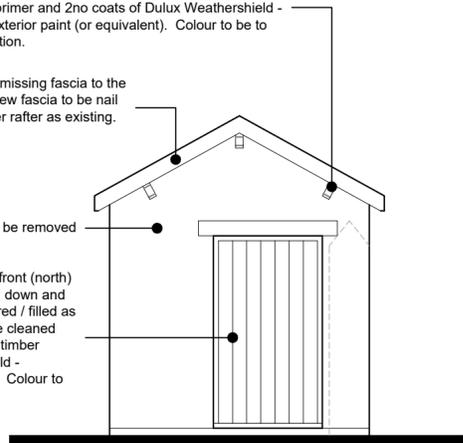


The existing timber fascia boards, exposed ridge ends and decorative purlin ends are to be fully cleaned down. The timber components are to then be finished with 1no coat of exterior timber primer and 2no coats of Dulux Weathershield - Weatherproof exterior paint (or equivalent). Colour to be to clients specification.

New timber board required to replace the missing fascia to the front (north) end of the east roof slope. New fascia to be nail fixed to the front face of the existing timber rafter as existing.

Wall climbing ivy to be removed

The existing timber door and frames to the front (north) side of the coal shed are to be fully cleaned down and any areas of minor decay cut out and repaired / filled as appropriate. The door and frames are to be cleaned down and finished with 1no coat of exterior timber primer and 2no coats of Dulux Weathershield - Weatherproof exterior paint (or equivalent). Colour to be to clients specification.



**PROPOSED NORTH FACING ELEVATION**

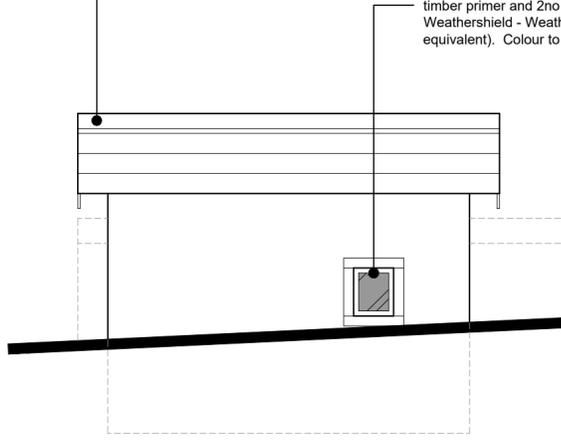
SCALE 1:50



The existing breach to the front end (north) of the ridge to the coal shed roof is to be repaired with new slates to match the existing. The timber ridge, battens and raters are to be probed for decay and treated with a suitable timber preservative if / where required. Should any decay be present which is beyond treatment then the affected timbers shall be repaired or replaced as required with new treated structural timbers to Structural Engineers design and specification. 1no new matching ridge tile required.

Cracked and dislodge slates present to the east roof slope to be replaced with new matching slates.

New treated s.w. timber window to be installed to opening with toughened safety glass. Window frames to be finished with 1no coat of exterior timber primer and 2no coats of Dulux Weathershield - Weatherproof exterior paint (or equivalent). Colour to be to clients specification.

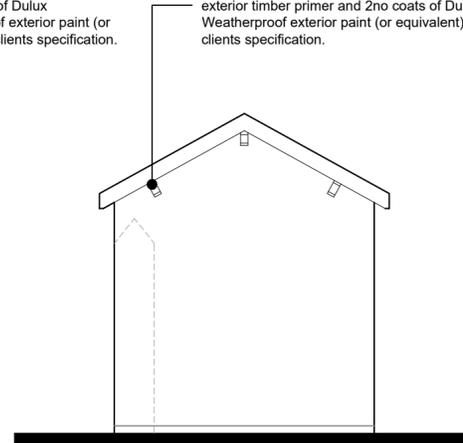


**PROPOSED WEST FACING ELEVATION**

SCALE 1:50



The existing timber fascia boards, exposed ridge ends and decorative purlin ends are to be fully cleaned down. The timber components are to then be finished with 1no coat of exterior timber primer and 2no coats of Dulux Weathershield - Weatherproof exterior paint (or equivalent). Colour to be to clients specification.



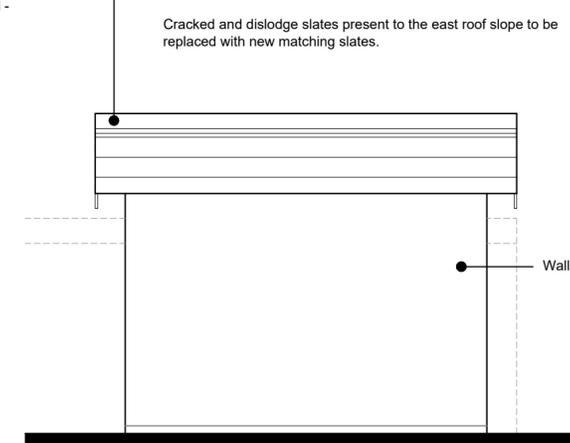
**PROPOSED SOUTH FACING ELEVATION**

SCALE 1:50



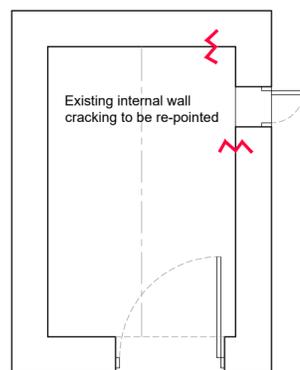
The existing breach to the rear end (south) of the ridge to the coal shed roof is to be repaired with new slates to match the existing. The timber ridge, battens and raters are to be probed for decay and treated with a suitable timber preservative if / where required. Should any decay be present which is beyond treatment then the affected timbers shall be repaired or replaced as required with new treated structural timbers to Structural Engineers design and specification. 1no new matching ridge tile required.

Cracked and dislodge slates present to the east roof slope to be replaced with new matching slates.



**PROPOSED EAST FACING ELEVATION**

SCALE 1:50



**PROPOSED PLAN**

SCALE 1:50



**EXTERNAL WALLS**

The external stone walls of the coal shed are to be inspected for areas of perished and degraded mortar and are to be re-pointed.

All re-pointing work is to be undertaken during a period of suitable weather so as to avoid periods of low and high temperatures. This will ensure that the new mortar dries correctly. Where required the existing mortar is to be raked out to a minimum depth of 25mm or twice the width of the joint (whichever is greater). Raking out should be undertaken by hand to prevent damage to the stonework. The exposed joints are to be carefully cleared with compressed air to remove any remaining debris and to ensure that it is not washed down the wall. Affected areas are to be washed with clean water to ensure that the wall is damp. This will encourage a good bond between the stonework and new mortar.

The re-pointing of the affected stonework is to be undertaken using the following mortar specification - 1 part NHL 3.5 to 3 parts well graded, clean / washed, sharp sand. Colour of mortar to have a buff-coloured finish. Mortar to be applied throughout complete with stipple brush finish. Joint / mortar thickness to be well proportioned.

All pointing is to take place at the top of the affected areas moving downwards to prevent any dripping water from washing out the new mortar. The new mortar is to be applied and compressed within the joint using a pointing key of a suitable width for the size of the joints. The entire joint should be filled with mortar until it is over filled. The new mortar should then be allowed to set before cutting back the excess mortar to create a slight recess between the stones. The surface of the mortar is to receive a stipple finish through the use of a churn brush.

The curing of the completed re-pointing is to be managed to prevent it from drying too quickly. This is to be undertaken through the use of protective sheeting and the dampening of the affected areas by hand to prevent it from drying too quickly. This should be undertaken for a minimum period of one week after the mortar has cured.

Client  
**PRINGLE HOMES**

Job Title  
**PROPOSED REPAIR AND REFURBISHMENT WORKS AT CROW TREES FARMHOUSE CROW TREES BROW CHATBURN LANCASHIRE BB7 4AA**

Drawing Title  
**COAL HOUSE: PROPOSED PLAN AND ELEVATIONS**

Scale 1:50 @ A2	Date FEB 2025	Drawn MF
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