

1.0 Main House

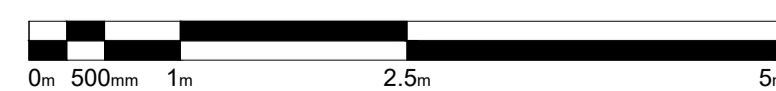
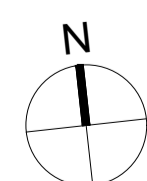
Scale 1:100 @ A3 / 1:50 @ A1

Repairs

- R1** Clean and point stone flag floor. Carry out repair to sunk and cracked flagstone near door to the drawing room.
- R2** There is decay to the floorboards next to (and running in and below) the below stairs cupboard. Clear dirt and debris from between floor joists, allow for repairs to joists, and replace floorboards with new softwood boards to match existing.
- R3** Carry out plaster repairs to crazing lime plaster to arched soffit between corridor and stairwell.
- R4** The floor is from stone and has a number of open joints. Point floor in lime mortar. There is significant settlement of the flag stones below partitions, this should be checked by a structural engineer. Lift and rebed stone flags were sunk and carry out pointing to stone floor.
- R5** Overhaul and revive decoration to shutters on south elevation. In the southeast corner there appears to be movement - where the partition has dropped - this should be assessed by the structural engineer. Investigate from above and allow to install noggins in the top of the wall to allow plaster to be repaired from below.
- R6** To the east end of the ceiling the lath and plaster has failed. Remove lath and plaster ceiling and replace with breathable substrate and lime plaster finish. Remove wall paint finish.
- R7** The paint is flaking to the ceiling, remove flaking paint, skim ceiling in lime plaster.
- R8** Overhaul and revive decoration to shutters on south elevation. The ceiling is from plaster and has hairline cracking. Allow to skim in lime mortar. The south elevation has moved leaving a considerable gap between the ceiling and the wall. Allow to remove a section of lime plaster 1m wide and parallel to the wall to allow new laths to be fixed and the plaster to be repaired in lime plaster. Allow for installing noggins in the floor void above to secure laths. To the door reveal from the hall there is a section of damaged plaster to the south. Carry out repairs in lime plaster c1sqm. There is a significant structural crack between the spine and west wall which requires investigation by a structural engineer. Following structural repairs carry out replastering in lime mortar. C3sqm. To the west elevation behind the boiler modern plasters have sheared away from the wall. Remove modern plasters to reveal substrate. Allow to finish in lime. There is settlement of the stone flag floor, which should be investigated by a structural engineer. Lift a relay stone flags and point in lime mortar. The Aga is sat on a raised concrete plinth. The plinth and Aga will require removal and the floor should be repaired with matching reclaimed stone.
- R10** The ceiling has exposed rafters and the roof finish is felted on the underside. The walls are from masonry with a paint finish. The paint finish should be removed, and the walls insulated. There is some minor cracking to the south elevation to the west of the door. This may require Heli bar repairs as directed by a structural engineer. There is rot to the bottom of the boarding to the external door. Carry out repairs to door. Several of the stone flags have shattered and the floor will require repairs.
- R11** Stone slabs to the floor require pointing.

Generally;

- Where necessary because of warping due to poor atmospheric conditions allow for replacing doors on a like for like basis.
- Carry out specialist survey of timber especially in the sitting room on the ground floor
- Remove wallpaper/ wall lining finishes to walls and ceiling and skim in lime plaster
- Remove carpet and underlay to floor, and allow to carry out repairs to the floor with new or reclaimed boards to match existing.



Scale 1:50 @A1 and 1:100 @A3

B May23 AO JPM Revised following CO comments
 A Jun22 AO JPM Block A plan removed for clarity
 - Apr22 JPM JPM First issue

ISSUE DATE DRAWN CHECKEDDESCRIPTION

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DRAWING STATUS Existing

DRG TITLE Farmhouse Ground Floor
 Existing Plan

JOB/DRG No. 219/101

SCALE 1:100 @ A3 **REVISION** B