



Temple Dinsley
Main Building Elevations General Repair Notes
Methodology

Walls

Cleaning of walls

Moss should be removed using a hard bristle brush and gentle washing with clean water.

Areas of defaced /damaged bricks from cement, frost and water damage

Areas of defaced bricks to be repaired by cutting out brickwork and removing sections of damaged or defective cement /lime mortar. Bricks to be inserted, to match existing bond and details, bedded and pointed with new lime mortar. Samples of brick and mortar to be agreed with Architect and Heritage Officer.

Removal of cement mortars on historic sections of wall

Removal of cement mortar should be carried out with great care to avoid further damage to surrounding brickwork.

Remove cement using equipment agreed with Architect and Heritage Officer.

Sample area to be carried out using agreed technique. To be approved prior to works commencing. Care needs to be taken on the vertical joints to avoid cutting surrounding bricks.

Allow to cut out to depth of 20mm and brush out and prepare joints prior to applying new mortar.

Structural cracking

Allow for the use of helifix or similar stainless steel reinforcement within mortar joints to stitch across continuous cracks, unless otherwise agreed with the Structural Engineer / Architect and Heritage Officer.

External sections of wall requiring rebuilding (Art Block South Wall and where climbers and vegetation have caused extensive damage or where structural movement is being rectified).

Where identified, allow for limited localised areas of rebuild of structurally unsound areas. Bricks should be numbered and taken down carefully, to be set aside for reuse. Shortfall of bricks to be made up with bricks to match the existing in colour, size and texture. Samples and any additional areas to be approved by Architect and Heritage Officer.

Mortar Mixes

Number of sample panels to be agreed. Sample Panel for each phase of the building to ensure the correct pointing technique is being adopted.

Heritage Officer to approve schedule of repointing and sample panels.

Allow for the following or as otherwise agreed:

Mortar mixes to walls generally are to be a lime mortar mix, NHL 2.

To exposed areas, wall copings, chimneys, etc. mortar mix to be lime mortar mix, NHL 3.5.

Aggregate to match the texture of the adjacent wall and to be a mix of sharp sand to fines.



Brick bond

The bond is to match the phase and adjoining brickwork. Most of the existing C18 and Lutyens' phases are English bond. Flemish and stretcher bonds have also been identified on buildings and areas to be retained and matched.

Roof

Allow for roofs are to be re-felted and repaired and insulated from the inside as follows unless otherwise agreed by Architect and Heritage Officer.

Structural proposals and roof details to be submitted and approved by the Architect and Heritage Officer. Allow for the following:

Tiled Roofs (Pavilion, West Wing, Old House, East Wing and Sections of the East Annexe) Carefully strip existing pantiles and set aside for re-use. Remove existing softwood battens and cart away. Remove existing felt to length of roof and allow for inspection by architect and structural engineer to assess if any timbers/wall plate need to be replaced.

Felted Flat Roofs (Art Block, Bakersfield, Sections of the East Annexe)

Carefully strip existing roof felts and membranes following removal of roof lanterns. Remove any existing insulation and allow for inspection by architect and structural engineer to assess if any timbers need to be replaced.

Art Block: New roof build up to include insulation, fireproofing and new structural roof deck to have a composite finish concealed behind parapets to the North and South.

East Annexe: New roof build up to include insulation, fireproofing and new structural deck to form terraced areas.

Dormers

Existing leaded dormers to be retained. Lead and flashings to be replaced. Dormer roofs and cheeks to be insulated using a thin multi-foil/quilt/boarded insulation.

Roof Accessories

Bat access points to be incorporated into the clay peg/plain tiles and ridge tiles in locations on the West Wing, East Wing, Annexe and Teaching Block. Bat friendly Type 1F felt shall be used as membrane in all clay pitched roof locations.

Lead Roofs and Flashings

All Rolled Lead Sheet to BSEN 12588 and to be carried out in accordance with the Lead Sheet Association Details within the Complete Manual 2018 Edition. Lead codes as tabled for listed buildings. Typical details for approval to include flashings, parapet gutters, dormer cheeks and cappings.

Copper Flashings

All copper flashing to BS EN 1172. Flashings, soakers and saddles to be fully annealed and 0.55mm thick. Typical details for approval to include flashings and parapet details.

Windows

Existing Casement and Sash Timber Windows

Schedule of window repairs to be submitted and approved by Heritage Officer

Generally all windows including surviving shutters and original ironmongery and fixtures including all Lutyens' are to be retained and repaired like-for-like.

Windows with green notes indicate windows to be replaced and new proposals. Allow for works for Building Regulations as described in the Schedules.

Allow for the following unless otherwise agreed by the Architect and Heritage Officer:

Ease and adjust windows, weights, shutters and fixtures as necessary. Allow to replace sash cords like-for-like.

Minimal like-for-like timber splice repairs are to be carried out where required. Allow for resin repairs for narrow cracks or small localised areas to retain maximum historic fabric.

Replace glazed lights for any broken panes. Replace existing putty where perished allowing for new linseed putty.

These repairs will aid the longevity of these significant windows.

Allow for decoration generally to match the existing or as noted on the drawings and schedules.

Windows post-dating Lutyens:

Windows at second floor level on the East Wing and West Wing to be replaced with units to match existing with lower cills.

All remaining window units at second floor level to be refurbished and single glazed panes replaced with slim double glazing.

Crittall Metal Windows

To be refurbished by specialist, to include cleaning off rust, realigning frames where deformed, easing ironmongery and replacing defective elements. Where the windows are past their useful life, allow to replace like-for-like. Allow to glaze new windows in narrow double glazing by specialist if necessary for Building Regulations.

Doors

External Painted Timber Doors

Schedule of door repairs to be submitted and approved by Heritage Officer

Generally, all external doors to the Old House, West Wing and East Wing are to be retained and repaired. Original fixtures and ironmongery including all Lutyens' are to be retained and repaired like-for-like.

Doors with green notes indicate doors to be replaced and new proposals. Allow for works for Building Regulations as described in the Schedules. Allow for the following unless otherwise agreed by the Architect and Heritage Officer:

Ease and adjust doors, locks, ironmongery and fixtures as necessary.

Minimal like-for-like timber splice repairs are to be carried out where required. Allow for resin repairs for narrow cracks or small localised areas to retain maximum historic fabric.

Replace glazed lights for any broken panes. Replace existing putty where perished allowing for new linseed putty.

These repairs will aid the longevity of these significant doors.

Rainwater Goods

Schedule of Repairs to be submitted to and approved by Heritage Officer

Lead Hoppers and Downpipes to the Old House to be repaired as necessary including joints, fixings and brackets.

Any replacement sections, fixings to be like for like.

Cast Iron Hoppers and Downpipes to The West Wing, East Wing, East Annexe, Pavilion and West Spur to be repaired. Refurbishment to address areas of rust, replacing joints and decoration.

Any replacement sections to be repaired like for like.

New rainwater pipes and hoppers to be black painted aluminium (alumasc) heritage range, for new rainwater pipes and hoppers to the Art Block and East Annexe.

Chimneys, Stacks, High Level Brickwork and Copings

Structural Engineer to assess structural condition of existing chimneys. Schedule of work proposed for repairs, capping, services and ventilation of existing stacks.

Garden Paths and Garden Walls

Allow for the following or as agreed with the Architect and Heritage Officer due to the poor condition of the existing:

All historic paths are to be recorded before intervention and repaired like-for-like in accordance with a scheme agreed with the Architect and Heritage Officer.

Paths are being lifted and relaid on a sound substrate. Allow lime based substrate or to match the existing.

Bedding joints where open or defective are to be repointed using lime/sand mortar mix as required.

For Garden Walls refer to Walls section above.

Railings and Gates

Timber

Allow for timber to be repaired in accordance with the minimal like-for-like conservation principles above.

Brickwork and stonework

Allow for repair in accordance with the minimal like-for-like conservation principles above.

Ironwork

Before any intervention, sample and analyse the existing paint to identify and record the original paint schemes.

Any areas of sound historic paint need to be recorded and protected during cleaning.

Remove corrosion as soon as possible and investigate and remedy its cause.

A schedule of repairs can be made of each section of gate and railing, identifying any historic repairs also. Areas requiring special metal stitching or welding to be listed.

Any sections requiring replacement to be conditioned as part of schedule.

Radiator Methodology

Allow for the following or as agreed with the Architect, Heating consultant and Heritage Officer:

Carefully remove the redundant Late C20 and C21 heating and services system and repair the affected fabric and surfaces like-for-like.

Allow to retain and refurbish the radiators and stop valves that predate this and adapt supplies to a scheme to be agreed to suit the proposed layout.

Historic Radiator casings.

These comprise moulded and fretted timber covers in solid timber with brass and bronze catches. These are to be retained and repaired like-for-like in accordance with the timber repair methodology above.

Late C20 and C21 Radiator casings.

These comprise fretted timber covers in plywood.

Unless identified in the schedule, allow to retain where sound, repair small defects and cramp and glue back the plywood where split if practical. Where unsound or laminated, allow to replace to match.

Where identified as a Late C20 or C21 change, allow to replace and reinstate according to photographic evidence. Where photographic evidence is not available, allow a design more authentic to the style of Lutyens' original historic casings.

Lighting.

Unless otherwise agreed with Architect and Heritage Officer:

Existing historic fittings including bakelite and timber backed switches are to be retained and refurbished. Allow for new bakelite switches, timber backed switches and wooden surface boxes.

Lighting to be wall mounted and cabling to be chased within plastered walls and surface mounted within painted galvanised trunking on panelling and other surfaces. To be run neatly and as unobtrusively as practical without damage to joinery and mouldings.