

Specification (Repair Work):

New Entrance:

Doors - Existing modern door and windows to be carefully removed. Oak lintel to be checked for any damage and repaired where necessary. If deemed to hold insufficient strength then we propose the inclusion of a 10mm x 150mm steel plate to be bolted internally with 50mm M10 SS bolts at 200mm c/c's. Oak lintel to be treated externally with Dulux Trade weathershield Preservative Primer+. Space above lintel to be infilled with brick to match main house and tie in with adjacent barn detail.

Floor - Existing cobbled stones to be retained, to be cleared free of dust and debris then to be cleaned sparingly with warm water, repeatedly changing the water and cloth when they accumulate dirt. Sealing the floor should be avoided so as to allow the floor to breathe.

Walls - Modern plaster to be removed only where loose, Limelite renovating plaster to be used to patch repair where necessary, Care must be taken at edges where new plaster meets old to minimise shrinkage in joints. Undercutting the remaining plaster and keeping edges from drying too quickly will help. Surface to be finished with breathable paint such as limewash, internal silicate paint, plant based emulsion or clay paint. Where there has been sustained water ingress, irreparably damaged plaster should be removed back to sound surface, the wall allowed to dry and then patch plastered.

Ceilings - Modern plaster to be repaired where necessary to avoid disturbance to historic elements. To replace lathwork take the plaster back to the nearest joist and replace the lath if it is broken. It is best to use a cordless driver as the percussion from hammering in nails might result in more damage. Usually one coat of coarse lime is required, onto the wetted down laths. This is followed by a coat of lime skim when the base coat has cured. Leave room on top of the coarse coat for the lime skim to be flush with the existing skim coat. Medium hemp lime can be used to provide a finer finish, finished 3mm back from top of surface then a sand / lime internal finish plaster on top. Surface to be finished with breathable paint such as limewash, internal silicate paint, plant based emulsion or clay paint. Limelite renovatin plaster can be used to modern areas where no lath is.

Additional information: No historic cornice or skirting, Oak beams / floor joists to be retained.

Living Room:

Windows - Replacement timber with secondary glazing, redecoration to exterior as required with Algaia exterior lacquer paint or similar approved, colours to match existing. Lime putty to be replaced where necessary.

Door - Original external timber door and associated architrave to be stripped with a water based eco stripper (eg. Home Strip or similar approved). Any defective areas can be cut out and filled with putty or filler. Larger damaged areas of timber to receive new timber strip spliced in. Door and architrave can be finished with oil or wax or re-painted with Algaia exterior lacquer paint. Colours to match existing.

Floor - Existing quarry tiles to be retained, to be cleared free of dust and debris then to be cleaned sparingly with warm water, repeatedly changing the water and cloth when they accumulate dirt. Sealing the floor should be avoided so as to allow the floor to breathe.

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REV	DESCRIPTION	BY	DATE



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Partnered with



CLIENT:

Mr De Rosa

ADDRESS:

The Old Smithy, Overton

STAGE:

Listed Building Application

TITLE:

Specification

SCALE AT A3: 1 : 50	DATE: 04.05.2022	DRAWN: CO	CHECKED: CO
PROJECT NO: OTW1247	DRAWING NO: PL04		REVISION: