

Filename md22 0411

Both Georgian chimneys are to be overhauled; works to include:

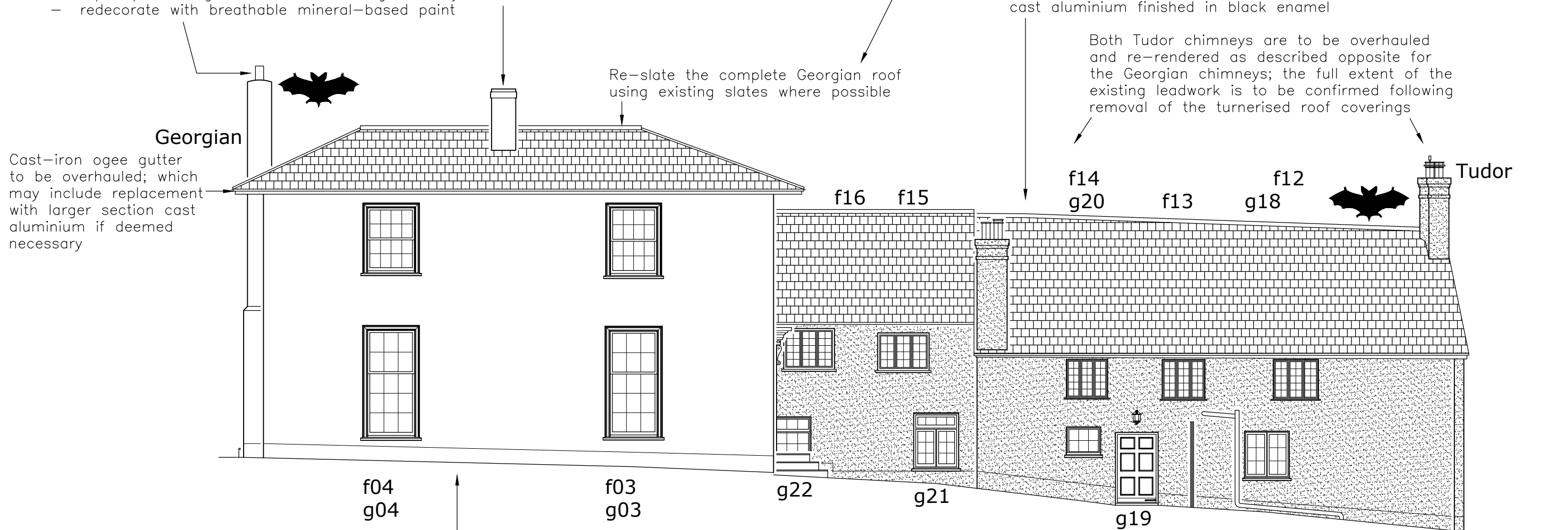
- generally, inspect chimney stacks and bring any defects to the Client's attention
- carefully, using hand tools only, remove all render and any vegetation
- sweep and inspect flues; reline with flexible liners where necessary
- re-bed / replace as found necessary any slate drips
- replace any existing leadwork with new lead in full accordance with the lead sheet training academy guidelines; do not provide any new visible leadwork where none existed previously; to clarify, this will be confirmed / ascertained following the erection of the scaffolding system
- concealed leadwork (eg soakers) will be installed where they are not visible following the completion of the work
- all lead to be treated with patination oil
- if necessary repair masonry on a like for like basis using lime mortar only
- re-render complete chimney with NHL5 lime-based mortar
- repair / make good mortar haunching and any mortar fillets with NHL5 lime-based mortar
- redecorate with breathable mineral-based paint

⚠ Although the proposed roof works will not increase the structural loading, these works (07.02) are **NOT** to be carried out **until** the wall repairs (03.02) have either been completed or taken to a stage deemed adequate by the structural engineer

Cast-iron ogee gutter to be overhauled; which may include replacement with larger section cast aluminium if deemed necessary

'Straighten' roof over Tudor wing and re-slate
Overhaul both chimneys and re-render with NHL5 lime based render
Replace all uPVC rainwater goods with heritage cast aluminium finished in black enamel

Both Tudor chimneys are to be overhauled and re-rendered as described opposite for the Georgian chimneys; the full extent of the existing leadwork is to be confirmed following removal of the turnerised roof coverings



Render to Georgian wing to be replaced

Cast-iron ogee gutter to be overhauled; which may include replacement with larger section cast aluminium if deemed necessary

Overhaul RWGs

Renew RWGs

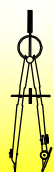
Replace uPVC gutter with cast heritage aluminium ogee gutters

Refer to the Ecological Impact Assessment prepared by HalpinRobbins Ltd, dated 27th September 2022
Works to be undertaken in strict accordance with this document or as amended in full approval with Natural England

Upon completion of the works, external masonry to be decorated to match existing using mineral based breathable paints suitable for lime

All windows and doors to be repaired and overhauled

Proposed Front Elevation 1:100 (South)



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Project
Refurbishment Works at The Old Rectory
Clyst St Lawrence, CULLOMPTON, EX15 2NW
for Drs Dixon

Dwg title
Proposed Works
Proposed Front Elevation

dwg no	MD22 0411 - 70	Initial
scale	1:100	date
		19/08/22
drawn	AJPaton	chkd.
		AJP