATE SPLICE DETAIL
1:10



SOLE PLATE STUD INTERFACE
EXPLODED VIEW



SOLE PLATE + STUD CONNECTION



TIMBER FACING REPAIR

REV	DESCRIPTION	DATE	BY	CHK
P1	Preliminary Issue	20.10.23	DB	JF



9 Damgate Street, Wymondham, Norfolk, NR18 0BG
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PROJECT DETAILS:
Monks Hall Refurbishment
Syleham
Eye, IP21 4LN

CLIENT DETAILS:
Juliet and Bonamy Grimes

DRAWING REFERENCE:
Repair Details
Elevation 1 (South-East)

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
As Noted A1	Oct 2023	DB	JF
PROJECT No:	DRAWING No:	REVISION:	
4289	R01	P1	