

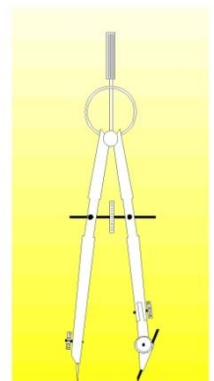
# Summary of Refurbishment Works at The Old Rectory, Clyst St Lawrence, CULLOMPTON, Devon, EX15 2NW

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draft	sept 2022	draft issue (16 <sup>th</sup> September 2022)
Initial	sept 2022	planning

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## **1.00 Introduction**

### 1.01 The Property

The Old Rectory, Clyst St Lawrence, CULLOMPTON, EX15 2NW. Grade II\* listed detached dwelling.

For identification purposes, the property is described in two parts, namely:

- The Tudor Wing (the southern section)
- The Georgian Wing (the northern section)

### 1.02 Purpose of this Document

This document outlines the proposed works.

### 1.03 Proposed Works

- 01 Enabling Works (Investigations & Scaffolding); likely to include:
  - a. erection of scaffolding systems
  - b. initial instructive investigations of the property (eg removing isolated render coverings for inspection of sub-structure) – some of this will be carried out before any applications are made
- 02 Substructure (Ground floor and below); likely to include:
  - a. replacement of some floorboards
  - b. ground floor joist repairs
  - c. insulation and ventilation improvements
- 03 Wall Repairs; likely to include:
  - a. total replacement of render to Georgian wing
  - b. isolated render repairs elsewhere
  - c. insulation and ventilation improvements
- 04 First Floor Structure; likely to include: isolated repairs to the Georgian wing
- 05 Window Repairs; likely to include:
  - a. repair and overhaul of windows
  - b. provision of some secondary glazing
- 06 Other Internal Works: to follow (may not include any works)
- 07 Roofing (Structure, coverings & rwgs and chimneys); likely to include:
  - a. Tudor wing: new timber roof structure (existing timbers left insitu)
  - b. Tudor wing: replacement slate roofing coverings
  - c. Georgian wing: re-slate using existing slates if possible
  - d. both wings: overhaul, including new render, to all chimneys and rainwater goods
- 08 left blank just in case other works are required
- 09 left blank just in case other works are required
- 10 External Works (Ground works & drainage); likely to include:
  - a. Replace septic tank with treatment plant with discharge to nearby water course
  - b. drain repairs and overhaul