

Smith & Sons

Building Contractors. Est 1977

Mr Douglas Cooper

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Date : 01/08/23

Our Ref : **Twyneham**

To Whom it may Concern,

With reference to the letter forwarded to me by Mr Cooper from TVBC Ref: 22/004/GM from Steve Payne,

Mr Cooper contacted me to with a view to inspect the chimney with a view to repair or rebuild which ever was deemed best solution bearing in mind the current sate of the chimney at Twyneham. The Chimney in question was on the west side and its position where it passed thru the roof line was very low on the pitch, at eaves level. The chimney was very unstable with numerous spalling bricks, the lime mortar had lost its integrity and most of the top bricks could be picked off by hand, there was a concern that following a severe storm of which we are experiencing more often, that this posed a high risk of collapse which could result in personal injury or worse and /or property damage to adjacent neighbours as this north side elevation shared 2 neighbours driveways and properties where the owners passed by below on a daily basis. Also the flashings around the base of the chimney where it meets the roof consisted of a mixture of cement fillet . lead and flashband type tape, which was evidence of previous repairs, this mixture of flashings showed evidence of failing as the chimney was allowing water ingress during wet weather into the bedroom ceiling and onto rafters and ceiling joists.

I recommended to Mr Cooper in my professional opinion a take down and rebuild would be the best safest option as the chimney was unstable, failing to keep water out, had no internal lead tray, many bricks were in a severe state of spalling. We set out to use as many of the good bricks from the chimney and use reclaimed bricks to match existing, we rebuilt it in the most exact size and style as was the existing, Materials used was Wareham wash sand and St Asteirs Natural Hydraulic lime NHL 5, with a sharp sand 2;1 mix for the haunching, we also parged the inside of the chimney flues with the 2;1 lime mortar mix. We placed an internal Lead try throughout the chimney.

We added a Clay Pepper Pot vent cowl to one flue and an anti bird cowl to the other flu, both flues had new Clay Roll Top Chimney Pots added. The other chimney situated in the middle of the ridge was in a worse state it had no lead flashings around the stack at roof level only old cracked cement fillets where brickwork meets slate roof and was letting in water really bad ,we had to replace some rotten rafters due to the water damage, as none of the flues were in use and had been redundant for a long period of time and Mr Cooper was not planning on re instating any of the old flues we recommended that we took this down and re slated the area of roof where the chimney had been.

Mr Cooper later informed us that the chimney needed to be put back which we did using the reclaimed bricks and some other reclaimed brick using the same materials as the other chimney ,Wareham wash sand and Hydraulic Lime NHL5.

Materials used for Both Chimneys.

- Hydraulic Lime NHL5
- Wareham wash sand
- Reclaimed Bricks most from original Chimney and about 20% brought in
- Sharp sand for the Haunching
- Clay Pots and Vent Cap.

contd

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Lathe & Plaster Soffits

The existing soffits was made up mostly of a 9mm ply painted with some areas of the original lathe and plaster, it was evident that the previous owner had replaced the Lathe & Plaster soffit with ply in the past, and where the west side chimney at eaves level was letting in water this had almost totally destroyed what parts of Lath & plaster soffit were left, so to make the soffits weather proof and match the appearance of the existing we continued with the existing ply option and painted it white and removed what was left of the Lathe & Plaster soffit. Most of the front street side of house had a wooden soffit painted white already in place. I did also mention to Mr Cooper that on the advice of my Roofer contractor John Asseter that the whole of the slate roof was in a bad condition and was in need of repair and re roofing.

Window Lintels replacements.

One of the windows had a Concrete reinforced Lintel in place which looked really ugly and not good practice so we replaced this with a single leaf steel lintel with a tray damp in place and matching brickwork which was later painted as in keeping with the rest of that elevation.

The other window had a rotten wooden lintel about 100mmx75mm which was failing as evident by the cracked brickwork all around the window, both windows had evidence of severe cracked brickwork above the lintels due to the failing lintels, I mentioned to Mr Cooper that I thought the previous owner had taken out the wooden lintel on one of the windows and replaced it with the concrete lintel as when painted it would have looked similar to that of a wooden lintel, that was my assumption as to why someone would put a concrete lintel in a face brickwork elevation.



Robert Smith

Director