

RECOMMENDATIONS FOR THE REPAIR AND MAINTENANCE OF OLD BUILDINGS (from Period Houses, A Conservation Guidance Manual by Frank Keohane)

CONSULT WITH THE LOCAL PLANNING AUTHORITY WHEN CONSIDERING WORKS TO A PROTECTED STRUCTURE.

RECORD ALL WORKS, TAKING NOTE OF MATERIALS AND TECHNIQUES USED.

ROOFS AND ROOF COVERINGS:-

ROOFS SHOULD BE INSPECTED TWICE YEARLY DURING AUTUMN AND SPRING. INSPECTIONS SHOULD TAKE NOTE OF THE CONDITION OF ROOF COVERINGS, RIDGE OR HIP TILES, RAINWATER GOODS, FLASHINGS, CHIMNEYS AND PARAPET WALLS.

ALL REPAIRS SHOULD BE CARRIED OUT PROMPTLY TO AVOID WATER PENETRATION.

THE USE OF SEALANTS TO SEAL DAMAGED SLATES AND PREVENT WATER PENETRATION SHOULD BE AVOIDED.

WHEN RECOVERING ROOFS OR EXECUTING REPAIRS, SLATES AND RIDGE TILES IN GOOD CONDITION SHOULD BE CAREFULLY SET ASIDE FOR REUSE.

NATURAL SLATE SHOULD BE REPLACED WITH NATURAL SLATE RATHER THAN WITH ARTIFICIAL TILES. TRADITIONAL WELSH SLATE SHOULD BE USED IN PREFERENCE TO CONTINENTAL EUROPEAN SLATE.

SARKING FELT, WHERE USED, SHOULD BE BREATHABLE TO ALLOW VENTILATION TO THE ROOFSPACE.

THE INSERTION OF ROOF LIGHTS AND DORMER WINDOWS SHOULD GENERALLY BE AVOIDED.

CHIMNEYS:-

CHIMNEYS SHOULD NOT BE REMOVED EVEN WHEN REDUNDANT.

CHIMNEYS SHOULD BE PROVIDED WITH VENTILATION AT BOTH THE TOP AND THE BOTTOM OF THE FLUE IN ORDER TO PREVENT CONDENSATION AND SULPHATE ATTACK.

RAINWATER GOODS:-

CAST IRON RAINWATER GOOD SHOULD BE REPLACED ON A LIKE FOR LIKE BASIS. PLASTIC EAVES GUTTERS AND DOWNPIPES ARE NOT APPROPRIATE SUBSTITUTES.

STONE:-

WHEN REPOINTING, AVOID THE USE OF HARD CEMENT MORTARS AND ENSURE THAT HISTORIC POINTING FINISHES ARE USED AND MORTAR DOESN'T EXTEND OVER THE SURROUNDING STONWORK.

ONLY USE MORTAR REPAIRS TO FRACTURED STONE UNDER EXPERT GUIDANCE AND AVOID THE USE OF CEMENT FOR SUCH REPAIRS.

DO NOT USE MODERN RESINS TO REPAIR OR CONSOLIDATE STONWORK.

SEEK SPECIALIST ADVICE WHEN CLEANING STONE AND WHEN CONSIDERING THE REMOVAL OF PAINT FROM THE STONE.

ALWAYS CARRY OUT A TRIAL SAMPLE OF ANY PROPOSED CLEANING TECHNIQUES.

AVOID THE USE OF WATER REPELLENTS AND USE ONLY UNDER EXPERT GUIDANCE.

RENDERS:-

RENDER MIXES SHOULD BE DETERMINED BY A SPECIALIST AFTER INSPECTION OF THE BUILDING. RENDERS SHOULD BE REPLACED ON A LIKE FOR LIKE BASIS.

THE RENDER SHOULD NEVER BE HARDER OF DENSER THAN THE BRICK OF STONE SUBSTRATE. THIS IS SO THAT THE RENDER IS SUFFICIENTLY FLEXIBLE TO ALLOW FOR STRUCTURAL MOVEMENT, AND TO ALLOW FOR THE EVAPORATION OF MOISTURE FROM THE SUBSTRATE.

THE STRIPPING OF RENDERS FROM BUILDINGS THAT WERE ALWAYS INTENDED TO BE RENDERS SHOULD BE AVOIDED AT ALL TIMES, AS IT DESTROYS THE CHARACTER OF THE BUILDING AND CAN LEAD TO EXTENSIVE DAMAGE.

WINDOWS:-

ALWAYS REPAIR HISTORIC WINDOWS RATHER THAN REPLACE THEM AND AVOID THE USE OF uPVC, ALUMINIUM OR STAINED HARDWOODS.

DO NOT REPLACE TRADITIONAL SASH WINDOWS WITH OUTWARD OPENING CASEMENT WINDOWS.

ENSURE THAT REPLACEMENT WINDOWS ARE CORRECT IN DESIGN, MOULDING DETAIL, GLAZING BAR DETAIL AND HORN DETAIL. ALWAYS CARRY OUT RESEARCH BEFORE SPECIFYING AND REPLACING.

RETAIN AND PROTECT HISTORIC GLASS WHERE IT SURVIVES.

USE DRAUGHT-STRIPPING TECHNIQUES TO REDUCE DRAUGHTS AND NOISE POLLUTION RATHER THAN RESORTING TO DOUBLE OR SECONDARY GLAZING.

USE SECONDARY GLAZING RATHER THAN DOUBLE GLAZING AS THIS DOES NOT INVOLVE THE DESTRUCTION OF THE OLD WINDOW AND CAN BE EASILY REVERSED.

DOORS:-

THE INTENTION SHOULD ALWAYS BE TO REPAIR RATHER THAN REPLACE.

SEEK SPECIALIST ADVICE WHEN CONSIDERING REPAIRS TO OR CLEANING OF STONE DOORCASES.

CAUTION SHOULD BE USED WHEN REMOVING PAINT FROM TIMBER DOORS AND DOORCASES.

ALWAYS RETAIN HISTORIC DOOR FURNITURE AND FITTING WHERE THEY SURVIVE.

IRONWORK:-

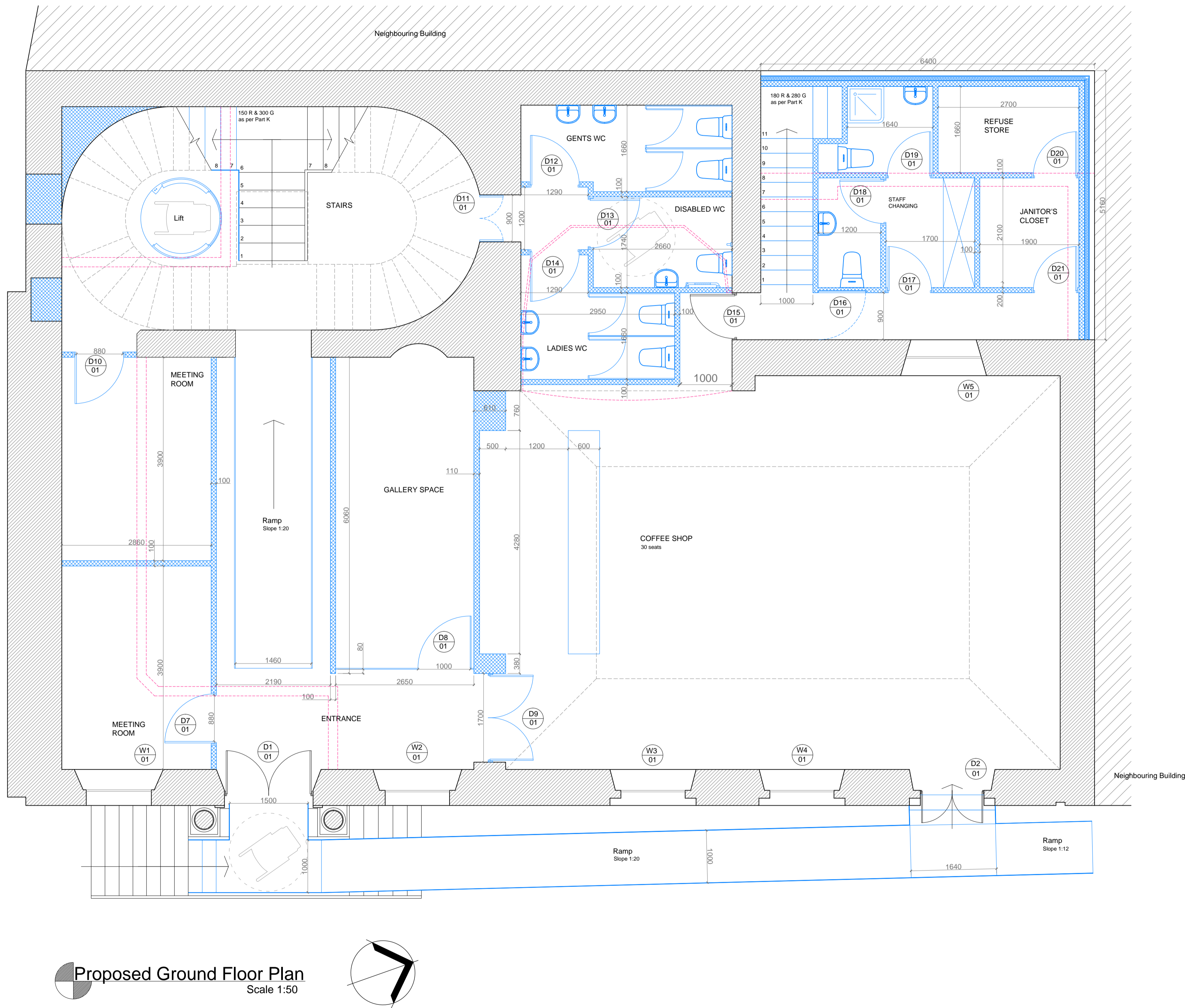
ALL RUST SHOULD BE REMOVED PRIOR TO PAINTING.

REPAIRS SHOULD PREFERABLY BE CARRIED OUT IN SITU TO AVOID DAMAGE DURING DISASSEMBLY AND REASSEMBLY.

PLASTERWORK:-

ALWAYS REFER TO A SPECIALIST WHEN CONSIDERING THE REPAIR, REPLICATION OR CLEANING OF DECORATIVE PLASTERWORK. PLASTERWORK CAN BE IRREVERSIBLY DAMAGED IF TREATED IN AN INAPPROPRIATE MANNER.

DO NOT USE FLAME GUNS, HOT AIR GUNS, POWER TOOLS OR CAUSTIC PAINT STRIPPERS ON PLASTERWORK.



NOTES:-

- USE FIGURED DIMENSIONS ONLY - DO NOT SCALE
- ALL DRAWINGS TO BE READ IN CONJUNCTION WITH THE SPECIFICATION

EXISTING CONSTRUCTION

ALL EXISTING CONSTRUCTION SHALL BE TREATED WITH THE UTMOST CARE WHEN WORK IS PROGRESSING IN THE VICINITY. ALL EXISTING BUILDING FABRIC TO BE REPAIRED LIKE WITH LIKE BY SKILLED TRADESPEOPLE WITH A KNOWLEDGE OF CONSERVATION WORK. THERE SHALL BE NO DECISIONS MADE REGARDING WORK TO THE EXISTING FABRIC UNTIL A CONSULTATION WITH THE ARCHITECT AND LOCAL CONSERVATION OFFICER.

NEW CONSTRUCTION

FOUNDATIONS:-
TO BE AUGERED PILES WITH CONCRETE PILE CAPS AND CONCRETE GROUND BEAMS CAST BETWEEN. TO ENGINEER'S SPECIFICATION.

GROUND FLOOR:-
TO BE 50MM SELF LEVELING SCREED, SELF FINISHING, ON 75mm RIGID INSULATION ON BLOCK AND PLANK FLOOR MADE UP OF PRECAST CONCRETE T-BEAM UNITS, WITH HANSON THERMOLITE FLOORING BLOCKS BETWEEN.

EXTERNAL WALLS:-
TO BE PRECAST, AND CRANED INTO PLACE. TO BE 85mm LENOPEC SOLID TIMBER WALL UNITS WITH 75MM WOOD FIBRE INSULATION BATTS, WATERPROOF MEMBRANE AND 15MM EUROFORM VERSAPANEL CLADDING BOARD.

INTERNAL WALLS:-
TO BE 85MM SOLID TIMBER WALLS SUPPLIED BY LENOPEC, SELF FINISHING ON THE INTERNAL SURFACES. WHERE 60MIN FIRE RATING IS REQUIRED, TO BE FINISHED ON ONE SIDE WITH 15mm CEMENT FIBRE BOARD.

FIRST FLOOR:-
TO BE OF 115mm SOLID TIMBER SUPPLIED BY LENOPEC, SELF FINISHING.

ROOF:-
TO BE A FLAT ROOF OF CODE 4 LEAD. TO BE BUILT UP USING CODE 4 LEAD ON A WATERPROOF MEMBRANE ON 15mm MARINE PLYWOOD, ON 100x44mm TAPERED CEILING JOISTS WITH 75mm WOOD FIBRE INSULATION BETWEEN. ON 115mm SOLID TIMBER ROOF PANEL.

ROOFLIGHTS:-
TO BE TRIPLE GLAZED UNITS, 4.8 x 4.8mm BUILD UP, SECURED BY BEING GLUED TO STEEL BRACKETS.

INTERNAL PARTITION WALLS WITHIN EXISTING STRUCTURE:-
ACCORDING TO THE LAMBETH HOUSING DOCUMENT, RECOMMENDED MATERIALS FOR SUSTAINABLE CONSTRUCTION, PG 4. THE RECOMMENDED FORM OF CONSTRUCTING PARTITIONS IS USING TIGER STUD WALLS. THESE ARE TO BE OF 60MIN FIRE RATING RESISTANCE AND MADE UP OF 15mm LIGHTWEIGHT PLASTER ON 10mm CEMENT PARTICLE BOARD AT 300mm CRS WITH 25mm DRY LINING SCREWS AT BUTT JOINTS. STAGGERED AT EACH SIDE, ON 75mmx50mm SOFTWOOD TIMBER STUDS AT 610mm CRS WITH 50MM MINERAL FIBRE INSULATION PACKED BETWEEN THE STUDS.

CODE 4 LEAD:-
ØR () - FOR USE ON FLAT/PITCHED ROOFING

REQUIRES:-
- PATINATION TREATMENT - AN APPLICATION OF OIL TO AVOID UNSIGHTLY RESIDUE BUILDING UP ON THE SURFACE
- CLIPS
- NAILS
- WOOD CORE ROLL
- GEOTEC UNDERLAY

LEGEND

- Existing Construction
- New Construction / Repaired
- Demolished/Removed

No.	DATE	REMARKS

Institute of Technology, Carlow
Architectural Technology Year 4
2009-2010

PROJECT TITLE
Project Two - Conservation

DRAWING TITLE
General Arrangement Ground Floor Plan

LECTURER:
Allan Read, Dan O'Sullivan

DRAWN:
Eric Stilwell

CHECKED:

SCALE:
As Shown

DATE:
16.12.2009

DRAWING NUMBER
Y4-02-CONSERV-001

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