

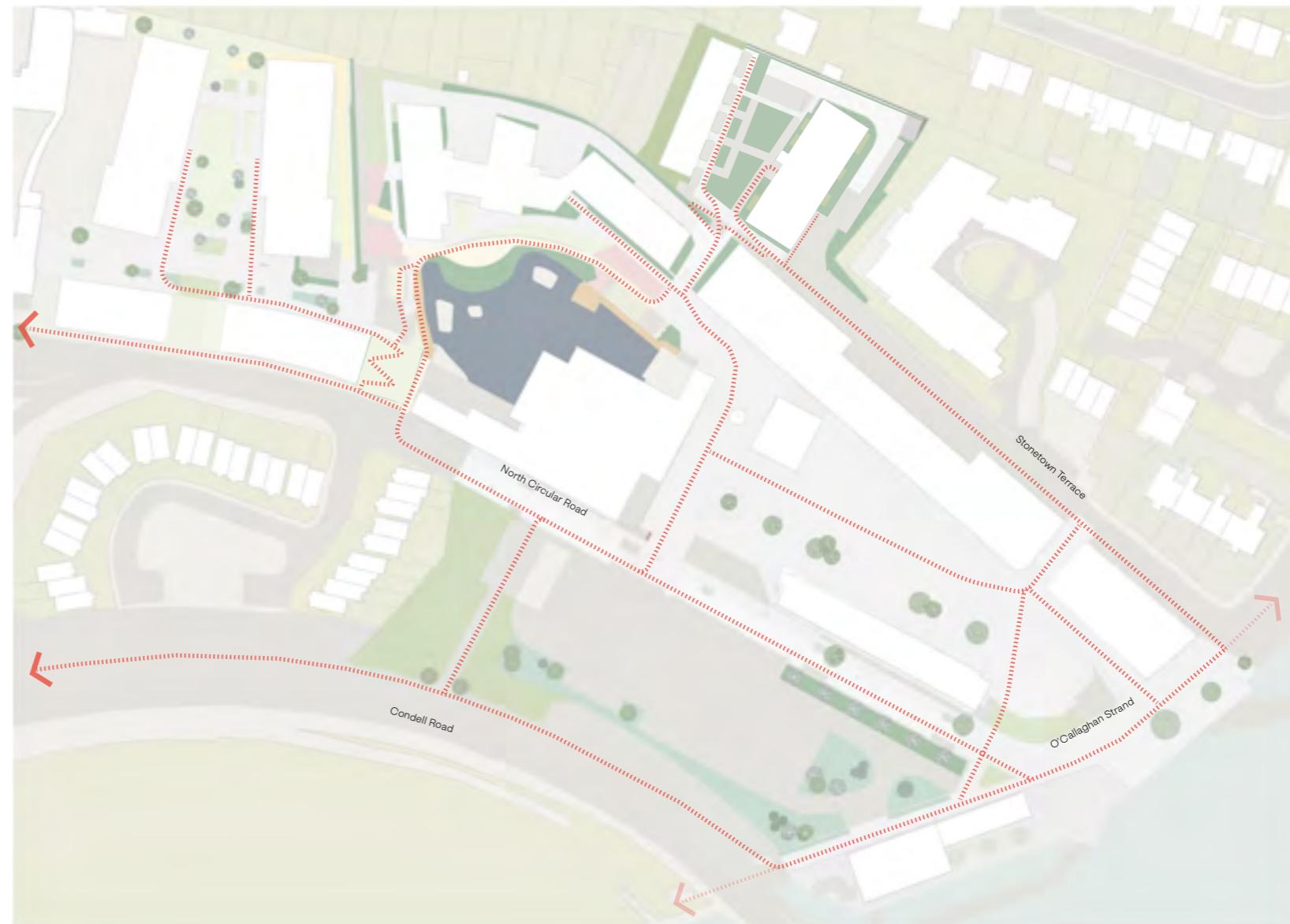
A UNIVERSAL DESIGN STATEMENT

Masterplan Strategies

The Masterplan principles underpin the design as proposed, creating environments that can be enjoyed equally by users of all ages, genders and abilities. The design of this phase of this phase of the Cleeves Riverside Quarter is guided by the seven principles of universal design, as defined in the Disability Act 2005, including: Equitable Use, Flexibility in Use, Simple and Intuitive Use, Perceptible Information, Tolerance for Error, Low Physical Effort, Size and Space for Approach and Use.

The scheme has been designed with reference to:

- DoHLGH Building Regulations –Technical Guidance Document Part M 2022, Access and Use
- Universal Design Guidelines for Homes in Ireland (2015) (National Disability Authority), where noted
- Integration within the neighbourhood: strong permeability with pedestrian prioritised links to the existing neighborhood is a key part of the masterplan principles and urban design strategy for the riverside quarter. New accessible pedestrian links to improve access between significant existing level changes are accommodated within this phase of development, across the Shipyard site from Condell Road to the North Circular Road, between the North Circular Road and Salesians residential site, and from Stonetown Terrace to the Quarry site. The existing ramp from Condell Road to the riverside promenade is retained in this phase.
- Ease of Navigation through public realm: Shared surfaces are incorporated reducing vehicular speed, whilst reinforcing a sense of character and prioritising safe pedestrian movement for all ages and abilities. The use of gently sloped or level access gradients is prioritised where possible, and clearly defined by distinct materials with good lighting. Steeper gradients are provided to access some areas of the Salesians site due to existing interfaces with the public road, with a public lift provided to facilitate universal access.



- The mobility hub on the Shipyard site includes accessible EV car parking and accessible bike parking spaces
- The North Circular Road raised road and street design accommodates new accessible set-down areas for visitors to the public realm, along with shared surface with pedestrian priority path and 1:25 gently sloped gradients.

- The landscape design approach across the masterplan considers inclusivity and universal design including in the diversity of play space types and playful landscapes for users of all ages and ability. Refer to landscape architects report for further details.

Refer also to the Quality Audit for further details on accessibility in the public realm / external areas.

A UNIVERSAL DESIGN STATEMENT

Inclusive Building Design Strategies

Residential:

With regard to all new dwellings, the approach, access to, circulation, and sanitary facilities within, are designed to comply with Technical Guidance Document Part M (2022). Universal design principles are integrated within all aspects of the Salesians, Stonetown Terrace and O'Callaghan Strand residential area design to promote inclusivity and accessibility for residents and visitors of all age groups and levels of ability / mobility. In addition to these principles, 20% of the residential units within the development have been designed to comply with the guidelines for "UD Homes" Standard in accordance with the "Universal Design Guidelines for Homes in Ireland" (published by the National Disability Authority, Centre for Excellence in Universal Design).

Related aspects of the residential design include:

Ease of Approach:

- Residential entrances are accessed by gently sloped or level access gradients in most areas of site in accordance with Technical Guidance Document Part M, Access and Use (2022), and clearly defined by distinct materials with good lighting to benefit ease of navigation by all users. On the Stonetown terrace site, gradients are provided at 1:25 to the apartment block with UD Homes units. On the Salesians site where existing steep gradients exist between the site and the public road interfaces, a public lift is provided for universal access from the public street into the residential site area in addition to some ramped gradients varying from 1:12 to 1:20.
- Entrances to all residential blocks / dwellings are clearly signified for ease of wayfinding. The main entrance to the blocks with UD Homes units at Salesians and Stonetown Terrace are located in close proximity to accessible parking bays or set-down areas.

Ease of navigation:

- Lifts, staircores and common circulation areas are designed in accordance with TCD Part M (2022), including generous entrance hallways.
- The design in each of the apartment blocks also allows for larger lift car sizes in accordance with UD Homes guidance. Lifts are located in close proximity to the entrance of each block. Clear widths of stair cores and adjacent common circulation areas are designed in accordance with "UD Homes".

Environmental Quality of internal spaces: Passive sustainable design measures are embedded within the residential design to optimise energy efficiency, including good quality daylighting and natural ventilation within the residential dwellings. The provision of natural daylight within the common circulation areas is provided where possible.

Mobility: 5% of bicycle parking for residents comprises cargo bike or larger accessible bike parking spaces.

Dwelling design:

- All residential blocks and units are designed in accordance with Technical Guidance Document Part M, Access and Use (2022), including visitable wc provisions.
- A selected mix of typologies including 1 bed and 2 bed apartments, along with 3 bedroom triplexes will be designed to meet the "UD Homes" provision within dwellings at both Stonetown Terrace and Salesians.

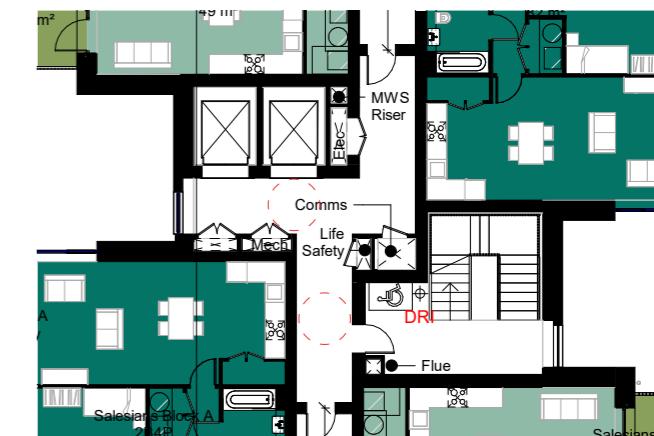
Student Accommodation:

Universal design principles are integrated within the design of the PBSA blocks at the Quarry site in accordance with Technical Guidance Document Part M, Access and Use (2022), for site access, circulation and general means of access. Accessible WC provisions are included adjacent to the communal amenity spaces at each level.

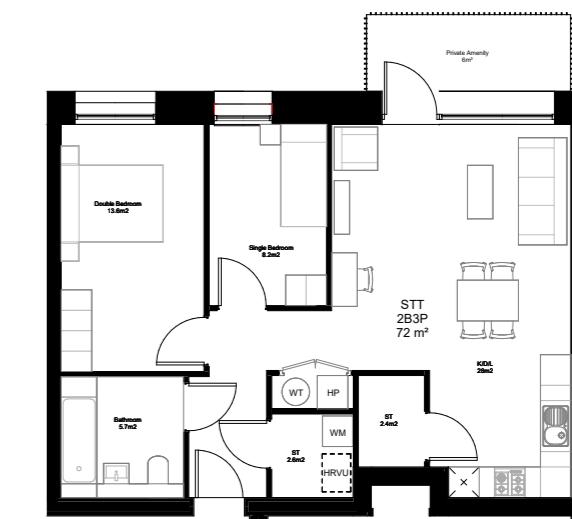
Additionally, as per the national Guidelines on Residential Developments for 3rd Level Students (Section 50 Finance Act 1999) & Update 2005, accessible bedrooms are provided in accordance with the guidelines, with fully wheelchair accessible bedrooms, aligned with the required proportion 1 per 50 bedspaces. Refer to examples of accessible layouts included in the Quarry PBSA section.

Buildings other than dwellings:

Access to, circulation, and sanitary facilities within the creche and commercial unit are designed to comply with Technical Guidance Document Part M, (2022).



Example of residential block entrance and core area with lift sizing as UD Homes standard



Example of Apartment to allow for "UD Homes" standard

APPENDIX B - SUSTAINABLE AND COMPACT SETTLEMENTS APPENDIX D CHECKLIST

SUSTAINABLE AND EFFICIENT MOVEMENT

Will the plan or development proposal establish a highly permeable and legible network of streets and spaces within the site that optimises movement for sustainable modes of transport (walking, cycling and public transport)?

A key principle of the scheme is improved permeability and movement across this part of Limerick. The site is mostly impermeable, with physical and visual barriers around it. The scheme opens these up and creates accessible routes across and through the whole site. Sustainable modes of transport are prioritised, with new pedestrian and cycle connections established between the site and wider city.

Have opportunities to improve connections with and between established communities been identified and responded to with particular regard to strategic connections between homes, shops, employment opportunities, public transport, local services and amenities?

Key axes and links between the site and its edges provide access through the site for established local communities, from Fernhill, Lansdowne Hall and Stone Town Terrace. These existing communities will benefit from improved access to leisure, commercial, meanwhile and public realm amenity across the site.

Are streets designed (including the retrofitting of existing streets adjacent to or on-route to the site, where appropriate) in accordance with DMURS to calm traffic and enable the safe and comfortable movement of vulnerable users?

The main roads around the site for traffic movement, North Circular Road and O'Callaghan Strand, have been reprofiled and resurfaced to reduce speeds, calm traffic and promote safe pedestrian and cycle movements around the site.

Has the quantum of parking been minimised (in accordance with SPPR4 where relevant) and designed and located in a way that seeks to reduce the demand for private car use, promote sustainable modes of transport and ensure that the public realm is not dominated by parked vehicles?

Parking ratios have been considered to balance demand, the city centre location and access to public transport. The removal of existing parking on the site and providing an overall reduction will bring down demand and see an overall decrease in traffic on the road network surrounding the site during peak times. Refer to Traffic and Transport Assessment for further information.

MIX OF LAND USES (VIBRANT CENTRES AND COMMUNITIES)

Is the mix and intensity of land uses appropriate to the site and its location and have land uses been distributed in a complementary manner that optimises access to public transport, amenities and local services via walking or cycling?

The mix of uses across the site aligns with the Limerick Development Plan 2022-2028 and need for delivery of residential accommodation and Purpose-Built Student Accommodation in Limerick. A crèche is located adjacent to the largest area of residential accommodation and the nearby Salesians Primary School. Commercial space is located within O'Callaghan Strand, facing the river and Flaxmill plaza, and generous public realm amenity is distributed across the proposed scheme.

Have a diverse and varied range of housing types been provided to meet local and projected needs (having regard to the Housing Need Demand Assessment), supplemented by an innovative range of housing typologies that support greater housing affordability and choice?

Housing is provided in line with the Housing Need Demand Assessment and the Limerick Development Plan 2022-2028. All homes are designed to be tenure blind and a high proportion are able to be converted to Universal Design homes. A mixture of apartments, townhouses and triplexes are proposed, creating a wide variety of choice in housing typologies for a diverse community to be located together on the site.

Will the plan or development proposal supplement and/or support the regeneration and revitalisation of an existing centre or neighbourhood, including the adaption and re-use of the existing building stock in order to reduce vacancy and dereliction (where applicable) and promote town centre living (where applicable)?

The scheme will regenerate and revitalise the historic Cleeves site in Limerick, extending the sense of the City Centre to wider residential areas. Existing buildings have been carefully considered for re-use, with areas of heritage integrated in Phase II proposals. Phase III will see the greatest re-use of existing buildings, at which point the Protected Flaxmill is intended to be refurbished to accommodate future academic uses.

Is the regeneration and revitalisation of an existing centre or neighbourhood supported by the enhancement of the public realm so as to create a more liveable environment, attract investment and encourage a greater number of visitors (where applicable)?

The public realm across the site represents a significant investment in quality, and a desire to make the site, which has a variety of different levels across it, accessible to all. A range of different character areas - from riverside to residential - will create an animated and vibrant place for people to come, be entertained and enjoy a reinvigorated public realm.

APPENDIX B - SUSTAINABLE AND COMPACT SETTLEMENTS APPENDIX D CHECKLIST

GREEN AND BLUE INFRASTRUCTURE (OPEN SPACE, LANDSCAPE AND HERITAGE)

Has the plan or development proposal positively responded to natural features and landscape character, with particular regard to biodiversity, vistas and landmarks and the setting of protected structures, conservation areas and historic landscapes?

The scheme has been designed to harness the site's existing green, blue and biodiverse features. The Quarry wall and reservoir will create a green and blue oasis in the centre of the site, offering visual amenity as well as leisure activities. The site's heritage infrastructure is being responded to as the backdrop for a more civic, urban space outside the Flaxmill for events and future commercial spill out.

Have a complementary and interconnected range of open spaces, corridors and planted/ landscaped areas been provided, that create and conserve ecological links and promotes active travel and healthier lifestyles?

From the river, through the Flaxmill Plaza, to the Reservoir and out to residential sites, a variety of physical and visual links connect the site together for people as well as natural habitats. Lighting, planting and landscape features have been tailored to create a green corridor through the site and support, in particular, the movement of bats across the landscape.

Are public open spaces universally accessible and designed to cater for a range of active and passive recreational uses (taking account of the function of other spaces within the network)?

Despite the difficult topography of the site, great efforts have been made to create a public realm where all areas of the site are accessible by all. Opportunities for rest and contemplation are integrated into landscape that manages these level changes, such as the viewing platform that overlooks the reservoir from the route up to Salesians from North Circular Road.

Does the plan or development proposal include integrated nature-based solutions for the management of urban drainage to promote biodiversity, urban greening, improved water quality and flood mitigation?

Green roofs, permeable paving, rain gardens and the existing reservoir are all being used as part of the nature-based sustainable urban drainage strategy and water management across the site. Floating islands within the reservoir will clean water with accumulated nutrients and create biodiverse habitats for fauna. Green Infrastructure across the site will create attractive environments and sustain existing biodiversity corridors in the area.

RESPONSIVE BUILT FORM

Does the layout, orientation and scale of development support the formation of a coherent and legible urban structure in terms of block layouts and building heights with particular regard to the location of gateways and landmarks, the hierarchy of streets and spaces and access to daylight and sunlight?

Buildings have been arranged around the site to maximise the opportunity to bring forward compact development while being cognisant of the heritage assets across the site and the existing residential neighbours around it. Buildings have also been located to maximise daylight and sunlight penetration into the development and to minimise the impact the development has on neighbouring daylight and sunlight amenity. Landmark/ gateway buildings, such as O'Callaghan Strand, mark their presence on the riverfront with architectural details that reference the history of the site.

Do buildings address streets and spaces in a manner that will ensure they clearly define public and private spaces, generate activity, maximise passive surveillance and provide an attractive and animated interface?

Ground floors of buildings and their layout have been carefully considered to provide activity and animation through uses (creche, commercial and student amenity space in Salesians, O'Callaghan Strand and the Quarry Site), front doors and communal entrances on to streets and main areas of the public realm. Passive surveillance is promoted through entrances and residential windows, which will create a safe environment for outdoor communal amenity and play spaces.

Does the layout, scale and design features of new development respond to prevailing development patterns (where relevant), integrate well within its context and provide appropriate transitions with adjacent buildings and established communities so as to safeguard their amenities to a reasonable extent?

The layout, scale and orientation of buildings and their features directly responds to the protected structures on the site and their setting. Buildings step up in scale as they move away from these features and then step down again at the interface with residential neighbours, where facing Fernhill and Clanmaurice Avenue, integrating new proposals with the existing context. Massing and scale have been considered in relation to neighbouring residents' amenity, and the application is supported by a daylight and sunlight assessment illustrating minimal impact on neighbouring areas.

Has a coherent architectural and urban design strategy been presented that will ensure the development is sustainable, distinctive, complements the urban structure and promotes a strong sense of identity

The urban design and architectural principles take their cue from the historic character of the site and the architectural order set up by the existing Flaxmill building, the single storey curtilage wall and the expressive gables that were on the site historically. Modern interpretation of these features ties all of the development plots together, while they also exhibit individuality. Where buildings step down in scale, they pick up on the more domestic architectural reference of the adjacent residential buildings. These moves create a unique and distinctive development, one which is rooted in this particular place.

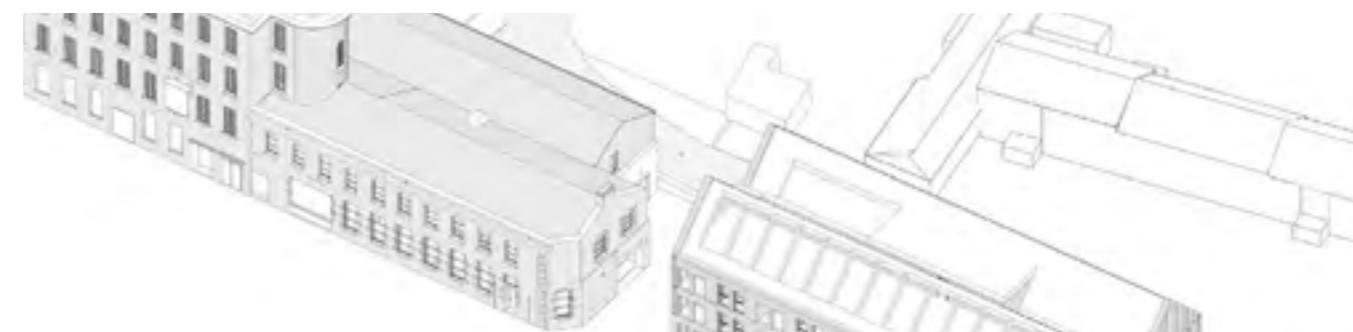
C MEANWHILE USES

Riverside Canopy: potential use scenarios

Scenario 1. Venue for Limerick Events

The Riverside Canopy offers potential as a support setting for some of the annual city wide events that take place in Limerick on an annual / bi-annual basis eg Riverfest, Head of the River, St. Patricks Day Festival, benefitting from:

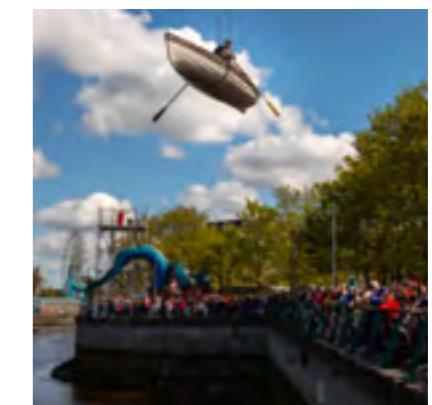
- Raised Viewing Point overlooking river to the East
- Vantage point for activities within Flaxmill Plaza
- Protection from Weather (Rain, Wind, and Sun)
- plug-in power / data points (solar PV supported)



■ - vertical elements sheltering from wind/ with seating



St. Patrick's Day Festival



Riverfest



Head of the River

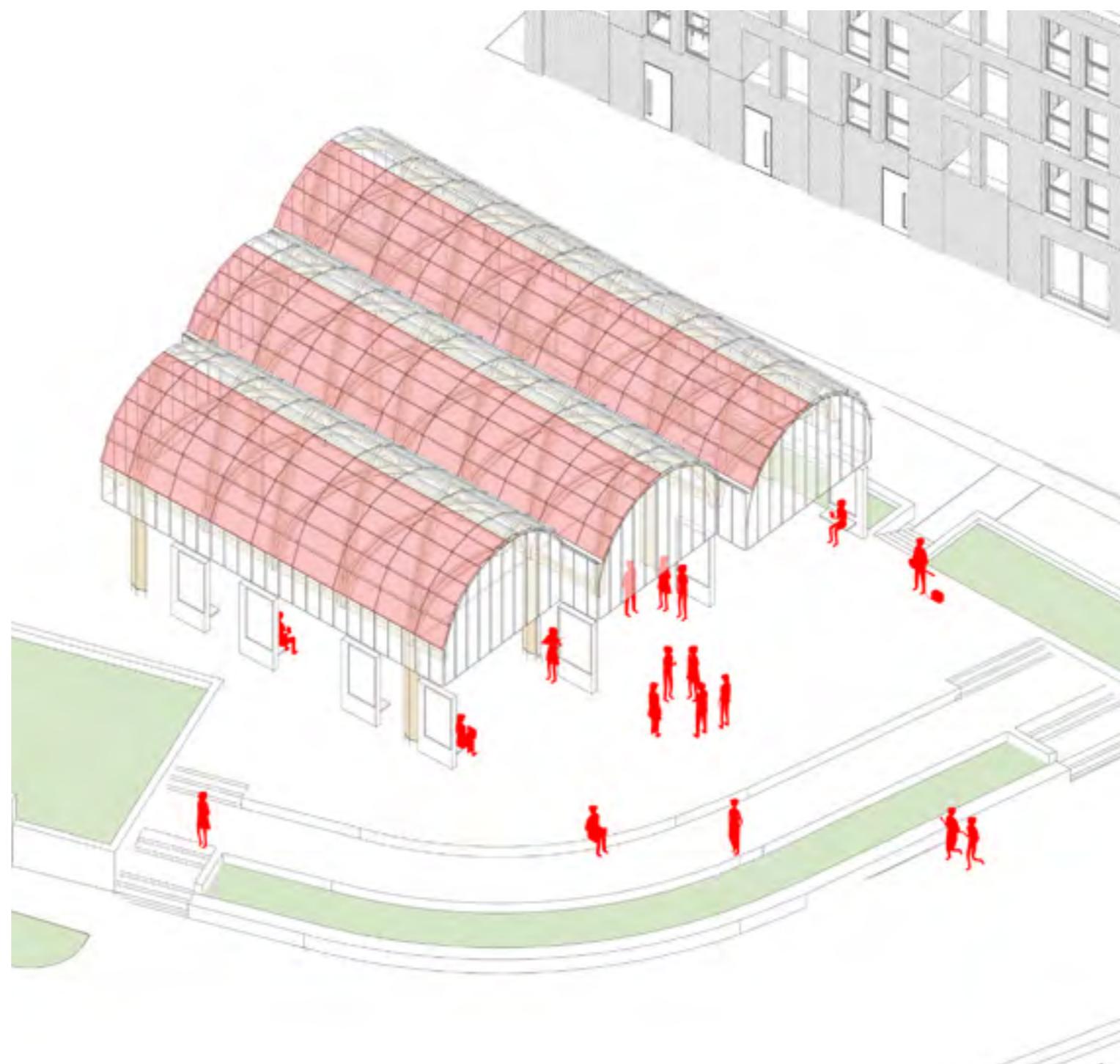
C MEANWHILE USES

Riverside Canopy: potential use scenarios

Scenario 2. Canopy Supporting Everyday Living

The Riverside Canopy will act as a potential setting for everyday activities, enhancing the Riverside public realm and the lived everyday experience of city residents, offering a place for:

- Informal Meeting Point / Lunchtime meets etc
- Impromtu street performances
- Informal communal exercise
- Pause point along the promenade link to Westfields wetlands with sheltered seating
- Weather protection on people's dayly routes
- plug-in power / data points (solar PV supported)



Supporting informal meetings/ cultural events



Plug-in charging at lunchtime



Exercise under the riverside canopy

C MEANWHILE USES

Riverside Canopy: potential use scenarios

Scenario 3. Canopy as Venue for Exhibition

The Riverside Canopy offers potential as a place for exhibitions in a sheltered external setting, a place visible to a large audience for various types of temporary display in differing formats for example:

- Outdoor Art Exhibits (free standing)
- Educational Exhibits (on vertical elements)
- Sheltered venue for temporary student displays
- Student work displays
- Industry led graduate fairs
- community group displays



Temporary Student Displays



Artwork displays (EVA etc.)

C MEANWHILE USES

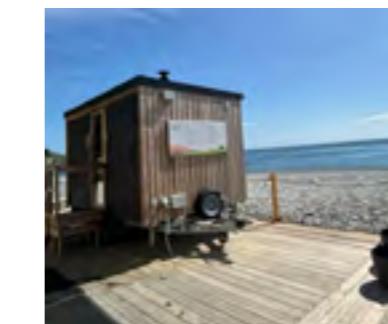
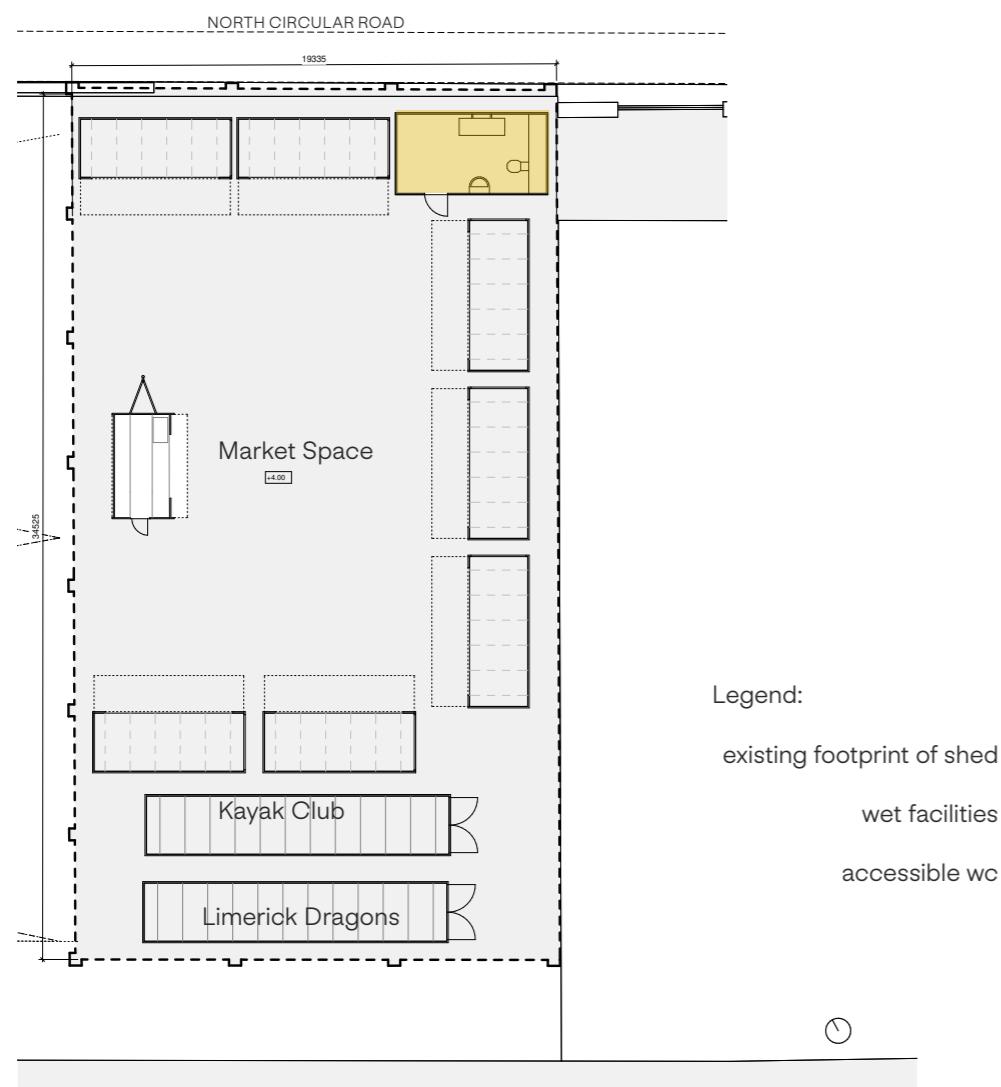
Shipyard: potential use scenarios

Potential Pop-up and Community Uses

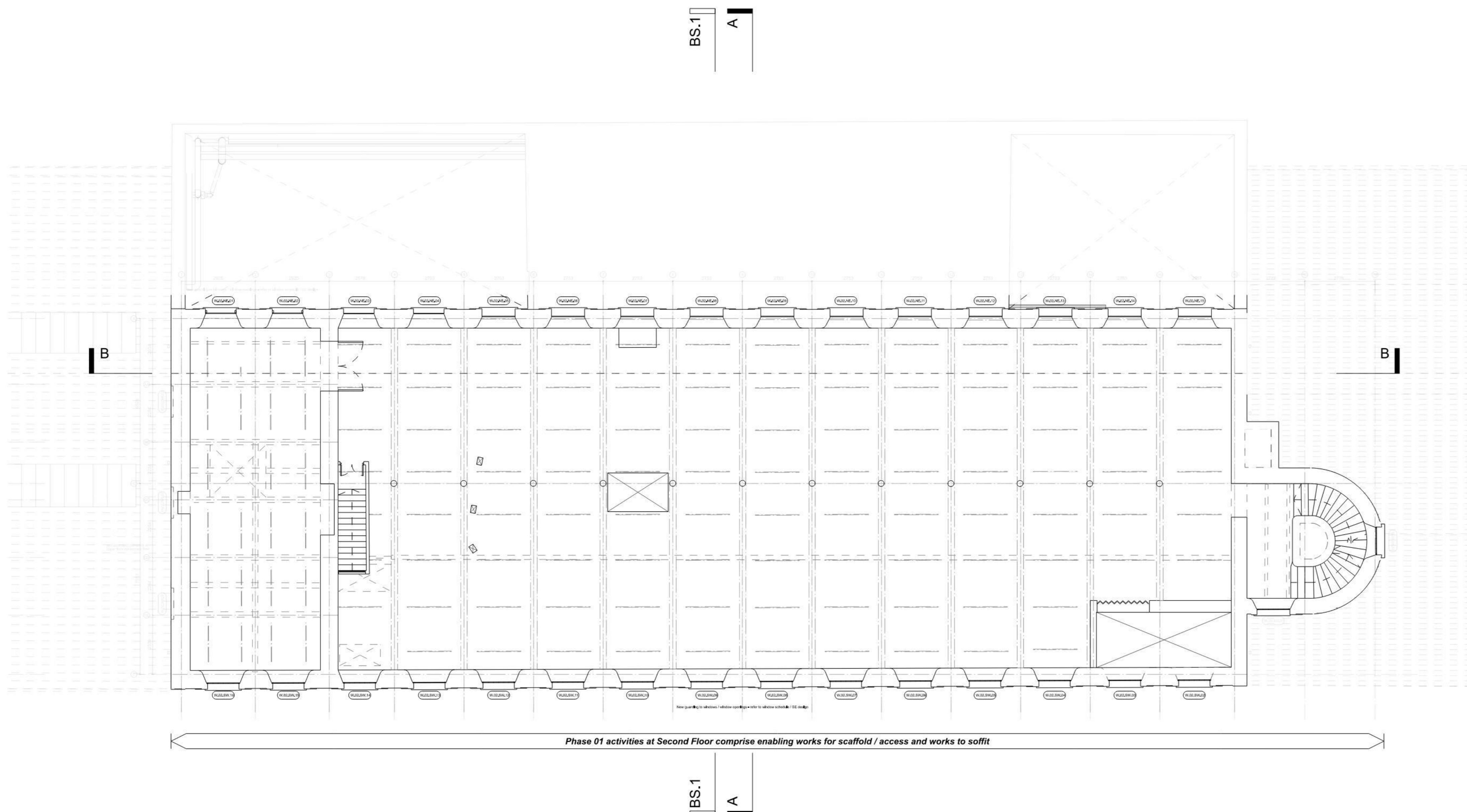
In this phase of development the Shipyard site, will accommodate the new mobility hub, reconfigured parking, along with a public garden.

At the location of the existing shed to be removed, the provision of plug-in services for temporary cabins, sanitary & storage facilities, offers potential for accommodating temporary use by different groups. Bringing activity to the public realm in this part of the city, this would include facilitating use by some user groups whose activities are already temporarily facilitated on the site on an informal basis, as well as other potential users for example:

- Community group boat storage
- Community club support space / meeting room
- Drive -in food & beverage trailers
- Pop-up offerings eg urban sauna



D PHASE I SAMPLE DRAWINGS



Existing measured building survey information taken from Geodata
Cheshire Ltd Surveyors survey drawings received 11/09/2020.
Dimensions are not to be scaled from this drawing. Drawing to be used
only for the purposes it was issued for.

Drawing when issued in .dwg is an uncontrolled version issued to enable
the recipient to prepare their own documents/drawings for which they are
solely responsible. It is the responsibility of the recipient to check at time of issue
that Foden Clegg Bradley Studios accept no liability for any such
alterations, additions or discrepancies arising out of changes to such
background information which occur to this information after it is issued
by Foden Clegg Bradley Studios.

Drawings are issued subject to an indication of the building as found and
have been augmented to record observations from site visits for the
explicit purpose of informing the repair of the structure and envelope. Site
measurements will be critical for any construction activity.

0 1 2 3 4 5m



Foden Clegg Bradley Studios
LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t 01225 852545
f 01225 852528
e bath@fcbstudios.com

Revision	Date	Description
P01	02.12.2024	Stage 2A2 Issue
P02	18.02.2025	Issued for Stage 2A3 costing
P03	25.03.2025	Stage 2A3 Issue for tender

Job/Drawings No: CRP01-FCBS-1A-02-DR-AA-2052
Revision No: P03
CRQ - FLAX MILL PHASE 1 REPAIR
PROPOSED SECOND FLOOR PLAN

Scale: 1:100 @ A1 / 1:200 @ A3
Drawn: Bath Studio Checked: JS

FCBS Project No: 2027-1

GENERAL ARRANGEMENT PROPOSALS
PHASE 01 OBJECTIVE
The stabilisation, consolidation and repair of the upper storey and roof of the main mill building.
PHASE 01 is the first of multiple phases of repair. The proposed Phase 01 repairs are concerned with the historic fabric from the soffit of the Level 0 floor deck up to the roof. The aim is to stabilise the building and stabilise the building in a manner that minimises future scaffold requirements. The upper floors are to be left in a shell state ready for future repair phases. The proposed works will be designed to allow for the remediation of problems such as embedded corrodong ironwork and the remediation of problems that have become apparent or are the result of previous late phase damp proofing. Rectification of failed floors will include structural consolidation and remediation.

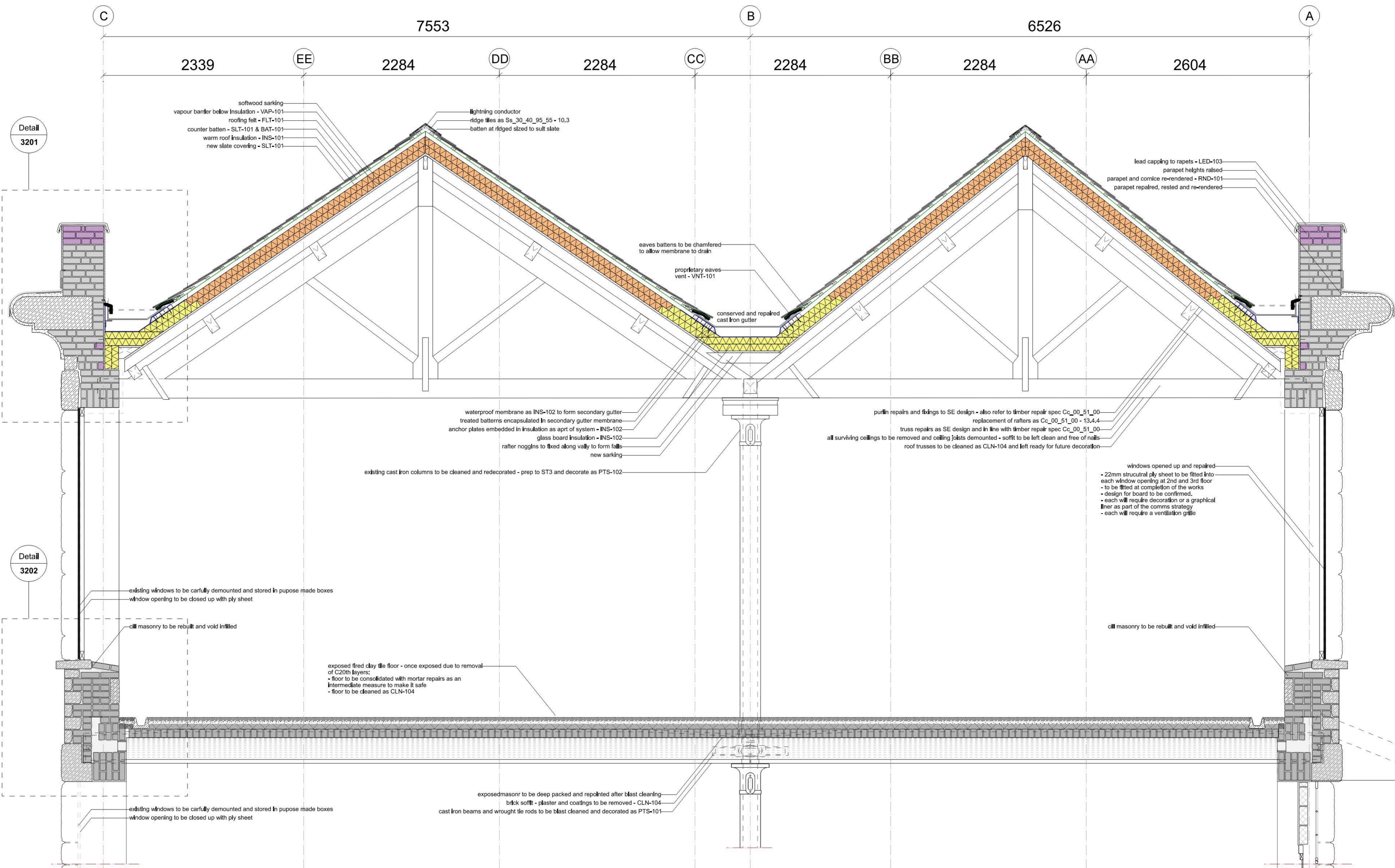
Roof
- Roof coverings replaced with thermal enhancements to form insulated warm roof.
- Repair / removal of timber roof trusses, purlins and rafters.
- Removal of all outward to enable reforming of stepped roof profile.
- New roof access via central valley to serve building in its Phase 01 completed shell state.
- Removal of redundant cast iron gutters.
- Upgrade of rainwater drainage system - new and additional downpipes and chutes.
- New secondary fall safe gutter system.
- Water tank refitted, overhauled, repaired and roofed.

External Walls
- Demolition of windows to allow for masonry repair works to progress.
- Panel take down and rebuild of masonry at building's north-west aspect to remediate displacement.
- Take down and reconstruction of parapet to allow for edge protection - additional masonry blocks for edge protection, improved weathering, new rainwater outlets.
- Cornice reformed with weathering, repaired / rebuilt as required.
- Removal of all wall linings back to masonry at Level 03, grouting / repointing of joints.
- Removal of wall linings back to masonry at Level 03 window openings / blockwork.
- Removal of all wall linings back to masonry at Level 03 floor finish.
- Consolidation of floor structure at Level 03 entailing removal of soft plaster linings back to masonry at Level 02, packing / repointing of open joints.
- Bar roots integrated into former below-voids.

Floors
- Repair / renewal of cut / failed beam supporting Level 03 floor deck.
- Removal of ceiling and modern partitions at Level 03.
- Removal of all plaster linings back to masonry at Level 03 floor finish.
- Consolidation of floor structure at Level 03 entailing removal of soft plaster linings back to masonry at Level 02, packing / repointing of open joints.

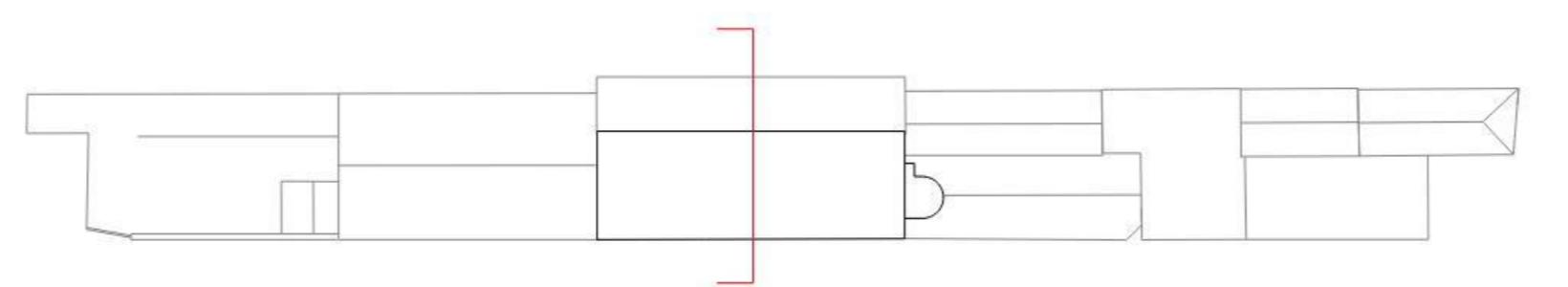
Ironwork
- Blasting of exposed iron beams and tie rods to remove corrosion and allow for protective coatings to be applied.
- Hand stripping of iron column coatings to allow for application of protective coatings.

Enabling Works - Required within and beyond the main mill footprint to permit the placement of scaffolding and create safe access for Phase 01 works to take place.



Existing measured building survey information taken from Geodata
 Cheshire Local Surveyors survey drawings received 11/09/2020.
 Dimensions are not to be scaled from this drawing. Drawing to be used
 only for the purposes it was issued for.
 Drawing when issued in .dwg is an uncontrolled version issued to enable
 the recipient to prepare their own documents/drawings for which they are
 solely responsible. It is the responsibility of the recipient to check at time of issue.
 Foden Clegg Bradley Studios accept no liability for any such
 alterations, additions or discrepancies arising out of changes to such
 background information which occur to the information after it is issued
 by Foden Clegg Bradley Studios.
 Drawings are issued subject to an indication of the building as found and
 have been augmented to record observations from site visits for the
 explicit purpose of informing the repair of the structure and envelope. Site
 measurement will be critical for any construction activity.

Drawing to be printed in colour
 Existing site information is subject to survey
 Foden Clegg Bradley Studios LLP accepts no liability for use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared



Foden Clegg Bradley Studios LLP
 Bath Brewery
 Toll Bridge Road
 Bath BA1 7DE
 t: 01225 852545
 f: 01225 852528
 e: bath@fcbstudios.com

Revision	Date	Description
P01	18.02.2025	Issued for Stage 2A3 costing
P02	25.03.2025	Stage 2A3 Issue

Job/Drawings No: CRP01-FCBS-1A-XX-DR-AA-2160 Revision P02
 CRQ - FLAX MILL PHASE 1 REPAIR
 FLAX MILL PROPOSED BAY SECTION 1
 ROOF & SW EXTERNAL WALL (THIRD FLOOR)
 Scale: 1:20 @ A1
 Drawn: Bath Studio Checked: JS
 FCBS Project No: 2027-1
 Status A4



Existing measured building survey information taken from Geodata Chartered Land Surveyors survey drawings received 11/09/2020. Dimensions are not to be scaled from this drawing. Drawing to be used only for the purposes it was issued for.

Drawing when issued in .dwg is an uncontrolled version issued to enable the recipient to prepare their own documents/drawings for which they are solely responsible. It is based on background information current at time of issue. Feilden Clegg Bradley Studios accepts no liability for any such alterations, additions or discrepancies arising out of changes to such background information which occur to that information after it is issued by Feilden Clegg Bradley Studios.

Drawings are to be used as an indication of the building as found and have been augmented to record observations from site visits for the explicit purpose of informing the repair of the structure and envelope. Site visits will be undertaken to verify the results.

Drawing to be printed in colour
Existing site Information Is subject to survey
Folden Glass Bradley Studios L.L.P. accepts no liability for use of this drawing by parties other than the party for whom It was prepared or for purposes other than those for which It was prepared.

cleggBradleyStudios
Jewery
Age Road
1 7DE
5 852545
5 852528
fcbstudios.com

Date	Description
18.10.2024	Stage 2A1 issue
31.10.2024	Issued for co-ordination
02.12.2024	Stage 2A2 Issue
18.02.2025	Issued for Stage 2A3 costing
25.03.2025	Stage 2A3 issue for tender

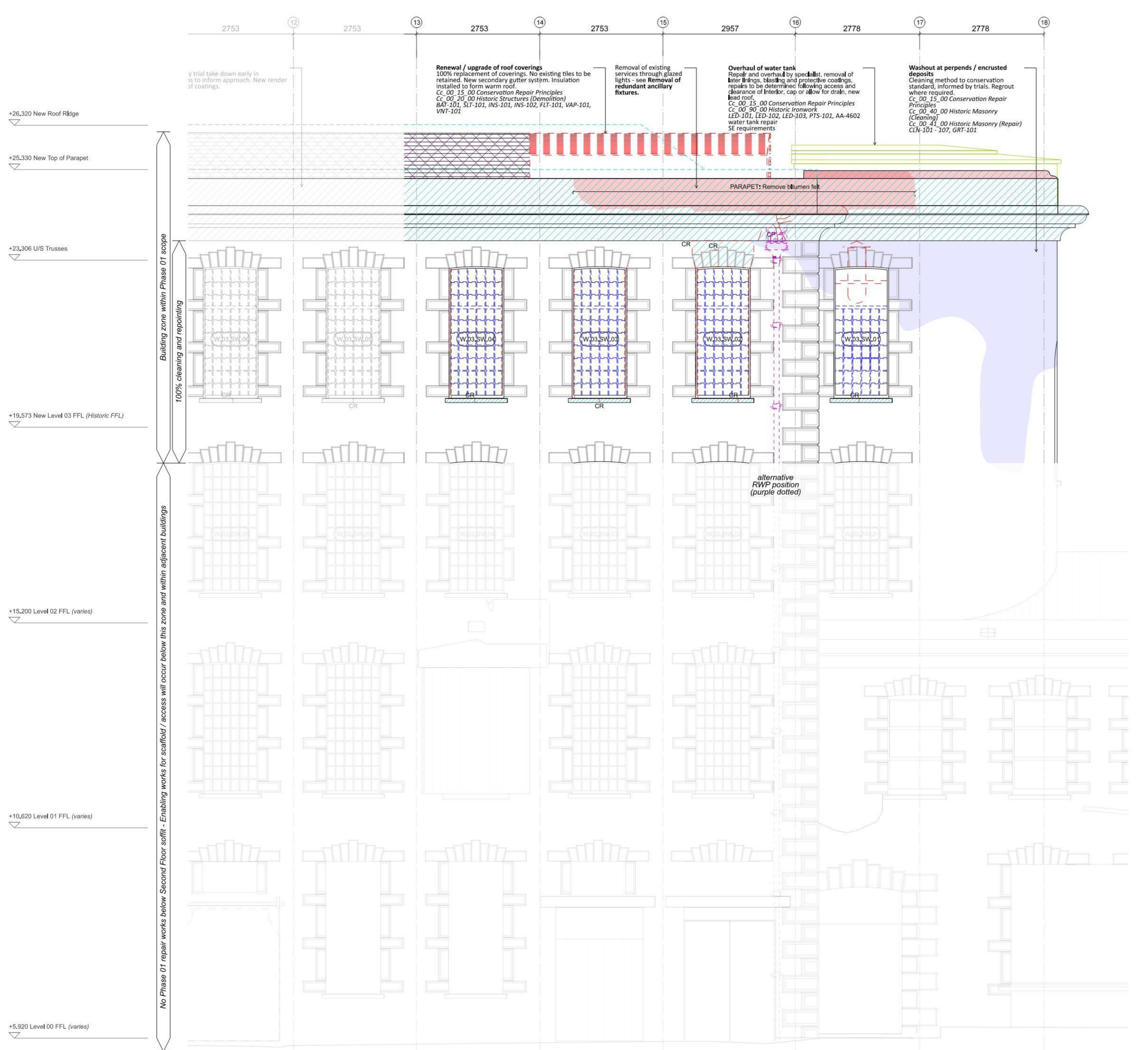
Ref: 01-FCBS-1A-XX-DR-AA-2201
FLAX MILL PHASE 1 REPAIR
R STRATEGY - SW ELEVATION ZONE 1
50 @ A1 / 1:100 @ A3
ath Studio Checked: JS
FCBS Project No: 2024

50 @ A1 / 1:100 @ A3
Arch Studio Checked: JS FCBS Project No: 2024

Rev1s1on
P05
Status
A4
do: 2027-1



REPAIR STRATEGY PROPOSALS		
REBUILDS OF PARAPET		
Arrangement / Condition: Solid brick construction with Roman cement finish. Later additions and bittorrentings applied in place. Surface water ingress has occurred, deteriorating. Render cracked and missing, parapet saturated, plant growth well established, masonry disrupted and failing particularly at NW. See existing detail and Materials Analysis.		
Objective: Repair and stabilise failing defects.		
Works Description: Take down and rebuild with existing and new masonry, extents to be informed by trial take down early in construction period to inform understanding and proposals / method, inspections to inform approach. New render and lead weathering. Additional masonry courses for edge protection. Removal of coatings. See proposed detail and Materials Analysis.		
Key Drawings / Specifications: Cc_00_15_00 Conservation Repair Principles Cc_00_20_00 Historic Structures (Demolition) Cc_00_40_00 Historic Masonry (Repair) Cc_00_41_00 Historic Masonry (Repair) LED-103, BRK-101, RND-101, AA-3201 & AA-3204 parapet rebuild SE requirements		
REBUILD OF CORNICE		
Arrangement / Condition: Presumed stone substrate with run in stone cornice / lime mortar in torus profile. Widespread cracking, delamination, some evidence of plastic repairs, vegetation growth, stonework displaced and failing at NW gable. See existing detail.		
Objective: Rebuild of cornice to remediate defects.		
Works Description: Take down and rebuild with new stone, extents to be informed by trial take down early in construction period to inform understanding and proposals / method, inspections and materials analysis to inform approach. New render and lead weathering. Removal of coatings. See proposed detail and Materials Analysis.		
Key Drawings / Specifications: Cc_00_15_00 Conservation Repair Principles Cc_00_20_00 Historic Structures (Demolition) Cc_00_40_00 Historic Masonry (Cleaning) Cc_00_41_00 Historic Masonry (Repair) LED-102, RND-101, Stone specification		
RENEWAL / OVERHAUL OF RAINWATER DRAINAGE SYSTEM		
CONSERVATION AND UPGRADE OF COMPONENTS		
Arrangement / Condition: Original system comprising individual cast iron valleys and parapet gutters, discharging to 2nd cast iron chutes and downpipes. Gutter heads and downpipes with red putty. Some thinning, pitting and holes present. Some fractures at edges due to thermal stress and little opportunity for movement. Many timber bearers failed and replaced with masonry propping. Some sections missing. See existing details, Infrastruct Report and gutter repair schedule.		
Objective: Remediate failing structural members through repair and section replacement as required. Original fabric and historic repair elements to be retained where viable.		
Works Description: Seek retention of timber and downpipes. Rafter removal and replacement. Removal of failed castings from main chutes and downpipes. Renewal of sections in conservator. New cast iron chutes and downpipes at gables - Renew through removal of lift overrun. Repair types as specification, inspections to inform repair approach. See proposed detail and truss repair schedule.		
Special Notes: Cc_00_15_00 Conservation Repair Principles Cc_00_20_00 Historic Structures (Demolition) Cc_00_40_00 Historic Masonry (Repair) Cc_00_41_00 Historic Masonry (Repair) SE requirements		
PLANNED EXTENT OF MASONRY TAKE DOWN AND REBUILD		
Objective: To address masonry jacking caused by water ingress and corrosion of iron band.		
Works Description: Masonry carefully disassembled through phased approach. Iron band removed and masonry reinstated with new units.		
Key Drawings / Specifications: Cc_00_15_00 Conservation Repair Principles Cc_00_20_00 Historic Structures (Demolition) Cc_00_40_00 Historic Masonry (Repair) Cc_00_41_00 Historic Masonry (Repair) AA-3211 iron band removed at pier 5 Cc_00_15_00 Conservation Repair Principles		
SWAN NECK VENTS - REBUILD		
Arrangement / Condition: Through-wall swan neck vents with route of flue traversing floor levels. Terminations below cill externally and above window heads into the internal face of masonry envelope via a square metal grille. Internal termination is a square metal mesh backfill. Grilles remain present. Spandrel historically reconstructed with new masonry and cement sloping clin on inner face. See existing detail.		
Objective: Formal closure of flue to omit through-flue void.		
Works Description: Historic masonry / backfill to vent broken, new masonry inserted to fully close path. Stone cells repaired and rebated to original profile. See proposed detail.		
Key Drawings / Specifications: Cc_00_15_00 Conservation Repair Principles Cc_00_20_00 Historic Structures (Demolition) Cc_00_40_00 Historic Masonry (Repair) Cc_00_41_00 Historic Masonry (Repair)		
SWAN NECK VENTS - RESTORE IRON VENT GRILLES		
Arrangement / Condition: Cast iron grille situated above window heads forming termination of through-wall swan neck vents. Informally filled historically with masonry / backfill / plaster. See existing detail.		
Objective: Vents overhauled and reinstated as part of formal closure of flue.		
Works Description: Overhaul by iron foundry, off-site in workshop where required. Allow for new castings where existing have failed. See proposed detail.		
Key Drawings / Specifications: Cc_00_15_00 Conservation Repair Principles Cc_00_20_00 Historic Structures (Demolition) Cc_00_40_00 Historic Masonry (Repair) Cc_00_41_00 Historic Masonry (Repair)		
OVERHAUL OF WATER TANK		
Arrangement / Condition: Cast iron tank at head of stair formed of heavy plate. Union and flanges deteriorated, missing or detached. See existing detail.		
Objective: Overhaul covers including thermal upgrade and removal of hazardous materials.		
Works Description: 100% replacement of coverings. No existing tiles to be retained. New secondary gutter system. Insulation installed to form warm roof. See proposed detail.		
Key Drawings / Specifications: Cc_00_15_00 Conservation Repair Principles Cc_00_20_00 Historic Structures (Demolition) Cc_00_40_00 Historic Masonry (Repair) Cc_00_41_00 Historic Masonry (Repair)		
HISTORIC WINDOWS DEMOUNTED FOR STORAGE		
Arrangement / Condition: Typically 6-pane SG timber windows with upper portion centre-pivot opening light or fixed window below. Windows typically lost or fragmented only remaining on NE wall. Some windows present and timber frame and glass inserted to close openings. Present on SW walls. Where extant, windows heavily weathered, original decoration lost, all closed over with new timber frames. Some windows have new glass, no opening, lights operational. See window schedule.		
Objective: Historic windows demounted to permit Phase 01 repair. Store in workshop for re-use in future repair scheme.		
Works Description: Carefully demount from fitted positions to permit works to the masonry and iron structure. All units numbered, catalogued and stored appropriately in preparation for future re-use. Ensure reinstatement trials / reinstatement post contract. See window schedule.		
Key Drawings / Specifications: Cc_00_15_00 Conservation Repair Principles Cc_00_20_00 Historic Structures (Demolition) Cc_00_40_00 Historic Masonry (Repair) Cc_00_41_00 Historic Timber		
NEW PROTECTIVE LINING TO WINDOW OPENINGS		
Arrangement / Condition: Void to window openings will be present as a result of planned window demounting or failure of existing thermal protection.		
Objective: Openings to be secured in advance of reuse proposals.		
Works Description: Non-ventilated ply lining on timber frame. Key Drawings / Specifications: Cc_00_51_00-10 Plywood AA-8002 window boarding options SE requirements		
REINSTATEMENT OF FLOOR AT PENETRATIONS		
Arrangement / Condition: Through-floor penetrations for services disturbed by demolition.		
Objective: Reinstatement of floor deck.		
Works Description: Remove services, consolidate / reinstate brick and/or concrete to original floor build-up.		
Key Drawings / Specifications: Cc_00_15_00 Conservation Repair Principles Cc_00_41_00 Historic Masonry (Repair)		
STONE CLEANING AND REPOINTING		
Arrangement / Condition: Solid wall comprising solid wall with hard lime and Limestone. Wall core of lime mortar, limestone red and clay bricks. Limestone dressed six sides, carved units with drafted margins and rock-faced body to jambs and arches, corbelled outwards. Units alternating tall and narrow stones each with iron dowels between.		
Objective: Fairly sound externally, some fracturing from either movement and/or damage of iron dowels. NW wall has some loss of face finish and some spalling evident in places.		
Works Description: Ensure clean, sound base. Repair types as specified in proposed detail. See proposed detail.		
Key Drawings / Specifications: Cc_00_15_00 Conservation Repair Principles Cc_00_40_00 Historic Masonry (Cleaning) Cc_00_41_00 Historic Masonry (Repair) Cc_00_90_00 Historic Ironwork		
REMOVAL OF PLANT GROWTHS		
Arrangement / Condition: Growth well established around drainage, water tank and rainwater drainage paths.		
Objective: Remove to address causes of envelope deterioration.		
Works Description: Careful removal to conservation standard, informed by trials.		
Key Drawings / Specifications: Cc_00_15_00 Conservation Repair Principles Cc_00_40_00 Historic Masonry (Cleaning) Cc_00_41_00 Historic Masonry (Repair) Cc_00_90_00 Historic Ironwork CIN-105		
BEAM REPAIR / SE DESIGN		
Arrangement / Condition: Original cast iron beam - snapped or cut through web and flange.		
Objective: Repair.		
Works Description: Conservation repair to beam as SE design, plated and / or stitching by specialists. Reinstate jack arch and make good around site of repair.		
Key Drawings / Specifications: Cc_00_15_00 Conservation Repair Principles Cc_00_41_00 Historic Masonry (Repair) Cc_00_90_00 Historic Ironwork Cc_00_41_00 Historic Masonry (Repair)		
WASHDOWN AT PERPENDS / ENCROSTED DUSTS		
Arrangement / Condition: Remediate mortar wash out comprising mineral deposits.		
Works Description: Cleaning method to conservation standard, informed by trials. Re-point where required, informed by trials.		
Key Drawings / Specifications: Cc_00_15_00 Conservation Repair Principles Cc_00_40_00 Historic Masonry (Cleaning) Cc_00_41_00 Historic Masonry (Repair) CIN-107		
NEW ROOF ACCESS HATCH		
Arrangement / Condition: Provide safe means of access to roof for building repair / maintenance.		
Works Description: Glazed opening light installed in roof pitch for maintenance use accessed via roof space ladder and platform. Recessed lighting to be fitted to new timber trussing for opening.		
Key Drawings / Specifications: Cc_00_15_00 Conservation Repair Principles Cc_00_41_00 Historic Masonry (Repair) Cc_00_90_00 Historic Ironwork Cc_00_41_00 Historic Masonry (Repair)		
NEW ROOF ACCESS HATCH		
Arrangement / Condition: Provide safe means of access to roof for building repair / maintenance.		
Works Description: Glazed opening light installed in roof pitch for maintenance use accessed via roof space ladder and platform. Recessed lighting to be fitted to new timber trussing for opening.		
Key Drawings / Specifications: Cc_00_15_00 Conservation Repair Principles Cc_00_41_00 Historic Masonry (Repair) Cc_00_90_00 Historic Ironwork Cc_00_41_00 Historic Masonry (Repair)		
ZONE 1 Refer to Drawing 2201		
ZONE 2		
ZONE 3 Refer to Drawing 2203		
Existing measured building survey information taken from Geodata Client and Land Surveyors drawings received 11/09/2020. Dimensions are to be scaled from this drawing, drawing to be used only for the purpose it was issued for. Drawing when issued in .dwg is an uncontrolled version issued to enable the recipient to prepare their own documents/drawings for which they are solely responsible. It is the responsibility of the recipient to check at time of issue. Foden Clegg Bradley Studios accept no liability for any alterations, additions or discrepancies arising out of changes to such background information which occur to the information after it is issued by Foden Clegg Bradley Studios. Drawings are issued with an indication of the building as found and have been augmented to record observations from site visits for the explicit purpose of informing the repair of the structure and envelope. Site measurements will be critical for any construction activity.		
Existing site information is subject to survey. Foden Clegg Bradley Studios LLP accepts no liability for use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared.		
Drawing to be printed in colour.		
No liability for use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared.		
CRP01-FCBS-1A-XX-DR-AA-2202 P05		
CRQ - FLAX MILL PHASE 1 REPAIR REPAIR STRATEGY - SW ELEVATION ZONE 2		
Status A4		
Revision Date Description		
P01	18.10.2024	Stage 2A1 Issue
P02	31.10.2024	Issued for co-ordination
P03	02.12.2024	Stage 2A2 Issue
P04	18.02.2025	Issued for Stage 2A3 costing
P05	25.03.2025	Stage 2A3 Issue for tender
Asbestos containing materials present on site - Contractor to adopt pre-cautionary measures / precautions.		
Drawing No. Job/Drawng No. CRP01-FCBS-1A-XX-DR-AA-2202		
Drawing : 1:50 @ A1 / 1:100 @ A3		
Drawn: Bath Studio Checked: JS		
FCBS Project No: 2027-1		



REPAIR STRATEGY PROPOSALS		
REBUILD OF PARAPET		
Arrangement / Condition: Solid brick construction with Roman cement finish. Later additions and bittorrentings applied in place. Render cracked and missing, parapet saturated, plant growth well established, masonry disrupted and failing particularly at NW. See existing detail and Materials Analysis.		
Objective: Remove cracked and missing, parapet saturated, plant growth well established, masonry disrupted and failing particularly at NW. See existing detail and Materials Analysis.		
Works Description: Take down and rebuild with existing and new masonry, extants to be informed by trial take down early in construction. Remove cracked and missing, parapet saturated, plant growth well established, masonry disrupted and failing particularly at NW. See existing detail and Materials Analysis.		
Key Drawings / Specifications:		
REBUILD OF CORNICE		
Arrangement / Condition: Presumed stone substrate with run in stone mortar, cornice / lime mortar in torus profile. Widespread cracking, delamination, some evidence of plastic repairs, vegetation growth, stonework displaced and failing at NW gable. See existing detail.		
Objective: Rebuild of cornice to remediate defects.		
Works Description: Take down and rebuild with existing and new stone, extants to be informed by trial take down early in construction. Remove cracked and missing, parapet saturated, plant growth well established, masonry disrupted and failing particularly at NW. See existing detail.		
Key Drawings / Specifications:		
RENEWAL / OVERHAUL OF RAINWATER DRAINAGE SYSTEM		
CONSERVATION AND UPGRADE OF COMPONENTS		
Arrangement / Condition: Original system comprising individual cast iron valley and parapet gutters, discharge to Z100 cast iron downpipes. Guttering sections pitted and failing with red putty. Some thinning and holes present. Some fractures at edges due to thermal stress and little opportunity for movement. Many timber bearers failed and replaced with masonry propping. Many sections missing. Some sections fully collapsed or section missing. See existing details, Infrastruct Report and gutter repair schedule.		
Objective: Remove failing structural members through repair and section replacement as required. Original fabric and historic repair elements to be retained where viable.		
Works Description: Seek retention of timber and iron. Rafter removal to facilitate. Removal of failed iron parts through removal of lift overrun. Repair types as specification, inspections to inform repair approach. See proposed detail and truss repair schedule.		
Special Notes:		
Key Drawings / Specifications:		
ROOF STRUCTURE REPAIRS		
Arrangement / Condition: Timber king post trusses with purlins and rafters. Original fabric with phases of historic repair, water ingress at eaves and valleys have given rise to rot with partial replacement of timber assemblies. See existing detail and truss repair schedule.		
Objective: Remove failing structural members through repair and section replacement as required. Original fabric and historic repair elements to be retained where viable.		
Works Description: Seek retention of timber and iron. Rafter removal to facilitate. Removal of failed iron parts through removal of lift overrun. Repair types as specification, inspections to inform repair approach. See proposed detail and truss repair schedule.		
Special Notes:		
Key Drawings / Specifications:		
PLANNED EXTENT OF MASONRY TAKE DOWN AND REBUILD		
Objective: To address masonry jacking caused by water ingress and corrosion of iron band.		
Works Description: Masonry carefully disassembled through stepped approach. Iron band removed and masonry reinstated with existing / new units.		
Key Drawings / Specifications:		
SWAN NECK VENTS - REBUILD		
Arrangement / Condition: Through-wall swan neck vents with route of flue traversing floor levels. Terminations below cill externally and above window heads into the internal face of masonry envelope via separate flue sections. Masonry backfill. Grilles remain present. Spandrel historically reconstructed with new masonry and cement sloping clin on inner face. See existing detail.		
Objective: Formal closure of flue to omit through-floor void.		
Works Description: Historic masonry / backfill to vent broken, new masonry inserted to fully close path. Stone tiles repaired and rebated to form new flue. See proposed detail.		
Key Drawings / Specifications:		
SWAN NECK VENTS - RESTORE IRON VENT GRILLES		
Arrangement / Condition: Cast iron grille situated above window heads forming termination of through-wall swan neck vents. Informally filled historically with masonry / backfill / plaster. See existing detail.		
Objective: Vents overhauled and reinstated as part of formal closure of flue.		
Works Description: Overhaul by iron foundry, off-site in workshop where required. Allow for new castings where existing have failed. See proposed detail.		
Key Drawings / Specifications:		
OVERHAUL OF WATER TANK		
Arrangement / Condition: Cast iron tank at head of stair formed of heavy plate. Internal head and base. Lead and tin flashings deteriorated, missing or detached. See existing detail.		
Objective: Overhaul covers including thermal upgrade and removal of hazardous materials.		
Works Description: New secondary gutter system. Insulation installed to form warm roof. See proposed detail.		
Key Drawings / Specifications:		
STONE REPAIRS		
Arrangement / Condition: External wall comprising solid wall with hard lime and Limestone. Wall core of lime mortar, limestone and red clay bricks. Limestone dressed six sides, carved units with drafted margins and rock-faced body to jambs and arches, corbelled outwards. Units of limestone and sandstone alternating tall and narrow stones each with iron dowels between units. Units fairly sound externally, some fracturing from either movement and/or damage of iron dowels. NW pier and plinth of base of tower and plinth of tower spandrel in place.		
Objective: Repairs to stone at locations in zone of Phase 01 works. Works Description: Ensure clean, sound base. Repair types as specified. See proposed detail and repair approach.		
Key Drawings / Specifications:		
REMOVAL OF PLANT GROWTHS		
Arrangement / Condition: Growth well established around windows, water tank and rainwater drainage paths.		
Objective: Remove to address causes of envelope deterioration.		
Works Description: Careful removal to conservation standard, informed by trials.		
Key Drawings / Specifications:		
STONE CLEANING AND REPOINTING		
Arrangement / Condition: 100% of envelope (Level 02 soffit to parapet). Methods to conservation standard, informed by trials. Repoint / repair where required, informed by trials.		
Objective: Reinstatement of floor deck.		
Works Description: Remove services, consolidate / reinstate brick and mortar to original floor build-up.		
Key Drawings / Specifications:		
BEAM REPAIR (SE DESIGN)		
Arrangement / Condition: Original cast iron beam - snapped or cut through web and flange.		
Objective: Repair.		
Works Description: Conservation repair to beam as SE design, plated over / or stitching by specialists. Reinstate jack arch and make good around site of repair.		
Key Drawings / Specifications:		
NEW ROOF ACCESS HATCH		
Arrangement / Condition: Provide safe means of access to roof for building repair / maintenance.		
Works Description: Glazed opening light installed in roof pitch for maintenance use accessed via roof space ladder and platform. Replace louvered access to form new timber trimming for opening.		
Key Drawings / Specifications:		
REVISION NOTE		
P05 alternative gutter outlet and down pipe position identified.		
 Asbestos containing materials present on site - Contractor to adopt mitigation measures / precautions.		

Revision	Date	Description
P01	18.10.2024	Stage 2A1 issue
P02	31.10.2024	Issued for co-ordination
P03	02.12.2024	Stage 2A2 issue
P04	18.02.2025	Issued for Stage 2A3 costing
P05	25.03.2025	Stage 2A3 issue for tender

Job/Drawng No	Revision	CRP01-FCBS-1A-XX-DR-AA-2203
CRQ - FLAX MILL PHASE 1 REPAIR	P05	
REPAIR STRATEGY - SW ELEVATION ZONE 3		

Scale : 1:50 @ A1 / 1:100 @ A3
Drawn: Bath Studio Checked: JS

FCBS Project No: 2027-1

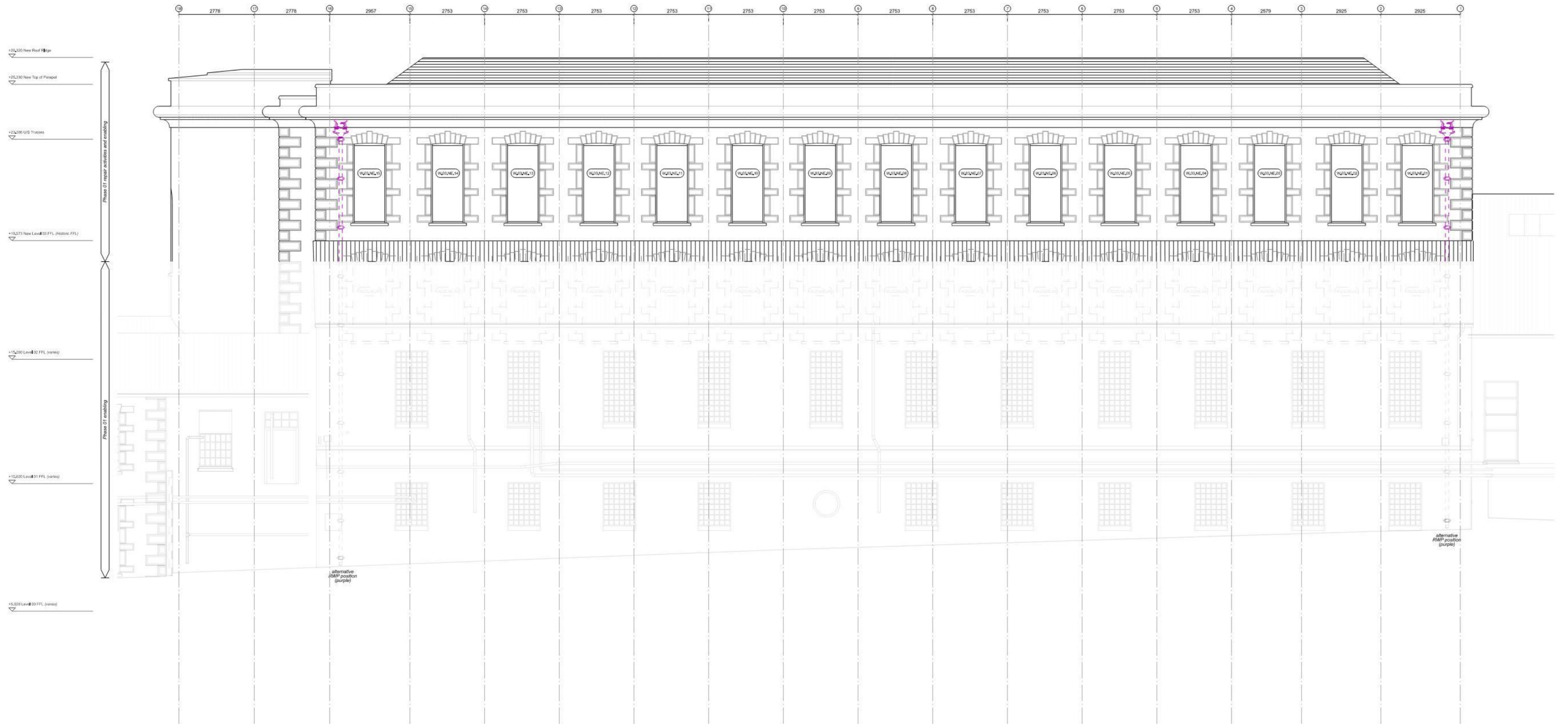
Existing measured building survey Information taken from Geodata Client and Land Surveyors survey drawings received 11/09/2020. Dimensions are not to be scaled from this drawing. Drawing to be used only for the purposes it was issued for.

Drawing when issued in .dwg is an uncontrolled version issued to enable the recipient to prepare their own documents/drawings for which they are solely responsible. It is the responsibility of the contractor to current at time of issue. Foden Clegg Bradley Studios accept no liability for any changes, additions or discrepancies arising out of changes to such background information which occur to this information after it is issued by Foden Clegg Bradley Studios.

Drawings are issued with an indication of the building as found and have been augmented to record observations from site visits for the explicit purpose of informing the repair of the structure and envelope. Site measurements will be critical for any construction activity.

Drawing to be printed in colour
Existing site Information is subject to survey

Foden Clegg Bradley Studios LLP accepts no liability for use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared



Existing measured building survey Information taken from Geodata
Cheshire and Lancashire Surveyors drawings received 11/09/2020.
Dimensions are not to be scaled from this drawing. Drawing to be used
Drawing when issued in .dwg is an uncontrolled version issued to enable
the recipient to prepare their own documents/drawings for which they are
solely responsible. It is the responsibility of the recipient to check at time of issue
alterations, additions or discrepancies arising out of changes to such
background information which occur to that information after it is issued
by Foden Clegg Bradley Studios.
Drawings are issued with an indication of the building as found and
have been augmented to record observations from site visits for the
explicit purpose of informing the repair of the structure and envelope. Site
measurements will be critical for any construction activity.

0 1 2 3 4 5m

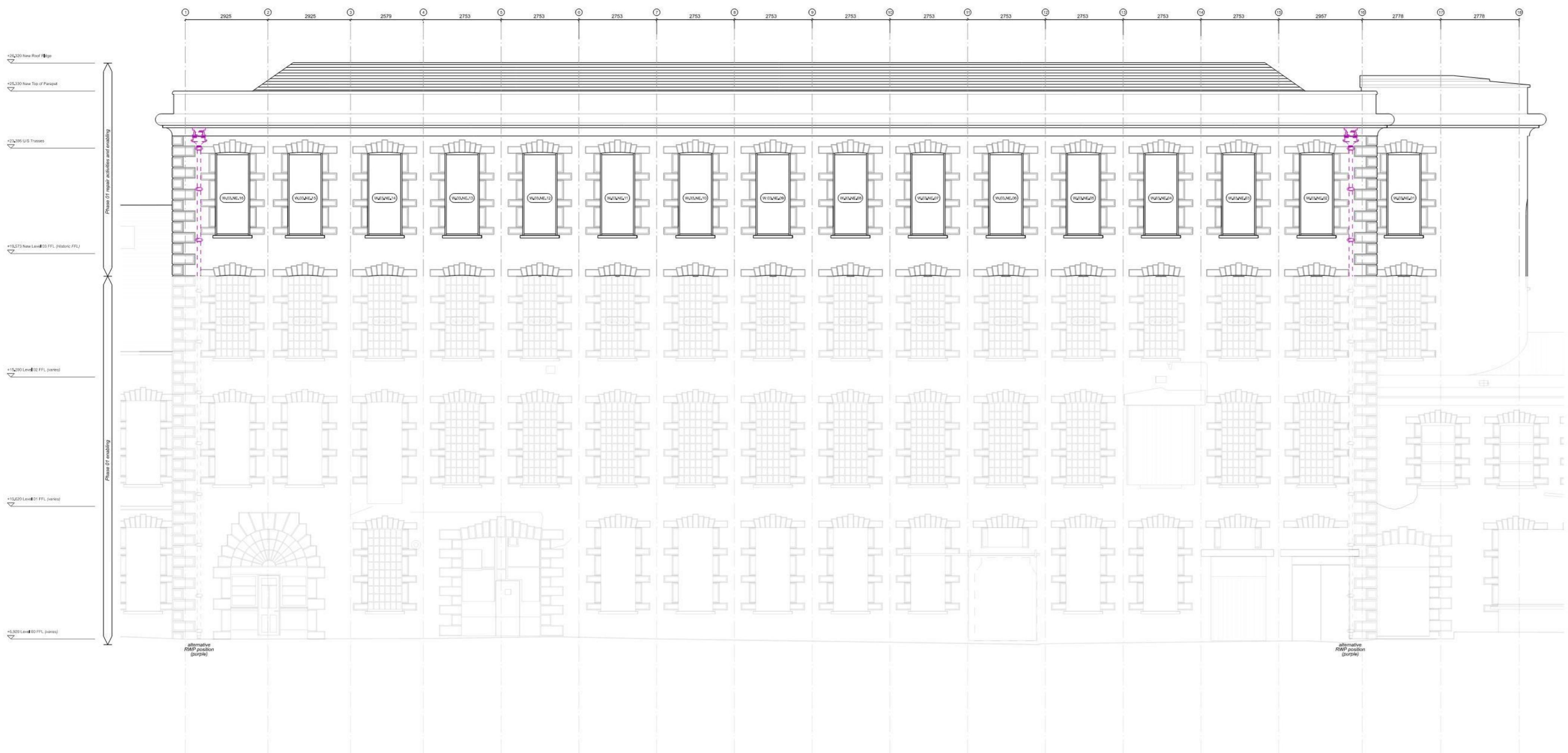


Foden Clegg Bradley Studios
LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t 01225 852545
f 01225 852528
e bath@fcbstudios.com

Revision	Date	Description
P01	02.12.2024	Stage 2A2 Issue
P02	18.02.2025	Issued for Stage 2A3 costing
P03	25.03.2025	Stage 2A3 Issue for tender

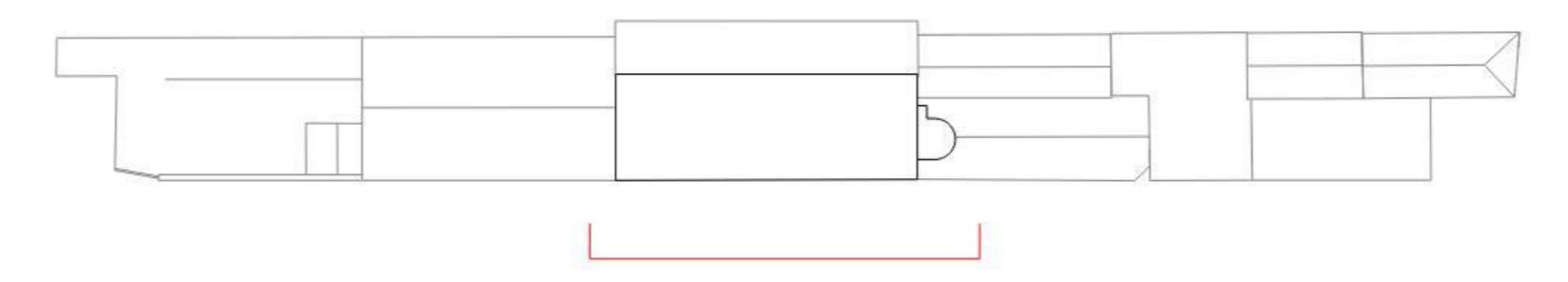
Job/Drawing No: CRP01-FCBS-1A-XX-DR-AA-2250 Revision: P03
CRQ - FLAX MILL PHASE 1 REPAIR
PROPOSED NE ELEVATION
Scale: 1:100 @ A1 / 1:200 @ A3
Drawn: Bath Studio Checked: JS
FCBS Project No: 2027-1
Drawing to be printed in colour
Existing site information is subject to survey
Foden Clegg Bradley Studios LLP accepts no liability for use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared

GENERAL ARRANGEMENT PROPOSALS		SUMMARY OF PHASE 01 WORKS
PHASE 01 OBJECTIVE		The Phase 01 proposals comprise the following:
Phase 01 is the first of multiple phases of repair. The proposed Phase 01 repairs are concerned with the historic fabric from the south of the Level 0 floor and upper levels, consolidating the building and stabilise the building in a manner that minimises future scaffold requirements. The upper floors are to be left in a shell state ready for future repair. The proposed Phase 01 work will be limited to address inherent defects such as embedded corrodong ironwork and the remediation of parapet stones which have become apparent or are the result of previous late phase damp proofing. Rectification of failed floors will include structural consolidation and remediation.		Roof - Roof coverings replaced with thermal enhancements to form insulated warm roof. - Repair / removal of timber roof trusses, purlins and rafters. - Removal of all outwards to enable reforming of stepped roof profile. - New roof access via central valley to serve building in its Phase 01 completed shell state. - Removal of roofline cast iron gutters. - Upgrade of rainwater drainage system - new and additional downpipes and chutes. - Water tank refitted, overhauled, repaired and roofed.
		External Walls - Demolition of windows to allow for masonry repair works to progress. - Partial take down and rebuild of masonry at building's north-west aspect to remediate displacement. - Take down and reconstruction of parapet to address displacement - additional stones for edge protection, improved weathering, new rainwater outlets. - Cornice reformed with weathering, repaired / rebuilt as required. - Removal of all original wrought iron banding at Level 03 - NE and SW walls, NW gables. - Removal of wall linings back to masonry at Level 03, grousing / repointing. - Original Level 03 window openings reformed through removal of wall linings / blockwork. - Removal of linings installed to window openings to remain post-Phase 01 completion, with historic windows stored for future reuse. - Take down and reassembly of below-ill spandrel at windows, voids closed. - Bat roosts integrated into former below-ill voids.
		Floors - Repair / renewal of cut / failed beam supporting Level 03 floor deck. - Removal of ceiling and modern partitions at Level 03. - Removal of ceiling and modern partitions back to original floor finish. - Consolidation of floor structure of Level 03 entailing removal of soft plaster linings back to masonry at Level 02, packing / repointing of open joints. - Hand stripping of iron column coatings to allow for application of protective coatings.
		Ironwork - Blasting of exposed iron beams and tie rods to remove corrosion and allow for protective coatings to be applied. - Hand stripping of iron column coatings to allow for application of protective coatings.
		Enabling Works - Required within and beyond the main mill footprint to permit the placement of scaffolding and create safe access for Phase 01 works to take place.



Existing measured building survey information taken from Geodata
Cheshire Ltd Surveyors survey drawings received 11/09/2020.
Dimensions are not to be scaled from this drawing. Drawing to be used
only for the recipient to prepare their own documents/drawings for which they are
solely responsible. It is the responsibility of the recipient to check at time of issue.
Foden Clegg Bradley Studios accept no liability for any such
alterations, additions or discrepancies arising out of changes to such
background information which occur to this information after it is issued
by Foden Clegg Bradley Studios.
Drawings are issued with an indication of the building as found and
have been augmented to record observations from site visits for the
explicit purpose of informing the repair of the structure and envelope. Site
measurements will be critical for any construction activity.

0 1 2 3 4 5m



Foden Clegg Bradley Studios
LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t: 01225 852545
f: 01225 852528
e: bath@fcbsstudios.com

Revision	Date	Description
P01	02.12.2024	Stage 2A2 Issue
P02	18.02.2025	Issued for Stage 2A3 costing
P03	25.03.2025	Stage 2A3 Issue for tender

Job/Drawing No: CRP01-FCBS-1A-XX-DR-AA-2251 Revision: P03
CRQ - FLAX MILL PHASE 1 REPAIR
PROPOSED SW ELEVATION
Scale: 1:100 @ A1 / 1:200 @ A3
Drawn: Bath Studio Checked: JS
FCBS Project No: 2027-1
Status: A4

GENERAL ARRANGEMENT PROPOSALS

PHASE 01 OBJECTIVE
The stabilisation, consolidation and repair of the upper storey and roof of the main mill building.

PHASE 01 is the first of multiple phases of repair. The proposed Phase 01 repairs are concerned with the historic fabric from the soffit of the Level 00 floor deck up to the roof. The aim is to stabilise the building and stabilise the building in a manner that minimises future scaffold requirements. The upper floors are to be left in a shell state ready for future repair. The proposed works will be limited to the roof deck to address inherent defects such as embedded corrugated ironwork and the remediation of parapoles which have become apparent or are the result of successive later phase changes. Rectification of failed trusses will include structural consolidation and remediation.

Roof

- Roof coverings replaced with thermal enhancements to form insulated warm roof.
- Repair / removal of timber roof trusses, purlins and rafters.
- Removal of mill crown to enable reforming of stepped roof profile.
- New roof access via central valley to serve building in its Phase 01 completed shell state.
- Removal of roofline cast iron gutters.
- Upgrade of rainwater drainage system - new and additional downpipes and chutes.
- Water tank refitted, overhauled, repaired and roofed.

External Walls

- Demolition of windows to allow for masonry repair works to progress.
- Take down and rebuild of masonry at building's north-west aspect to remediate displacement.
- Take down and reconstruction of parapet to remediate displacement - additional masonry for edge protection, improved weathering.
- Removal of wall linings back to masonry at Level 03, grousing / repointing.
- Removal of wall linings back to masonry at Level 03, window openings reformed through removal of wall linings / blockwork.
- Removal of linings installed to window openings to remain post-Phase 01 completion, with historic windows stored for future reuse.
- Take down and reassembly of below-ill spandrel at windows, voids closed.
- Bat roosts integrated into former below-ill voids.

Floors

- Repair / renewal of cut / failed beam supporting Level 03 floor deck.
- Removal of ceiling and modern partitions at Level 03.
- Removal of ceiling and modern partitions back to original floor finish.
- Consolidation of floor structure of Level 03 entailing removal of soft plaster linings back to masonry at Level 02, packing / repointing of open joints.

Ironwork

- Blasting of exposed iron beams and tie rods to remove corrosion and allow for protective coatings to be applied.
- Hand stripping of iron column coatings to allow for application of protective coatings.

Enabling Works - Required within and beyond the main mill footprint to permit the placement of scaffolding and create safe access for Phase 01 works to take place.

SUMMARY OF PHASE 01 WORKS
The Phase 01 proposals comprise the following:

Roof

- Demolition of windows to allow for masonry repair works to progress.
- Take down and rebuild of masonry at building's north-west aspect to remediate displacement.
- Take down and reconstruction of parapet to remediate displacement - additional masonry for edge protection, improved weathering.
- Removal of wall linings back to masonry at Level 03, grousing / repointing.
- Removal of wall linings back to masonry at Level 03, window openings reformed through removal of wall linings / blockwork.
- Removal of linings installed to window openings to remain post-Phase 01 completion, with historic windows stored for future reuse.
- Take down and reassembly of below-ill spandrel at windows, voids closed.
- Bat roosts integrated into former below-ill voids.

External Walls

- Demolition of windows to allow for masonry repair works to progress.
- Take down and rebuild of masonry at building's north-west aspect to remediate displacement.
- Take down and reconstruction of parapet to remediate displacement - additional masonry for edge protection, improved weathering.
- Removal of wall linings back to masonry at Level 03, grousing / repointing.
- Removal of wall linings back to masonry at Level 03, window openings reformed through removal of wall linings / blockwork.
- Removal of linings installed to window openings to remain post-Phase 01 completion, with historic windows stored for future reuse.
- Take down and reassembly of below-ill spandrel at windows, voids closed.
- Bat roosts integrated into former below-ill voids.

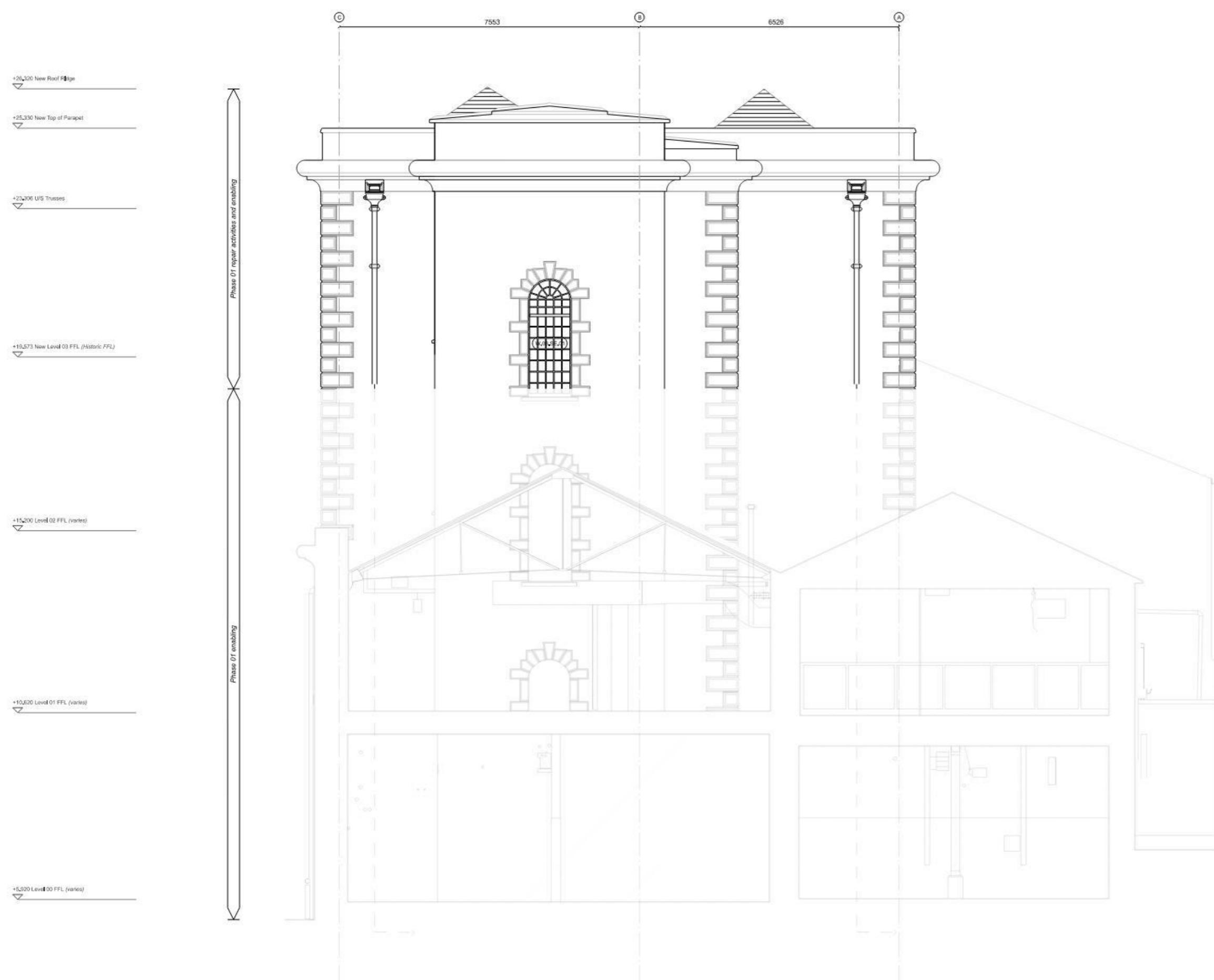
Floors

- Repair / renewal of cut / failed beam supporting Level 03 floor deck.
- Removal of ceiling and modern partitions at Level 03.
- Removal of ceiling and modern partitions back to original floor finish.
- Consolidation of floor structure of Level 03 entailing removal of soft plaster linings back to masonry at Level 02, packing / repointing of open joints.

Ironwork

- Blasting of exposed iron beams and tie rods to remove corrosion and allow for protective coatings to be applied.
- Hand stripping of iron column coatings to allow for application of protective coatings.

Enabling Works - Required within and beyond the main mill footprint to permit the placement of scaffolding and create safe access for Phase 01 works to take place.



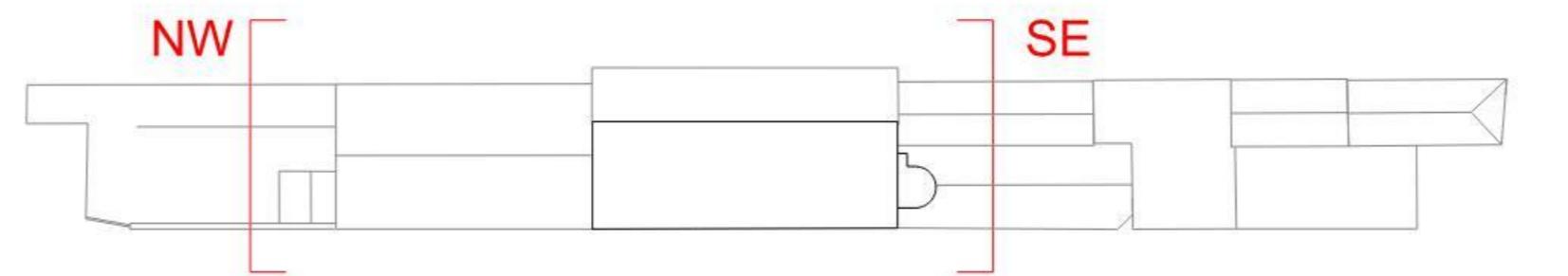
Flax Mill Proposed SE Elevation
1:100 @ A1



Flax Mill Proposed NW Elevation
1:100 @ A1

Existing measured building survey information taken from Geodata
Cheshire Local Surveyors survey drawings received 11/09/2020.
Dimensions are not to be scaled from this drawing. Drawing to be used
only for the purposes it was issued for.
Drawing when issued in dwg is an uncontrolled version issued to enable
the recipient to prepare their own documents/drawings for which they are
solely responsible. It is the responsibility of the recipient to check the current at time of
issue. Foden Clegg Bradley Studios accept no liability for any such
alterations, additions or discrepancies arising out of changes to such
background information which occur to that information after it is issued
by Foden Clegg Bradley Studios.
Drawings are issued subject to an indication of the building as found and
have been augmented to record observations from site visits for the
explicit purpose of informing the repair of the structure and envelope. Site
measurements will be critical for any construction activity.

0 1 2 3 4 5m



Drawing to be printed in colour
Existing site information is subject to survey
Foden Clegg Bradley Studios LLP accepts no liability for use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared

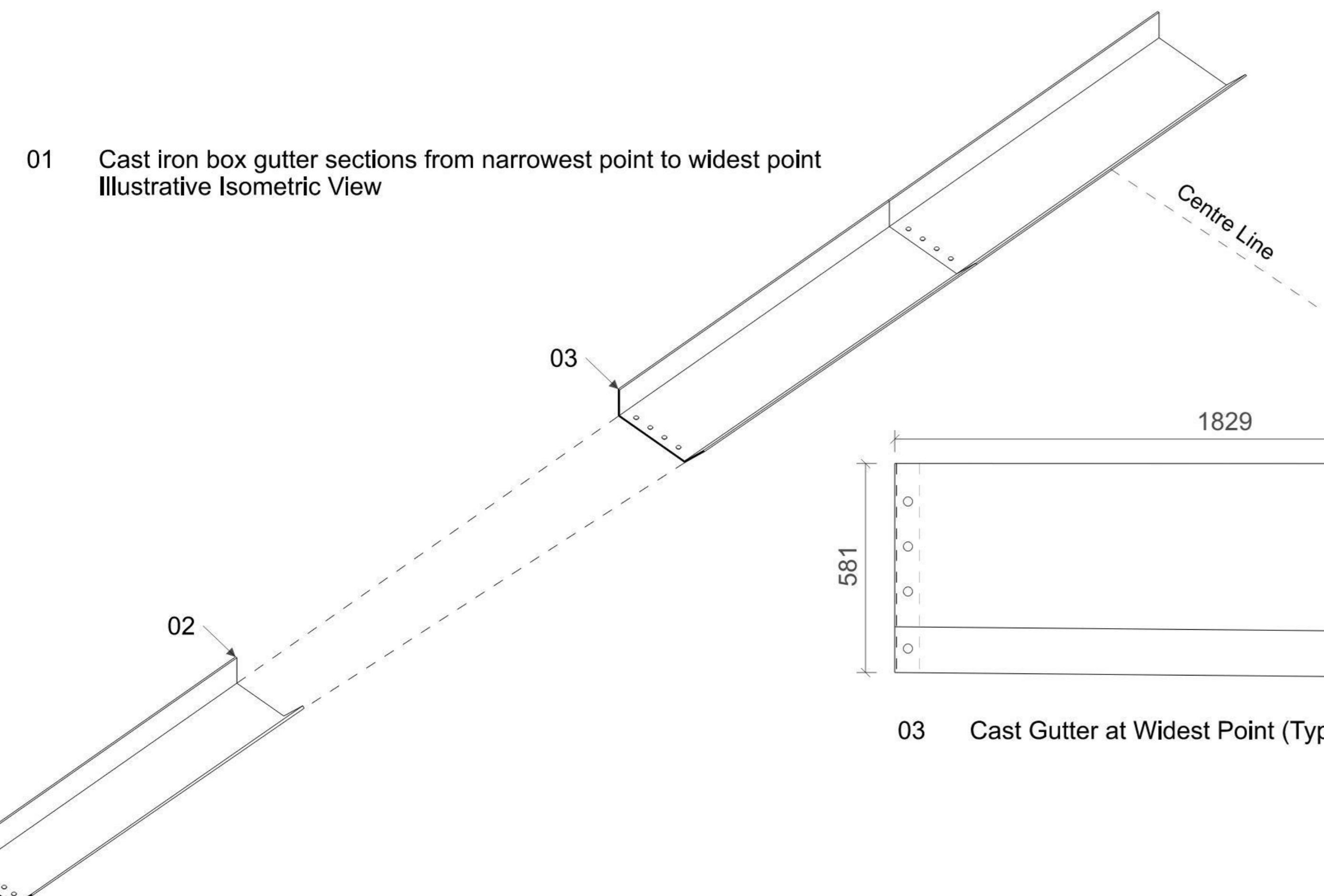
GENERAL ARRANGEMENT PROPOSALS			SUMMARY OF PHASE 01 WORKS		
PHASE 01 OBJECTIVE The stabilisation, consolidation and repair of the upper storey and roof of the main mill building.			The Phase 01 proposals comprise the following:		
Roof - Roof coverings replaced with thermal enhancements to form insulated warm roof. - Repair / removal of timber roof trusses, purlins and rafters. - Removal of mill crown to enable reforming of stepped roof profile. - New roof access via central valley to serve building in its Phase 01 completed shell state. - Removal of roofline cast iron gutters. - Upgrade of rainwater drainage system - new and additional downpipes and chutes. - New secondary fall safe gutter system. - Water tank refitted, overhauled, repaired and roofed.					
External Walls - Demolition of windows to allow for masonry repair works to progress. - Panel take down and rebuild of masonry at building's north-west aspect to remediate displacement. - Take down and reconstruction of parapet to allow for edge protection - additional masonry blocks for edge protection, improved weathering, new rainwater outlets. - Cornice reformed with weathering, repaired / rebuilt as required. - Removal of wall linings back to masonry at Level 03, grousing / repointing of wall linings. - Original Level 03 window openings reformed through removal of wall linings / blockwork. - Removal of wall linings installed to window openings to remain post-Phase 01 completion, with historic windows stored for future reuse. - Take down and reassembly of below-mill spandrel at windows, doors and roof roots. Integrated into former below-mill voids.					
Floors - Repair / renewal of cut / failed beam supporting Level 03 floor deck. - Removal of ceiling and modern partitions at Level 03. - Removal of ceiling and modern partitions back to original floor finish. - Consolidation of floor structure of Level 03 entailing removal of soft plaster linings back to masonry at Level 02, packing / repointing of open joints.					
Ironwork - Blasting of exposed iron beams and tie rods to remove corrosion and allow for protective coatings to be applied. - Hand stripping of iron column coatings to allow for application of protective coatings.					
Enabling Works - Required within and beyond the main mill footprint to permit the placement of scaffolding and create safe access for Phase 01 works to take place.					

Revision	Date	Description
P01	02.12.2024	Stage 2A2 Issue
P02	18.02.2025	Issued for Stage 2A3 costing
P03	25.03.2025	Stage 2A3 Issue for tender

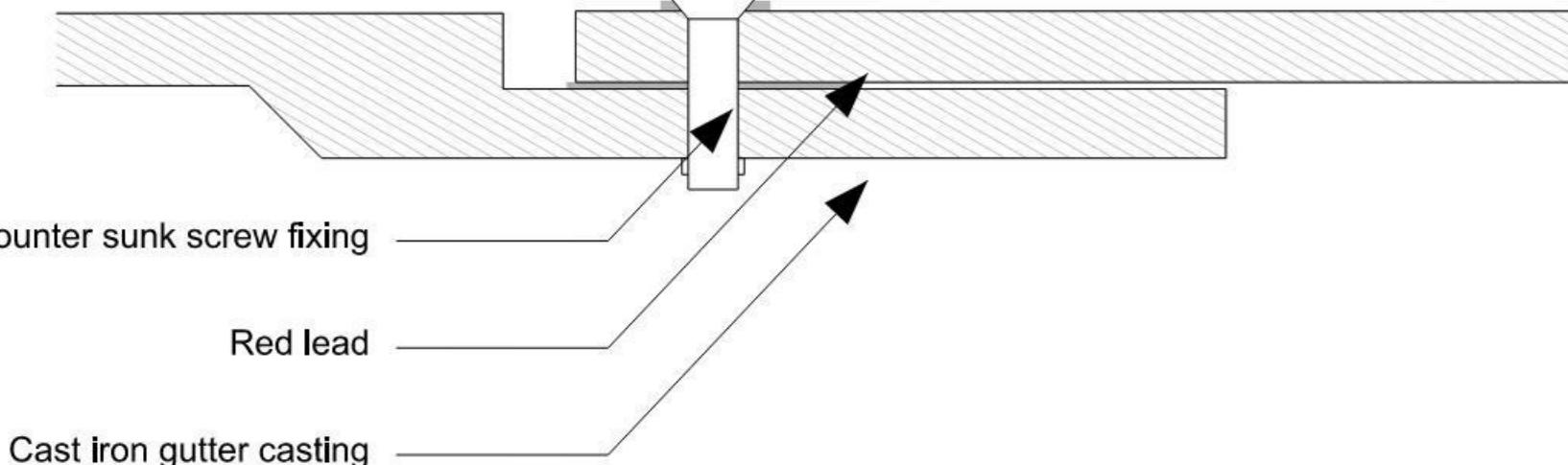
Job/Drawings No	Revision
CRP01-FCBS-1A-XX-DR-AA-2252	P03
CRQ - FLAX MILL PHASE 1 REPAIR PROPOSED SE & NW ELEVATION	

Scale : 1:100 @ A1 / 1:200 @ A3
Drawn: Bath Studio Checked: JS

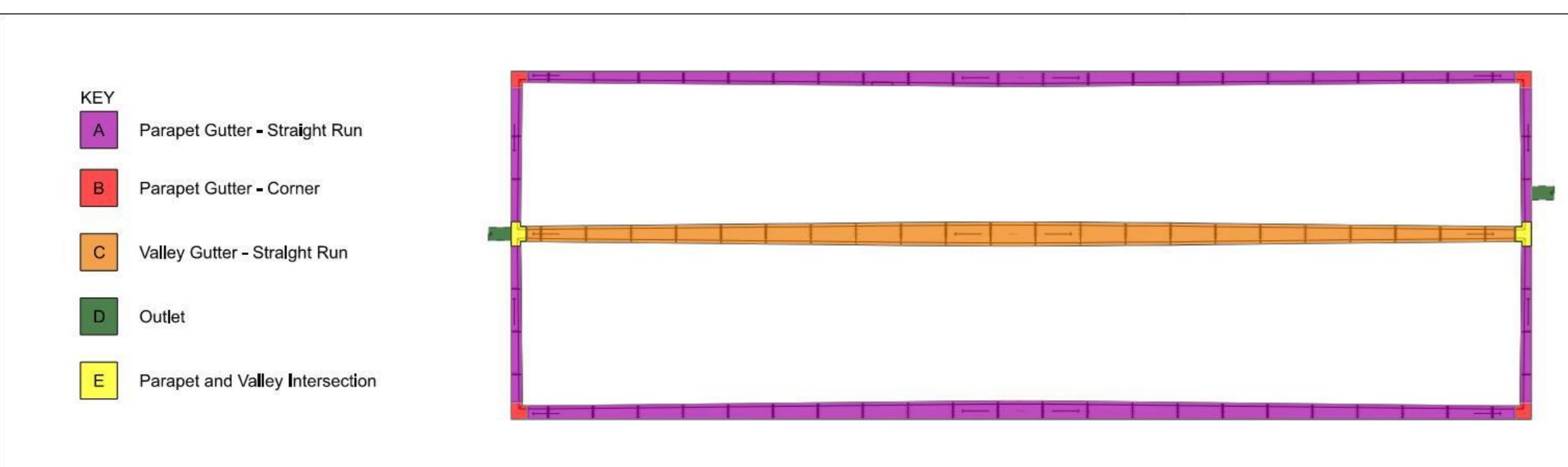
FCBS Project No: 2027-1
Status A4



01 Cast iron box gutter sections from narrowest point to widest point
Illustrative Isometric View

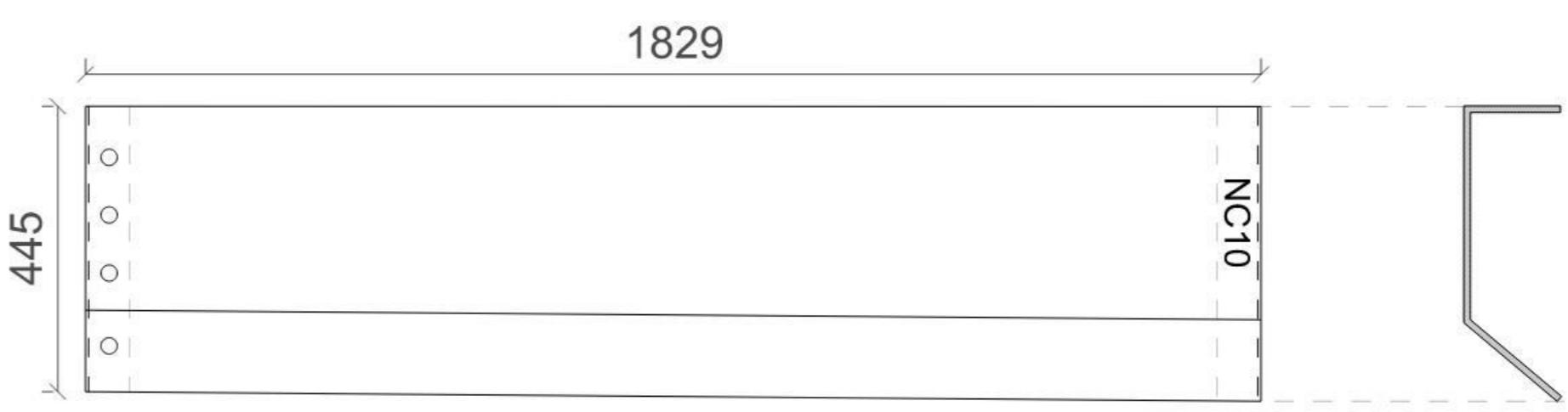


06 Existing Cast Gutter Lap
Detail Section 1:10 @ A1

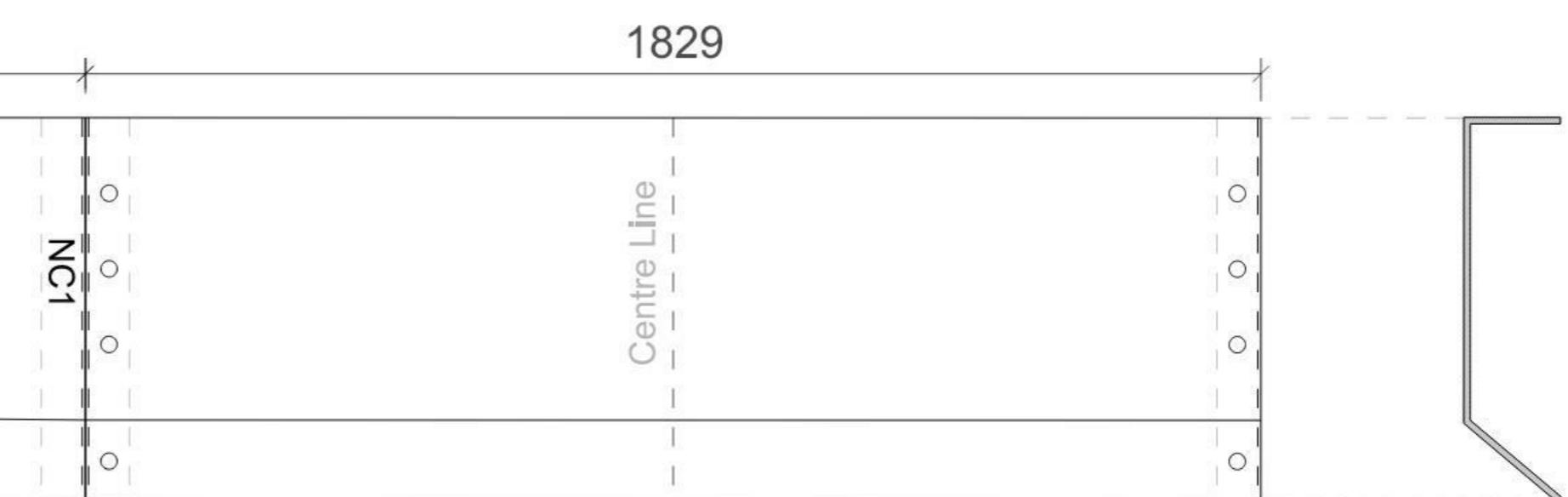


Existing measured building survey Information taken from Geodata
Chorley and South Ribble. Drawings received 11/09/2020.
Dimensions are not to be scaled from this drawing. Drawing to be used
only for the purposes it was issued for.
Drawing when issued is an uncontrolled version issued to enable
the recipient to prepare their own drawings for which they are
solely responsible. It is the responsibility of the recipient to check
alterations, additions or discrepancies arising out of changes to such
background information which occur to that information after it is issued
by Foden Clegg Bradley Studios.
Drawings are to be used as an indication of the building as found and
have been augmented to record observations from site visits for the
explicit purpose of informing the repair of the structure and envelope. Site
measurement will be critical for any construction activity.

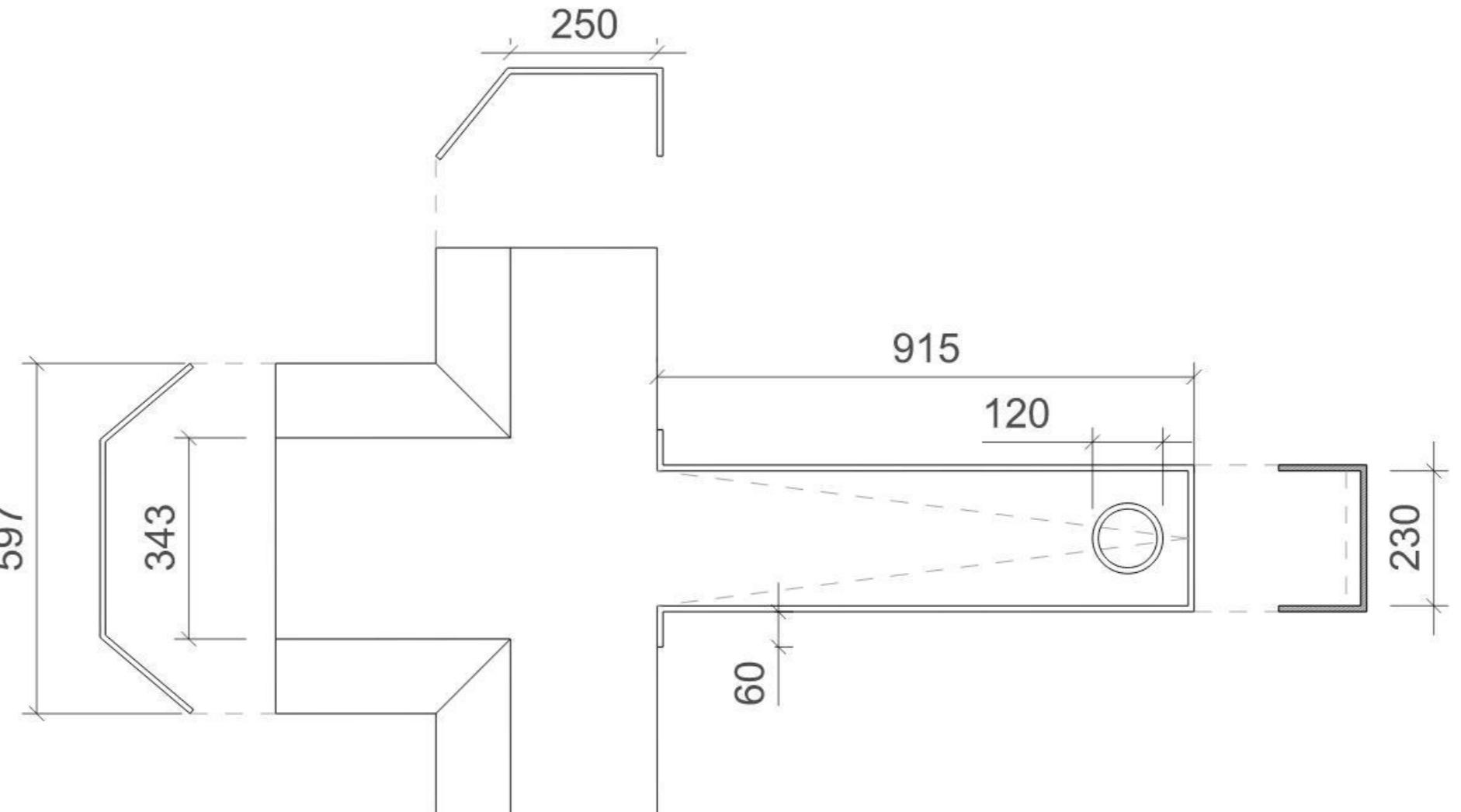
Drawing to be printed in colour
Existing site information is subject to survey
Foden Clegg Bradley Studios LLP accepts no liability for use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared



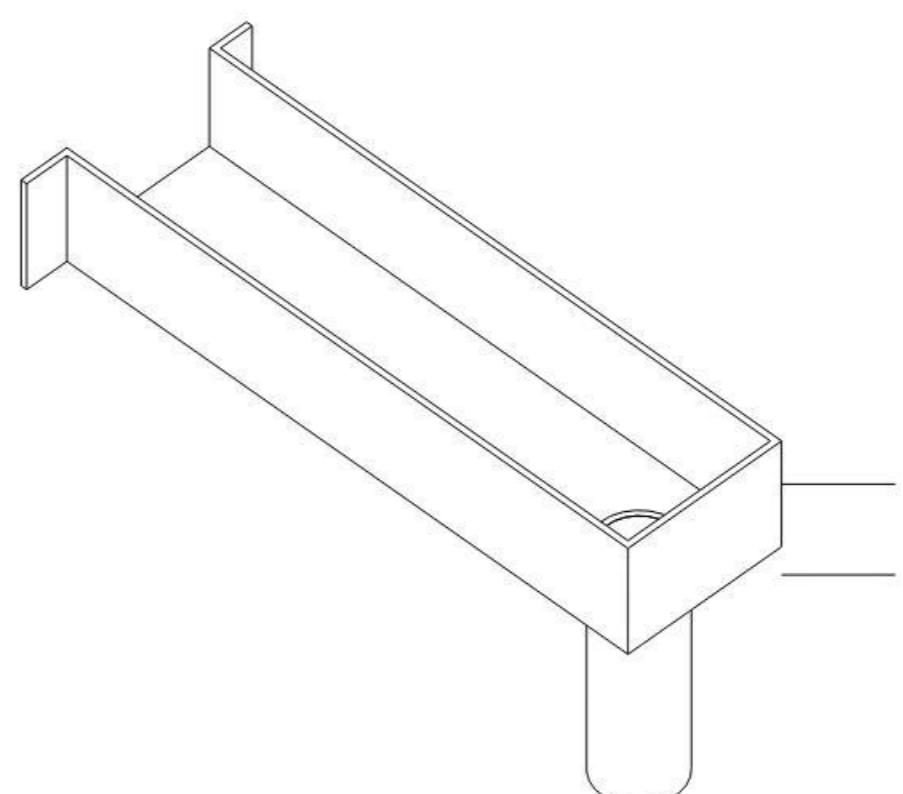
02 Cast Gutter at Narrowest Point (Type A)



03 Cast Gutter at Widest Point (Type A)



04 Gutter Outlet (Type D) and T-Junction (Type E)



05 Gutter Outlet (Type D) Isometric View

Foden Clegg Bradley Studios
LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t: 01225 852545
f: 01225 852528
e: bath@fcbstudios.com

Revision	Date	Description
P01	18.02.2025	Issued for Stage 2A3 costing
P02	25.03.2025	Issued for Stage 2A3 Tender

Rainwater Drainage
The cast gutters have survived for 170 years with little evidence of structural failure or maintenance demand. The drainage capacity is, however, significantly less than needed. A failure to rapidly drain and the subsequent overtopping of gutters has been a primary factor in rainwater ingress.

Cast Iron Parapet and Valley Gutters
The cast iron gutters are the only visible element of the buildings fabric. The gutters are formed with a flat base that narrows along its length. This ensures that the gutter will fall once fitted over the 35-degree rafters. High points at the centre of the roof where the gutters are widest, draining to the gables where they are narrowest. The vertical element of the gutter is 150mm tall and the pitched section 170mm long. There are variations in the widths of the parapet gutters that indicate that each casting is likely to be unique. Each casting is individually numbered.
Rainwater is discharge via 2 no. through-wall outlets in circa 120mm cast iron downpipes, one at each gable (see 2A2 specification: *Building Pathology and Summary Condition*). Joints are sealed with red-lead compound and fixed together with countersunk iron bolts with square nuts on the underside. Average thickness of gutters ~7.3-13.4mm - refer to *Infrastruct NDT Test Report*, Nov 2024.

Cast Iron Valley Gutter Condition and Defects
Summary:
- Both downpipes failed with elements missing;
- Gutters thinning to ~5mm must be replaced;
- Parapet and valley gutters corroded but functional;
- Underside corrosion has resulted in thinning of the cast iron from about 13mm to 5mm.
- Most of the gutters have developed pitting in the gutter base. Some have holes few of which have been plugged with ferrous pins in the past.

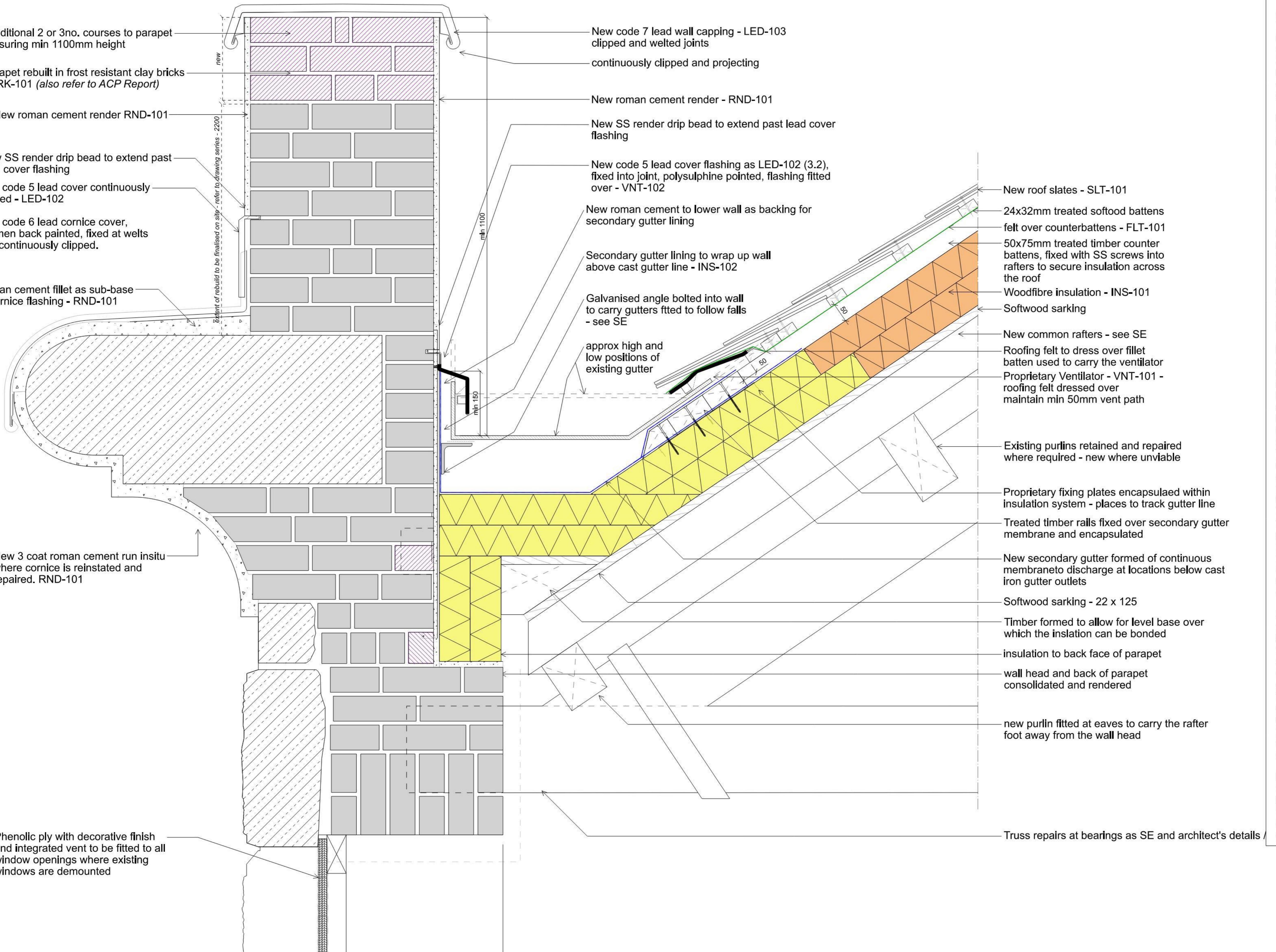
Thinning - Thinning of the casting is most likely due to underside corrosion due to condensate and a lack of ventilation. Limited air movement and the damp environment has led to the very gradual failure of the iron. It is of note that the thinning of the iron is localised to the areas where damp timber has been trapped against the iron. There is potential for the most pronounced thinning to be concealed at the interface of the rafters.

Fractures - Several gutters have fractures to the edges due to thermal stress and little opportunity for movement. There are fewer stress failures than might be expected. This may be an indication of the strength and quality of the iron. Many timber bearers carrying gutters have failed, often replaced by masonry for propping.

Capacity - Outlets provide inadequate capacity. Outlets have failed. Cast downpipes are missing and / or broken.

Repair, Enhancement and Reinstatement Requirements
The repair and reinstatement of the gutters is an important part of the building's conservation. Improvements in rainwater drainage have been informed by an assessment of drainage capacity which must be reviewed by the specialist. Additional outlets and the adaption of the existing cast iron will be essential. A secondary gutter is designed to provide a fall safe. Refer to proposal drawings.

Job/Drawings No: CRP01-FCBS-1A-XX-DR-AA-3102 Revision: P02
Status: A4
CRQ - FLAX MILL PHASE 1 REPAIR
EXISTING FABRIC ASSEMBLY
CAST IRON ROOF GUTTERS
Scale : 1:10 @ A1
Drawn: Bath Studio Checked: JS
FCBS Project No: 2027-1



Parapet Assembly

General

The parapet is subject to consolidation and rebuilding to address poor condition and structural movement. As part of this work the parapet is to be reinstated in a form that improves its future durability. This will require care and co-ordination of the various elements.

Parapet - To be rebuilt in varying degrees. Top to be capped with lead. Faces to be re-rendered.

Cornice - To be rest where required. Loose render to be removed and existing to be robustly prepared. New roman cement stucco render to be run in-situ. New lead cover to be fitted.

Masonry General - To be consolidated and repaired. The lower section the inside face of the parapet and the shelf at the wall head are to be cleaned and consolidated. Where necessary the wall head is to be rebuilt. Pockets and voids are to be infilled. The wall is to be rendered to achieve a smooth, flat surface of sufficient uniformity to permit the installation of the glass slab insulation boards.

Parapet Gutter - To be overhauled, repaired, adapted and reinstated. Gutters to be set over repaired and reinstated roof, formed with insulation over sarking. A new sub-gutter is to be formed at the eaves as a backup to minimise the risk of water ingress at the wall head and to protect the construction generally. Note that great care will be required to plan the setting out for the reinstatement of the gutters. The galvanized steel angle is to be fitted and regular centres to reflect the gutter dimensions. A rubber strip can be used over the angle to allow for thermal movement between the iron gutter and angle. The gutter is to be places with a 25mm gap from the wall to allow for ventilation. The proprietary flashing carrier will allow for the vent path to be maintained (VNT-101). The flashing will need to be chased into the wall in an alignment that tracks the gutter. Ensure measures are taken to prevent rubbish dropping into the sub-gutter below.

Sub Gutter - This is to be formed of a waterproof liner fitted as part of the eaves insulation system (INS-102). The membrane will be bonded over the face of the insulation and will lap up and bond to the wall. It must continue up the wall and track the line of the gutter, ensuring its upper edge is higher than that of the gutter. Similarly the timber battens used to form a carrier for the gutter edge that runs up the roof pitch will need to be fitted to follow the gutter. These are to be secured with sherardized screws and encapsulated with a capping layer of the waterproof membrane.

Insulation - The inside face of the wall, below the line of the gutter is to be lined with insulation. This is to extend up to the face of the wall in preparation for a future installation of Internal Wall Insulation (IWI) to permit a continuous thermal insulation line.

ISSUE REV NOTE
P03 T-code VNT-101 for abutment **flashing** updated to correct reference VNT-102

Existing measured building survey information taken from Geodata Chartered Land Surveyors survey drawings received 11/09/2020. Dimensions are not to be scaled from this drawing. Drawing to be used only for the purposes it was issued for.

Drawing when issued in .dwg is an uncontrolled version issued to enable the recipient to prepare their own documents/drawings for which they are solely responsible. It is based on background information current at time of issue. Feilden Clegg Bradley Studios accepts no liability for any such alterations, additions or discrepancies arising out of changes to such background information which occur to that information after it is issued by Feilden Clegg Bradley Studios.

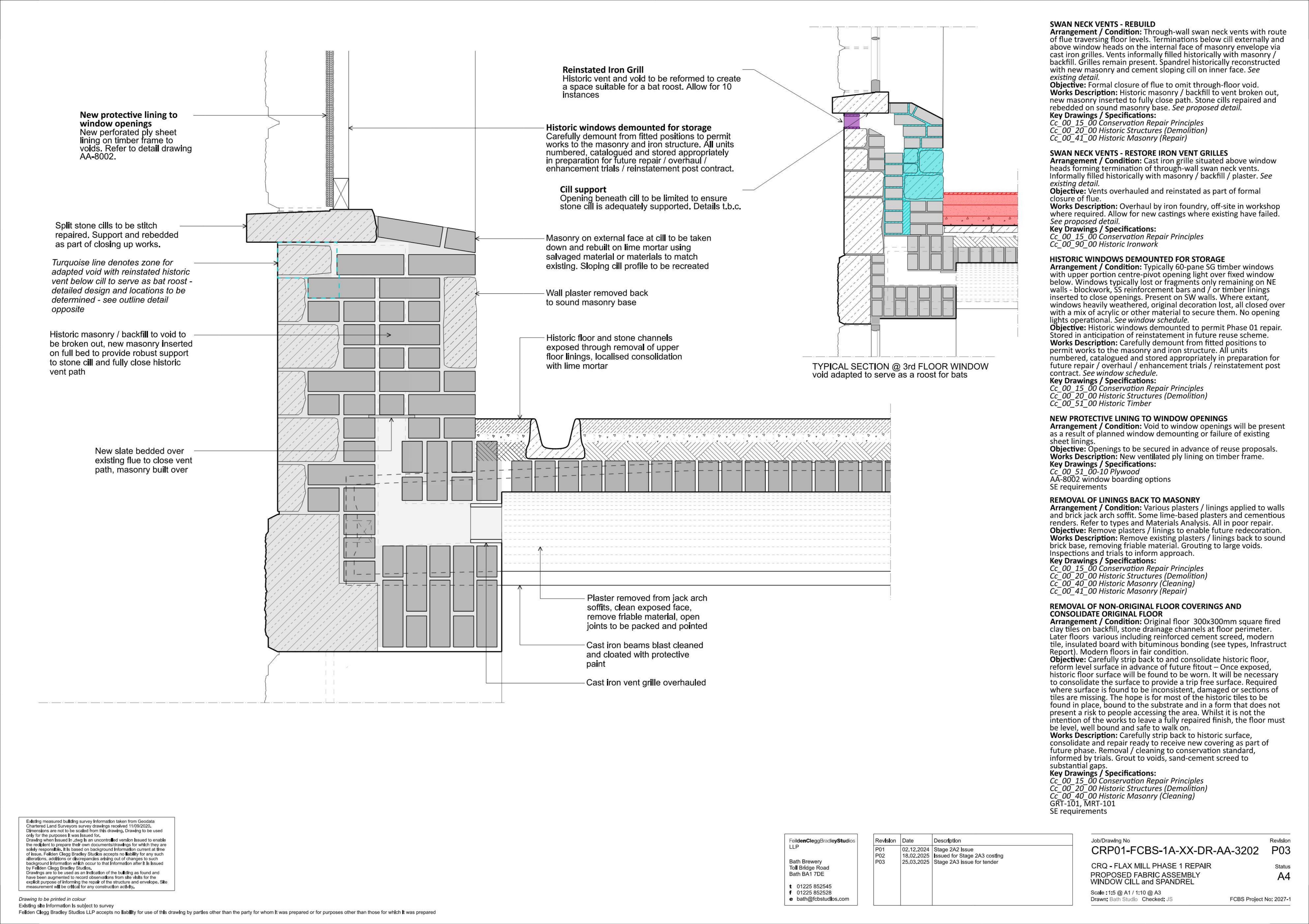
Drawings are to be used as an indication of the building as found and have been augmented to record observations from site visits for the explicit purpose of informing the repair of the structure and envelope. Site measurement will be critical for any construction activity.

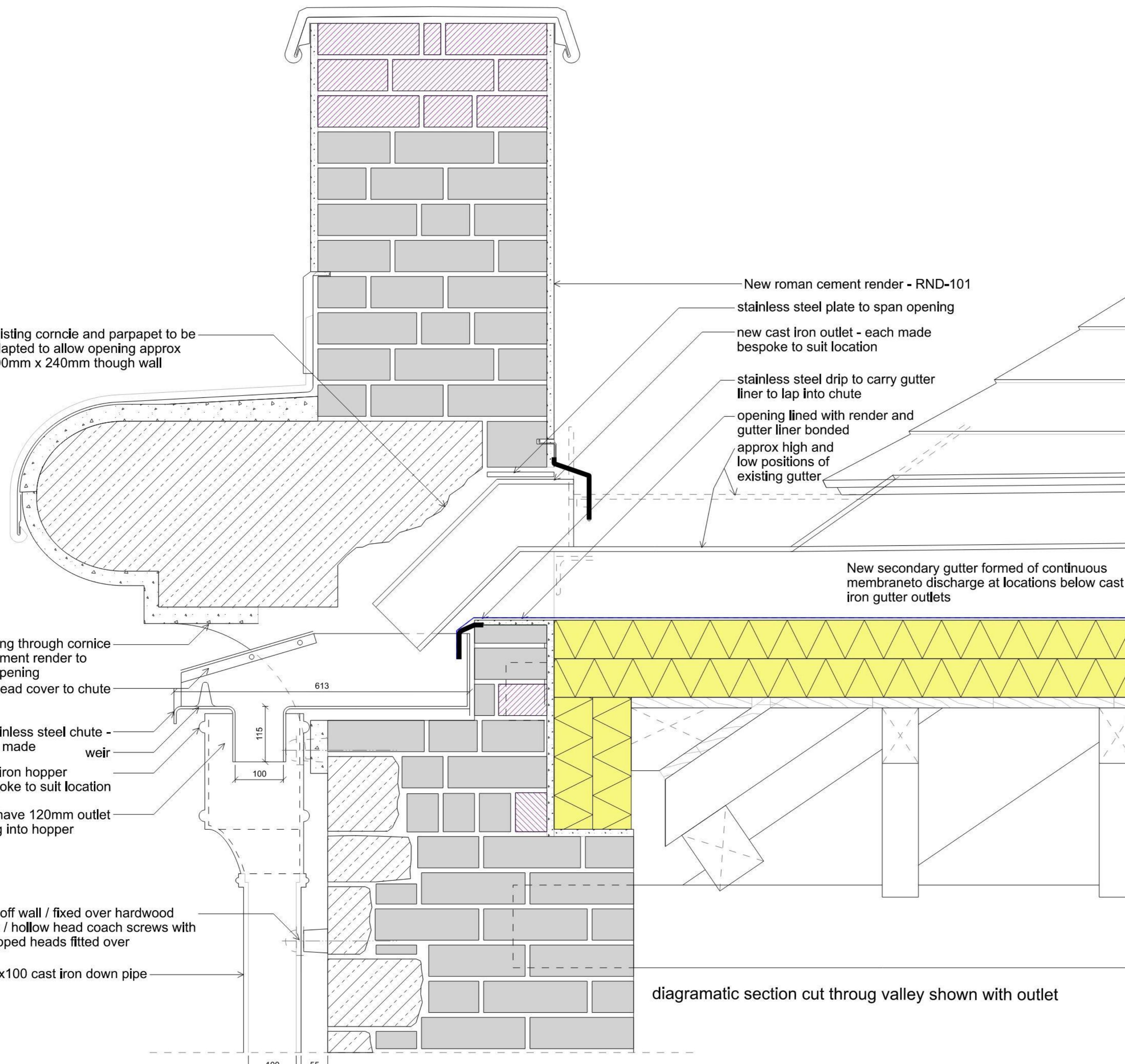
Drawing to be printed in colour
Existing site information is subject to survey
Fellden Clegg Bradley Studios LLP accepts no liability for use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared

FeildenCleggBradleyStudios
LLP

Revlslon	Date	Description
P01	02.12.2024	Stage 2A2 Issue
P02	18.02.2025	Issued for Stage 2A3 costing
P3	25.03.2025	Issued for Stage 2A3 Tender

Drawing No RP01-FCBS-1A-XX-DR-AA-3201 Rev: P0
Q - FLAX MILL PHASE 1 REPAIR
POSED FABRIC ASSEMBLY
LL HEAD, ROOF and PARAPET
1:5 @ A1 / 1:10 @ A3
n: Bath Studio Checked: JS FCBS Project No: 202





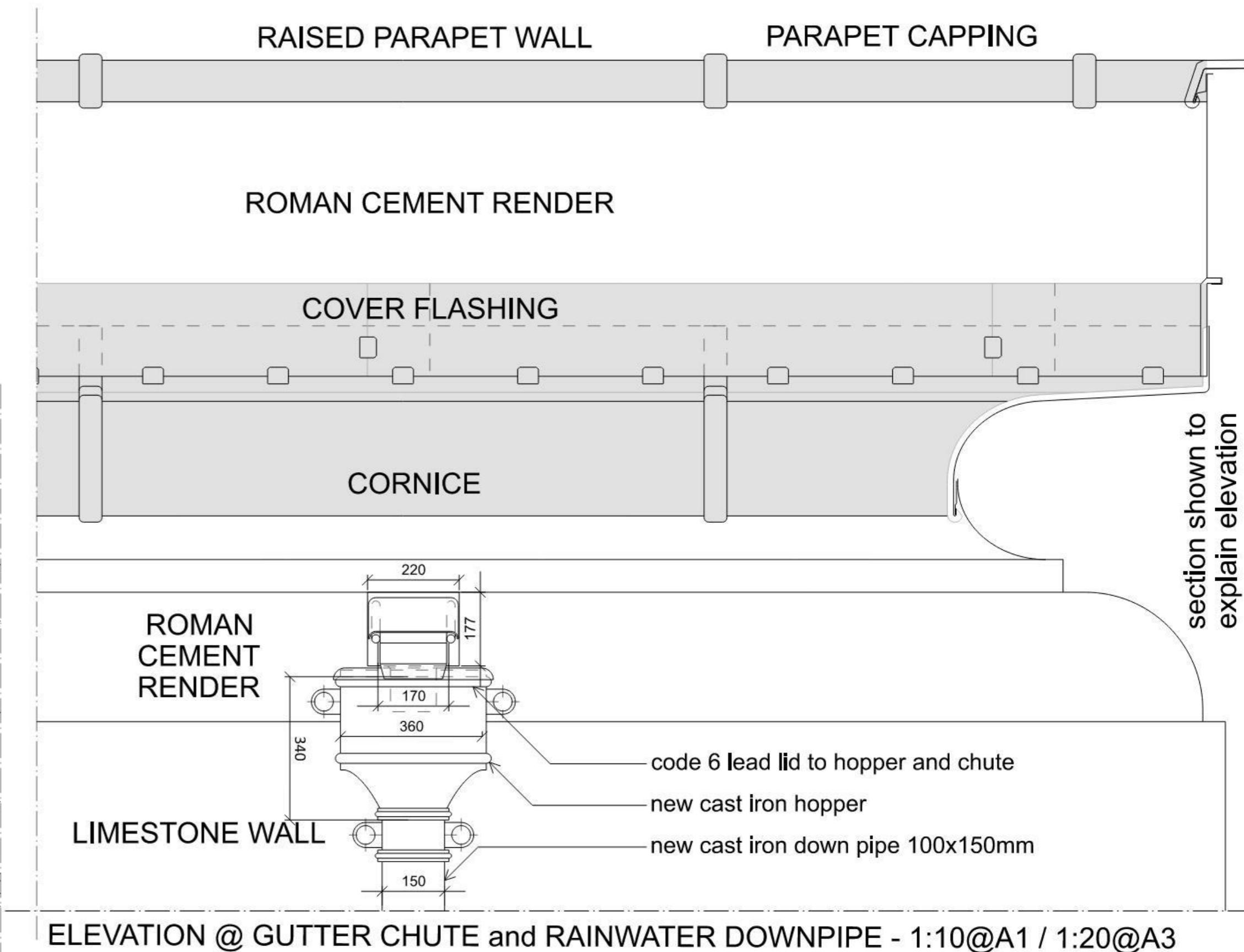
PARAPET SECTION @ GUTTER OUTFALL

Existing measured building survey information taken from Geodata Chartered Land Surveyors survey drawings received 11/09/2020. Dimensions are not to be scaled from this drawing. Drawing to be used only for the purposes it was issued for.

Drawing when issued in .dwg is an uncontrolled version issued to enable the recipient to prepare their own documents/drawings for which they are solely responsible. It is based on background information current at time of issue. Feilden Clegg Bradley Studios accepts no liability for any such alterations, additions or discrepancies arising out of changes to such background information which occur to that information after it is issued by Feilden Clegg Bradley Studios.

Drawings are to be used as an indication of the building as found and have been augmented to record observations from site visits for the explicit purpose of informing the repair of the structure and envelope. Site measurement will be critical for any construction activity.

Drawing to be printed in colour
Existing site Information Is subject to survey
Fallen Glass Bradley Studios L.L.C accepts no liability for use of this drawing by parties other than the party for whom it was prepared.



GUTTER OUTLET STRATEGY

Existing Cast Iron - to be overhauled, repaired and reinstated. New components to be installed to allow for five outlets.

Sub-Gutter - new secondary gutter to be formed beneath the reinstated cast iron gutter. To be formed by waterproof lining bonded over insulation as spec INS-102. Gutter to be continuous running though newly formed openings and discharging into new bespoke made stainless steel chutes.

New Cast Iron Outlets - to be made to permit the discharge of the gutters into new cast iron down pipes. Example outlets shown here. Design for outlets to be resolved one opening up permits access to the wall construction and the parameters of the outlets can be confirmed. Principle is for one at each corner and two broadly aligned with the central valley. Each is to positively discharge into the chutes, overlapping to prevent splash saturating the surrounding masonry.

New Opening Through Wall and Cornice
The wall is to be opened up and a new route neatly formed. The base is to be flat to receive the chute. The cornice stone may require pinning at each side. Detail to be resolved once access and opening up permits. A 5mm stainless steel plate is to be used to support the brickwork over the new opening.

Hopper and Downpipe - new, painted cast iron fitted directly beneath the chute. A code 6 lead cover is to be secured over the chute and the hopper to guard against nesting pigeons.

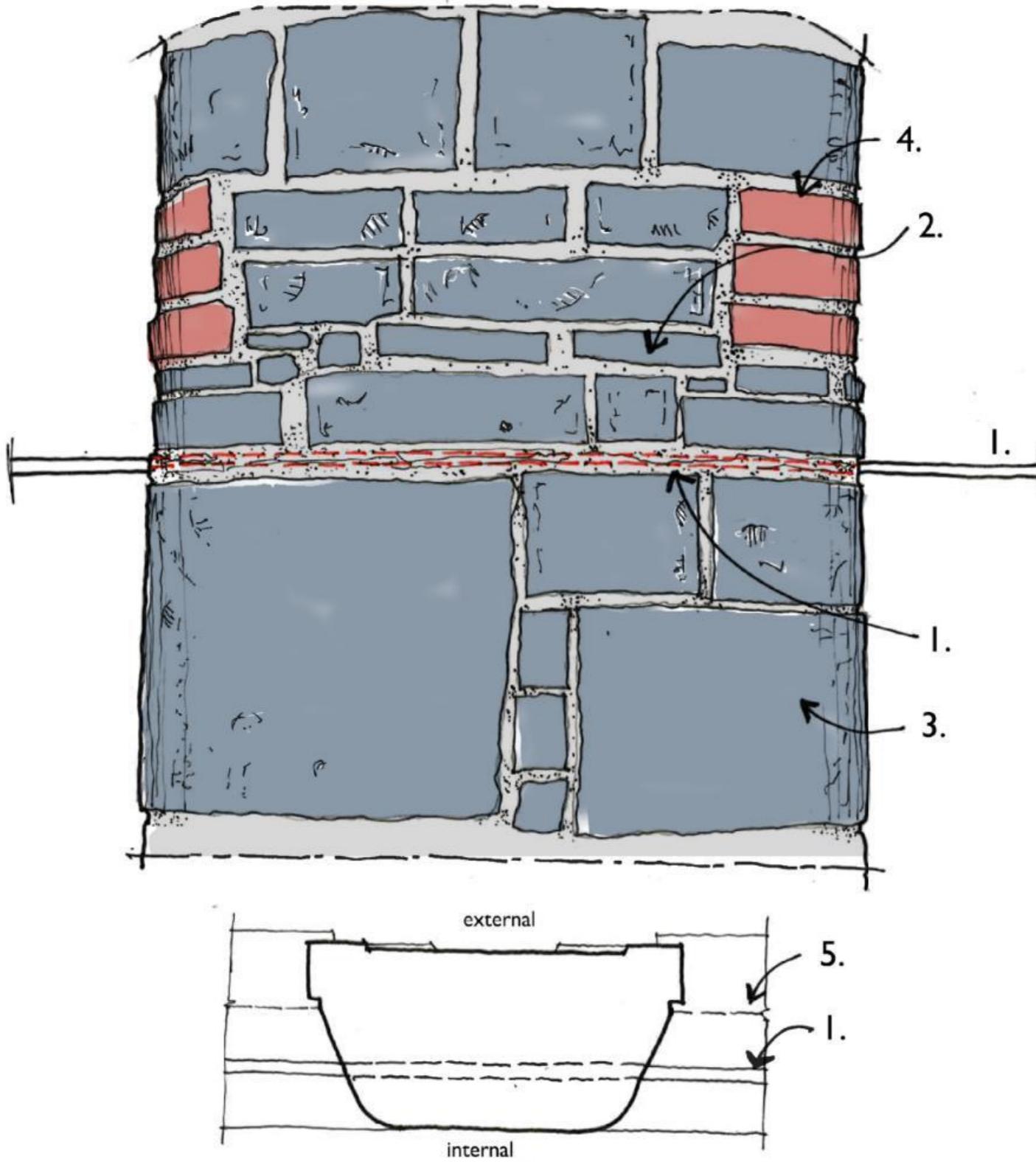
FeildenCleggBradleyStudios LLP	Revislon	Date
Bath Brewery Toll Bridge Road Bath BA1 7DE	P01	18.02
	P02	25.03

t 01225 852545
f 01225 852528
e bath@fcbstudios.com

Revislon	Date	Description
P01	18.02.2025	Issued for Stage 2A3 costing
P02	25.03.2025	Issued for Stage 2A3 Tender

0/DrawIng No RevIsIo
RP01-FCBS-1A-XX-DR-AA-3204 P01
RQ - FLAX MILL PHASE 1 REPAIR Status
PROPOSED FABRIC ASSEMBLY A4
TRAPET GUTTER OUTLET
Scale : 1:5 @ A1 / 1:10 @ A3
By: Bath Studio Checked: JS FCBS Project No: 2027

EXISTING MASONRY PIER



Key

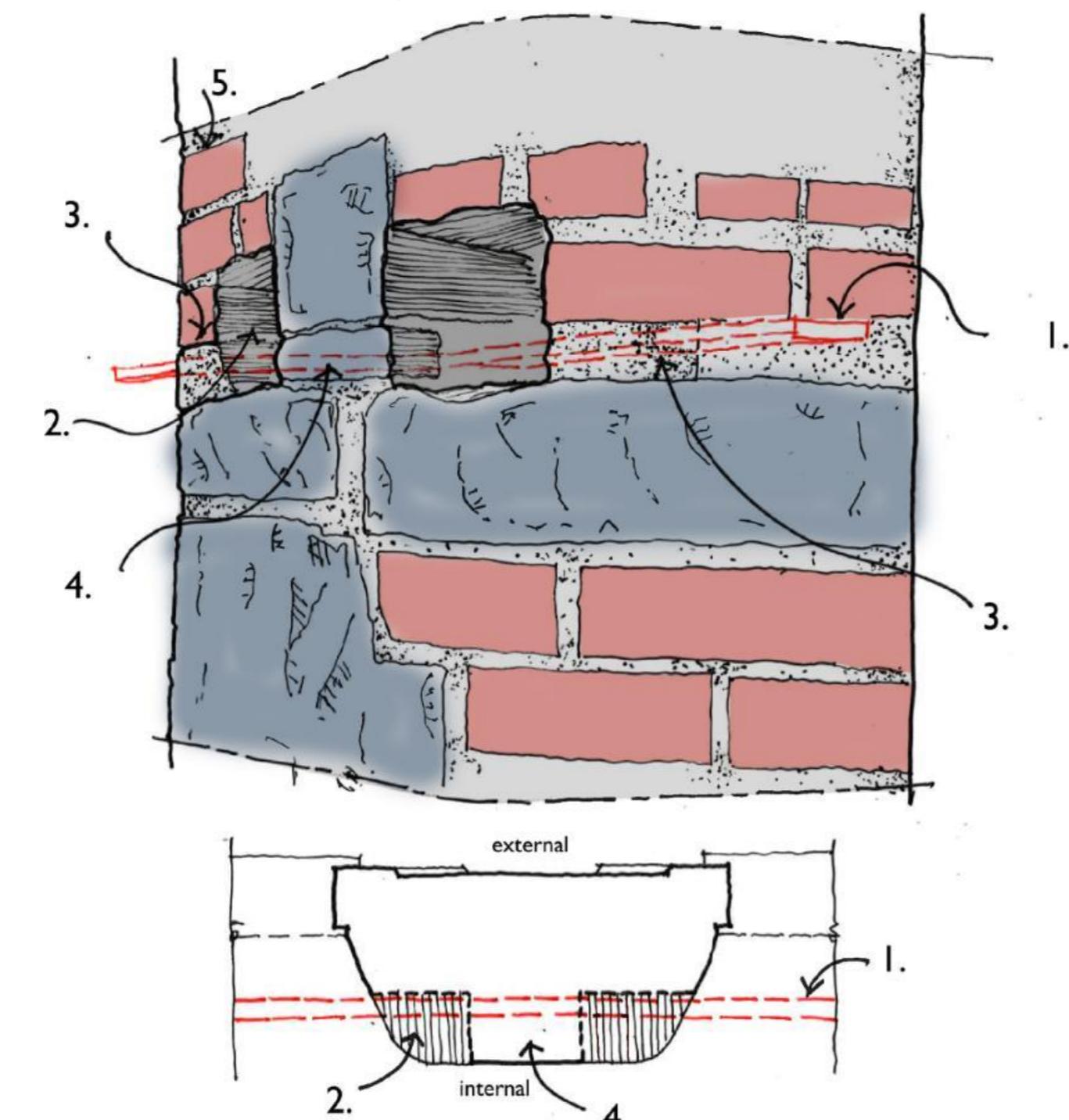
1. Iron bar embedded in wall and spanning between piers.
2. Smaller masonry units set above the iron bar.
3. Larger masonry units used to cap the pier below the iron bar.
4. Red clay bricks used at corners and sides of piers.
5. Line of window reveal.

GENERAL NOTES: Iron Band Removal

Works to be conducted in line with the conservation-led repair principles outlined in the architectural specification with specific reference to: *Cc_00_15_00 Conservation Repair Principles, Cc_00_20_00 Historic Structures*
 Drawing to be read in conjunction with Structural Engineer's proposals, approaches to repair must seek maximum retention of fabric where permissible, application of repair types to be reviewed and agreed on site with Conservation Architect / Structural Engineer.

Existing measured building survey information taken from Goads Chartered Land Surveyors survey drawings received 11/09/2020. Dimensions are not to be scaled from this drawing. Drawing to be used only for the purposes it was issued for.
 Drawing when issued to be an uncontrolled document. Surveyors and/or the responsible party for the survey are solely responsible. It is based on background information current at the time of issue. Foden Clegg Bradley Studios accepts no liability for any such alterations, additions or discrepancies arising out of changes to such background information or to that information after it is issued by Foden Clegg Bradley Studios.
 Drawings are to be used as an indication of the building as found and have been augmented to record observations from site visits for the explicit purpose of informing the repair of the structure and envelope. Site measurement will be critical for any construction activity.

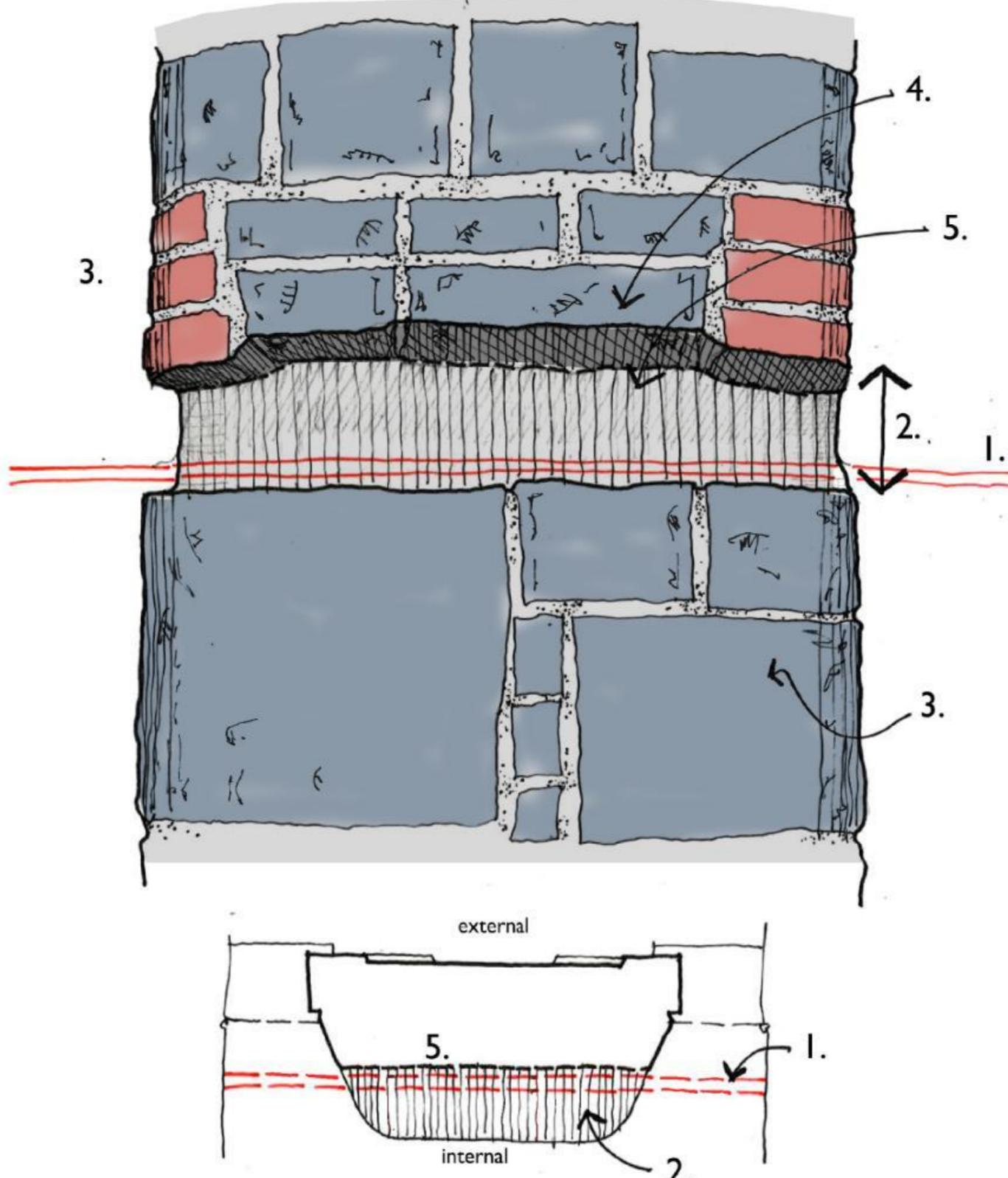
MINIMAL OPENING UP: SE REPAIR Type 4



Key

1. Iron bar – to be cut to leave sufficient length projecting from the face of the masonry to allow it to be pulled from the wall.
2. Pocket openings to be made into the pier to expose the lap in the iron band. Lap to be cut or drilled to release the band each side and permit them to be pulled from the wall. Lap to be extracted through the pocket opening.
3. Wide mortar and stone fragment band packed around iron bar. To be retained in place where possible save for the material that must be excavated / broken out to permit access to the lap in the iron band.
4. Larger masonry units retained to maintain stability to the pier and reduce need for temporary works.
5. Bricks and smaller masonry units typically found in the courses above the line of the bar to be retained. The preference is for the bricks to be retained in-situ where possible. Reinstated masonry to be fully packed and grouted.

MAJOR OPENING UP: SE REPAIR Types 2 & 3

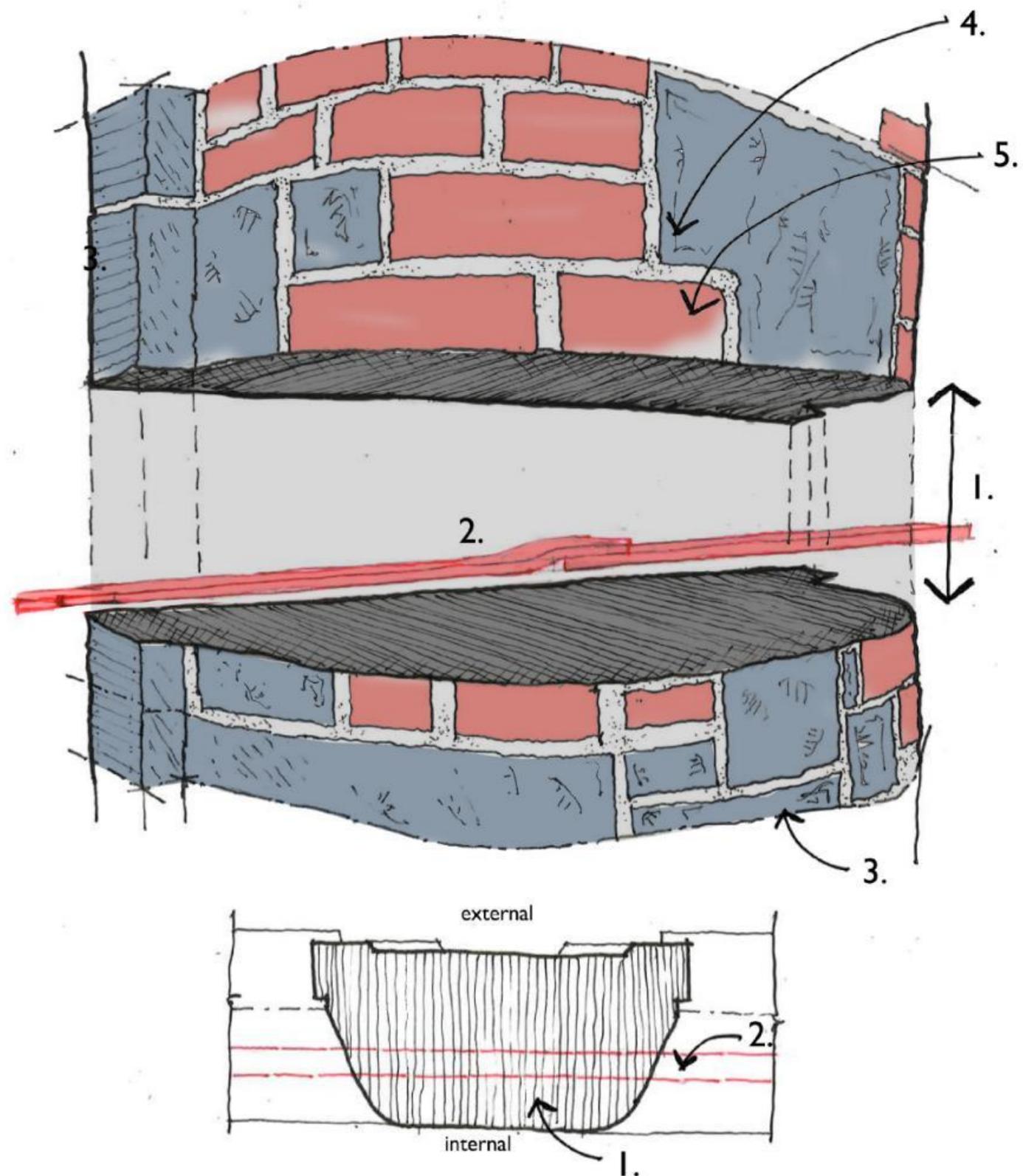


Key

1. Iron bar – to be fully exposed to permit extraction.
2. Channel in wall opened up to allow for the bar to be removed and wall to be solidly rebuilt.
3. Larger masonry units retained. Work to open up wall to expose bar to focus on smaller masonry pieces.
4. Where opening up occurs seek to work out opening retaining solid masonry units before propping. This will allow for improved stability when rebuilding. Reinstatement to be deep and fully packed with voids grouted.
5. Avoid excavating / opening up deeper than necessary. Seek to minimise depth.

TOTAL OPENING UP: SE REPAIR Type 1

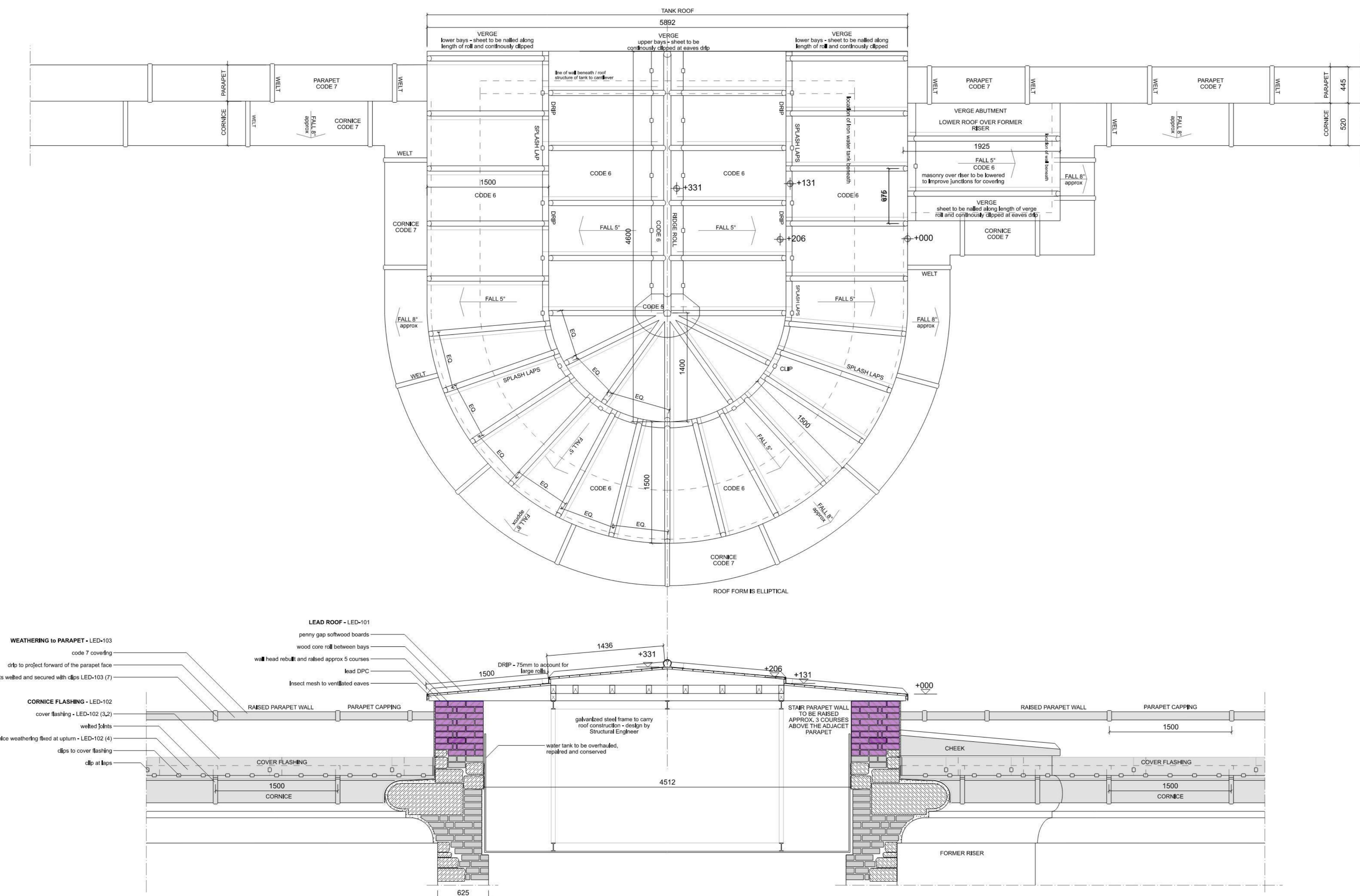
This degree of opening up and the subsequent propping of retained masonry above is shown as a worst-case scenario. The objective is to minimise the extent of opening up while enabling the complete removal of the iron band and reinstatement of masonry.



Key

1. Section of masonry completely opened up with upper section temporarily supported.
2. Whole iron band exposed to permit removal.
3. Bottom extent of takedown to stop at soonest point of stability. This may not be a level plane as illustrated.
4. Upper extent of opening to work to solid and ideally substantial masonry units to avoid instability in the course of the reinstatement works.
5. Sound and well bonded masonry to be retained.

<p>Lead Roofing, Flashings, Cappings and Weathering</p> <p>Lead Coverings Objective</p> <p>To provide robust protection from rain to the parapets, cornice and water tank.</p> <p>Lead Flashings</p> <p>Lead coverings fitted over prepared substrates.</p> <p>Standards</p> <p>In accordance with LSTA Guidance to suit exposed locations. Refer to detailed specifications for more detail. T-Code LED-101, LED-102 and LED-103.</p> <p>Lead Flashings</p> <p>Take care to review the wider scope of works to inform coordination of activities and setting out for the restatement of the parapet masonry.</p>		
<p>WATER TANK spec ref LED-101</p> <p>Description</p> <p>Iron bull into the head of the spiral stalk. Historically used to store water and now disused.</p> <p>Objective</p> <p>Tank to be cleaned and repaired <i>in-situ</i>. New roof to provide a water and weather tight roof. Minimal impact of the iron tank.</p> <p>Roof summary description</p> <p>1. Masonry wall to support roof over the level of the parapet to the main building.</p> <p>2. Lead roof formed in bays with wood rolls all laid to 5-degree falls.</p> <p>3. Wood core rolls oversized to suit exposure and roof scale.</p> <p>4. Sheet lead to be applied to the roof.</p> <p>5. Substrate of softwood laid with penny gaps.</p> <p>6. Substructure formed of treated timber frame formed over galvanized steel frame.</p> <p>7. Lead DPC where timber frame is set on to the wall head.</p> <p>8. Sheet lead to be applied to the roof. Fit tightly within the tank volume and assembled to prevent wind.</p> <p>9. Roof assembly to permit cross ventilation through ventilated soaves.</p> <p>Description by aspect</p> <p>North - verge formed to drip into the gutter below, providing full protection to the masonry wall that runs across the face of the water tank.</p> <p>East, South and West - eaves formed as a drip with water shed onto the leaded cornice beneath.</p>		
<p>RISER - spec ref LED-101</p> <p>Description</p> <p>Masonry bull shaft at the east side of the stair core. Built as route drain for roof gutters and for water tank pipe serving each floor. Not disused.</p> <p>Objective</p> <p>To provide a water and weather tight roof to the riser shaft.</p> <p>Roof summary description</p> <p>1. Parapet masonry consolidated and adjusted to allow for roof to form a water tight zone in the parapet.</p> <p>2. Roof built <i>in-situ</i> to the water tank, treated softwood frame anchored over the masonry.</p> <p>3. Abutment flashing chased into the masonry at junctions.</p>		
<p>PARAPET CAPPING spec ref LED-103</p> <p>Description</p> <p>Rebuilt masonry upstand over cornice formed as a frieze and providing ballast to counteract the rotation of the stone cornice. Formed of red clay bricks laid in lime mortar. Parapet is to be rebuilt to 90 degrees. Top to be raised approx. 3 courses and capped in lead to prevent water ingress.</p> <p>Objective</p> <p>To provide a water and weather tight capping to the parapet to prevent the migration of rainwater into the wall core and down into the building. Masonry to be set on timber truss and to minimise the moisture content of the masonry walls.</p> <p>Roof summary description</p> <p>1. Lead sheet laid over consolidated and rebuilt parapet.</p> <p>2. Lead sheets that extend to form a positive drip away from the face of the masonry.</p> <p>3. Sheets welded at the joints with clips to suit the exposure.</p> <p>4. Drip formed around a continuous profile.</p>		
<p>CORNICE spec ref LED-102</p> <p>Description</p> <p>Hard Limerick limestone masonry cornice rendered with roman cement, run <i>in-situ</i>. Cornice of substantial proportions forming a large and prominent feature of the upper storey of the mill. Cornice to be repaired and re-rendered with new roman cement.</p> <p>Objective</p> <p>To provide a water and weather tight cover to the cornice.</p> <p>Roof summary description</p> <p>1. Lead sheet laid over prepared substrate, formed to falls.</p> <p>2. Lead to be formed to follow the profile of the cornice.</p> <p>3. Sheet lead to be applied to the roof.</p> <p>4. Drip to be continuously clipped.</p> <p>5. Upper edge to be protected by a cover flashing fixed into a chase and clipped to suit exposure.</p>		

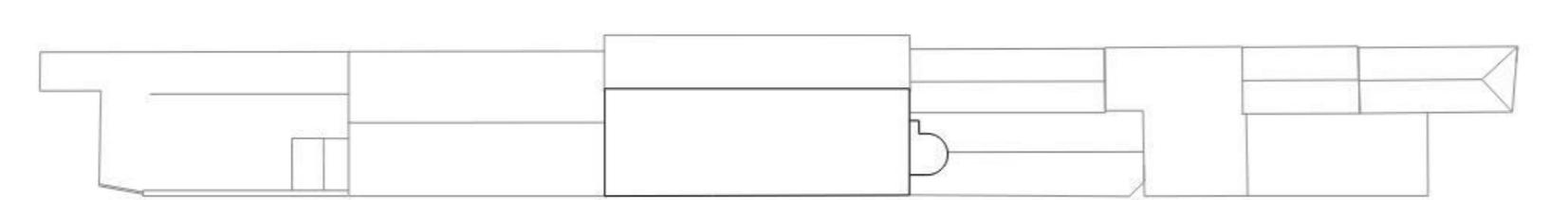


Existing measured building survey information taken from Geodata. Client and LSS Surveyors survey drawings received 11/09/2020. Dimensions are not to be scaled from this drawing. Drawing to be used only for the purposes it was issued for.

Drawing when issued in .dwg is an uncontrolled version issued to enable the recipient to prepare their own documents/drawings for which they are solely responsible. It is the responsibility of the recipient to check at time of issue. Foden Clegg Bradley Studios accept no liability for any such alterations, additions or discrepancies arising out of changes to such background information which occur to the information after it is issued by Foden Clegg Bradley Studios.

Drawings are issued subject to an indication of the building as found and have been augmented to record observations from site visits for the explicit purpose of informing the repair of the structure and envelope. Site measurements will be critical for any construction activity.

Drawing to be printed in colour
Existing site information is subject to survey
Foden Clegg Bradley Studios LLP accepts no liability for use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared

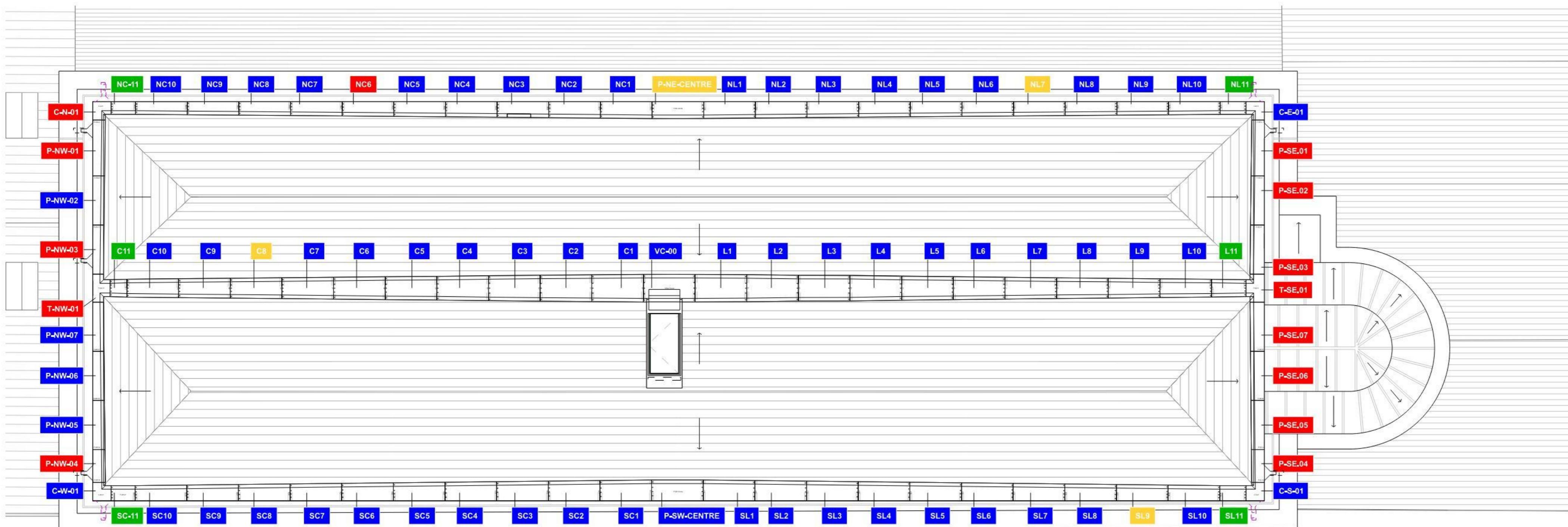


Foden Clegg Bradley Studios LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t: 01225 852545
f: 01225 852528
e: bath@fcbstudios.com

Revision	Date	Description
P01	18.02.2025	Issued for Stage 2A3 costing
P02	25.03.2025	Issued for Stage 2A3 Tender

Job/Drawings No	Revision
CRP01-FCBS-1A-02-DR-AA-4603	P02
CRQ - FLAX MILL PHASE 1 REPAIR PROPOSED ROOF LEADWORK	

Scale: 1:25 @ A1
Drawn: Bath Studio Checked: JS
FCBS Project No: 2027-1
Status A4



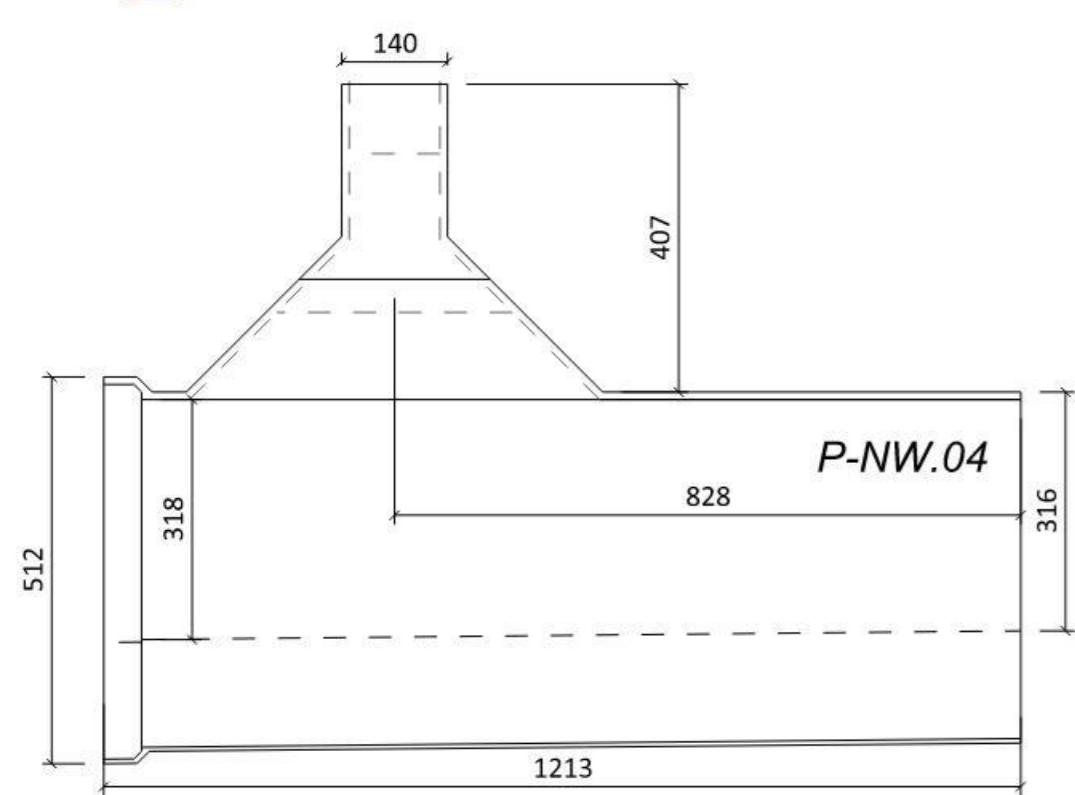
01 Gutter Overhaul/Removal/Replacement Strategy Plan

Replace due to failure or design

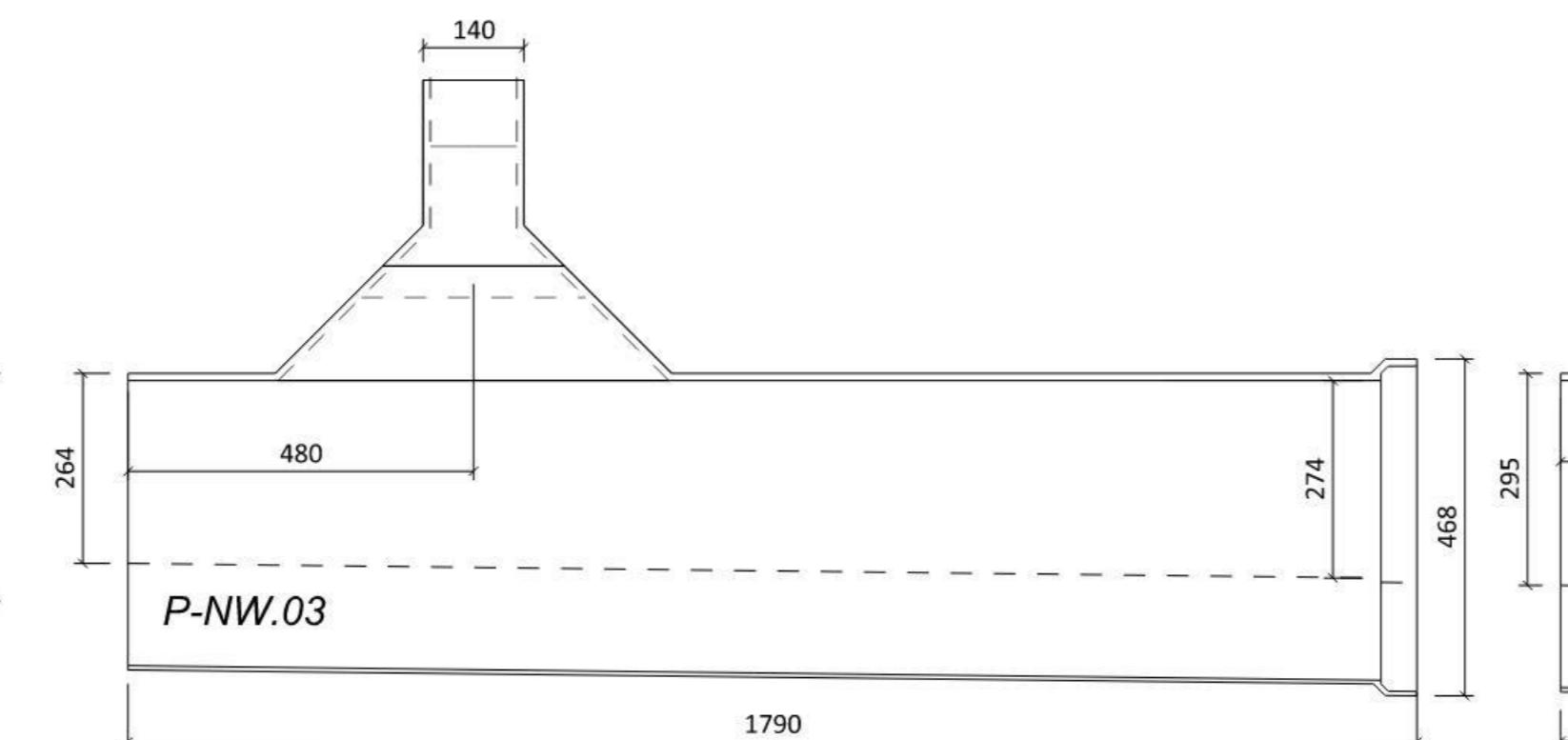
Provisional replacement based on in-situ assessment

Provisional / Adaption to suit movement joint assembly

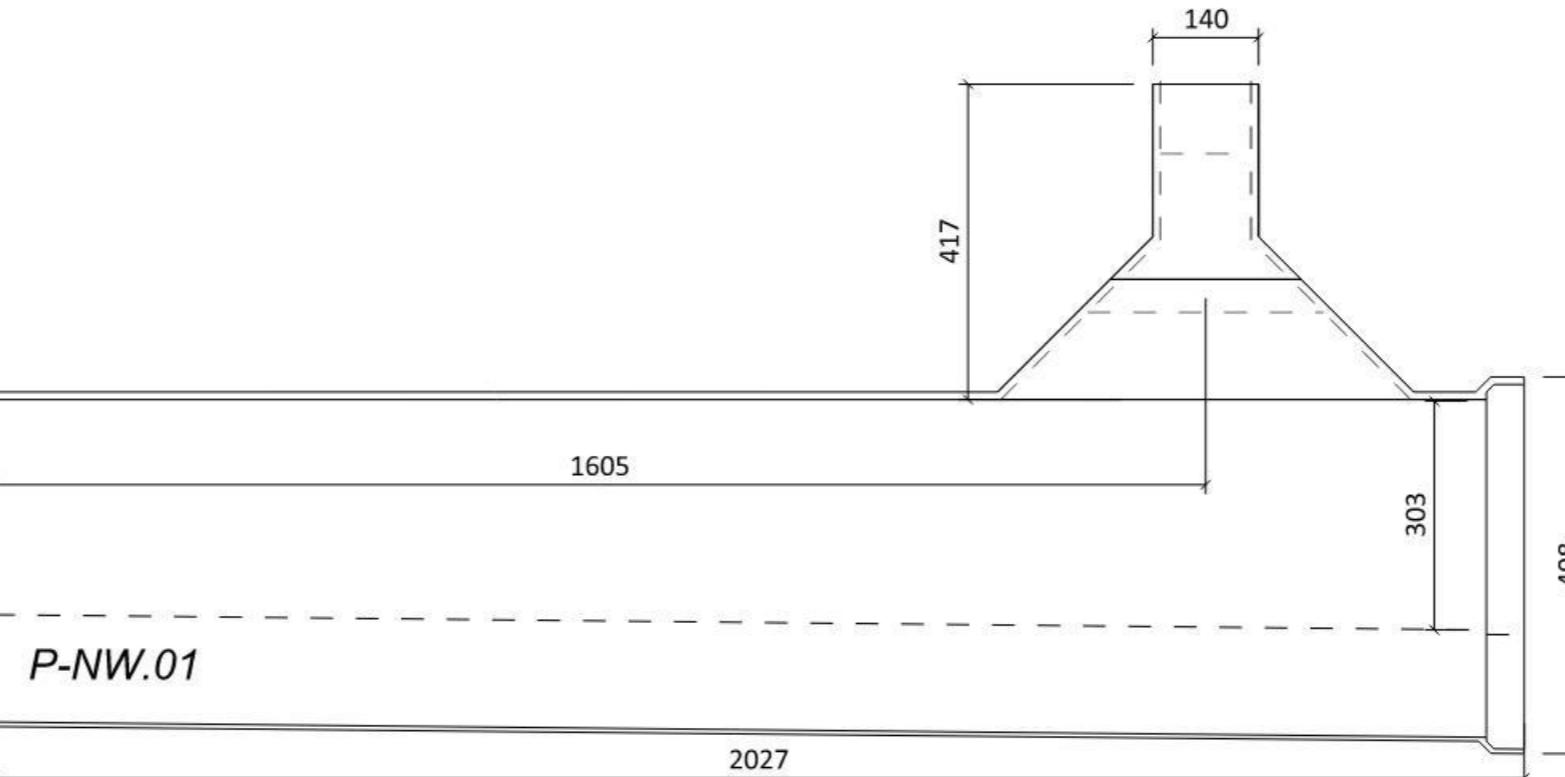
Overhaul



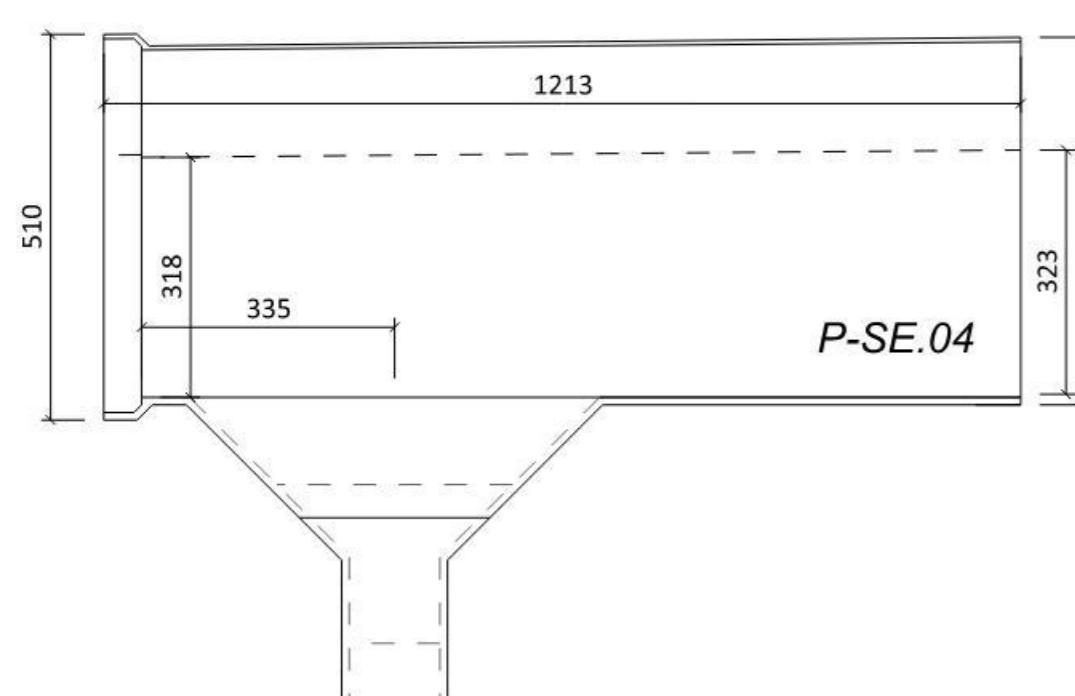
02 Proposed Replacement Gutter Casting P-NW.04
Plan View - 1:10 @ A1



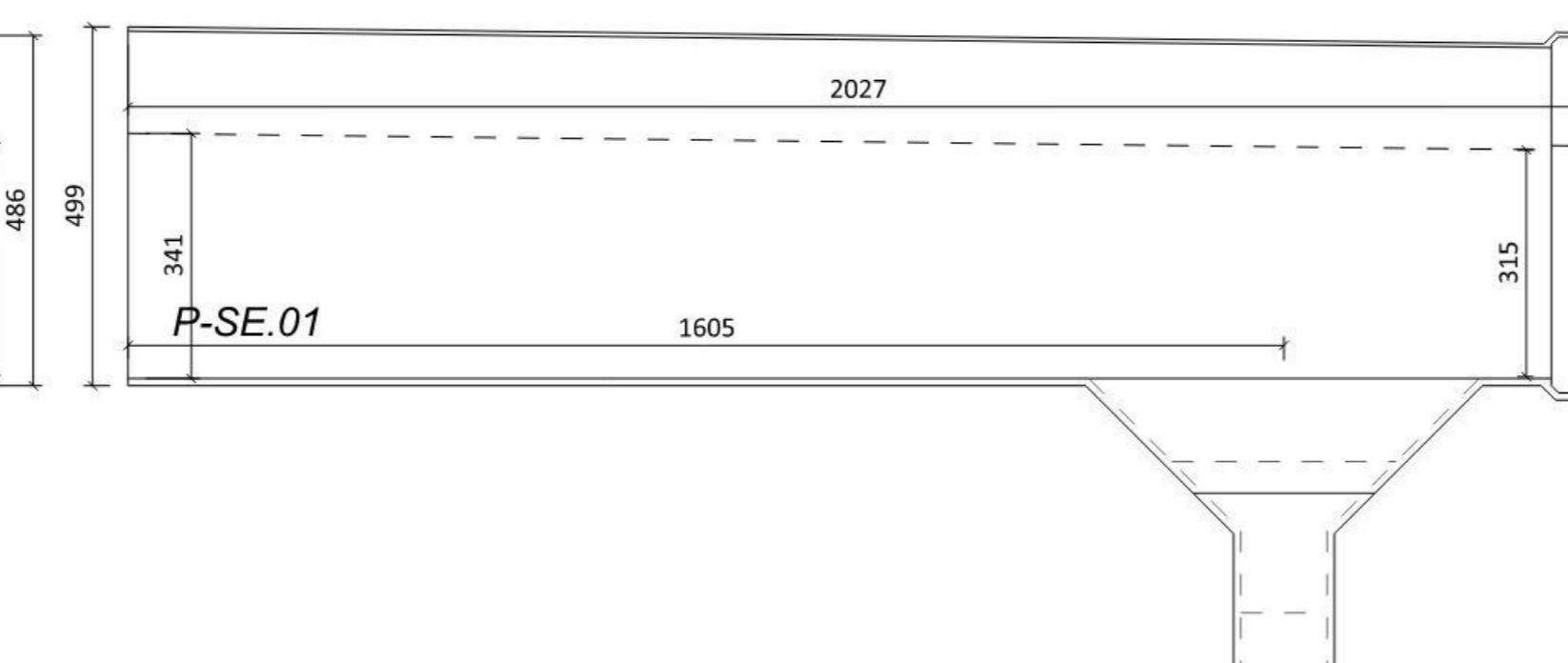
03 Proposed Replacement Gutter Casting P-NW.03
Plan View - 1:10 @ A1



04 Proposed Replacement Gutter Casting P-NW.04
Plan View - 1:10 @ A1



05 Proposed Replacement Gutter Casting P-SE.04
Plan View - 1:10 @ A1



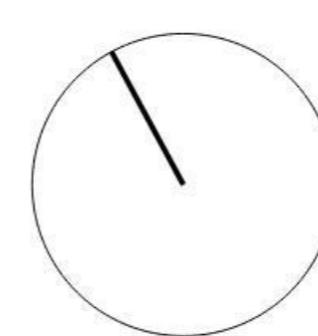
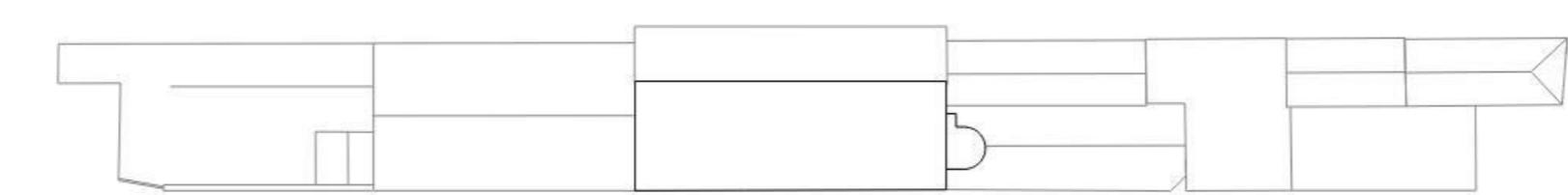
06 Proposed Replacement Gutter Casting P-SE.04
Plan View - 1:10 @ A1

NOTE
Corner gutters identified as alternative locations for outlets.
Refer to drainage plan and elevations for more information.
Final location of outlets to be co-ordinated with below ground
drainage and audit of most suitable route for the down pipes.

* all dimensions are indicative
Fabrication sizes to be based on assessment of the existing gutters and building parameters

REVISION
P02
NOTE
Alternative gutter location and note added

0 1 2 3 4 5m



Foden Clegg Bradley Studios LLP		
Bath Brewery	Date	Description
Toll Bridge Road		Issued for 2A3 costing
Bath BA1 7DE		Issued for 2A3 Tender
t 01255 852545		
f 01255 852528		
e bath@fcbstudios.com		

Revision	Date	Description
P01	18.02.25	Issued for 2A3 costing
P02	25.03.25	Issued for 2A3 Tender

Job/Drawng No
CRP01-FCBS-1A-XX-DR-AA-4604
CRQ - FLAX MILL PHASE 1 REPAIR
PROPOSED GUTTER LAYOUT

Scale : 1:100 @ A1
Drawn: Bath Studio Checked: JS

Revision
P02
Status
A4

FCBS Project No: 2027-1

E MASTERPLAN HERITAGE STRATEGY DRAWING

F SITE PHOTOS

G EXISTING SITE

Site Photographs



G EXISTING SITE

Site Photographs

