

Triglyph Conservation Management

Management of Historic Conservation Projects

Well Cottage, 22 & 24 Church Lane, Kimpton, Herts. SG4 8RR

Outline Specification of Works.

1.0 Opening Up Ground Floor Wall:

- 1.1 The wall between the existing Kitchen and Library Room will be opened-up to create a larger kitchen. The work will be undertaken to a wall where there was a previous opening and as detailed on Dwg. WC.00.001, WC.00.003 and in the Design and Access Statement. Works to be undertaken as follows:
 - 1.1.1 Carefully remove the existing plasterboard to both sides of the wall and inspect the area.
 - 1.1.2 Prop and support the wall above the existing doorway.
 - 1.1.3 Carefully remove the doorway and carefully cut back the blockwork to either side of the doorway to create the opening.
 - 1.1.4 Install a new lintel (in accordance with the Structural Engineers details) above the new opening. Lintel to have a minimum bearing of 150mm at either side of the opening.
 - 1.1.5 Make good to the walls above and to either side of the new opening with plasterboard and gypsum skim (to match the existing finish)

2.0 Closing Up Ground Floor Wall:

- 2.1 The wall between the existing Library Room and Snug will be closed-up in order to create a larger kitchen. The existing opening was once an external wall to the house and did not previously contain an opening. The work will be undertaken as detailed on Dwg. WC.00.001, WC.00.003 and in the Design and Access Statement. Works to be undertaken as follows:
 - 2.1.1 Carefully remove the existing oak floor to the area to be closed up
 - 2.1.2 Carefully strip back the existing plaster to either side of the opening to expose the substrate below.
 - 2.1.3 Undertake an investigation to establish whether a solid footing is in place from the previous wall.
 - 2.1.4 If required carefully dig out the ground and pour a concrete strip footing (in accordance with the Structural Engineers details) to provide a sound base to the wall.
 - 2.1.5 Using bricks to match the existing within the house, carefully infill the existing opening, toothing into the brickwork to either side.
 - 2.1.6 New brickwork is to be constructed in hydraulic lime mortar (NHL 3.5)

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- 2.1.7 Replaster the wall with 3 coats of lime mortar (fat lime), 2 coats to be haired coarse stuff and 1 coat of fine stuff.
- 2.1.8 Redecorate the wall using a breathable paint finish.

3.0 Closing Up First Floor Wall:

- 3.1 The wall between Bedroom 3 and 4 will be closed-up in order to create a Dressing Room for bedroom 4. The existing opening is currently an open timber-frame which is believed to have previously been a dividing wall. The work will be undertaken as detailed on Dwg. WC.00.002, WC.00.003 and in the Design and Access Statement. Works to be undertaken as follows:
 - 3.1.1 Carefully infill the gaps between the existing timber-frame with studwork at 400mm centres.
 - 3.1.2 Insulate the new wall with acoustic insulation and plasterboard over.
 - 3.1.3 The existing timber-frame is to remain exposed.
 - 3.1.4 Skim the plaster board in Gypsum to match the existing plaster within the bedrooms and decorate.

4.0 Flooring:

- 4.1 The existing stone floors within the property are to be removed and replaced with a stone more in-keeping with the age and character of the building. Works to be undertaken as follows:
 - 4.1.1 Carefully remove the existing sandstone floors in the following rooms and set aside for re-use:
 - The entrance hall
 - Kitchen, pantry and dining area
 - The Utility Room
 - Ground floor WC
 - Bedroom 1 and its ensuite
 - 4.1.2 Carefully remove any remnants of bedding material to create a clean surface for relaying
 - 4.1.3 Supply and fit new Buscot Limestone with a tumbled finish to all rooms on tile adhesive. [Buscot Limestone Tumbled Finish | Ca' Pietra](#)
 - 4.1.4 Finish with a 'moon white' grout

5.0 Flintwork:

- 5.1 New brick and flintwork to the front elevation of Bedroom 1 should be undertaken as follows (see Dwg. WC 04 and Design 7 Access Statement):
 - 5.1.1 Allow for all necessary propping to the existing window opening.
 - 5.1.2 Carefully remove the existing window and frame and set aside.
 - 5.1.3 Carefully remove a single course of brickwork to the base of the window to allow for matching the size of the flint panel to the right-hand side of the building.
 - 5.1.4 Carefully tooth out the brickwork to the right-hand side of the new panel to allow for the formation of flint quoins within the new panel.

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- 5.1.5 Carefully construct new brickwork quoins to the left-hand side of the new flint panel, using bricks to match the existing and laid in hydraulic lime mortar (NHL 3.5).
- 5.1.6 Allow to supply new field flints to match the existing for the formation of the new flint panel.
- 5.1.7 Allow for constructing the inner skin to the wall in lightweight blockwork bedded in hydraulic lime mortar (NHL 3.5)
- 5.1.8 Allow to lay the new flint work in hydraulic lime mortar to create a new flint panel to match the existing one to the right-hand side of the elevation in size and style.
- 5.1.9 Above the flint panel allow to supply and lay 2 courses of brickwork in hydraulic lime mortar (NHL 3.5) to match the brickwork above the right-hand flint panel.
- 5.1.10 Allow for repainting the brickwork to match the existing.

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