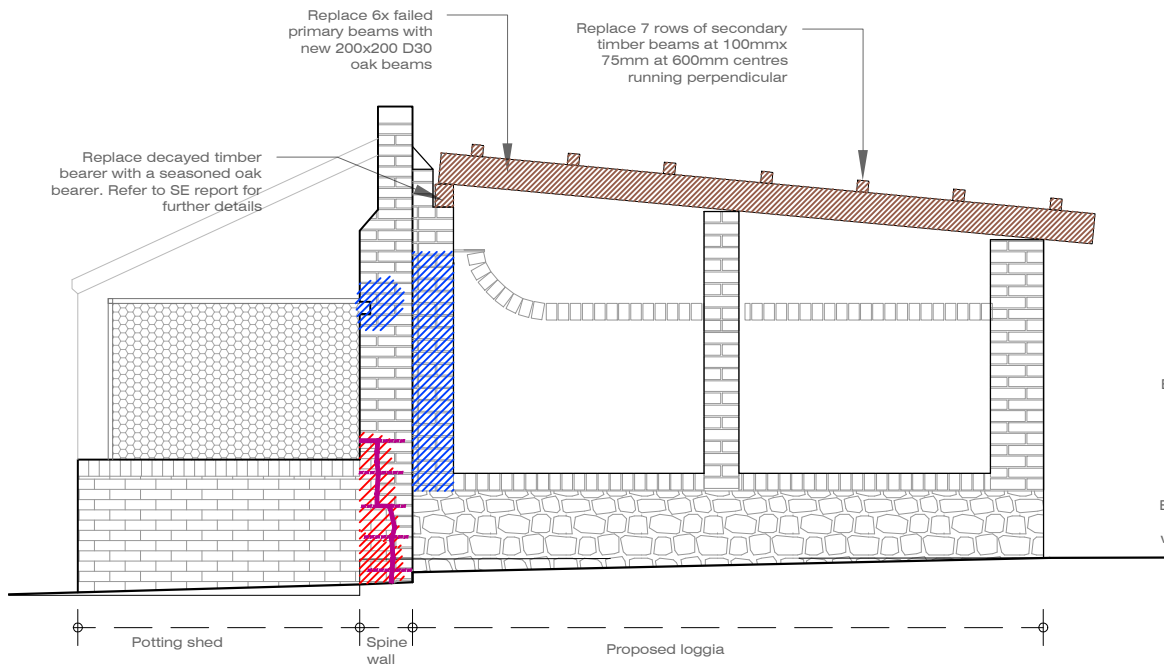
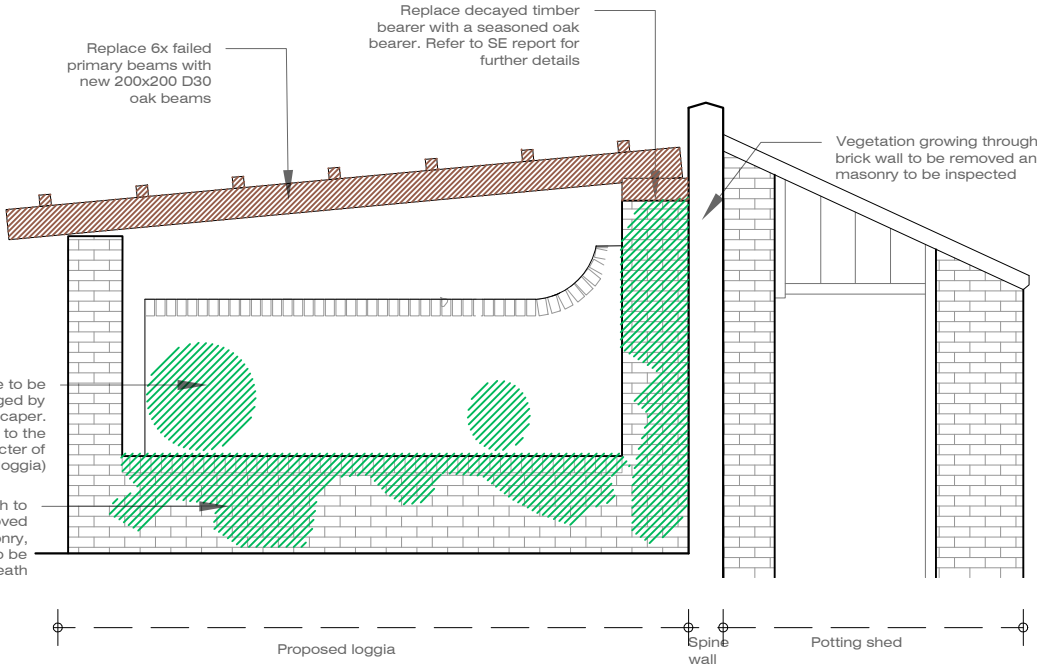
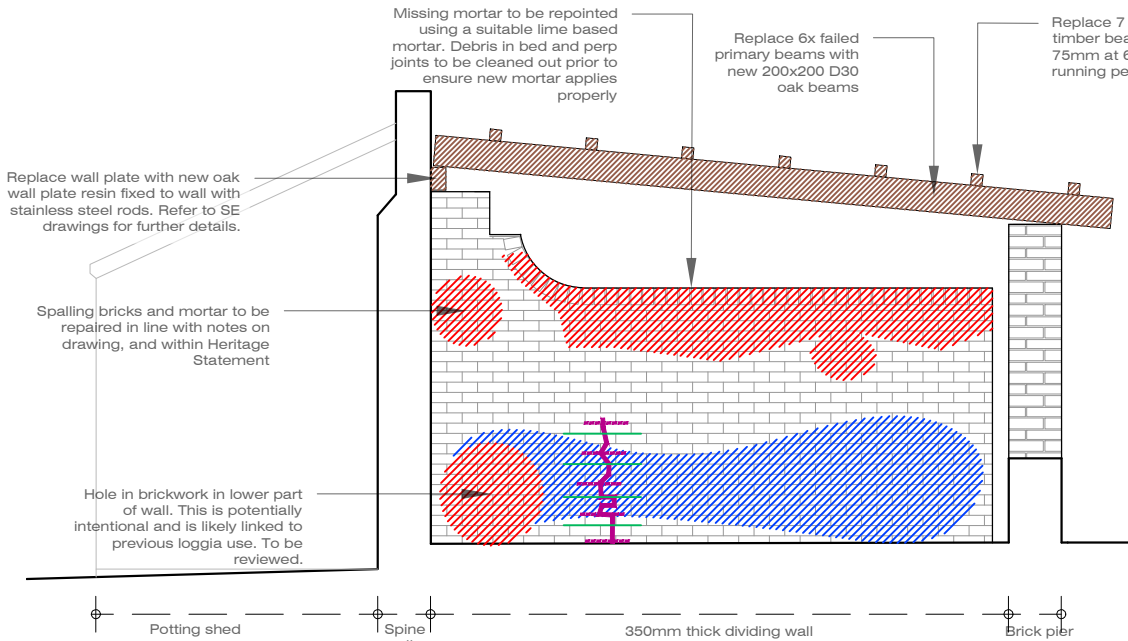




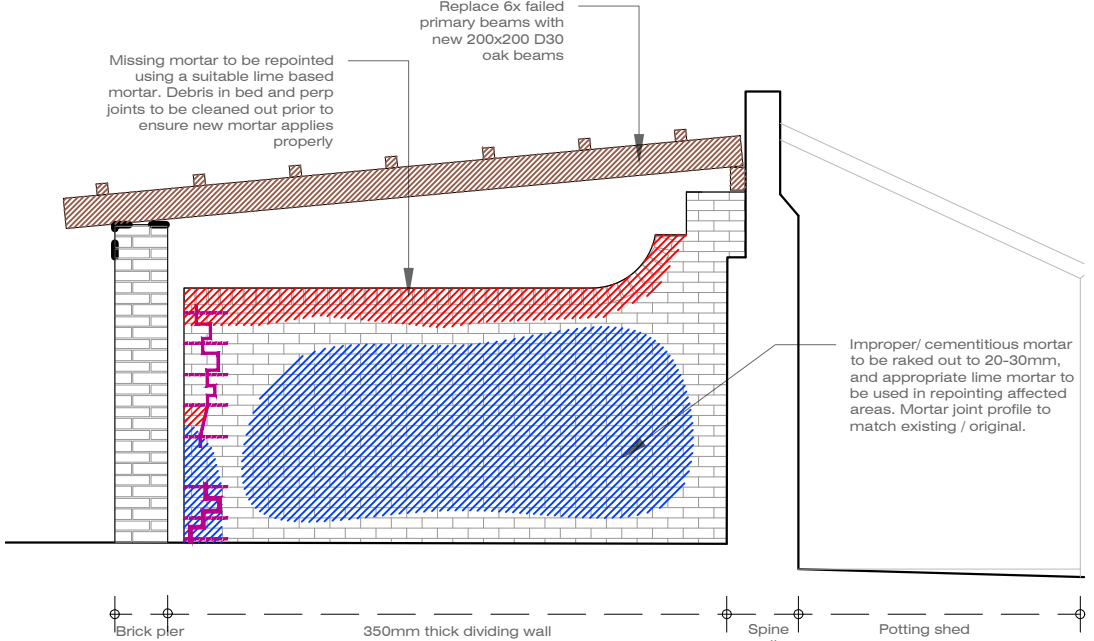
NORTH WEST FACING (SIDE) ELEVATION CC



SOUTH EAST FACING (SIDE) ELEVATION FF



NORTH WEST FACING - INTERNAL DIVIDING WALL ELEVATION DD



SOUTH EAST FACING - INTERNAL DIVIDING WALL ELEVATION EE

Excess Vegetation

Vegetation growth within and around the loggia has contributed to the deterioration of masonry and structural elements and currently restricts safe access for inspection and repair.

- All vegetation, leaf build-up and accumulated debris shall be carefully removed from the loggia floor and surrounding areas to allow full access to the structure.
- Existing vine planting within the loggia shall be cut back where required by a suitably qualified landscape professional to prevent further deterioration to the masonry and structural elements.
- Where possible, existing planting shall be retained and protected during the course of the works and reinstated following completion of the roof reconstruction.

Spalled Brickwork

Localised areas of spalled and deteriorated brickwork have been identified on the loggia elevations.

Repairs shall be undertaken as follows:

- Where brick units remain structurally sound but have deteriorated exposed faces, bricks shall be carefully removed and turned to present the sound face externally.
- Where bricks are beyond repair, they shall be replaced with reclaimed bricks sourced from specialist reclamation yards.
- Replacement bricks shall closely match the existing bricks in size, colour, texture and firing characteristics. All works shall be undertaken carefully to preserve the existing masonry character.

Missing Mortar

Areas of missing mortar have been identified throughout the masonry joints of the loggia.

- Open or deteriorated joints shall be carefully raked out by hand to remove loose material, taking care not to damage the edges of the surrounding bricks.
- Mortar samples shall be taken from deep within existing joints and analysed to determine the composition of the original mortar.
- Repointing shall be undertaken using a compatible lime mortar, matched to the original mortar composition, colour, texture and permeability. Mortar shall be finished to match the existing joint profile.

Incorrect Mortar Repairs

Previous repair works have introduced areas of inappropriate mortar, likely cement-based, which are incompatible with the original masonry fabric.

- These repairs shall be carefully removed by hand to 20-30mm deep using appropriate tools to avoid damage to the surrounding brickwork.
- Following removal, joints shall be repointed using the specified lime mortar, to the original joint profile, and matched to the composition identified through mortar analysis.
- The use of breathable lime mortar will ensure compatibility with the historic masonry fabric and reduce the risk of further deterioration to the brickwork.

LOGGIA REPAIRS:

Structural Timber Roof

The existing timber roof structure to the loggia has partially collapsed and remaining structural elements are in an advanced state of deterioration. Existing primary beams are severely decayed and are no longer structurally adequate.

Structural repairs shall be carried out in accordance with the recommendations and details set out within the Structural Engineer's Report and associated drawings.

The Structural Engineer has specified the following works:

- Removal of the existing rotten **150 x 150 mm primary timber beams**.
- Installation of **6 no. new 200 x 200 mm D30 grade oak primary beams** to replace the existing structural members.
- Replacement of **7 no. timber slats** located above the primary beams, sized **100 mm wide x 75 mm deep, in D30 grade oak**, matching the existing member dimensions.
- All existing timber bearers are to be replaced with new oak seasoned bearers
- Wall plate to be replaced with new oak wall plate, resin fixed to wall with stainless steel rods

Prior to installation of the new structural elements, collapsed timber, debris and any unstable remaining components shall be carefully removed to allow safe access and inspection of the structure. New structural timbers shall be installed in accordance with the Structural Engineer's design and appropriate conservation practice, maintaining the existing roof form and structural arrangement where possible.

Cracked Masonry

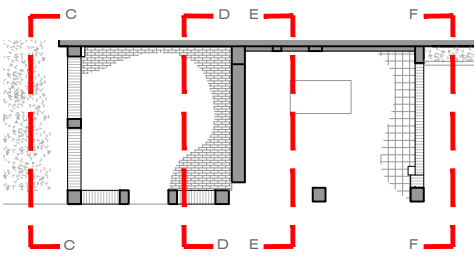
Cracks have been identified within the loggia masonry walls, as shown on the elevation drawings and referenced within the Structural Engineer's Report.

Stabilisation works shall be undertaken in accordance with the Structural Engineer's recommendations. Cracks are to be repaired through the installation of **6 mm diameter stainless steel Hellifix reinforcement bars** installed within bed joints at **every third course** along the length of the crack.

The repair methodology shall be as follows:

- Carefully rake out mortar bed joints along the affected courses to a depth of approximately 40 mm, ensuring joints are clean and free of loose material.
- Install Hellifix reinforcement bars in accordance with the manufacturer's installation instructions.
- Refill the remaining exposed bed joint using a compatible lime mortar, matched to the composition, colour and texture of the existing mortar.

Works shall be carried out carefully to avoid damage to surrounding brickwork and to maintain the appearance and integrity of the existing masonry.



Elevation Plan Key:

Scale:



PROJECT:

PROPOSED OUTBUILDINGS REPAIR / REPLACEMENT AT OWLETT'S MANSION, COBHAM

CLIENT:

NATIONAL TRUST

DRAWING TITLE:

LOGGIA - PROPOSED ELEVATIONS

DRAWN BY:

NF

SCALE:

1:50 @ A3

PURPOSE:

LISTED BUILDING CONSENT

DATE:

FEB 2026

REV

P1 - 06.03.2026 - Final issue

REPAIRS KEY:

- Cracks in masonry
- 6mm diameter Hellifix Bars
- Repairs to masonry - Spalled or missing brickwork / mortar

- New timber roof structure
- Areas requiring re-pointing
- Vegetation to be removed or managed

RAW STUDIOS
Architecture + Interior Design

JOB NO:

25.025

DRAWING NO:

112

REV:

P1