

1.0 SPECIFICATION FOR THE REPAIR OF THE EXISTING TIMBER SASH WINDOWS AND EXISTING FRONT DOOR:

The works include the inspection, repair, overhaul, and redecoration of existing traditional timber sash windows and the traditional timber front door 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 sashes from frames. Label each sash 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.

Overhaul of Sashes

Remove old sash cords and replace with waxed cotton sash cord of appropriate gauge. Check and adjust weights to ensure smooth operation. Lubricate pulleys and ensure free movement. Replace parting beads and staff beads with timber beads incorporating brush seals where draught-proofing is specified.

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 sash 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 sashes 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.

2.0 SPECIFICATION FOR THE REPAIR OF THE EXISTING TIMBER PORCH

Generally:
All works to be carried out by contractors experienced in historic timber repair and leadwork conservation.

Methods and materials must comply with BS 7913:2013 (Guide to the Conservation of Historic Buildings) and BS EN 12588 for milled lead sheet.

Retain maximum historic fabric; replacement only where timber is structurally unsound or beyond repair.

Access & Protection

Provide safe access scaffold with protective sheeting. Protect adjacent masonry, glazing, planting and thresholds. Remove existing paint only where required for inspection or repair.

Timber Repairs:

Localised Repairs:
Carry out resin repairs only where minimal loss exists and where compatible with conservation principles. Use conservation-grade epoxy consolidants and fillers (e.g., Repair Care or Timbabilid).

Splice Repairs:

Where decay is localised but significant, cut back to sound timber and insert new timber splices. New timber to match species (typically softwood or hardwood as existing), moisture content, grain orientation and profile. Joints to be scarfed or half-lapped, secured with stainless steel fixings.

Full Element Replacement:

Only where timber is structurally unsalvageable - we do not believe this is necessary in this instance. Replicate original dimensions, mouldings and joinery details. All new timber to be pre-primed on all faces before installation.

Lead Roof Repairs:

Removal & Inspection:
Carefully lift existing lead sheets for inspection. Retain all salvageable lead; replace only where split, fatigued or incorrectly detailed.

New Leadwork:

New lead to be Code 5 or Code 6 depending on span and exposure. Install in bays with correct laps, drips and welts to Lead Sheet Association (LSA) standards. Provide patination oil to all new lead surfaces.

Substrate

Inspect and repair timber roof decking. Replace defective boards with matching timber. Install geotextile underlay (e.g., LSA-approved underlay).

Flashings & Weathering

Renew or repair abutment flashings, soakers and upstands. Ensure proper ventilation to prevent underside condensation.

Surface Preparation & Painting

Preparation:
Remove loose or failing paint using hand tools only. Avoid abrasive methods that damage timber. Treat bare timber with preservative primer where appropriate.

Paint System:

Apply a breathable, microporous paint system (e.g., Dulux Weathershield, Teknos, or equivalent). Minimum three-coat system: Primer, Undercoat, Topcoat (colour as specified)

Rainwater Management

Inspect gutters, downpipes and outlets associated with the porch. Clear debris and ensure free drainage. Replace defective components with like-for-like profiles.

3.0 SPECIFICATION FOR THE CLEANING OF EXISTING STONEMWORK

Generally:

Clean existing external stone steps to remove surface dirt, biological growth, atmospheric soiling, and localised staining without damaging the historic stone fabric.

All works to follow minimal-intervention and reversible conservation principles. Protect adjacent surfaces, joinery, metalwork, and planting.

Materials & Equipment:

Clean potable water.
Soft natural-bristle brushes.
Non-ionic detergent (e.g., Synperonic A7 or equivalent).
Biocide suitable for heritage stone (e.g., D/2 Biological Solution or AlgoClear).
Low-pressure spray equipment.
Nozzles capable of delivering <50 psi for rinsing.

DO NOT use: High-pressure washing, Abrasive pads or wire brushes, Acid-based cleaners, Bleach or sodium hypochlorite, Sandblasting or any abrasive blasting

Cleaning Methodology

Pre-cleaning:
Lightly mist steps with clean water to reduce absorption and prevent detergent penetration into the stone.
Remove loose debris using soft brushes only.

Primary Clean – Non-ionic Detergent Wash:

Apply non-ionic detergent diluted per manufacturer’s instructions using a low-pressure spray. Allow to dwell for 10–15 minutes, preventing drying out. Agitate gently with soft natural-bristle brushes following the stone’s grain. Rinse thoroughly with low-pressure water (<50 psi) until all residues are removed.

Biological Growth Removal:

Apply approved biocide to remove algae, moss, and lichen. Allow to dwell as specified (typically 30–60 minutes). Light brushing may be used on persistent growth. Rinse lightly if required by product specification.

Stain Treatment (if required):

Localised poultice cleaning for: Oil staining, Rust staining, Organic staining. Poultice material to be approved prior to use. No acidic poultices permitted on calcareous stone.

Protection of Historic Fabric:

Avoid saturation of stone to prevent mobilisation of salts. Prevent water ingress into joints or adjacent building fabric. Stop work immediately if stone shows signs of: Surface erosion, Increased friability, Spalling or delamination

Post-Cleaning Requirements:

Final rinse with clean water. Allow steps to dry naturally. Inspect for any newly exposed defects. Provide photographic record before, during, and after cleaning. Recommend any further conservation works (e.g., repointing, crack repairs).

Front / East Elevation

1 : 50

4.0 SPECIFICATION FOR THE REPAIR AND REDECORATION OF EXISTING METALWORK

Scope of Works

Repair, stabilisation, and redecoration of existing historic ferrous metalwork including wrought iron, cast iron, mild steel fixings, and associated components.

Works include: corrosion treatment, mechanical repairs, reinstatement of missing elements, surface preparation, priming, undercoating, and finishing coats. Retain maximum historic fabric; replacement only where demonstrably beyond repair. The existing metalwork appears to be generally in a good condition with a primary need to redecorate rather than repair.

Materials:

Wrought iron repairs: use genuine wrought iron or low-carbon steel with similar working properties.
Cast iron repairs: use cold-stitching, metal-locking, or specialist welding (nickel rods) as appropriate.
Fixings: stainless steel grade 316 or hot-dip galvanised steel.
Fillers: metal-compatible epoxy fillers (e.g., for pitting) or traditional lead-based caulking where historically appropriate.

Paint system: Zinc-phosphate or micaceous iron oxide (MIO) primer. High-build undercoat. Durable gloss or satin finish (heritage colour palette)

Repair Methodology

Retention and Stabilisation. Retain original components wherever possible. Stabilise loose elements using reversible methods where feasible.

Corrosion Removal

Remove corrosion by: Hand scraping and wire brushing (preferred). Needle-gunning where appropriate. Low-pressure abrasive cleaning only with conservation approval. Avoid over-cleaning; preserve historic tool marks and profiles.

Mechanical Repairs

Wrought iron: Heat-straighten distorted bars. Forge-weld or mechanically fix new sections
Cast iron: Stitch cracks using metal-locking. Avoid excessive heat to prevent brittleness. Replace missing decorative elements by pattern-matching originals.
Fixings and Joints: Replace corroded fixings with stainless steel. Ensure dissimilar metals are isolated to prevent galvanic corrosion.

Surface Preparation:

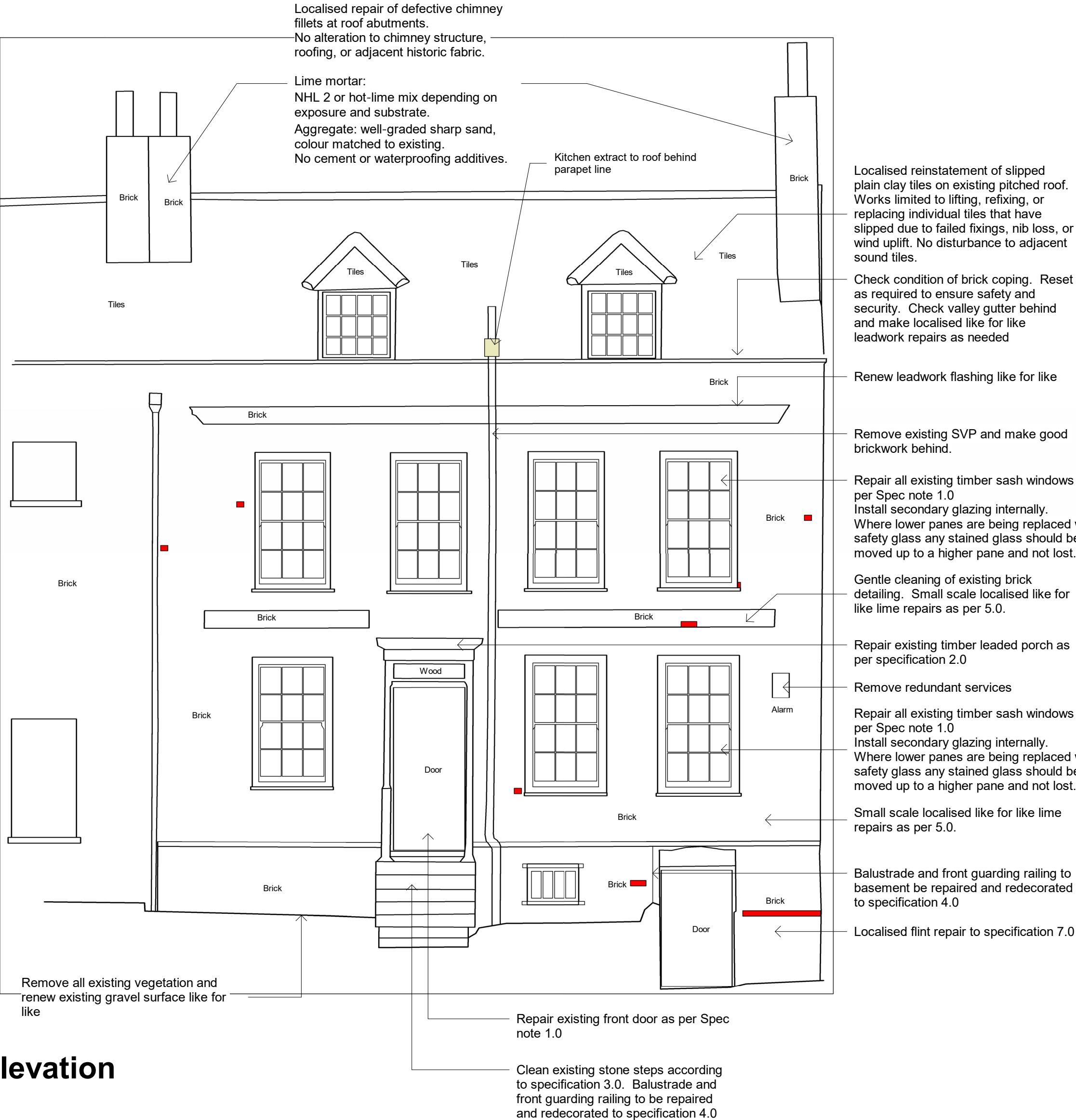
Remove all loose coatings to a sound edge. Retain historic paint layers where stable (for heritage evidence). Degrease using solvent wipes. Feather edges of retained coatings.

Painting and Finishing

Apply primer within 4 hours of cleaning to prevent flash rusting.

Paint system (minimum): 1 × anti-corrosive primer. 1 × high-build undercoat. 2 × finishing coats. Apply by brush to ensure full penetration into joints and profiles. Colour: to be match existing.

All surfaces to be uniform, free from runs, pinholes, and missed areas. Ensure all joints are sealed and protected.



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 2x 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.

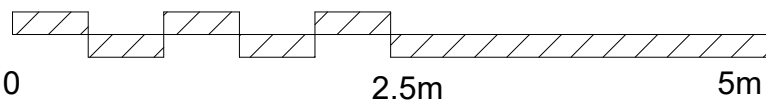
Curing

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.

SCALE: 1 to 50



Note: This maybe a reduced sized print, check scales below



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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

7.0 SPECIFICATION FOR LOCALISED FLINT REPAIR

Scope of Works:

Localised repair of defective areas within an existing historic flint wall. Works include removal of loose or failed material, reinstatement of flintwork to match existing construction, and repointing using compatible lime mortar. All work to retain maximum historic fabric and follow conservation best practice.

Preliminary Requirements:

Contractor competence — Contractor must have demonstrable experience in historic flintwork. Protect adjacent fabric, vegetation, and ground surfaces. No power tools for removal of historic mortar except where agreed.

Materials:

Flints:

Use knapped or unknapped flints to match existing in size, colour, and finish. Salvage reusable flints from site where possible.

Lime mortar:

NHL 2 or hot-mixed lime mortar depending on exposure and existing fabric. Aggregate to match original in colour and particle size. No cement, plasticisers, or waterproofing agents.

Repair Methodology

Careful removal: Remove loose, friable, or hollow-sounding flints and defective mortar by hand tools. Retain sound historic material in situ. Preparation of pockets: Clean out pockets to sound substrate. Lightly dampen substrate before placing new mortar.

Reinstatement of flints:

Bed flints in lime mortar, replicating existing coursing, face alignment, and knapping pattern. Ensure flints are tightly packed with minimal voids. Avoid “over-regularising” the appearance.

Mortar packing: Backfill behind flints with lime mortar to ensure stability. Bring joints out flush with surrounding work.

Repointing: Repoint all disturbed joints with matching lime mortar.

Finish to match existing profile (typically flush or slightly recessed). Brush back lightly when thumb-print hard.

Curing & Protection Protection measures: Protect new work from frost, rapid drying, and direct sun using damp hessian and breathable sheeting. Maintain curing protection for minimum 7 days. Avoid mechanical vibration or impact during curing period.

Completion & Quality Checks: Visual match — Repairs must blend with existing wall in texture, colour, and joint profile. Remove all temporary protection and clean down adjacent surfaces.

Front Elevation - Repair Schedule and Ventilation

Project number	2249	PH01	RevP1
Date	Issue Date		
Drawn by	Author	Scale @ A1	1 : 50
Project Status	Project Status		