

Filename: md22_0411

Proposed Works:

01 00 Enabling Works

Works anticipated to include:
 - fully covered scaffold system over both wings; scaffold will be ballasted and not fixed to the structure
 - opening up & investigation works to Georgian walls
 Subject to the LPA's comments these works may be started before any consents have been granted

03 00 Wall Repairs

01 Tudor
 02 Georgian

04 00 First Floor Structure

01 Tudor - no works anticipated
 02 Georgian - to be investigated, but no works anticipated

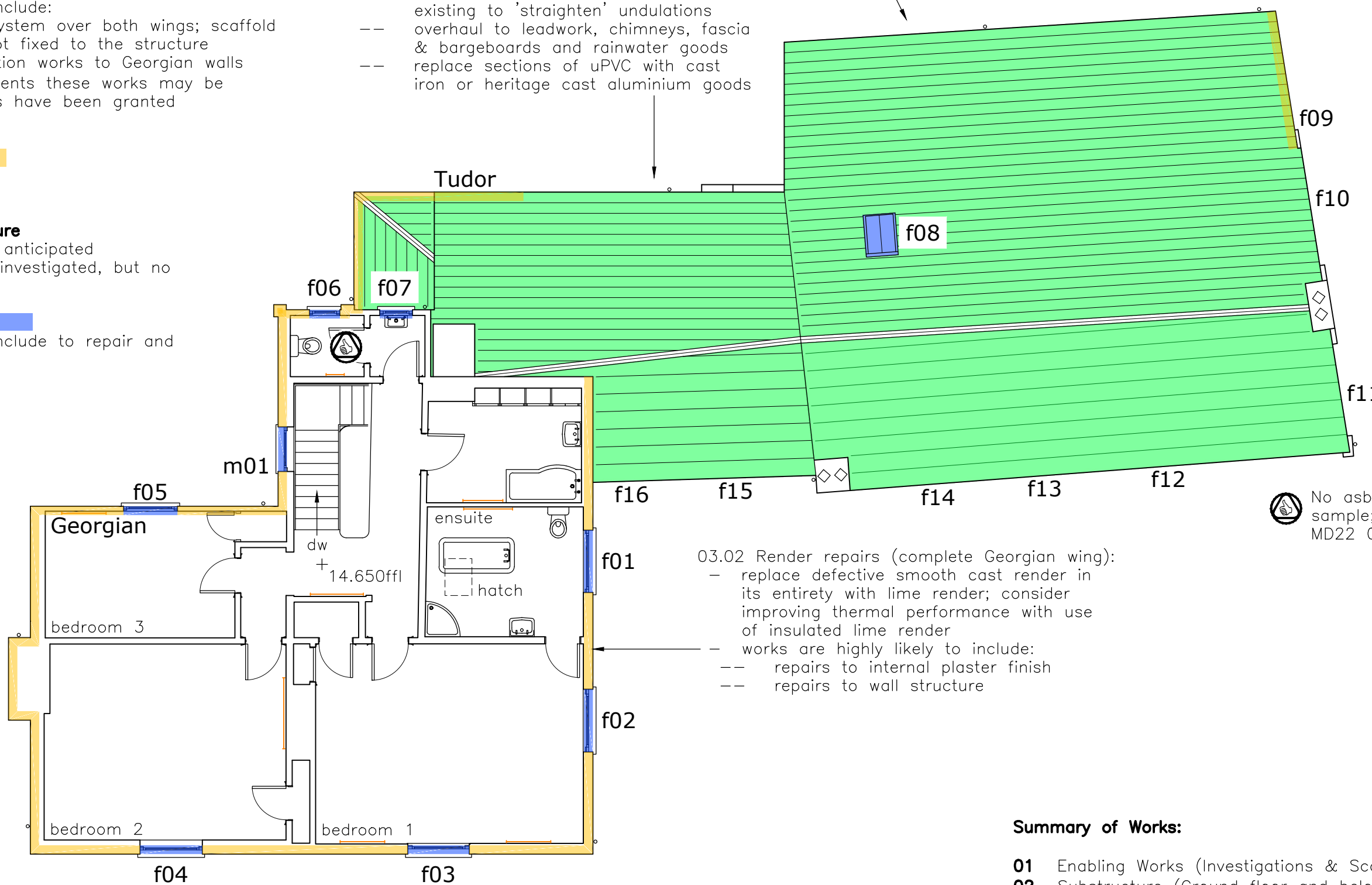
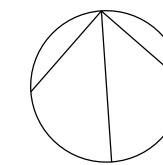
05 00 Window Repairs

Works anticipated to include to repair and overhauling of all joinery

07 00 Roofing

01 Tudor

07.01 Roofing (complete Tudor):
 - replace complete turnerised roof covering with new slates; works to include:
 -- inspection of existing roof structure
 -- installation of new rafters beside the existing to 'straighten' undulations
 -- overhaul to leadwork, chimneys, fascia & bargeboards and rainwater goods
 -- replace sections of uPVC with cast iron or heritage cast aluminium goods

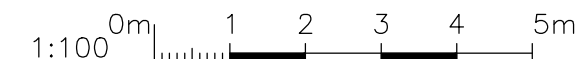


03.02 Render repairs (complete Georgian wing):
 - replace defective smooth cast render in its entirety with lime render; consider improving thermal performance with use of insulated lime render
 - works are highly likely to include:
 -- repairs to internal plaster finish
 -- repairs to wall structure

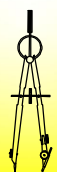
No asbestos detected in sample; refer to drawing MD22_0411-05

Summary of Works:

- 01 Enabling Works (Investigations & Scaffolding)
- 02 Substructure (Ground floor and below)
- 03 Wall Repairs
- 04 First Floor Structure
- 05 Window Repairs
- 06 Other Internal Works
- 07 Roofing (Structure, coverings & rwgs and chimneys)
- 10 External Works (Ground works & drainage)



Existing First Floor Layout 1:100



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

Dwg title
 Location of Proposed Works
 Existing First Floor Layout

dwg no	MD22_0411 - 15	Initial
scale	1:100	date
		17/08/22
drawn	AJPaton	chkd.
		AJP