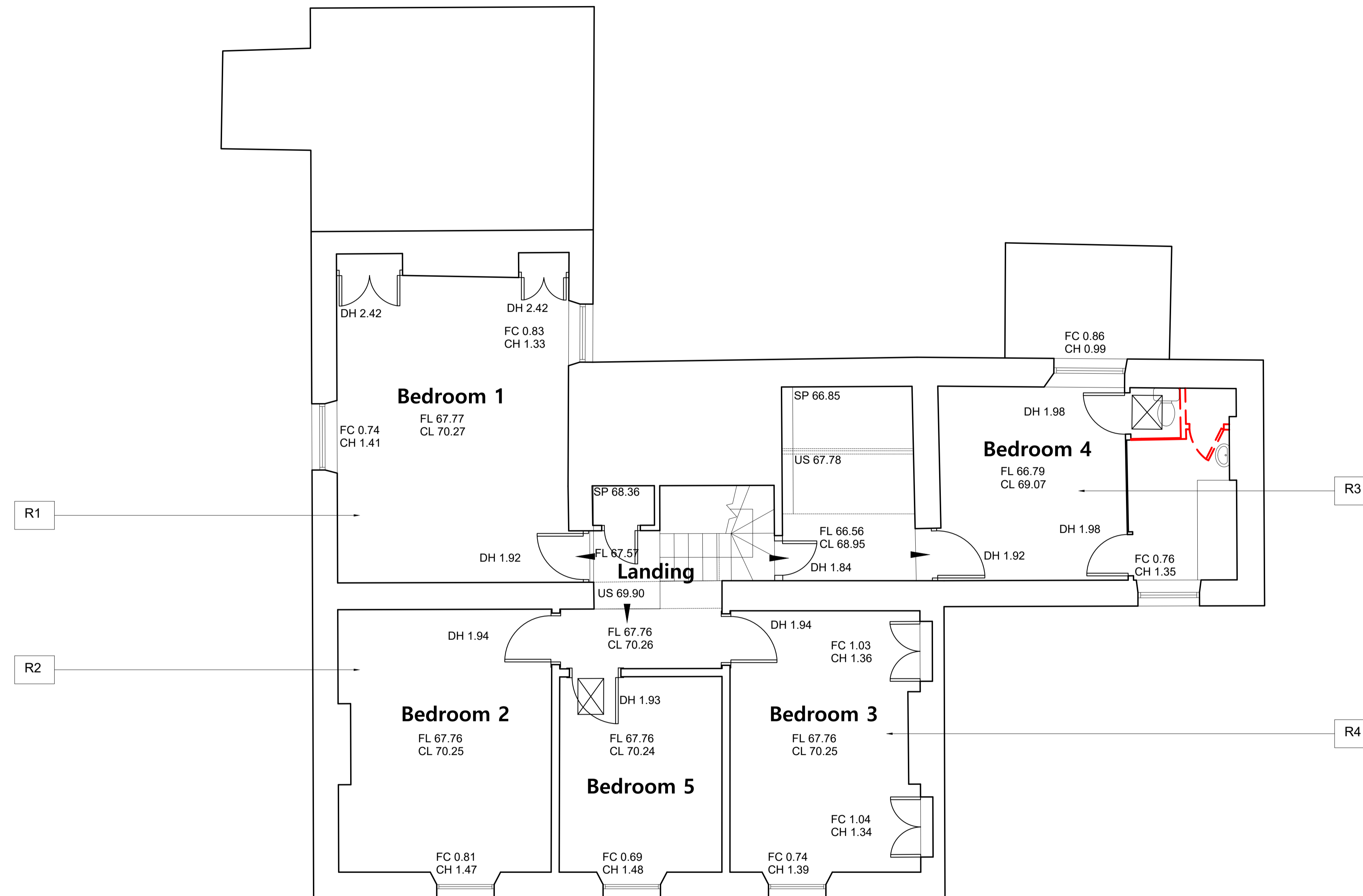


Repairs

- R1** On the north wall there is staining to the plaster above the fireplace, which may be coming through the chimney stack. Allow for removing 2sqm of plaster and pointing to the stonework and repointing and plastering in lime plaster. Carry out repairs to fixed joinery. Movement to southwest corner should be inspected by a structural engineer. In attic above, make up top of south wall with masonry and make good wall in lime plaster.
- R2** Remove hardboard lining to ceiling and skim plaster in lime. Fill cracks in plaster on the west elevation. To the north of the chimney breast allow for repairing 2sqm of lime plaster with new lime plaster. There is severe cracking in the northwest corner, where the west wall has moved. Allow for Helibar system as directed by a structural engineer to tie spine wall to external wall. Allow for replastering 3 sqm of lime plaster on completion. There is a 25-50mm gap between the floorboards and the external wall. Allow for carefully lifting all floorboards and re-setting floorboard closing gaps in west wall. Clean existing fireplace and decorate hob grate and fire dog. Carry out repairs to weatherboarding below south window.
- R3** Carry out plaster repairs to the soffit of the window in the north elevation with lime plaster.
- R4** Remove hardboard below window and replace with moulded tongue and groove boarding to match adjacent room. Carry out repairs to damaged hob grate to reinstate failed elements.

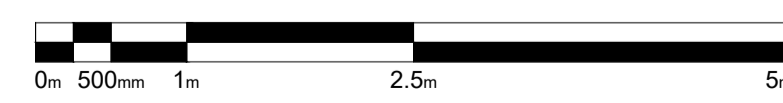
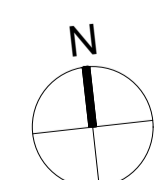
Generally;

- 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.



1.0 Main House

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



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
-	Mon-YtdPM		JPM	First issue

ISSUE DATE DRAWN CHECKEDDESCRIPTION

JAMES MACKINTOSH ARCHITECTS

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PROJECT Stratfield Farm
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CLIENT Manor Oak Homes

DRAWING STATUS Existing

DRG TITLE Farmhouse First Floor
Existing Plan

JOB/DRG No. 219/102

SCALE 1:50@A1

REVISION B