

DG 1 - Door to Utility / Kitchen

Cut out the decayed sections of the lower door frame both sides, install timber splices to the base of the door-frame. Supply and fit new weather bar.
Remove the decayed bottom rail and lower part of door stiles. Splice repair the door stiles and replace the bottom rail in a matching cross-section.
Remove existing and install new draft excluder.
Prepare the surfaces of the existing window removing loose paint only and lightly sand to provide a key.
Re-paint the door and frame internally and externally with Superdec paint or similar breathable paint.

WG 1 - Vertical sliding sash window

Carefully remove the staff beads and parting beads, set aside for re-use.
Detach the sash cords from the top and bottom sashes and temporarily remove the windows.
Remove the existing decayed window cill and install a new hardwood window cill.
Remove the decayed lower sections, both sides of the box frame and splice in new timber sections.
Replace the meeting rail of the top sash, matching existing cross-sections.
Remove and replace the bottom sash in a like-for-like manner but constructing window from hardwood.
Re-putty the window where required, leave any fresh putty a minimum of 7 days before over-painting.
Install new parting beads to match existing section where required.
Renew the sash cord if necessary and attach the sash cords to the repaired sashes.
Re-fit the staff beads and prepare the surfaces of the existing windows, removing loose paint only and lightly sand to provide a key.
Re-paint the window internally and externally with Superdec paint or similar breathable paint.
Adjust existing ironmongery.

WG2 - Vertical sliding sash window

Carefully remove the staff beads and parting beads, set aside for re-use.
Detach the sash cords from the top and bottom sashes and temporarily remove the windows.
Remove the existing decayed window cill and install a new hardwood window cill.
Remove the decayed lower sections, both sides of the box frame and splice in new timber sections.
Remove and replace the bottom rail of the bottom sash.
Re-putty the window where required, leave any fresh putty a minimum of 7 days before over-painting.
Install new parting beads to match existing section where required.
Renew the sash cord if necessary and attach the sash cords to the repaired sashes.
Re-fit the staff beads and prepare the surfaces of the existing windows, removing loose paint only and lightly sand to provide a key.
Re-paint the window internally and externally with Superdec paint or similar breathable paint.
Adjust existing ironmongery.

WG 3 - Vertical sliding sash window

Carefully remove the staff beads and parting beads, set aside for re-use.
Detach the sash cords from the top and bottom sashes and temporarily remove the windows.
Remove the existing decayed window cill and install a new hardwood window cill.
Remove the decayed lower sections, both sides of the box frame and splice in new timber sections.
Repair the meeting rail of the top sash.
Remove and replace the bottom sash in a like-for-like manner but constructing window from hardwood.
Re-putty the window where required, leave any fresh putty a minimum of 7 days before over-painting.
Install new parting beads to match existing section where required.
Renew the sash cord if necessary and attach the sash cords to the repaired sashes.
Re-fit the staff beads and prepare the surfaces of the existing windows, removing loose paint only and lightly sand to provide a key.
Re-paint the window internally and externally with Superdec paint or similar breathable paint.
Adjust existing ironmongery.

DG 2 - Front Door at the Porch

Cut out the decayed base sections of the door frame jambs, splice timber repairs to both jambs, matching cross-sections. Splice repair the outer frame moulding.
Repair end of door cill on both sides with 'Repair Care-Dry Flex'.
Supply and fit new weather bar.
Prepare the surfaces of the existing door and frame removing loose paint only and lightly sand to provide a key.
Re-paint the door and frame internally and externally with Superdec paint or similar breathable paint.

WG 4 - Vertical sliding sash Window

Complete some minor filling.
Ease the sashes.
Prepare the surfaces of the existing window removing loose paint only and lightly sand to provide a key.
Re-paint the window internally and externally with Superdec paint or similar breathable paint.

Porch structure

Replace barge boards to the porch gable in a like-for-like manner.
Splice the base of both porch front corner posts.
Prepare the surfaces of the porch woodwork removing loose paint only and lightly sand to provide a key.
Re-paint the porch woodwork with Superdec paint or similar breathable paint.

C 1 - Cellar Casement Window

Replace the window frame in a like-for-like manner but construct from hardwood.
Repair the sash, re-putty and hang into the new frame.
Adjust existing ironmongery.
Prepare the surfaces of the existing window removing loose paint only and lightly sand to provide a key.
Re-paint the window internally and externally with Superdec paint or similar breathable paint.

WG 5 - Fixed glazed screen

Remove one damaged section of glass.
Replace one section of glass.
Supply and fit new beading to new section of the glass.
Remove the small area of decay on the cill and repair with the window care system.
Prepare the surfaces of the existing window removing loose paint only and lightly sand to provide a key.
Re-paint the window internally and externally with Superdec paint or similar breathable paint.

WG 6 - Fixed glazed screen

Remove and replace three damaged sections of glass.
Remove existing and install new glazing beads surrounding the replacement glass.
Remove the two small areas of decay on the cill and repair with the 'Repair Care-Dry Flex'.
Prepare the surfaces of the existing window removing loose paint only and lightly sand to provide a key.
Re-paint the window internally and externally with Superdec paint or similar breathable paint.

WG 7 - Fixed glazed screen

Remove and replace four damaged sections of glass.
Remove existing and install new glazing beads surrounding the replacement glass.
Sand to provide a key.
Re-paint the window internally and externally with Superdec paint or similar breathable paint.

DG 3 - Door and frame attached to WG7

Remove the ironmongery and set aside.
Remove the door frame and door.
Replace the existing door-frame in a like-for-like manner but constructed in hardwood and re-hang the existing door.
Re-use the removed ironmongery.
Prepare the surfaces of the existing window removing loose paint only and lightly sand to provide a key.
Re-paint the door and frame internally and externally with Superdec paint or similar breathable paint.

WG 8 - Storm-proof Window

Complete some minor filling and putty repairs.
Prepare the surfaces of the existing window removing loose paint only and lightly sand to provide a key.
Re-paint the window internally and externally with Superdec paint or similar breathable paint.

DG 4 - Georgian Style Door

Remove the ironmongery and set aside.
Remove the door frame and door.
Replace the existing door-frame in a like-for-like manner but constructed in hardwood and re-hang the existing door.
Re-use the removed ironmongery.
Prepare the surfaces of the existing window removing loose paint only and lightly sand to provide a key.
Re-paint the door and frame internally and externally with Superdec paint or similar breathable paint.

DG 5 - Rear Eastern Extension Door

Replace draught excluder.
Prepare the surfaces of the existing door and frame removing loose paint only and lightly sand to provide a key.
Re-paint the door and frame internally and externally with Superdec paint or similar breathable paint.

WG9 - Rear Eastern Extension Storm-proof Window

Complete some minor filling and putty repair.
Prepare the surfaces of the existing window removing loose paint only and lightly sand to provide a key.
Re-paint the window internally and externally with Superdec paint or similar breathable paint.

WG 10 - Rear Eastern Extension Storm-proof Window

Remove the ironmongery and set aside for re-use.
Replace two casements (not the fan-light) in a like-for-like manner but in hardwood.
Re-fit the removed ironmongery.
Prepare the surfaces of the existing window removing loose paint only and lightly sand to provide a key.
Re-paint the window internally and externally with Superdec paint or similar breathable paint.

WG 11 - Rear Eastern Extension Storm-proof Window

Remove the ironmongery and set aside for re-use.
Replace two casements (not the fan-light) in a like-for-like manner but in hardwood.
Re-fit the removed ironmongery.
Prepare the surfaces of the existing window removing loose paint only and lightly sand to provide a key.
Re-paint the window internally and externally with Superdec paint or similar breathable paint.

WG 12 - Rear Eastern Extension Storm-proof Window

Complete some minor filling and putty repair.
Prepare the surfaces of the existing window removing loose paint only and lightly sand to provide a key.
Re-paint the window internally and externally with Superdec paint or similar.

WF 11 - Storm-proof Window

Replace window in a like-for-like manner but constructed in hardwood.
Re-use the existing ironmongery.
Paint the new window internally and externally with Superdec paint or similar breathable paint.

WG 13 - Storm-proof Window

Ease the sash.
Complete some minor filling and putty repairs.
Prepare the surfaces of the existing window removing loose paint only and lightly sand to provide a key.
Re-paint the window internally and externally with Superdec paint or similar breathable paint.

WG 14 - Storm-proof Window

Ease the sash.
Complete some minor filling and putty repairs.
Prepare the surfaces of the existing window removing loose paint only and lightly sand to provide a key.
Re-paint the window internally and externally with Superdec paint or similar breathable paint.

DG 6 - Boiler Room door

Splice repair the two door jambs.
Prepare the surfaces of the existing door removing loose paint only and lightly sand to provide a key.
Re-paint the door and new internally and externally with Superdec paint or similar.

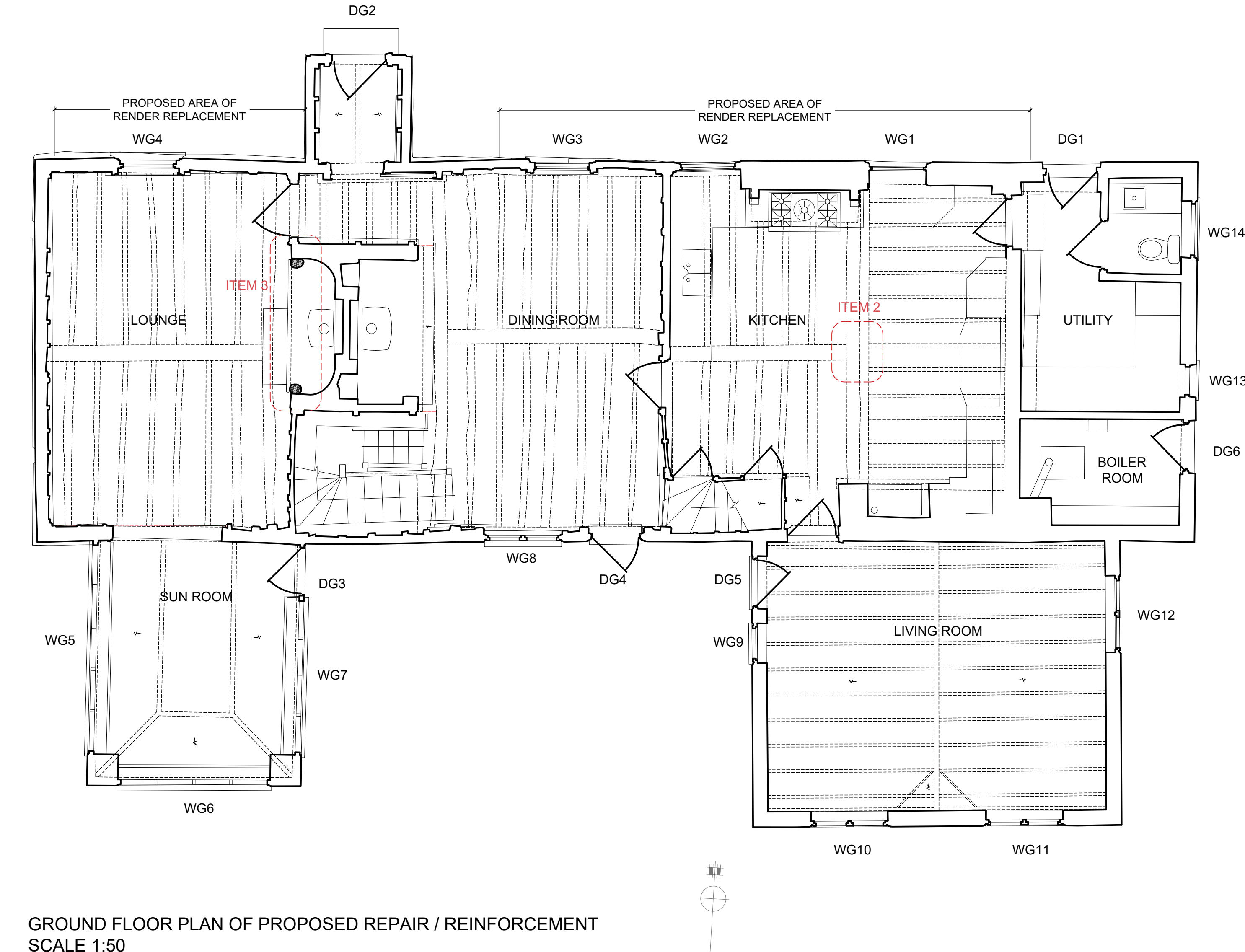
ITEMS FROM STRUCTURAL ENGINEER'S REPORT - pma5291-letter report 01.

Item 2 – Kitchen Beam Connection

This connection is between a primary and secondary floor beam that has opened slightly. A tenon could be seen entering into the supporting beam and, although there is no evidence to suggest that the tenon is failing, it is also not possible to comment on its condition and adequacy as the vast majority of it can't be seen. We would therefore recommend that the joint is nominally strengthened by installing 100x100x8mm thick x 150mm deep angle cleats to both sides of the supported beam and fixed each leg with 2No.M12 coach screws.

Item 3 – Lounge (West) Chimney

A 200mm deep oak bressummer is present that spans over the open fireplace. As shown in the photo, a diagonal crack has opened up above the bressummer. This is likely to be due to shrinkage of the oak beam, together with deflection caused by the weight of masonry above. The timber beam appeared to be in sound condition although its inside face could not be seen due to a fire guard. We would therefore recommend that the cracked section of brickwork is strengthened by installing 4No. rows of stainless steel heli-bars at 150mm vertical centres for the entire panel length and re-pointed with lime mortar to match the composition of the existing.



GROUND FLOOR PLAN OF PROPOSED REPAIR / REINFORCEMENT
SCALE 1:50

NOTES:

PLANNING DRAWINGS

SCALE FOR PLANNING PURPOSES ONLY.
ALL DIMENSIONS AND LEVELS SHOWN ARE TO BE CHECKED
ON SITE PRIOR TO COMMENCEMENT OF WORK.
THIS DRAWING SHOULD NOT BE USED OTHER THAN
FOR ITS INTENDED PURPOSE.

DESCRIPTION	
GROUND FLOOR PLAN AS PROPOSED	
LOCATION NURSTEAD HALL	DRG No. PP-18Q-03
NURSTEAD LANE	REV
LONGFIELD HILL	SCALE 1:50 @ A1
KENT, DA3 7AN	DATE MAY 2023
CLIENT MR & MRS HOLM	SIG RP

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