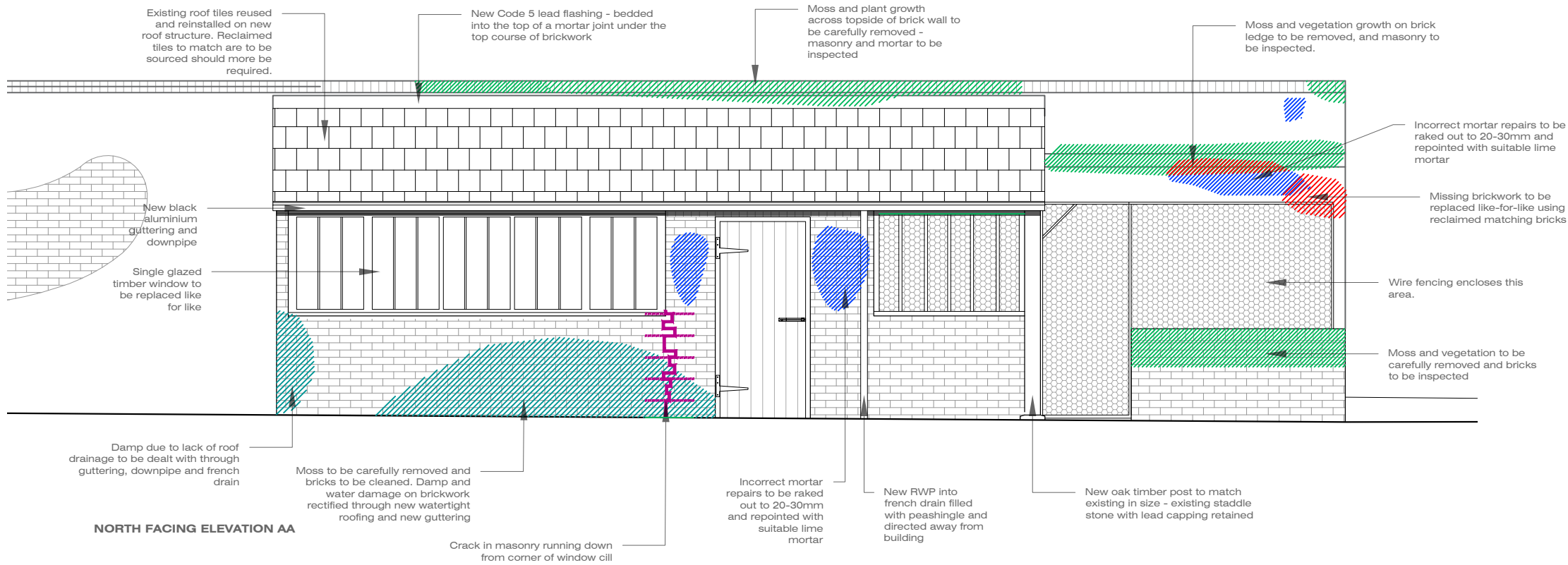
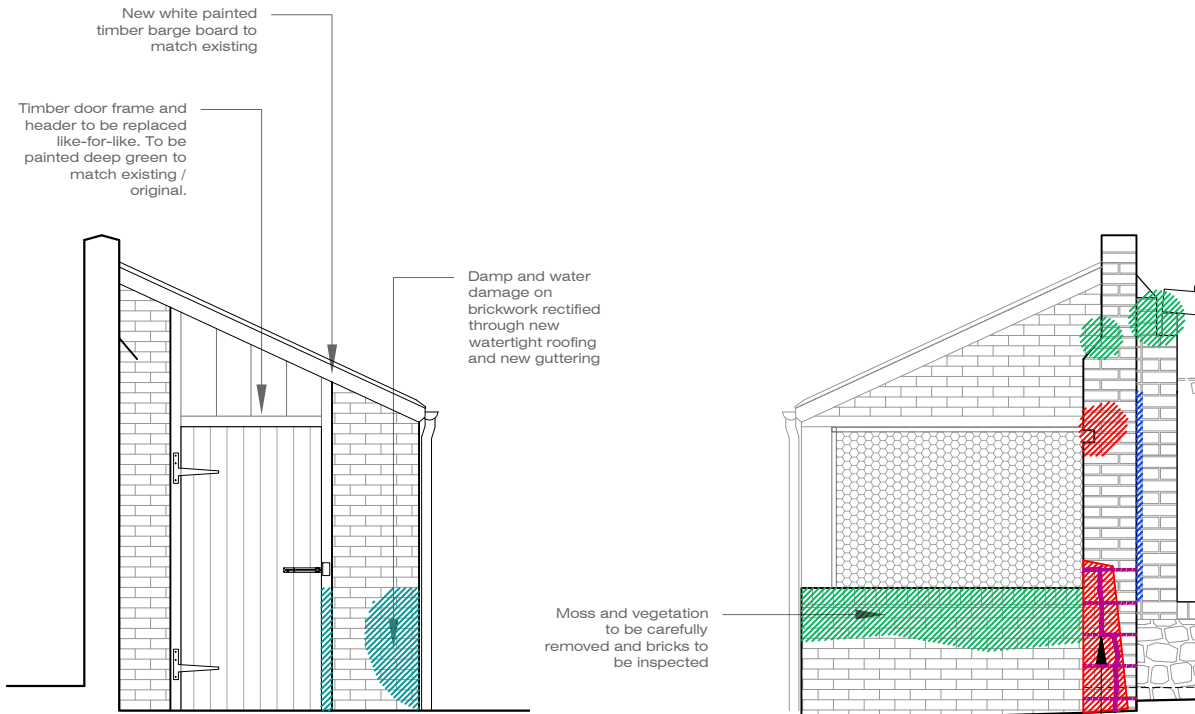
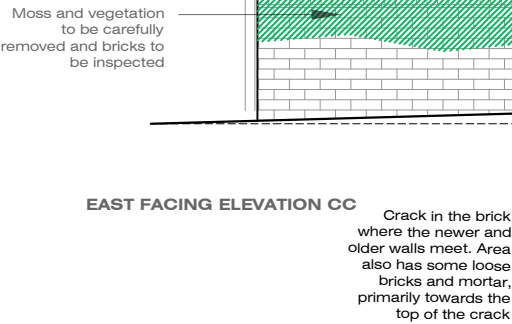




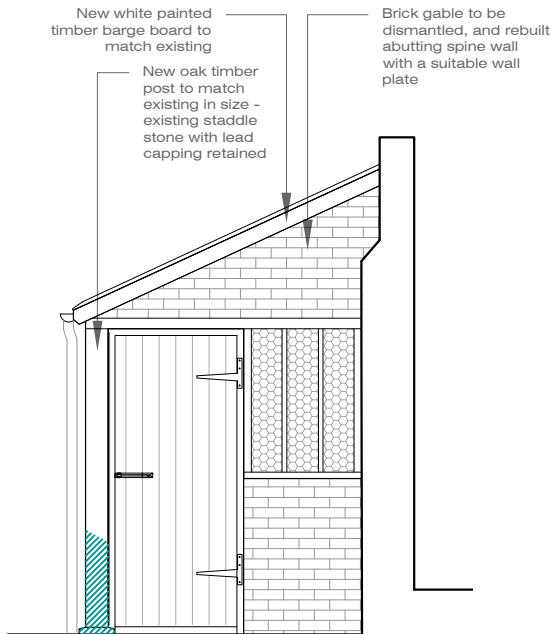
NORTH FACING ELEVATION AA



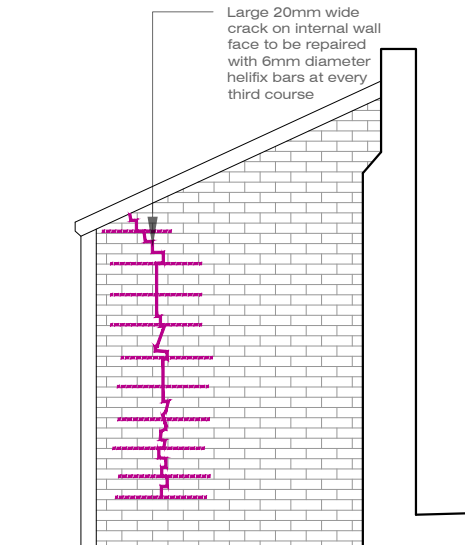
WEST FACING ELEVATION BB



EAST FACING ELEVATION CC



INTERNAL ELEVATION DD



INTERNAL ELEVATION EE

POTTING SHED REPAIRS:

Roof Structure & Build-Up

The existing mono-pitch roof structure will be dismantled and replaced, with the roof retiled to match the original arrangement using the retained tiles where suitable. The original softwood rafters (100 x 50 mm at approximately 380 mm centres) will be replaced with **100 x 50 mm C24 graded rafters at 380 mm centres**, in accordance with the structural engineer's specification. Rafters will be fixed to a new timber wall plate (to the structural engineer's specification), **resin-anchored to the masonry using stainless steel threaded rods**.

Approximately **18 mm external-grade plywood sheathing** will be installed above the rafters to distribute roof loads and provide a substrate for the waterproof membrane. The waterproof membrane will be laid over the sheathing and lapped beneath the Code 5 lead flashing where the roof abuts the spine wall. Ventilation beneath the roof covering will be provided by 25 x 38 mm counter battens and tile battens, with additional ventilation provided by a fascia vent at the eaves.

Timber Supports and Wall Plate

Timber elements forming part of the external wall structure will be replaced on a like-for-like basis, using a more durable timber species such as oak or Accoya. The timber post at the north-west corner will be replaced with a new oak post of equivalent dimensions, bolted onto the existing saddle stone. The plinth stone will be capped with Code 5 lead flashing to reduce water ingress. Refer to the SE report for further details.

Cracks in Masonry Walls

The gable end brickwork at the north-west elevation will be carefully dismantled and rebuilt, incorporating wall ties between the gable wall and the spine wall to ensure appropriate structural connection while allowing for differential movement.

The vertical crack within the internal cross wall (approximately 20 mm wide) will be stabilised using **6mm diameter Helifix stainless steel reinforcement bars installed within the bed joints every third course**, extending approximately 300 mm either side of the crack, as per SE guidance.

The vertical crack on the north elevation, extending from the window cill to ground level, will be repaired using **6 mm Helifix bars installed at every third course** along the full length of the crack.

All stitching repairs will be re-pointed to conceal the Helifix bars, and are to match the original joint profile.

Repointing and Brick Repair

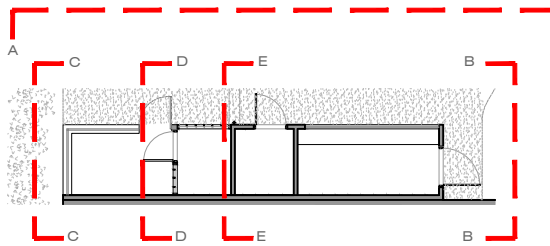
Areas of missing, failed or eroded mortar joints will be carefully raked out and repointed using a lime mortar matched to the original mortar in composition, colour and texture.

To ensure compatibility, a sample of the existing mortar will be taken from deep within the joint, where it has not been affected by weathering or previous repairs. This sample will be analysed to determine its composition, enabling a suitable lime mortar mix to be specified to closely match the original material.

Where individual bricks are deteriorated or spalled, they will be carefully removed and replaced with reclaimed bricks to match the existing, or turned where appropriate to present a sound face.

Vegetation Removal

Vegetation within masonry joints and at the base of the walls will be carefully removed, with roots extracted where practicable. Affected joints will then be cleaned and repointed in lime mortar to prevent further moisture ingress and biological growth.



Elevation Plan Key:

Scale:



PROJECT:

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

CLIENT:

NATIONAL TRUST

DRAWING TITLE:

PROPOSED ELEVATIONS
POTTING SHED

DRAWN BY:

NF

SCALE:

1:50 @ A3

REV

P1 - 06.03.2026 -
Final Issue

PURPOSE:

LISTED BUILDING
CONSENT

DATE:

FEB 2026

REPAIRS KEY:

- Cracks in masonry
- 6mm diameter Helifix 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:

121

REV:

P1