

PART EXISTING SOUTH ELEVATION

EXISTING EAST ELEVATION

WF.06 Possibly repositioned original 17th century stone window with a stone surround, mullions and transom. Two fixed casements and a central opening casement beneath three panels of fixed casements with gothic heads. The stonework has been patch repaired in render causing further decay to the stone beneath. Allow for cutting in new replacement stone and rehanging the individual casements.

WG.16 Projecting bay window of three nineteenth century double hung verticalsliding sash windows. The front a two over two pane sash and all with gothic heads to the glazing bars. The timber supports a stone and render parapet which is showing signs of deterioration and movement. Allow for dismantling the stonework to allow for joinery repairs to the roof over and the head of the window.

Exposed brick to be repointed.

Remove the remaining render and repoint the original brickwork beneath [to the 17th century brickwork only].

WS.06 Original 17th century stone window with a stone surround and mullions. Two fixed timber casements and one opening casement , all with gothic heads. The stonework has been patch repaired in render causing further decay to the stone beneath. Both mullions have surface damage. Allow for cutting in new replacement stone and rehanging the individual casements.

WF.07 Original 17th century stone window with 20th century replacement stone surround, mullions and transom. Three fixed casements and two opening casements beneath five panels of fixed casements with gothic heads. No works required.

Render to remain undisturbed.

Doted lines indicate the extent of the missing tower and gables removed when this wing was repaired with cement render sometime between the 1920's and the 1950's. It is believed that the terrace perimeter wall was lowered at the same time.

All the existing stone copings, including the decorative gable cappings, require rebedding following the re-render works.

The terrace perimeter wall is to be raised in height in brick and lime mortar.

This area of cement render is to remain undisturbed.

Areas shown hatched indicate areas of live, loose render which will need to be replaced. This is twentieth century cement render which should be replaced with a three coat lime remnder.

The brickwork behind is very poor with significant cracking and spalling which will require partial rebuilding and rebedding.Additional stainless steet ties will be required

This section of wall is leaning out and the render has falled. Partially take down and rebuild.

New lead lined rainwater outlets from the terrace with new 75mm diameter cast iron downpipes and hoppers.

The cappings to the four towers/ turrets may all suffer in some part from the expansion of hidden iron clamps. Once scaffold access gives the opportunity for a closer inspection the extent of repair can be determined. An allowance should be made for remedial works to the stonework.

Remove the cement based render to each tower, the adjacent bay window and surrounding brickwork. The early nineteenth century brickwork is to be re-rendered in a new three coat lime mortar following agreement on the mix, colour and texture from CADW This will involve render analysis from the surviving lime render to the Coach House. Note no angle beads are to be used. Rebed the salvaged coping stones on new lead dpc.

The blocked up door openings here are to be opened up and fitted with new purpose made doors and frames to match the surviving originals.

DB.01, DB.02, DB.03, DB.04 and DB.05, Missing or damaged ledged and braced painted softwood studded doors and frames now in a very poor condition, Allow for taking out the door and frame and replacing each with a new purpose made door and frame to exactly match the existing. Carefully remove the existing ironmongery and reuse to rehang the replacement doors.

Existing iron gate to be repaired and redecorated.

Significant bowing out to the lower terrace walls.

The lack of adequate drainage from the concrete terrace has caused significant issues with water retention and frost attack to the low-level terrace walls. This has left the cement-based render in of a very poor condition. The Concrete slabs are to be carefully lifted and replaced with stone paving. The surface water drainage is to be replaced. Allow for the partial rebuilding of the bowed sections of masonry and their re-rendering in a lime based render.

New lead lined rainwater outlets from the terrace with new 75mm diameter cast iron downpipes and hoppers.

PART PROPOSED SOUTH ELEVATION

PROPOSED EAST ELEVATION

Areas of cement render to be replaced using a soft lime mix.

Areas of spalling brickwork.

0 1 2 3 4

SCALE IN METRES @ 1:75

REV	DATE	NOTES	INIT.

PROJECT

BRYNKINALT HALL, CHIRK, NORTH WALES

DRAWING TITLE

EAST ELEVATION AS EXISTING AND AS PROPOSED.

STATUS	PLANNING		
DATE	DRAWN	CHECK	SCALE @ A1
AUG 25	HW		1:75

UNIT / BLOCK	CI/ SFB CODE	TYPE & NUMBER	REVISION LETTER

DRAWING NO.

1049 1006

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