



Le Page Architects

**Plymouth Gin Distillery - Chimney Repairs
60 South Side Street, Plymouth**

**Design, Access & Heritage Statement
February 2024**

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Fig 01 – Google View of Plymouth Gin Chimney

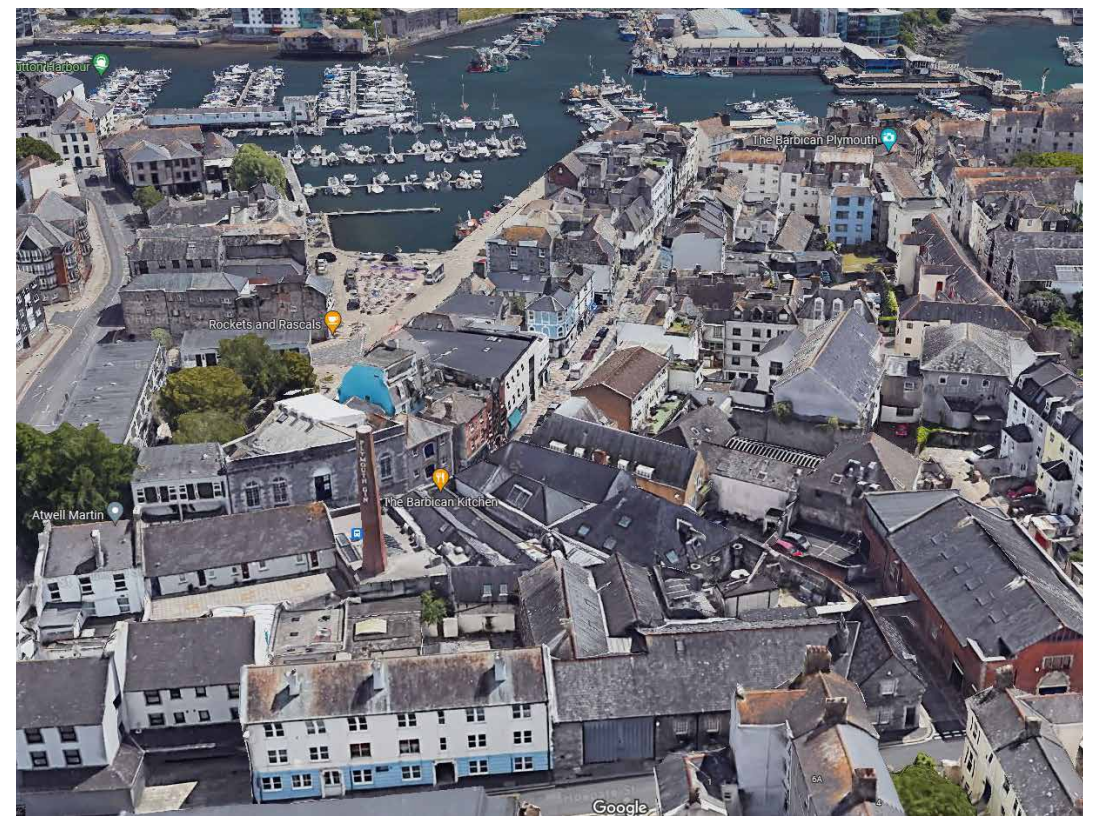


Fig 02 – Google View of Plymouth Gin Chimney

1.0 Introduction

The site address is Plymouth Gin Distillery , 60 South Side Street Plymouth

Le Page Architects were commissioned by the applicants to assist with developing proposals to repair and refurbish the Distillery brick formed Chimney Stack.

This Design & Access Statement is to be read in conjunction with the Heritage Statement at the end of this document.

2.0 Site Context

As existing

Existing

The Chimney has been the subject of a roped high level access survey (Horizon Ref 18362: 31st Jan 2023) which has highlighted several areas of concern, which if not corrected at this time may well lead to further more serious issues with the structure.

The Chimney is covered at the top with a concrete cap which is now leaking down through the centre and is indicating signs of delamination.

The pointing to the Brickwork is showing sign of failure , particularly to the upper section where it is the subject of high moisture driven wind. The pointing breakdown has caused some minor structural displacement at the cants (corners).

Internally the stack has access rungs running ups its face , and although these are in reasonable condition , they do not meet current Health & Safety requirements for safe use.

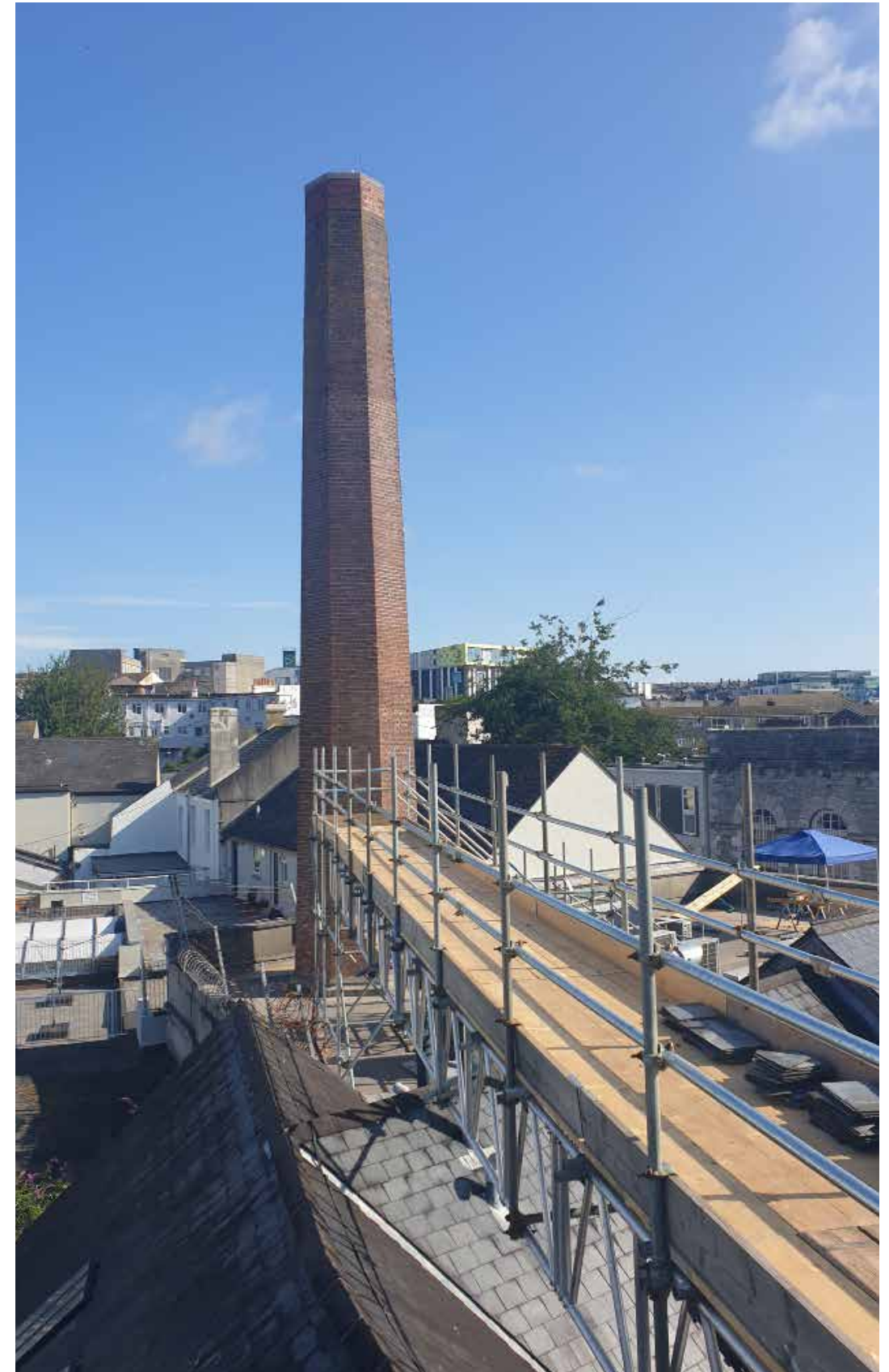
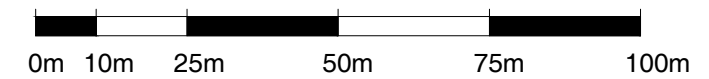


Fig 03 – Plymouth Gin Chimney



01 Site Location Plan

Scale 1:1250



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Client
Plymouth Gin Distillery

Project Name
**Plymouth Gin
Chimney**

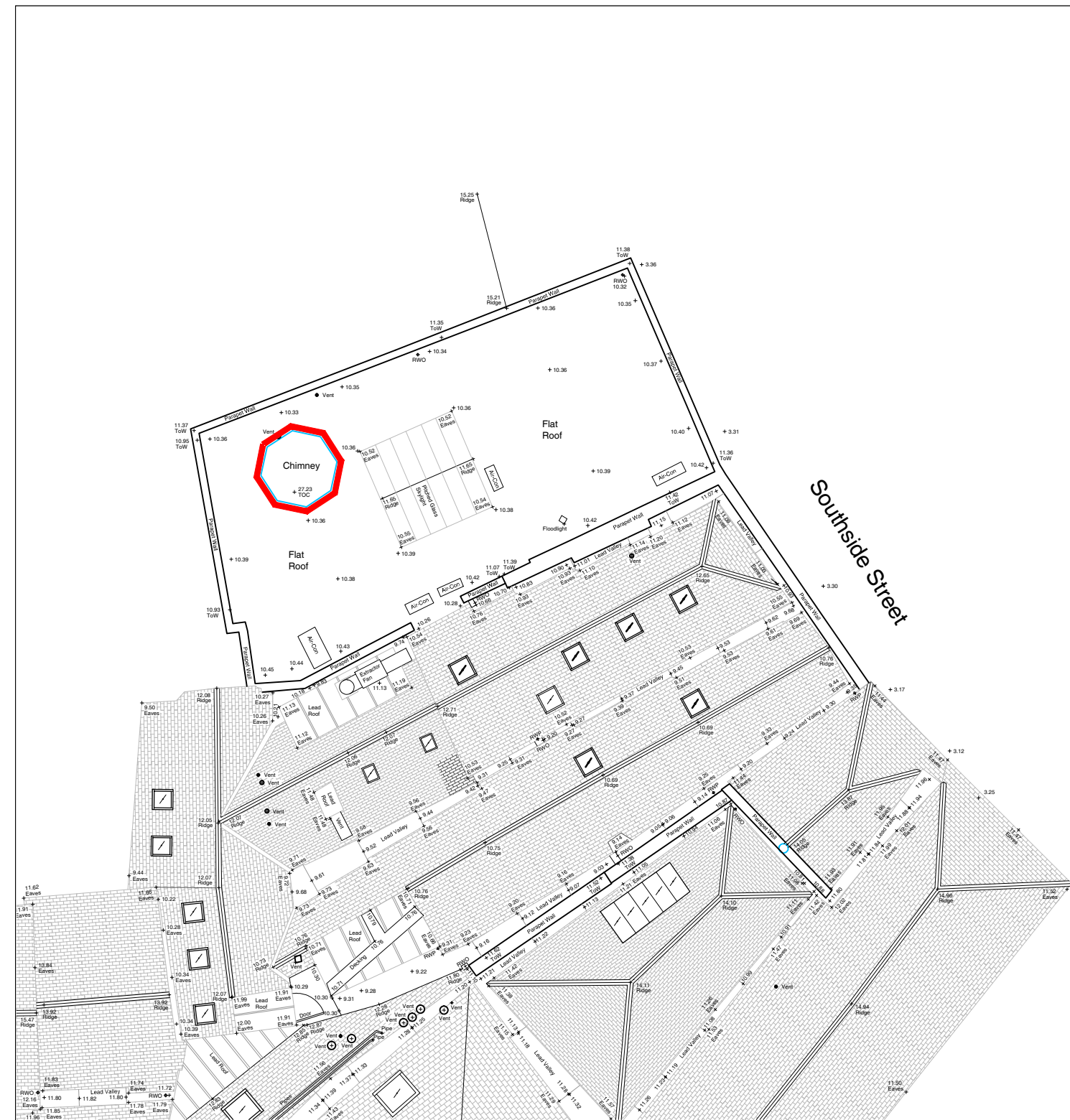
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Site Location Plan

Scale
1:1250

Drawn by
CS/ST
Date
Feb 2024

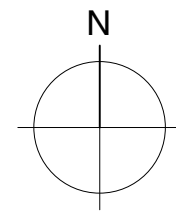
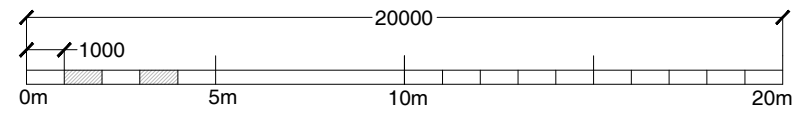
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SCr
Date
Feb 2024

Project No.	Drawing No	Revision
J23.008	AL 01	-



01 Existing Block Plan

Scale 1:200



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Client
Chivas Brothers

Project Name
**Plymouth Gin
Rear Boundary wall**

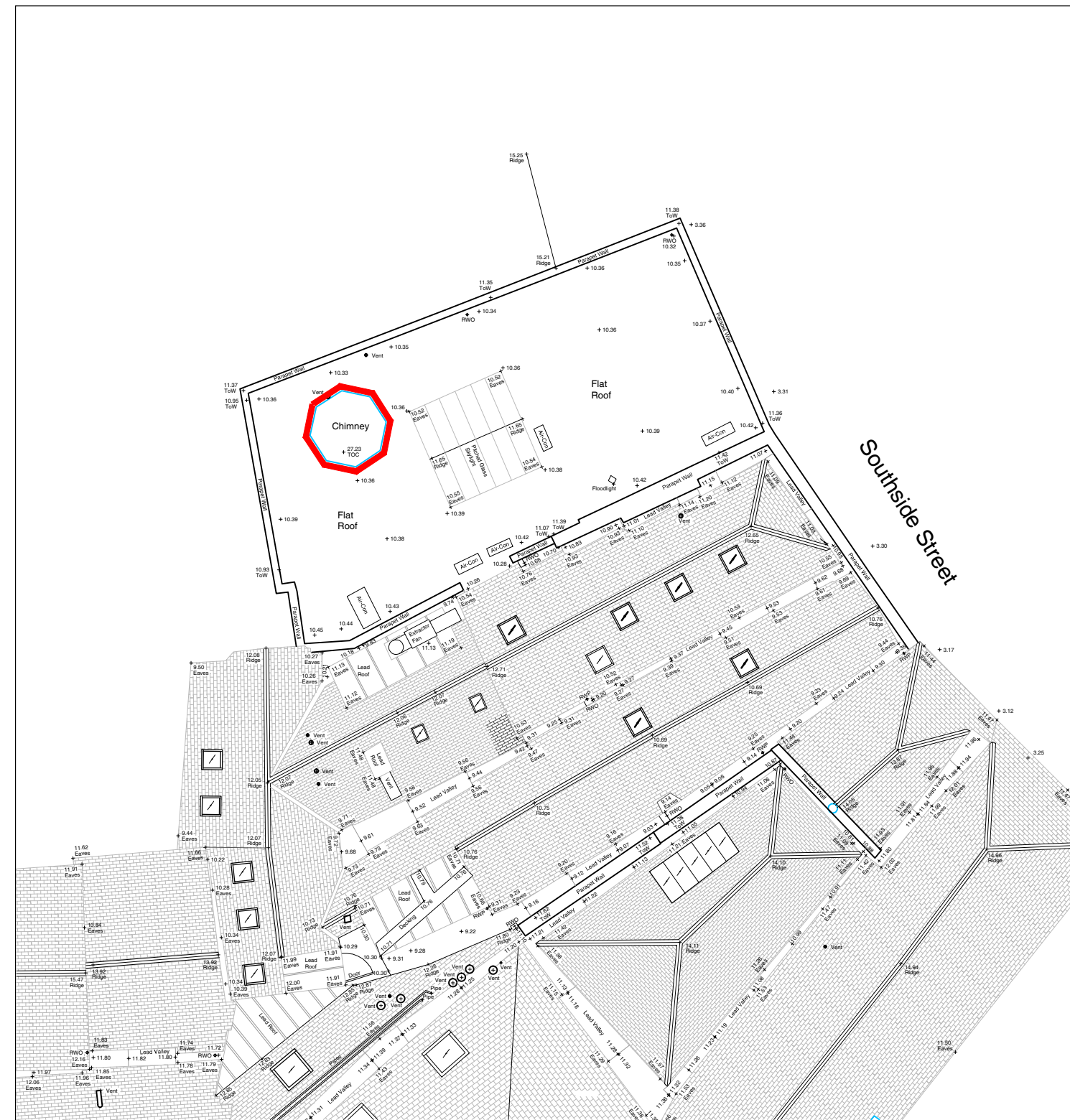
Drawing
Existing Block Plan

Scale
1:500 @ A3

Drawn by
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Date
Feb 2024

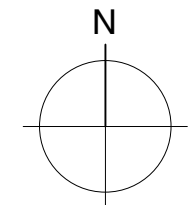
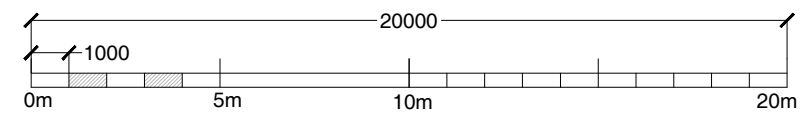
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Project No.	Drawing No	Revision
J23.008	AL.02	-



01 Proposed Block Plan

Scale 1:200



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Client
Chivas Brothers

Project Name
**Plymouth Gin
Rear Boundary wall**

Drawing
Proposed Block Plan

Scale
1:500 @ A3

Drawn by
ST
Date
Feb 2024

Checked by
SCr
Date
Feb 2024

Project No.	Drawing No	Revision
J23.008	AL.03	-

3.0 Proposals

The project seeks to remove the concrete cap and replace it with a new Plymouth Gin Deep Blue coloured steel unit. This will have an access hatch to it, allowing easier future maintenance via the proposed new additional access ladder. The cap will sit over the zenith of the stack matching the cross section of the structure lapped down 3 brick courses (approx.) over the upper brickwork matching the existing cap depth and forming a seal to the bricks.

Structural vertical and horizontal strapping is proposed to the upper section (Between the P-L & Y of the lettering) to stabilise and secure the higher section. In addition helifix stainless steel coursing ties are to be incorporated (as found on site when the brickwork is raked out) as manufacturers details.

It is considered at this time that the stack has been the subject of a previous repointing exercise, in what appears to be an inappropriate sand/cement mix. The proposals seeks to rake out 100% of the pointing.

Brick mortar samples at deep depth will be taken and analysed to determine original lime pointing mix, which will be used as the basis of a new lime/sand mix. Historic England trials and recent advise has recommended that Naturally Hydraulic limes are setting and hardening within cores as different rates to that previously suggested. From this (although tests will confirm) at this point a 3.5 moderately hydraulic lime is proposed which will harden to a previously considered NHL5 strength..

A new preformed safety access ladder is proposed to be fixed internally to allow fall arrest capability while accessing the upper stack.



Fig 05 – Plymouth Gin Chimney cap



Fig 04 – Plymouth Gin Chimney and adjacent roof



Fig 06 – Plymouth Gin Chimney internal view

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Rev	Date	Revision	By	Chk
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Notes

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Project Name
 Plymouth Gin

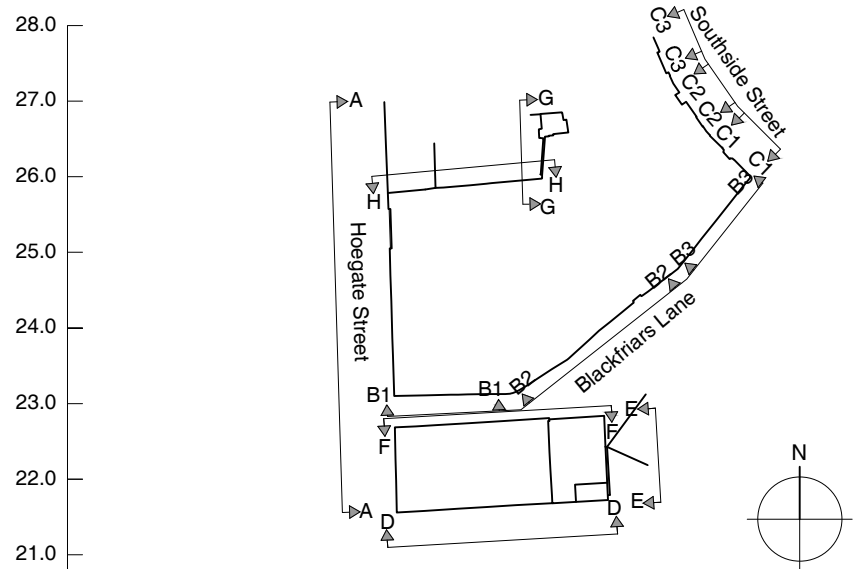
Chimney
 Drawing
 Existing Elevation C

Scale 1:100 @ A3

Drawn by ST Date 15.02.24
 Checked by SCr Date 15.02.24

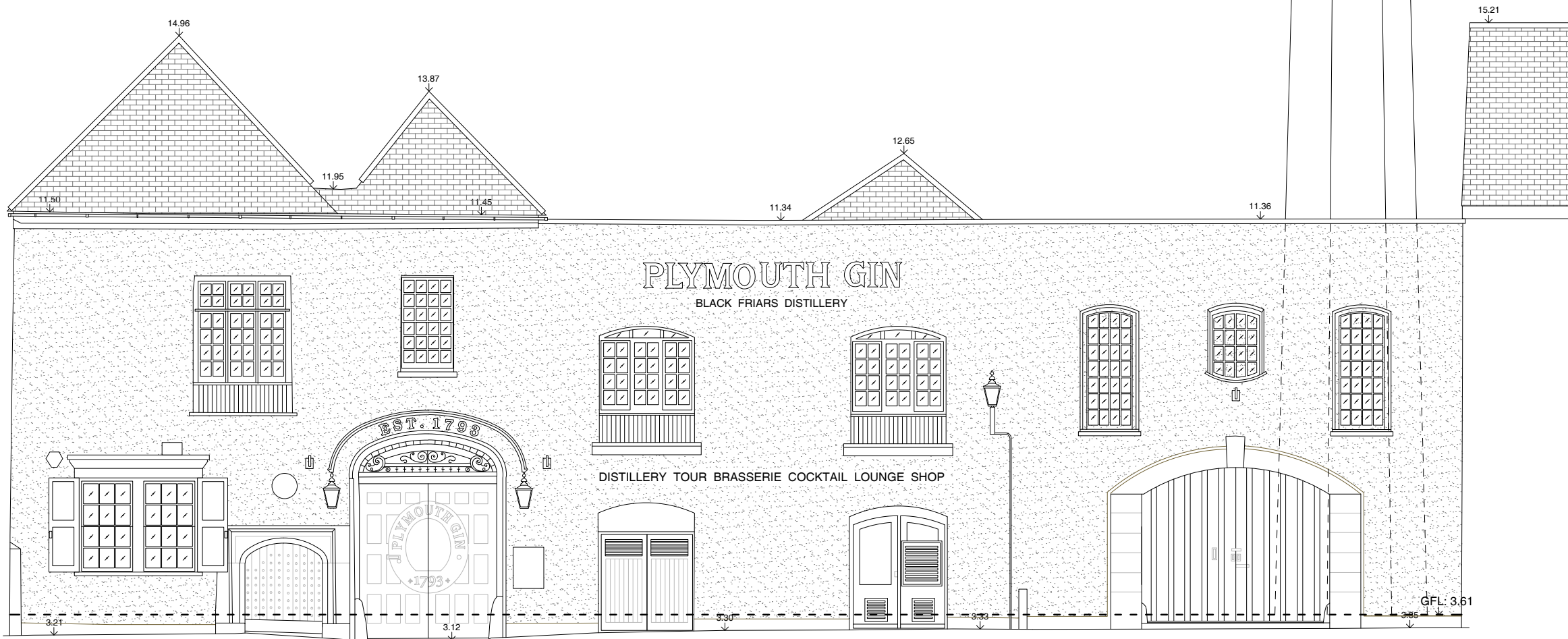
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J23.008 AS.01 -



02 Key Site Plan (Elevation Key)
 Scale 1:1250

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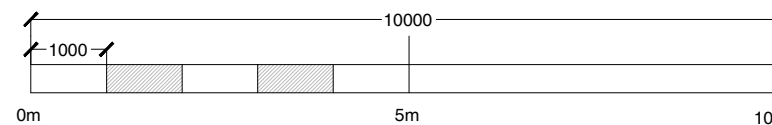


Concrete chimney cap with lightening protection tape

PLYMOUTH GIN

Pointed buff brickwork

01 Existing Elevation C
 Scale 1:100



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Client

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Project Name

Plymouth Gin

Chimney

Drawing

Existing Elevation G

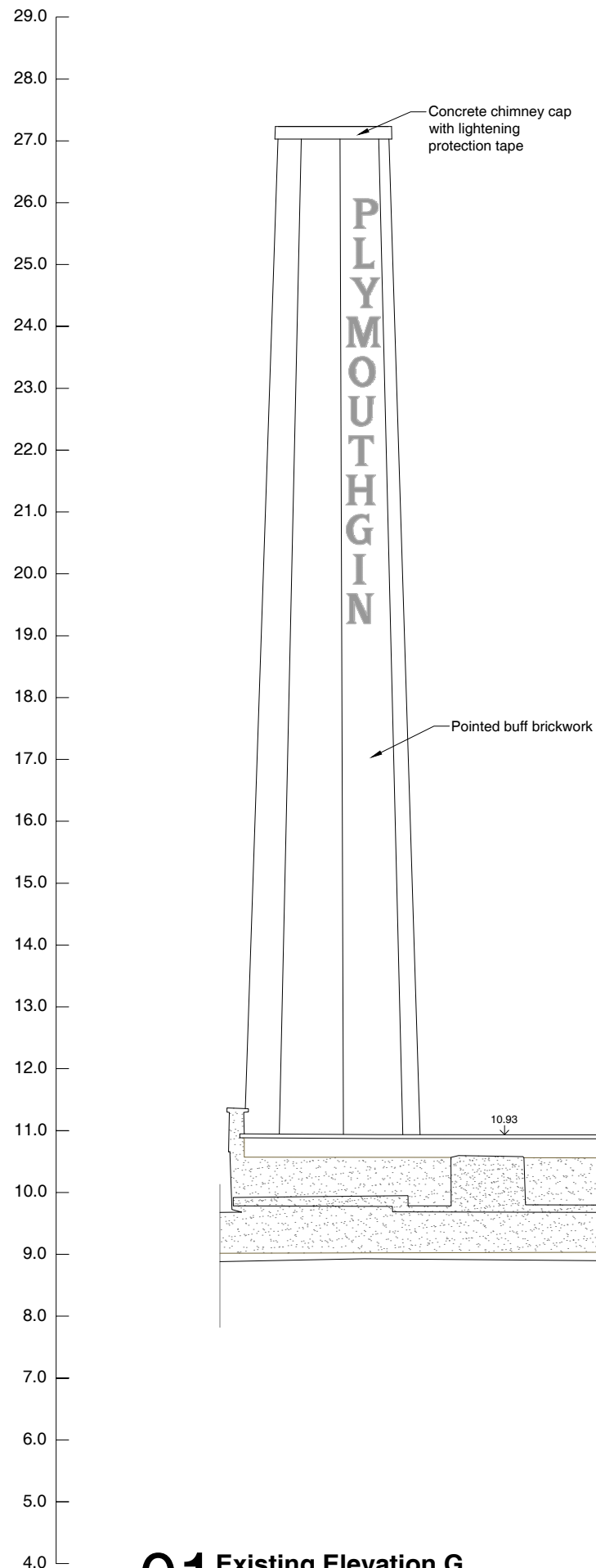
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Checked by SCr Date 15.02.24

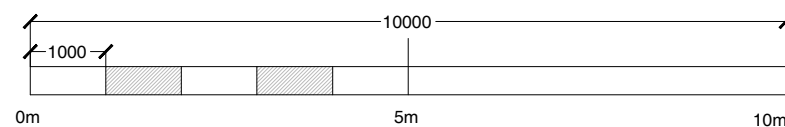
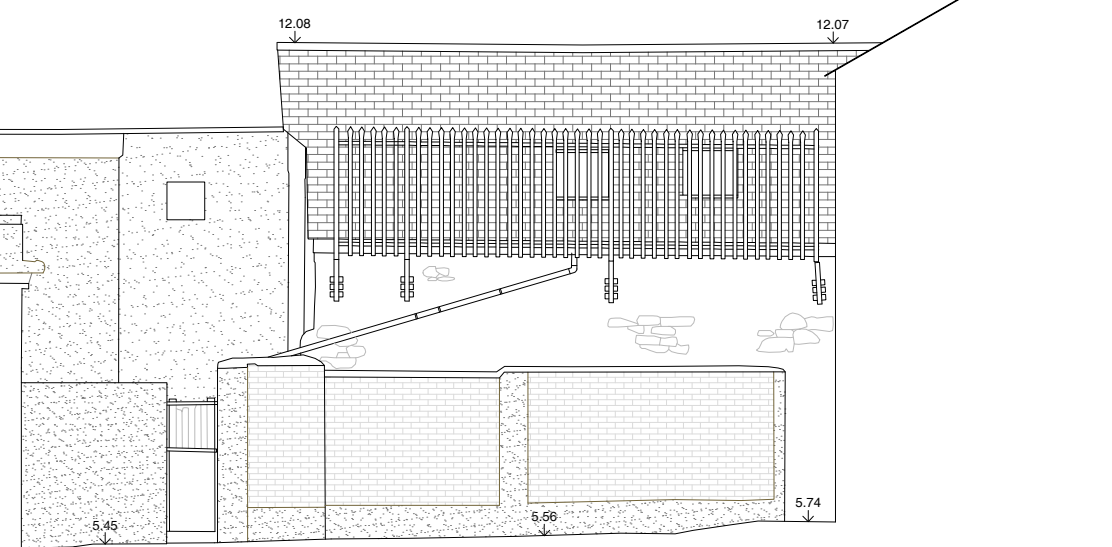
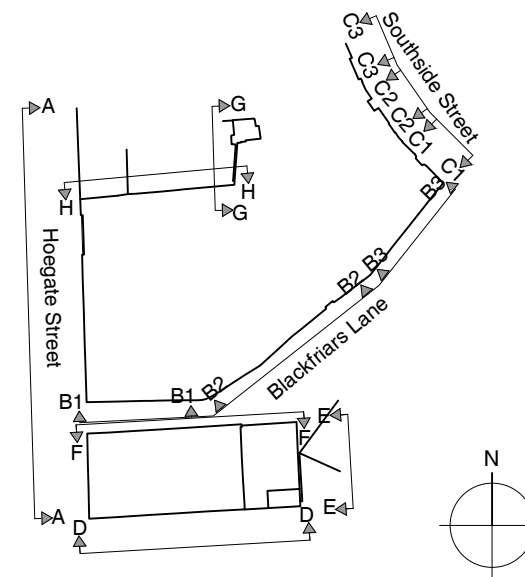
Project No. Drawing No Revision

J23.008 AS.02 -



01 Existing Elevation G
 Scale 1:100

02 Key Site Plan (Elevation Key)
 Scale 1:1250



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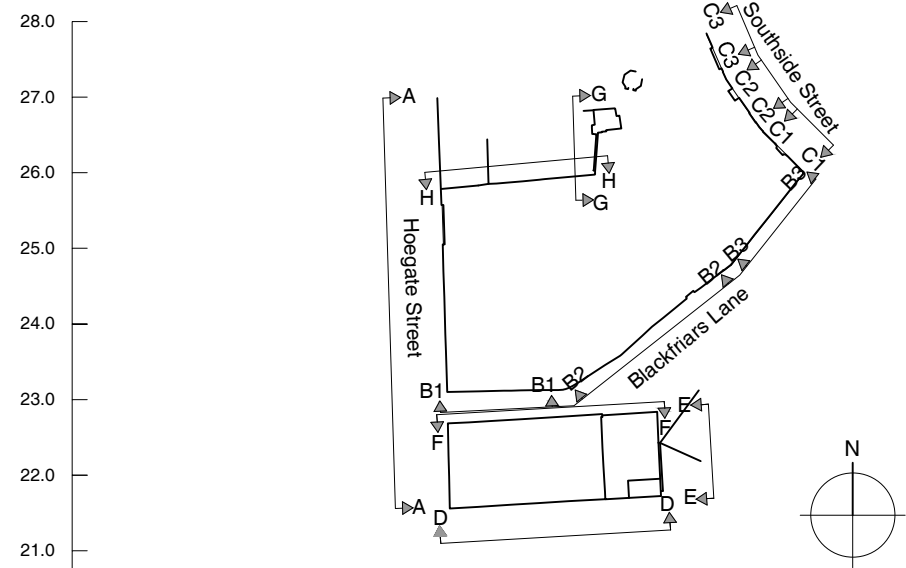
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Notes



02 Key Site Plan (Elevation Key)
Scale 1:1250

Plymouth Gin 'Dulux heritage oxford blue in stain finish' painted metal chimney cap with slight slope to cap to allow rainwater runoff. Metal access hatch to top.

Cap to dress down over top of brickwork with sides flush to each face.

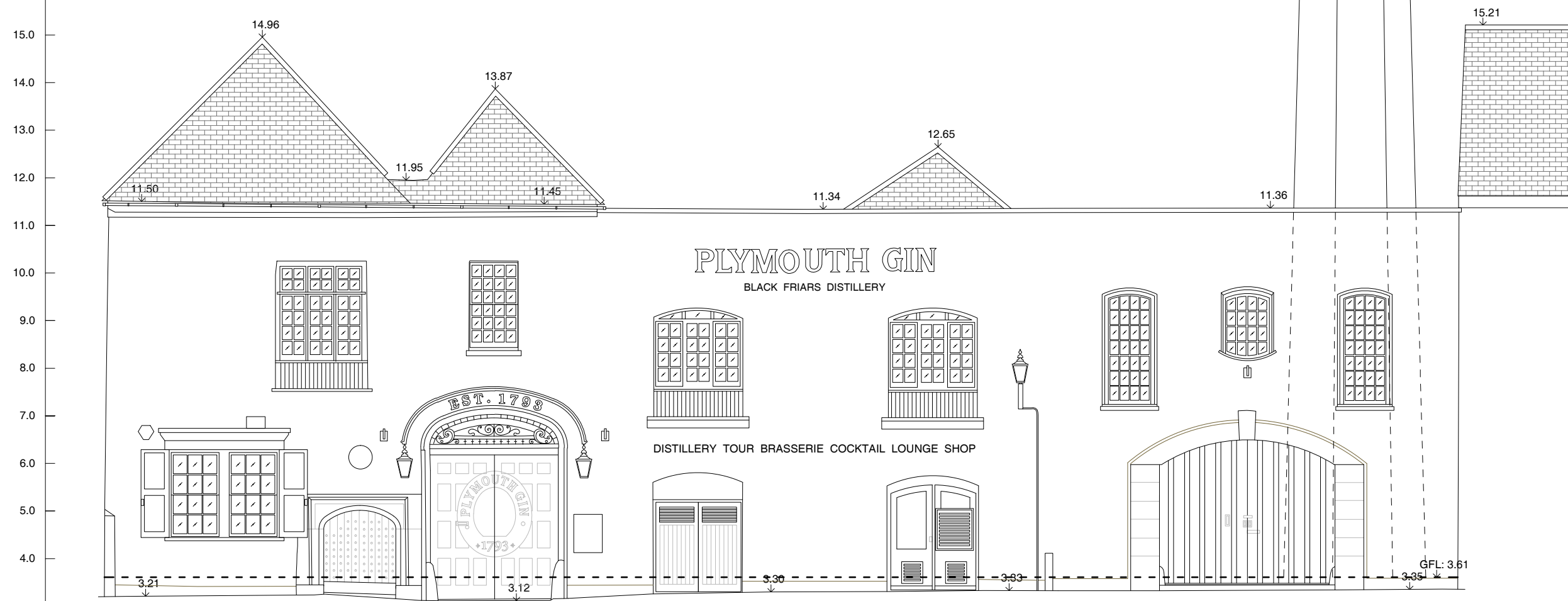
Existing concrete cap carefully removed.

100x10mm vertical metal straps on each chimney cant via stainless steel bolted connections. Straps to be painted in RAL colour matching existing brick.

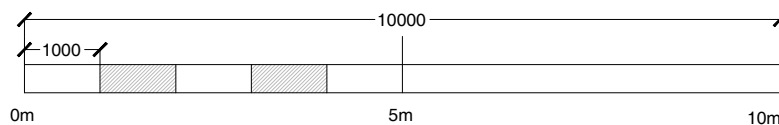
50x10mm horizontal straps fully wrapping around chimney clamping all metal work together.

100% rake out and repoint all brickwork in NHL 3.5 lime/sand mix.

PLYMOUTH GIN



01 Proposed Elevation C
Scale 1:100



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Client

Chivas Brothers Ltd

Project Name
Plymouth Gin
Chimney

Drawing
Proposed Elevation C

Scale 1:100 @ A3

Drawn by ST Date 26.02.24
Checked by SCr Date 26.02.24

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J23.008 AB.01 -

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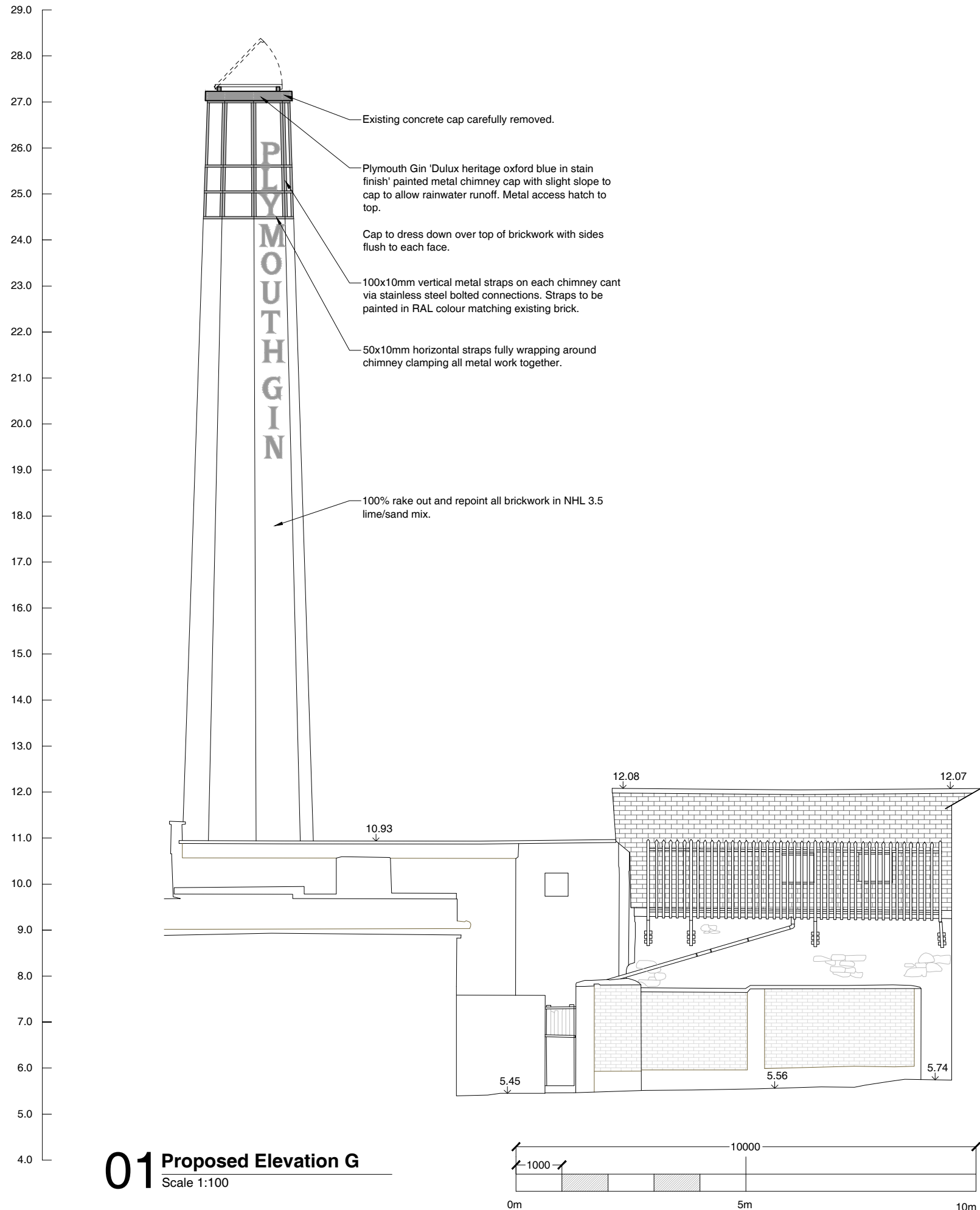
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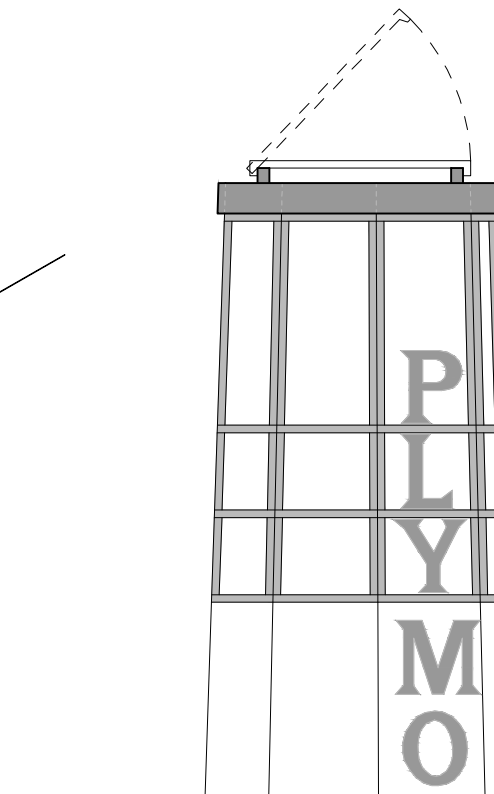
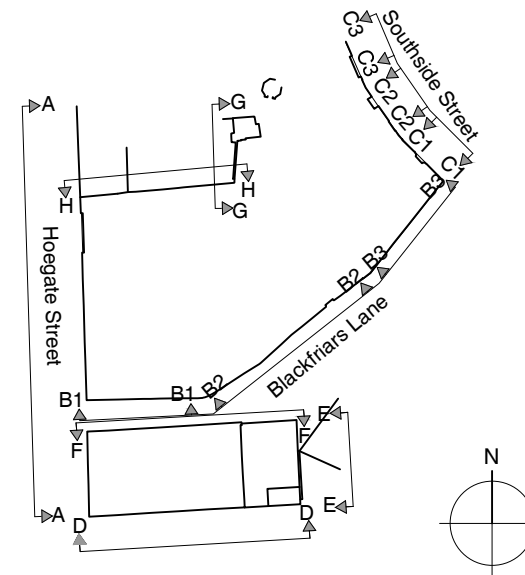
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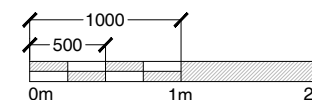


01 Proposed Elevation G
Scale 1:100

02 Key Site Plan (Elevation Key)
Scale 1:1250



03 Proposed Elevation G - Chimney Detail
Scale 1:50



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Client
Chivas Brothers Ltd

Project Name
Plymouth Gin Chimney
Drawing
Proposed Elevation G

Scale
1:100 @ A3

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26.02.24

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Client

Chivas Brothers Ltd

Project Name

Plymouth Gin

Chimney

Drawing

Proposed Elevation B3

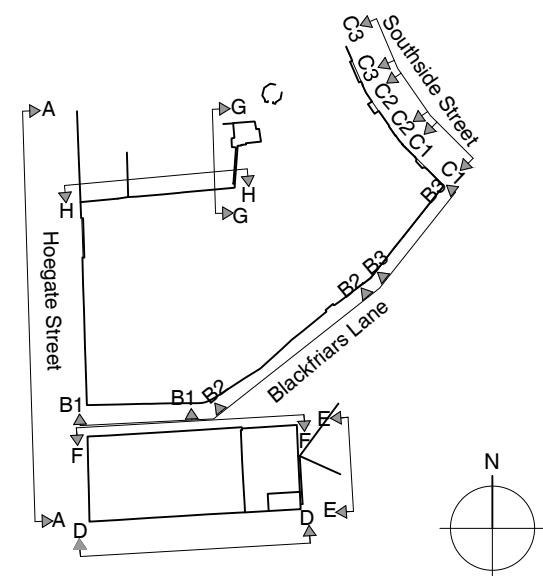
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J23.008 AB.03 -

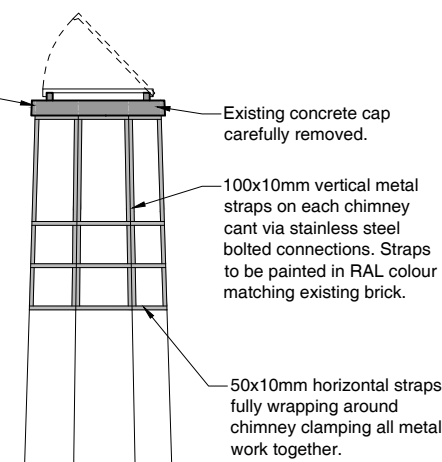


02 Key Site Plan (Elevation Key)
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Cap to dress down over top of brickwork with sides flush to each face.

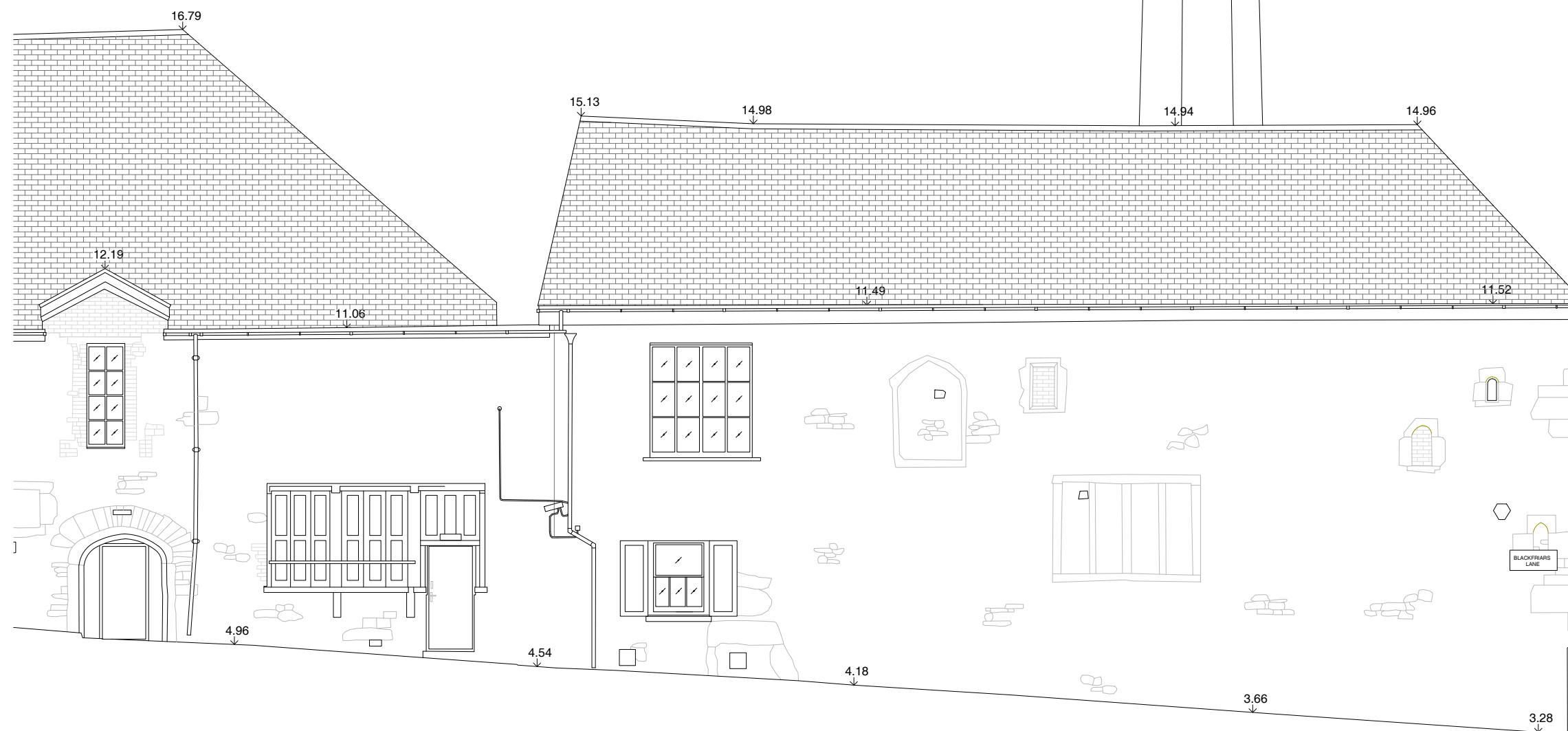
100% rake out and repoint all brickwork in NHL 3.5 lime/sand mix.



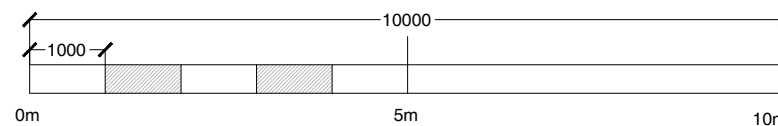
Existing concrete cap carefully removed.

100x10mm vertical metal straps on each chimney cant via stainless steel bolted connections. Straps to be painted in RAL colour matching existing brick.

50x10mm horizontal straps fully wrapping around chimney clamping all metal work together.



01 Proposed Elevation B3
 Scale 1:100



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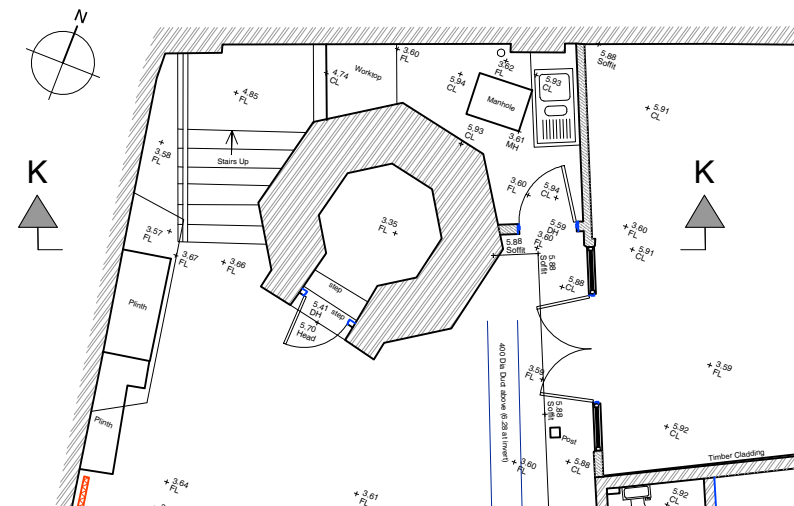
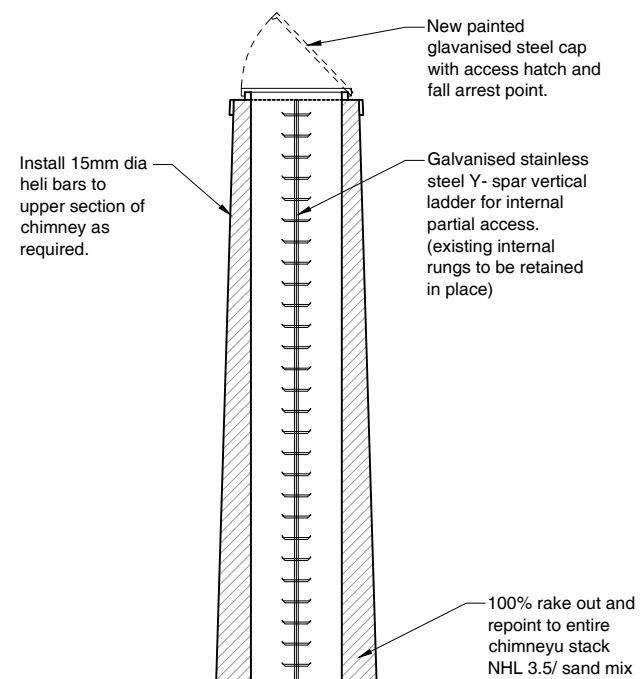
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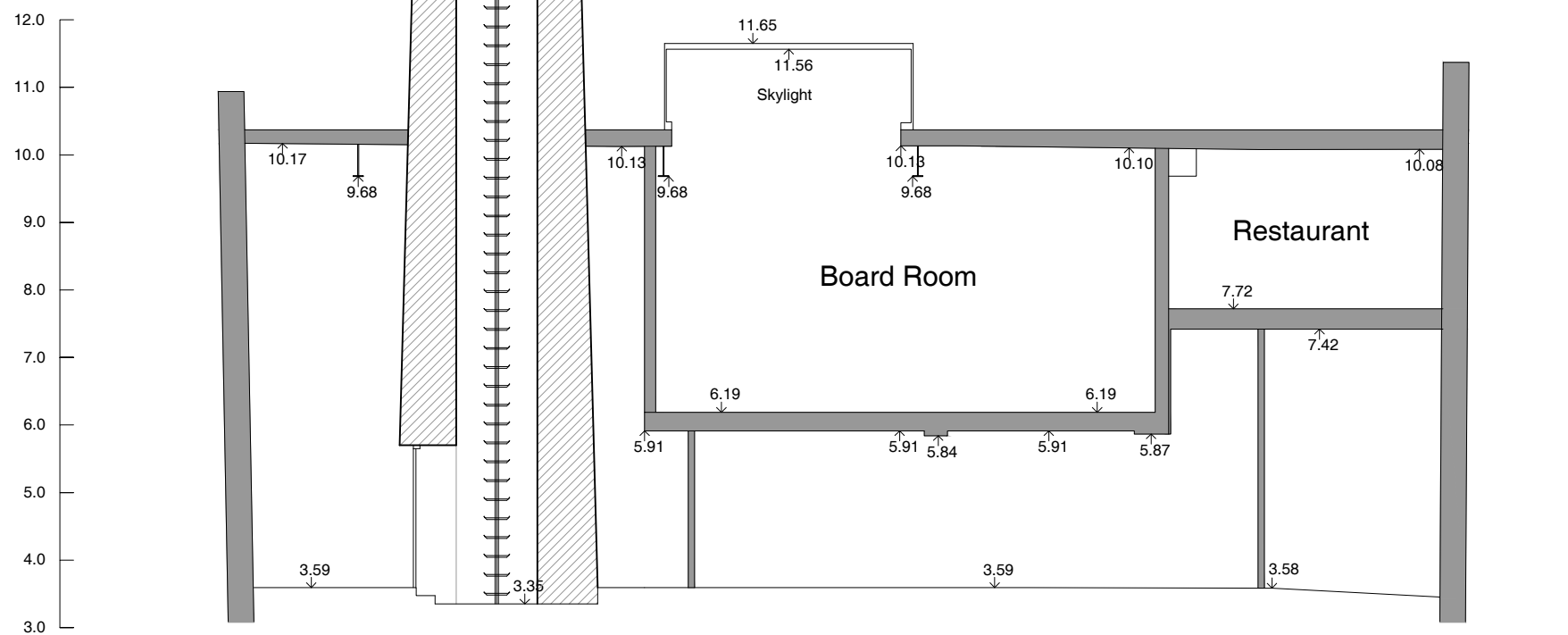
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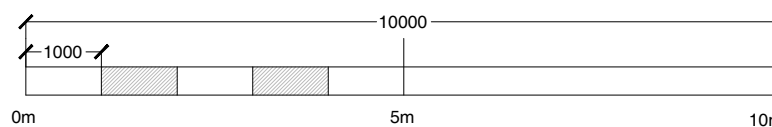
Notes



02 Key: Ground Floor Plan
Scale 1:100



01 Proposed Section KK
Scale 1:100



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Client

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Project Name

Plymouth Gin

Chimney

Drawing

Proposed Section KK

Scale 1:100 @ A3

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Project No. Drawing No. Revision

J23.008 AB.04 -

4.0 Conclusion

The proposals will not adversely affect the structure and are required to ensure its longevity. They have been carefully considered to provide stability and long term weather resistance, whilst having minimum impact on the Chimney and its outlook.



Fig 08 – Plymouth Gin Chimney

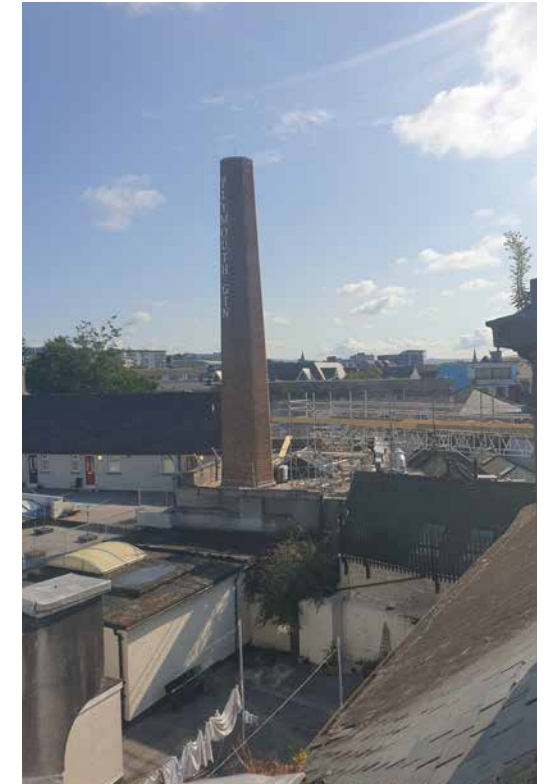


Fig 07 – Plymouth Gin Chimney

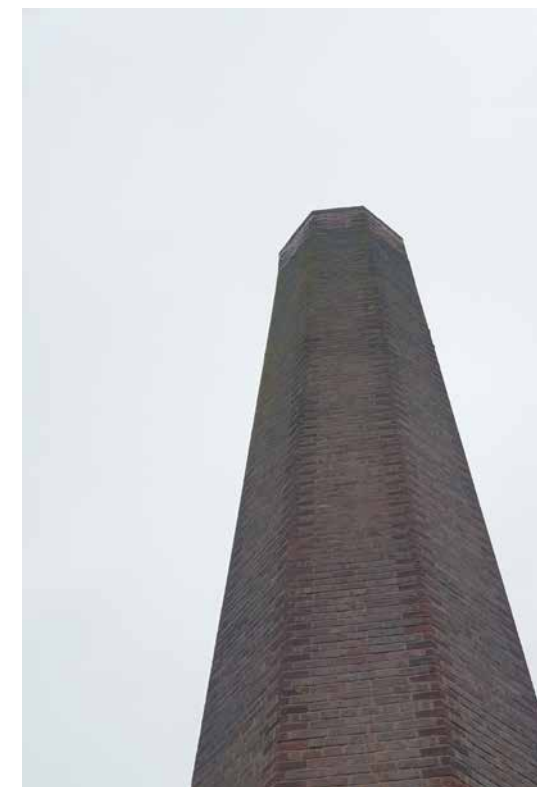


Fig 09 – Plymouth Gin Chimney

5.0 Heritage Statement

The Chimney forms a prominent feature of not only the Gin Distillery but of the Barbican area itself. The stack recorded in a conveying plan of 1858 (Jean Manco Historic Report) is visually at least the core of the historic complex and any proposals to it must respect its historic Structure.

Rake out and repointing in appropriate Lime/Sand mix will only enhance not only its outlook, but its life expectancy as well given its height and extremely close proximity to the sea.

There is always a balance between structural intervention and impact to a historic building , and in this case the need outweighs the effect. The new structural 'bands' will be painted a RAL colour to match the brickwork and so help them to blend in visually. They will also be interpreted as an honest intervention meeting an obvious need to the stack.

The new cap is necessary to avoid further deterioration and the modern structure again will be seen as an honest intervention. Its depth will match that of the existing concrete cap (TBC) and will ensure a clean, robust line to the Chimney's peak rather than the current uneven concrete.

The new internal ladder access will have no negative impact on the historic fabric , as its fixing will allow future removal if and when required.

There will be an overall impact on the Chimney , but it is considered that these proposals follow the Historic England Principles basic of repair for Historic Buildings (Sept 2018)

- Interventions should maximise the life expectancy of significant building fabric consistent with sustaining its

significance

- Interventions should be reversible, if technically feasible and practicable, or at least, retreatable and should not prejudice future interventions when these become necessary.

- All works should be adequately recorded and the records made available for others

- Interventions should contribute to or at least not compromise the sustainability of future management and maintenance

In addition the Historic England Conservation Principle Policies and Guidance (2008) sets out guidance for intervention to fabric. The proposals offered here meet sections 139-148 (New Work and alteration) by achieving both light touch (NHL/sand replacement pointing) and by standing out from the original fabric (Structural external strapping).

Overall the proposals will have no long term unreversible impact on the Listed Structure and are being undertaken to extend its life.

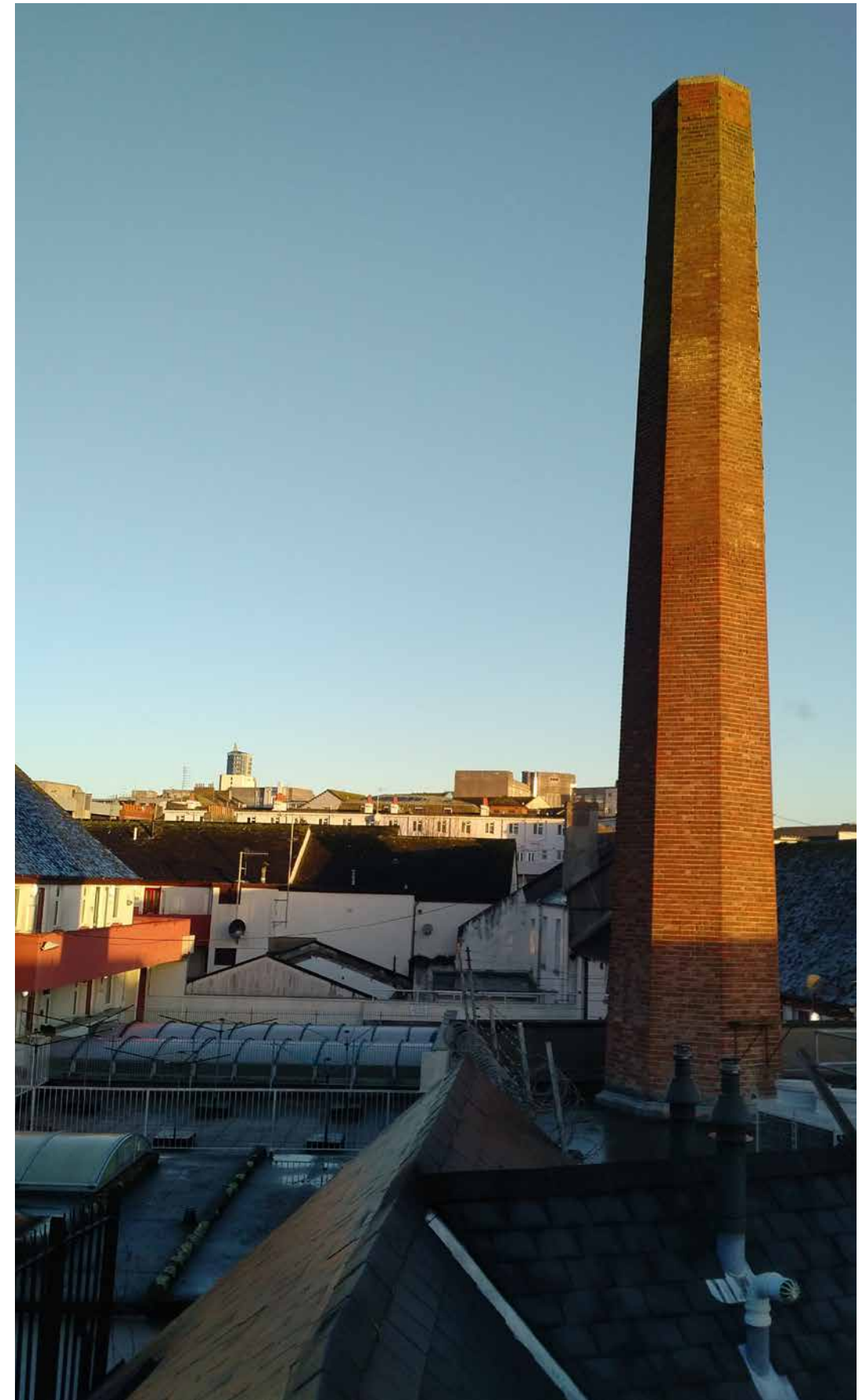


Fig 10 – Plymouth Gin Chimney

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