

5.0 SPECIFICATION FOR SMALL SCALE LOCALISED LIME POINTING REPAIRS TO EXISTING BRICKWORK

Scope of Works:
Lime pointing repairs — Localised raking out and repointing of deteriorated mortar joints to existing brickwork.
Works limited to small-scale patch repairs, retaining maximum historic fabric.
All repairs to be like-for-like in appearance, strength, colour and texture.

Materials:
Lime mortar to match existing in:

Binder type (likely NHL2 or lime putty depending on existing)
Aggregate colour, grading and texture
Finished appearance (flush, slightly recessed, or brushed back to match)

Aggregates to be well-graded sharp sand, colour-matched to existing mortar.
No cement, plasticisers or waterproofing additives permitted.

Preparation:
Raking out joints by hand using non-percussive tools.
Depth of raking: minimum 2× joint width, or until sound mortar is reached.
Avoid damaging brick arrises; defective bricks to be reported.
Joints to be thoroughly cleaned of dust and debris using brushes and low-pressure water.

Pre-Wetting:
Brickwork to be dampened before application to prevent rapid suction.
Avoid saturation; surface should be matt-damp.

Application of New Mortar
Mortar to be placed in thin, compacted layers, ensuring full joint fill.
Joints to be finished to match existing profile:
Typically flush, lightly brushed, or slightly recessed.
No smeared mortar on brick faces; any residue removed immediately with a soft brush.

Curing
Fresh mortar to be protected from:
Rapid drying, Frost, Direct sun, Heavy rain

Use damp hessian or similar breathable coverings for 3–7 days, depending on weather.

Completion:
All adjacent surfaces left clean.
Mortar colour and texture to be visually consistent with surrounding historic work.
Contractor to provide details of mortar mix used for record purposes.

8.0 SPECIFICATION FOR THE REPAIR OF THE EXISTING TIMBER UPPER FLOOR WINDOWS:

The works include the inspection, repair, overhaul, and redecoration of existing traditional timber windows to ensure they all operate smoothly, are weather-tight, and maintain their historic character. All works must follow good conservation practice and retain as much original fabric as possible.

- Protect all internal finishes, floors, and furnishings.
- Provide dust sheets, temporary boarding, and weather protection as required.
- Ensure safe removal and reinstatement of ironmongery, weights, cords, and glazing.
- Where lower panes are below 800mm in height above floor glass is to be replaced with single glazed safety glass.

Timber repairs: Use matching species to existing (typically slow-grown softwood or hardwood where originally used). Timber must be FSC-certified, well-seasoned, and free from defects.

Glazing: Retain historic glass wherever possible.
Replacement glass to match existing (e.g., cylinder, crown, or drawn glass).

Putty: Traditional linseed oil putty or approved heritage glazing compound.

Paint: High-quality microporous exterior paint system (e.g., linseed oil paint or water-based microporous system). Colour to match existing

Ironmongery: Retain and refurbish original fittings where possible.
Replacement items to match existing in style, finish, and operation.

REPAIR METHODOLOGY
Dismantling & Access
Carefully remove windows from frames.
Label each window for correct reinstatement.
Remove staff beads and parting beads with minimal damage.

Timber Repairs
Splice repairs to decayed sections using matching timber.
Resin repairs permitted only where minimal intervention is required and approved by the architect.
Replace severely decayed components like-for-like (e.g., bottom rails, meeting rails, glazing bars).
Retain original mouldings and profiles; replicate exactly where replacement is necessary.

Glazing Works
Carefully remove loose or defective putty.
Re-bed glass using linseed oil putty.
Replace cracked or missing panes with matching glass.
Ensure correct putty lines and sightlines.

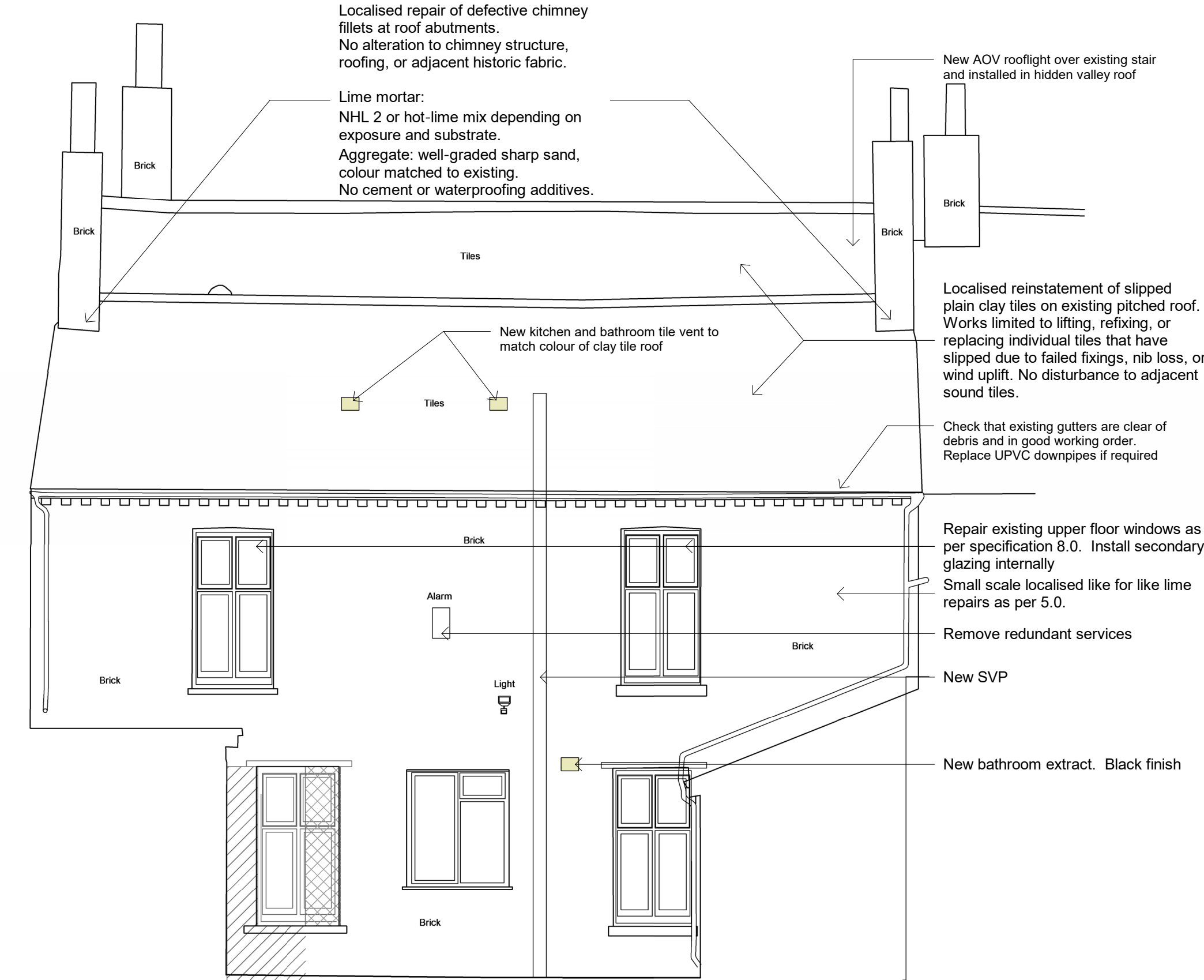
Draught-Proofing
Install discreet brush seals to:Meeting rails, Parting beads, Staff beads, Bottom rail. Ensure seals do not impede window movement.

Surface Preparation
External & Internal Surfaces- Remove loose, flaking, or defective paint using hand tools only. No hotair guns on historic glass; no open-flame burning off. Lightly sand to provide a key. Treat bare timber with preservative primer where required. Fill minor defects with timber filler or linseed putty as appropriate.

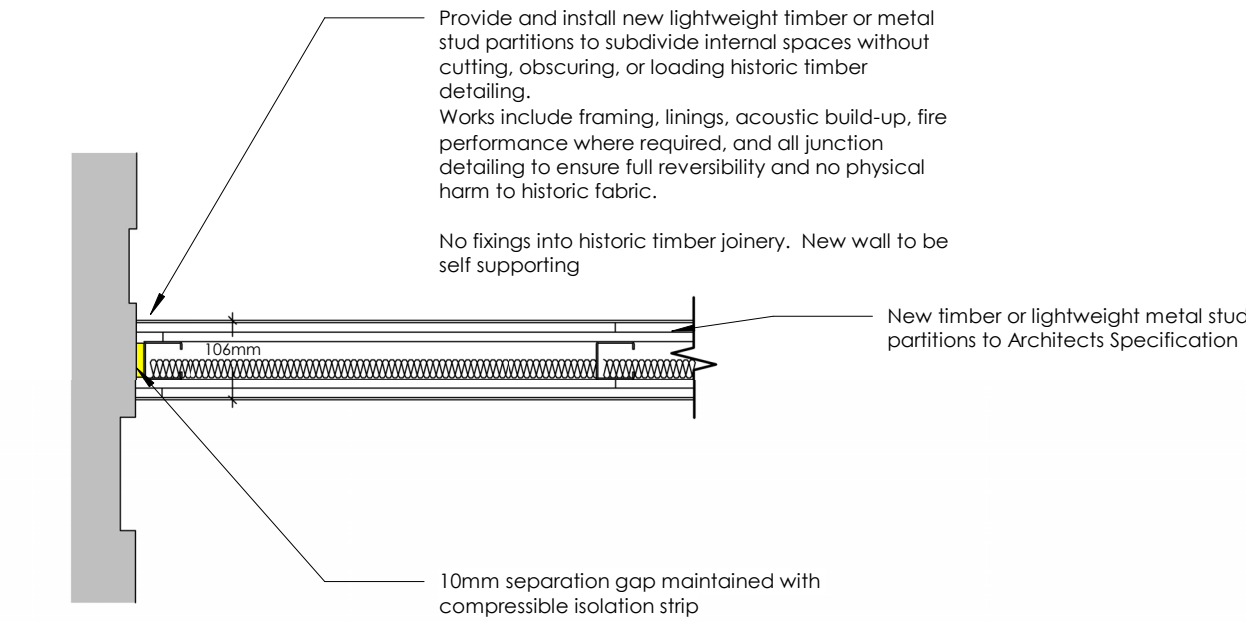
Painting & Finishing
Paint System
Apply a full three-coat system unless manufacturer requires otherwise:
Primer, Undercoat, Topcoat (two coats if linseed paint).

Maintain sharp paint lines; avoid sealing sashes shut.
Paint to be taken slightly onto glass (1–2 mm) to protect putty.
All ironmongery to be masked or removed before painting.

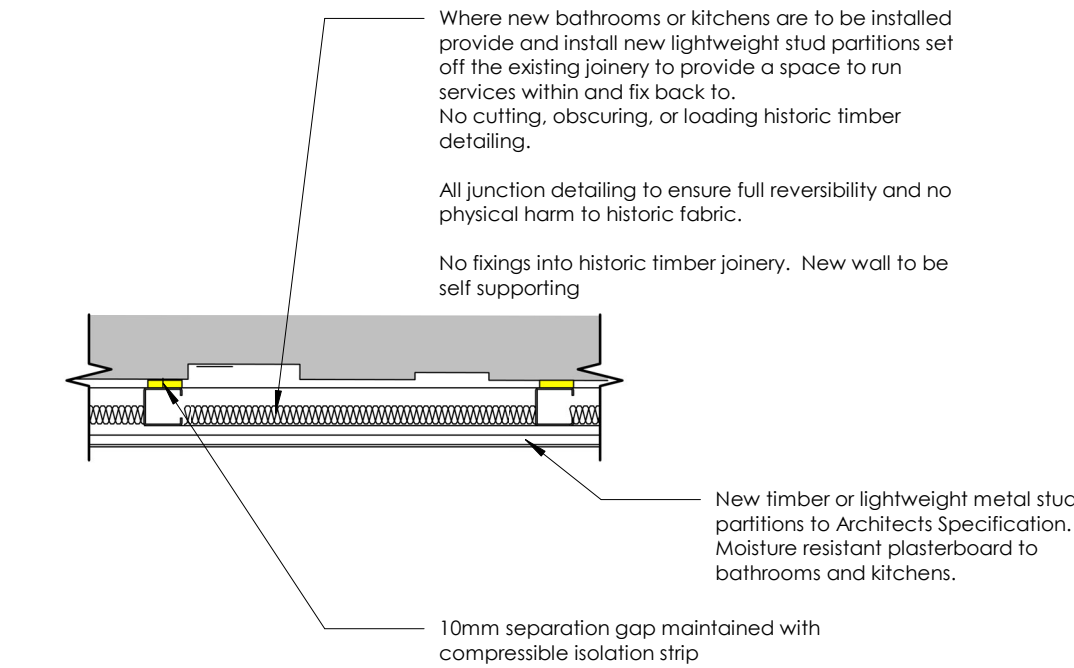
Completion & Quality Checks
Ensure all windows operate smoothly without sticking.
Check that draught-proofing is continuous and effective.
Confirm all glazing is secure and putty properly cured.
Remove all debris and reinstate internal finishes.
Provide maintenance guidance to the client.



West Elevation
1 : 50



DL-02 New Partiton Detail
1 : 10



DL-03 New Bathroom and Kitchen Detail
1 : 10



New skirting where required to be Torus Skirting board 168mm x 21mm painted white.
Existing skirting to be retained where present and redecorated like for like.

NOTE: Report all errors and omissions to the Architect. All dimensions to be checked on site before fabrication.

Contractors must verify all dimensions on site before setting out, commencing work, or making any shop drawings.

- All dimensions must be checked on site
- All setting out to be checked on site
- All levels must be checked on site and their datum confirmed
- This drawing must be read in conjunction with the relevant specification clauses
- This drawing must not be used for land transfer purposes

