

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 Clevees 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 or 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 TGD 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.

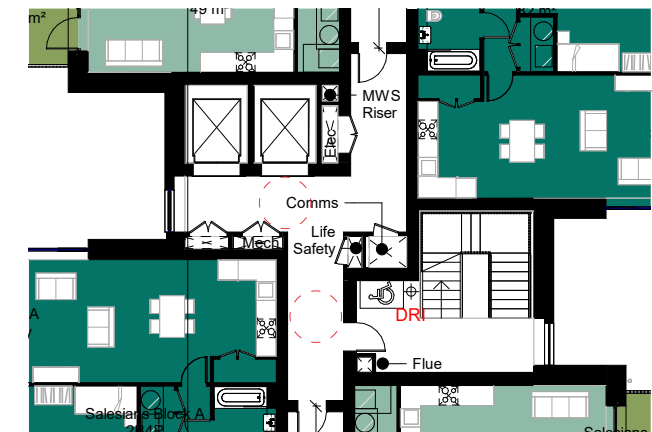
Student Accommodation:

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.

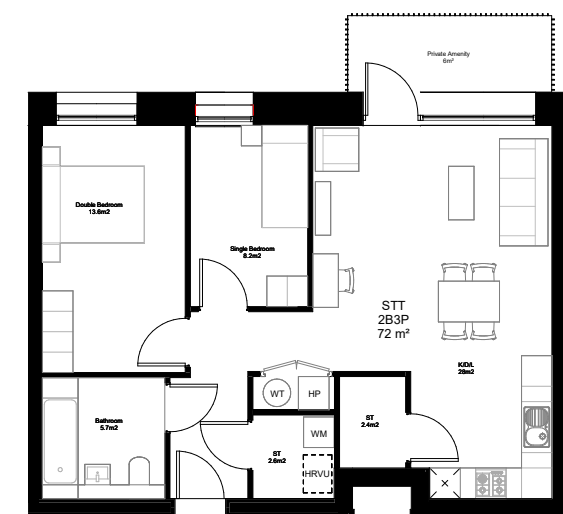
Additionally, as per the national Guidelines on Residential Developments for 3rd Level Students (Section 50 Finance Act 1999) & Update 2005, accessible bedrooms are provided in accordance with the guidelines, with fully wheelchair accessible bedrooms, aligned with the required proportion 1 per 50 bedspaces. 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 Cleaves 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 routed 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)



St. Patrick's Day Festival



Riverfest



Head of the River

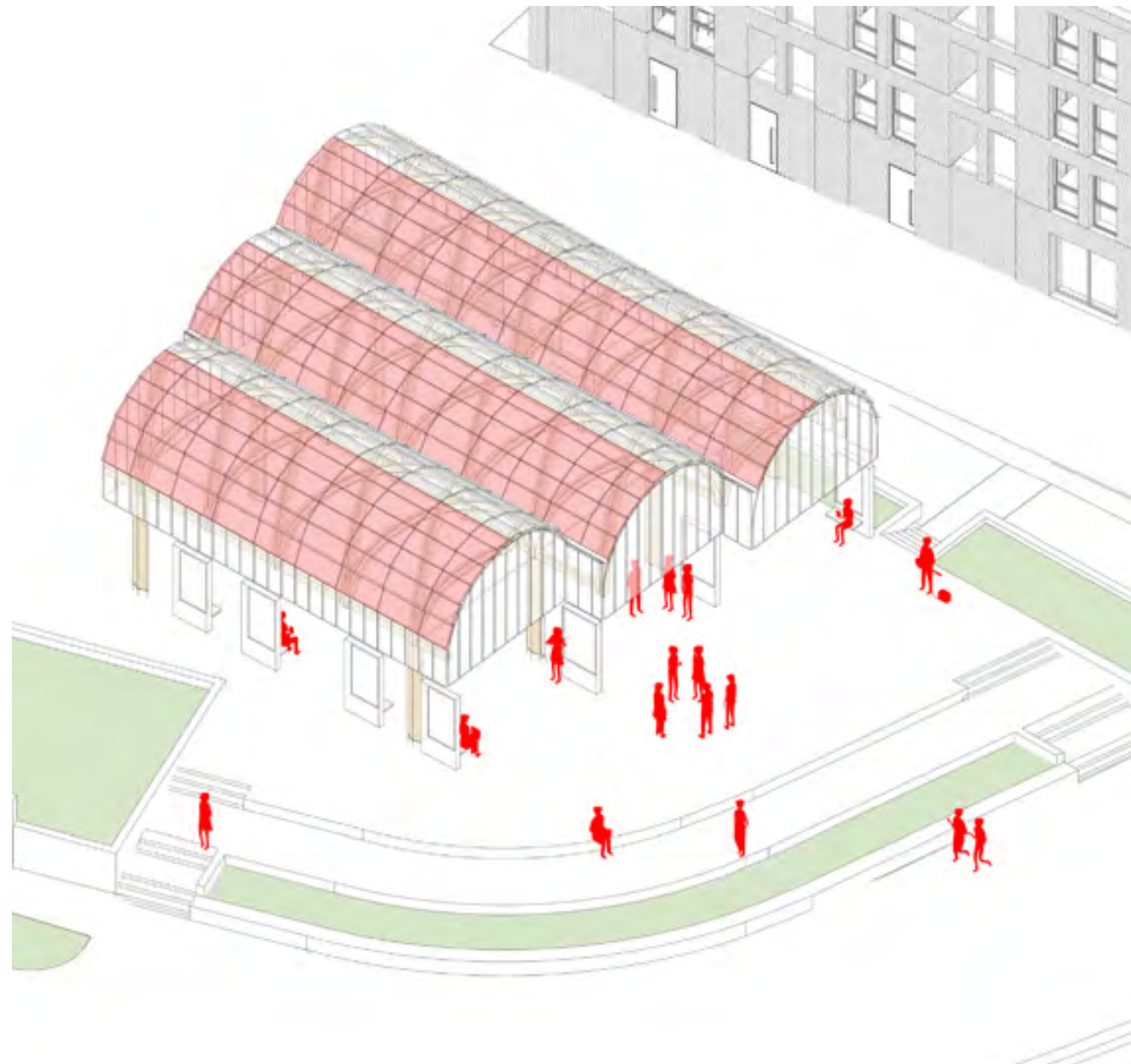
C MEANWHILE USES

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
- Impromptu street performances
- Informal communal exercise
- Pause point along the promenade link to Westfields wetlands with sheltered seating
- Weather protection on people's daily 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

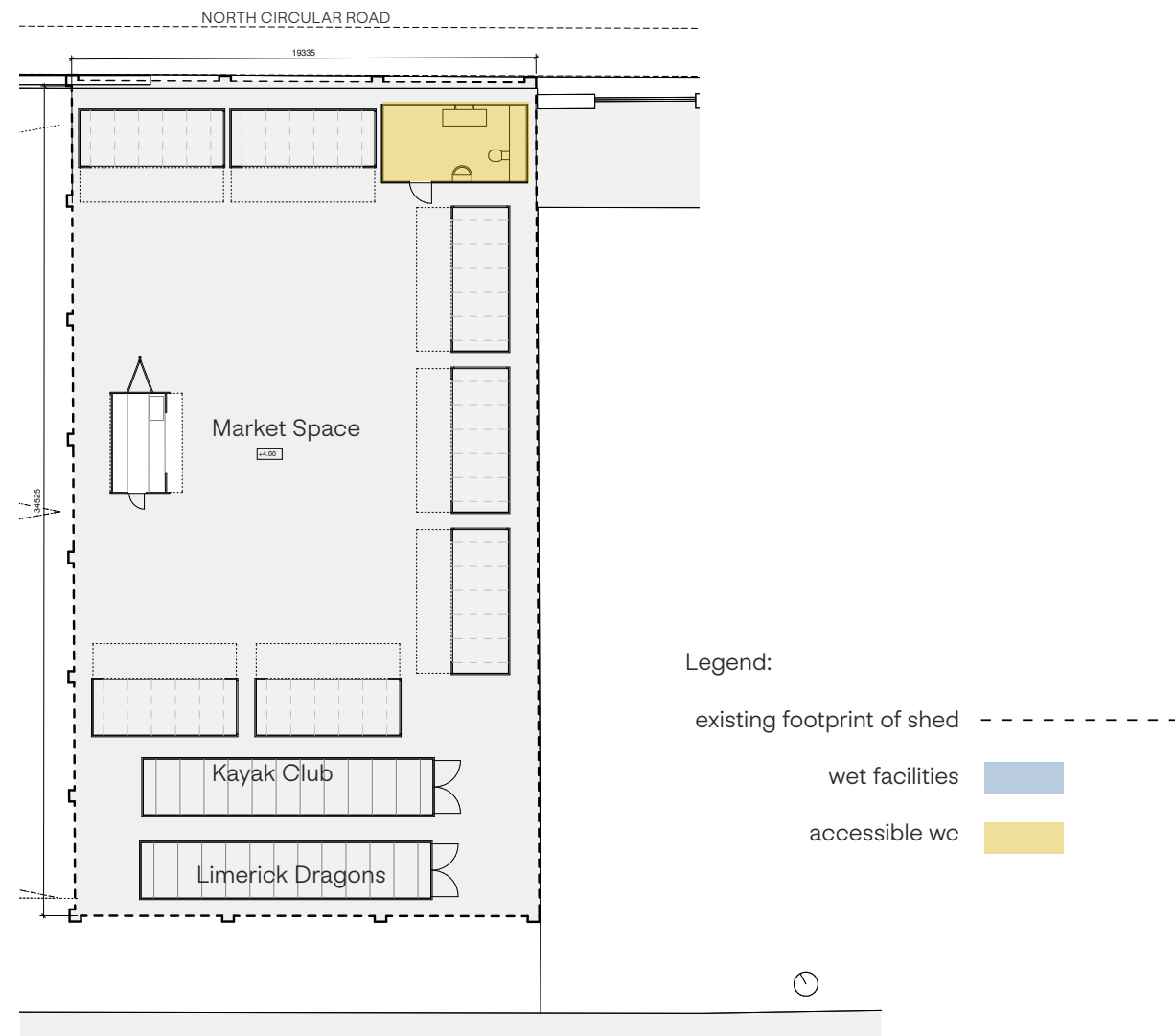
Shipyards: potential use scenarios

Potential Pop-up and Community Uses

In this phase of development the Shipyards 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

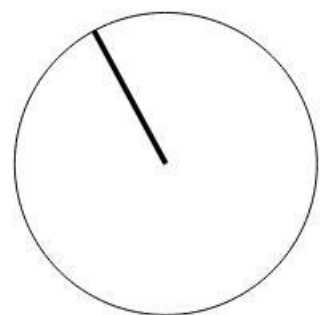
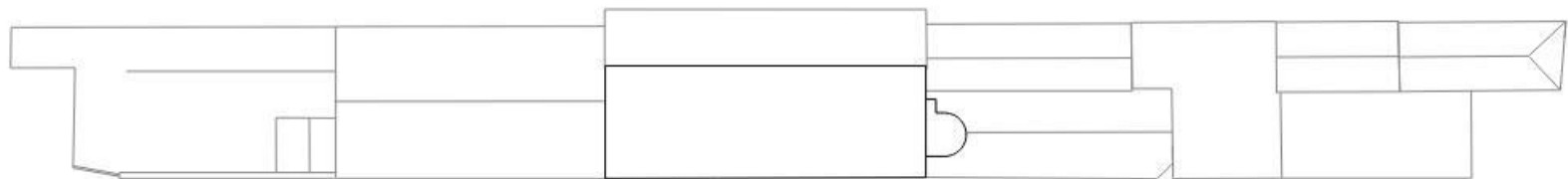


D PHASE I SAMPLE DRAWINGS

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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-02-DR-AA-2052
CRQ - FLAX MILL PHASE 1 REPAIR
PROPOSED SECOND FLOOR PLAN
Scale : 1:100 @ A1 / 1:200 @ A3
Drawn: Bath Studio Checked: JS
Revision
P03
Status
A4
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 soffits of the Level 02 floor deck upwards. The intention is to secure the structure and stabilise the building in a manner that minimises future scaffolding requirements. The upper floors are to be left in a shell state ready for future servicing, fabric upgrade and fit out. The repairs are seeking to address inherent defects such as embedded corroding ironwork and the remediation of pathologies that have become apparent or are the result of unsuccessful later phase adaptation. Rectification of failed fabric will include structural consolidation and remediation.

BUILDING PHASES

Phase 1 (1850-1877): Flax Mill
Phase 2 (1878-1883): Flour Mill
Phase 3 (1884-1890): Condensed Milk, initial period
Phase 4 (1891-1923): Condensed Milk, later period
Phase 5 (1927-1975): Dairy Disposal Company
Phase 6 (1974-2011): Golden Vale
Phase 7 (2011-present): Disuse (LTT site ownership: 2020)

SUMMARY OF PHASE 01 WORKS

The Phase 01 proposals comprise the following:

Roof

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

External Walls

- Dismantling 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 brick courses for edge protection, improved weathering, new rainwater outlets;
- Cornice reformed with weathering, repaired / rebuilt as required;
- Removal of horizontal wrought iron banding at Level 03 - NE and SW walls, NW gable;
- Removal of wall linings back to masonry at Level 03, grouting / repointing / packing;
- Original Level 03 window openings reformed through removal of wall linings / blockwork infill;
- Temporary linings installed to window openings to remain post-Phase 01 completion, with historic windows stored for future reuse;
- Take down and reassembly of below-wall spandrel at windows, voids closed;
- Bat roosts integrated into former below-wall voids.

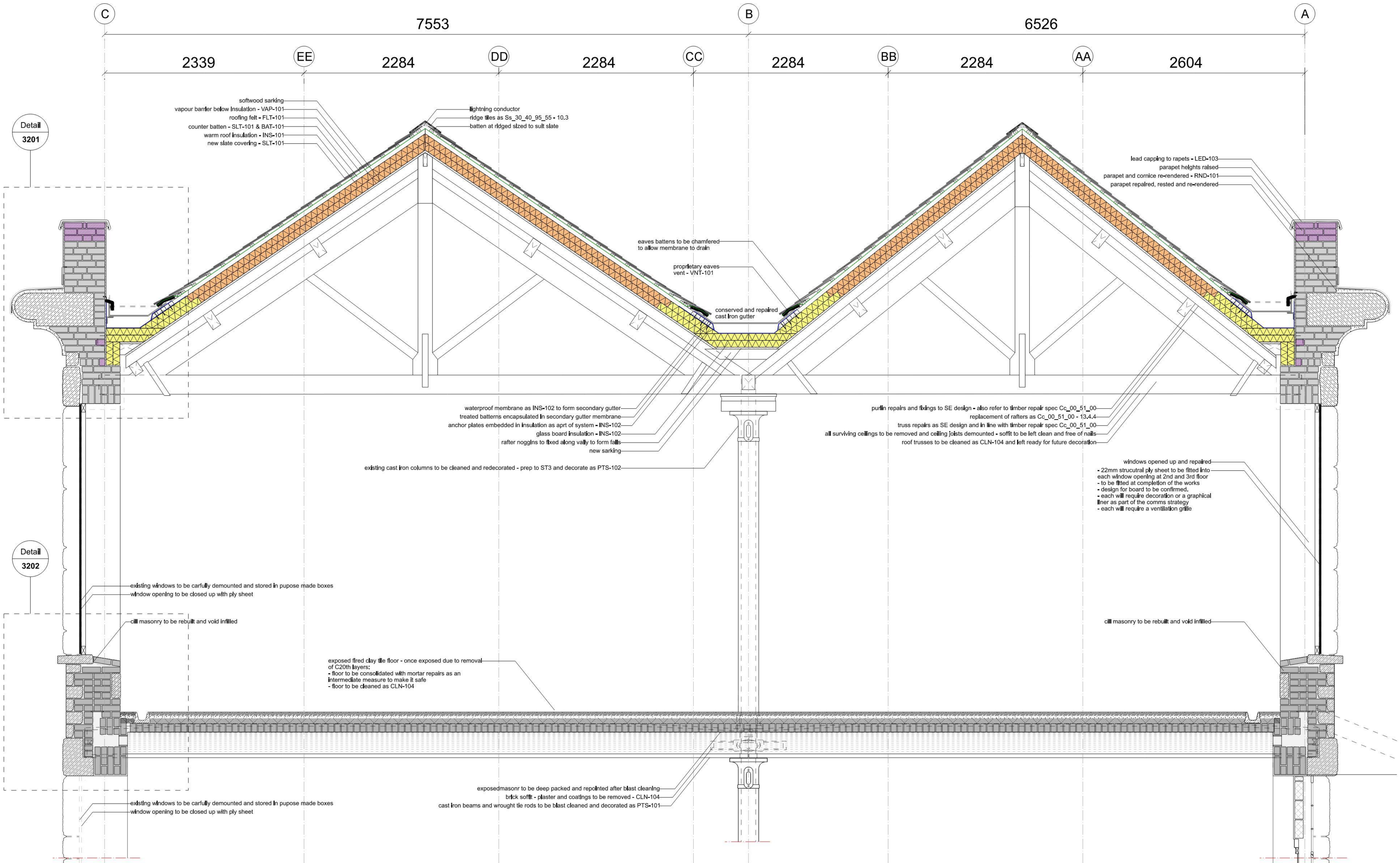
Floors

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

Ironwork

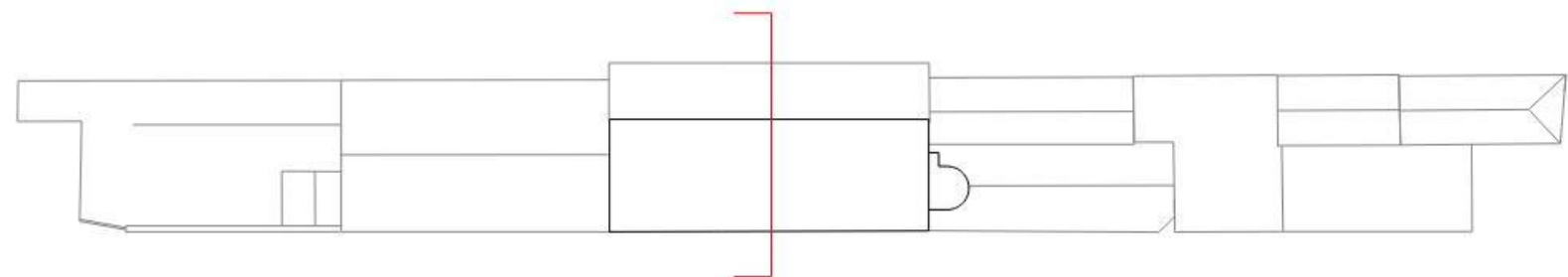
- Blasting of exposed iron beams and tie rods to remove corrosion and allow for protective coatings to be applied;
- Hand stripping of iron column coatings to allow for application of protective coatings.

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.



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

Job/Drawing 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)
Status
A4

Scale : 1:20 @ A1
Drawn: Bath Studio Checked: JS
FCBS Project No: 2027-1



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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/Drawing No
CRP01-FCBS-1A-XX-DR-AA-2201
CR0 - FLAX MILL PHASE 1 REPAIR
REPAIR STRATEGY - SW ELEVATION ZONE 1

Scale : 1:50 @ A1 / 1:100 @ A3
Drawn: Bath Studio Checked: JS
FCBS Project No: 2027-1

REPAIR STRATEGY PROPOSALS
Drawings and key to be read in conjunction with full 2A3 specification.
For description of elements identified for removal, refer to demolition strategy drawings / key.

KEY

- FM Ferrous material - remove
- CR Crack / open joint - remediate
- Inv Area of opening up / investigate - renew / rebuild as described

C1 Historic local removal of masonry at soffit to be retained as historic structure, inspecting as required.

C2 Voids to soffit cleared, deep packed and repointed

Remove: Careful removal of unsympathetic additions using methods ensuring no / minimal loss of retained fabric.

Rebuild: Carefully dismantle material that is in place, rebuild with existing and new to form complete elements.

Renew: Replace with new to form complete elements.

Redress: Stone repairs - as repair types and specification.

New: New fabric installed as upgrade to building fabric.

Stone: Building elements to be carefully removed and stored prior to reinstallation as part of future phase of work.

Masonry cleaning: Carefully clean material surface as per CC_00_40_00. Note Recommendation B for whole building clean - any reduced scope as minimum to include parapets, string courses and other weather-protecting features as shown on drawings.

Vegetation: Extensive growth, locations marked where fabric is significantly obscured. Full removal required. Treat and remove as biodegradable CLN-105. Plants rooted into masonry as per CC_00_41_00-5. Substantial growth will require localised dismantling and rebuilding of the masonry.

Wash out at masonry bed / perpend: Mortar or other substance. Investigate, allow for 100% repointing.

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 has given rise to rot with partial replacement of timber assemblies observed. See existing details, Infrastructure Report and gutter repair schedule.
Objective: Remediate failing structural members through repair and selective replacement as required. Original fabric and historic repair elements to be retained where viable.
Works Description: Seek retention of trusses and purlins. Rafter renewal where required. Reinstatement of hipped roof profile through removal of lift overrun. Repair types as specification.
Specifications:
CC_00_15_00 Conservation Repair Principles
CC_00_51_00 Historic Timber
CC_00_90_00 Historic Ironwork
SE requirements

PLANNED EXTENT OF MASONRY TAKE DOWN AND REBUILDING
Objective: To address masonry jacking caused by water ingress and corrosion of iron band.
Works Description: Masonry carefully dismantled through phased approach, iron band removed and masonry reinstated with existing new units.
Key Drawings / Specifications:
CC_00_15_00 Conservation Repair Principles
CC_00_51_00 Historic Timber
CC_00_90_00 Historic Ironwork
SE requirements

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 on the internal face of masonry envelope via cast iron grilles. Vents informally filled historically with masonry / backfill. Grilles remain present. Spandrel historically reconstructed with new masonry and cement sloping cill on inner face. See existing detail.
Objective: Formal closure of flue to omit through-floor void.
Works Description: Historic masonry / backfill to vent broken out, new masonry inserted to fully close path. Stone cills repaired and rebekbed on sound masonry base. See proposed detail.
Key Drawings / Specifications:
CC_00_15_00 Conservation Repair Principles
CC_00_20_00 Historic Structures (Demolition)
CC_00_41_00 Historic Masonry (Repair)
SE requirements

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_90_00 Historic Ironwork
SE requirements

HISTORIC WINDOWS DEMOUNTED FOR STORAGE
Arrangement / Condition: Typically 60-pane SG timber windows with upper portion centre-pivot opening light over fixed window below. Windows typically lost or fragments only remaining on NE walls - blockwork, SS reinforcement bars and / or timber linings inserted to close openings. Present on SW walls. Where extant windows heavily weathered, original discolouration lost, all closed over with a mix of acrylic or other material to secure them. No opening lights operational. See window schedule.
Objective: Historic windows demounted to permit Phase 01 repair. Stored in anticipation of reinstatement in future reuse 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 repair / overhaul / enhancement 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_51_00 Historic Timber
SE requirements

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 sheet linings.
Objective: Openings to be secured in advance of reuse proposals.
Works Description: New 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 distribution. Redundant.
Objective: Reinstatement of floor deck.
Works Description: Remove services, consolidate / reinstate brick jack arches / sub-floor as original floor build-up.
Key Drawings / Specifications:
CC_00_15_00 Conservation Repair Principles
CC_00_41_00 Historic Masonry (Repair)
SE requirements

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, plating 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_90_00 Historic Ironwork
CC_00_41_00 Historic Masonry (Repair)
SE requirements

NEW ROOF ACCESS HATCH
Objective: 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. Rafters locally removed to form new timber trimming for opening.
Key Drawings / Specifications:
CC_00_15_00 Conservation Repair Principles
CC_00_90_00 Historic Structures (Demolition)
CC_00_51_00 Historic Timber
WIN-101, AA-4605 & AA-4606 new roof window
SE requirements

REBUILD OF PARAPET
Arrangement / Condition: Solid brick construction with Roman cement finish. Later cementitious coatings and bitumen linings applied in places to address water ingress have accelerated deterioration. Render cracked and missing, parapet saturated, plant growth well established, masonry disrupted and failing particularly at NW. See existing detail and Materials Analysis.
Objective: Rebuild of parapet to remediate 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 (Cleaning)
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 situ Roman cement / 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, 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.
Key Drawings / Specifications:
CC_00_15_00 Conservation Repair Principles
CC_00_40_00 Historic Structures (Demolition)
CC_00_41_00 Historic Masonry (Cleaning)
CC_00_41_00 Historic Masonry (Repair)
LED-102, RND-101, Stone Specification
SE requirements

RENEWAL / OVERHAUL OF RAINWATER DRAINAGE SYSTEM
CONSERVATION AND UPGRADE OF COMPONENTS
Arrangement / Condition: Original system comprising individual cast iron valley and parapet gutters, discharging to zinc cast iron chutes and downpipes at gables. Joints lagged and bolted with red lead 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 also failed). Connections to ground at NW failed with central RWP section missing. See existing details, Infrastructure Report and gutter repair schedule.
Objective: Overhaul existing units and upgrade capacity via back-up gutter to ensure system is watertight and futureproofed. Original fabric to be retained where viable.
Works Description: Conservation of gutter castings - inspections to inform repair approach. Survey, catalogue and carefully demount units for overhaul in workshop. Blast, repair, restore, apply protective coatings and reinstall. Renewal of failed castings from new patterns. All works described by specialist ironwork conservator. New cast iron chutes and downpipes at gables - Renew zinc downpipes and allow for 5 new, all large RWP's with hoppers. Temporary connections to below-ground required in advance of future reuse to specialist design, details to be developed once access provided. See proposed details, Infrastructure Report and gutter repair schedule.
Key Drawings / Specifications:
CC_00_15_00 Conservation Repair Principles
CC_00_90_00 Historic Ironwork
AA-4604, AA3204 & SH-9334 - gutters outlet detail, layout and repair schedule

NEW SECONDARY GUTTER
Objective: Back-up secondary roof gutter to signpost maintenance / repair need in case of failure of main system.
Works Description: Bituminous waterproofing membrane formed at base of parapet above insulation
Key Drawings / Specifications:
CC_00_15_00 Conservation Repair Principles
INS-102, AA-3201 & AA-4604 - gutter details at parapet

RENEWAL / UPGRADE OF ROOF COVERINGS
Arrangement / Condition: Asbestos roof slates. Lead and tin flashings deteriorated, missing or detached. See existing detail.
Objective: Overhaul coverings include 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)
BA7-101, ST-101, INS-101, INS-102, FT-101, VAP-101, VNT-101

OVERHAUL OF WATER TANK
Arrangement / Condition: Cast iron tank at head of stair formed of riveted iron plates. Upper edge dressed by lead and later cement over reinforcement mesh likely to maintain a water resistant flashing preventing water ingress to the stair below. Corroded, debris filled preventing inspection of the interior, likely to have a hole or crack in the tank.
Objective: Repair, overhaul with new roof.
Works Description: Repair and overhaul by specialist, removal of later linings, blasting and protective coatings, repairs to be determined following access and clearance of interior, cap or allow for drain, new lead roof. See proposed detail.
Key Drawings / Specifications:
CC_00_15_00 Conservation Repair Principles
CC_00_90_00 Historic Ironwork
LED-101, LED-102, LED-103, PTS-101, AA-4602 water tank repair

STONE REPAIRS
Arrangement / Condition: External wall comprising solid wall with hard grey Limerick Limestone. Wall core of lime mortar, limestone rubble and red clay bricks. Limestone dressed six sides, carved units with drafted margin and rock-faced body to jambs and arches, coursed units of various sizes. Window surrounds formed of alternating tall and narrow stones each with iron dowels between units. Units fairly sound externally, some fracturing from either movement and or corrosion of iron dowel fixings. NW stone at Level 03 saturated. Loss of face from descaling / spalling evident in places.
Objective: Repairs to stone at locations in zone of Phase 01 works.
Works Description: Ensure clean, sound base. Repair types as specification, inspections to inform repair approach.
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
SE requirements

REMOVAL OF PLANT GROWTHS
Arrangement / Condition: Plant growth well established around openings, 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)
CLN-105

STONE CLEANING AND REPOINTING
Works Description: 100% of envelope (Level 02 soffit to parapet). Methods to conservation standard, informed by trials. Re-point / regrout 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)
CLN-101 - 107

WASHOUT AT PERPENDS / ENCRUSTED DEPOSITS
Objective: Remediate mortar wash out comprising mineral deposits.
Works Description: Cleaning method to conserve standard, informed by trials. Regrout where required.
Key Drawings / Specifications:
CC_00_15_00 Conservation Repair Principles
CC_00_40_00 Historic Masonry (Cleaning)
CC_00_41_00 Historic Masonry (Repair)
CLN-101 - 107, GRT-101

REVISION **NOTE**
P05 alternative gutter outlet and down pipe position identified.

Asbestos containing materials present on site - Contractor to adopt suitable mitigation measures / precautions.



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 the 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
Feilden 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

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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/Drawing No
CRP01-FCBS-1A-XX-DR-AA-2202
CR0 - FLAX MILL PHASE 1 REPAIR
REPAIR STRATEGY - SW ELEVATION ZONE 2
Scale : 1:50 @ A1 / 1:100 @ A3
Drawn: Bath Studio Checked: JS
FCBS Project No: 2027-1

REPAIR STRATEGY PROPOSALS

Drawings and key to be read in conjunction with full 2A3 specification.

For description of elements identified for removal, refer to demolition strategy drawings / key.

KEY

- FM Ferrous material - remove
- CR Crack / open joint - remediate
- Inv Area of opening up / investigate / renew / rebuild as described
- C1 Historic local removal of masonry at soffit to be retained as historic feature, repair as required
- C2 Voids to soffit cleared, deep packed and repointed
- Remove Careful removal of unsympathetic additions using methods ensuring no / minimal loss of retained fabric.
- Rebuild: Carefully dismantle material that is in place, rebuild with existing and new to form complete elements.
- Renew Replace with new to form complete elements.
- Redress Stone repairs - as repair types and specification.
- New: New fabric installed as upgrade to building fabric.
- Stone: Building elements to be carefully removed and stored prior to reinstallation as part of future phase of work
- Masonry cleaning: Carefully clean material surface as per CC-00_40_00. Note Recommendation is for whole building clean - any reduced scope as minimum to include parapets, string courses and other weather-protecting features as shown on drawings
- Vegetation: Extensive growth, locations marked where fabric is significantly obscured. Full removal required. Treat and remove as biodegradable CLN-105. Plants rooted into masonry as per CC-00_41_00-05. Substantial growth will require localised dismantling and rebuilding of the masonry.
- Wash out at masonry bed / perpend: Mortar or other substance. Investigate, allow for 100% repointing.

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 has given rise to rot with partial replacement of timber assemblies observed. See existing detail and truss repair schedule.
Objective: Remediate failing structural members through repair and selective replacement as required. Original fabric and historic repair elements to be retained where viable.
Works Description: Seek retention of trusses and purlins. Rafter renewal where required. Reinstatement of hipped roof profile through removal of lift overrun. Repair types as specification. Inspectors to inform repair approach. See proposed detail and truss repair schedule.
Specifications:
CC-00_15_00 Conservation Repair Principles
CC-00_51_00 Historic Timber
CC-00_90_00 Historic Ironwork
SE requirements

PLANNED EXTENT OF MASONRY TAKE DOWN AND REBUILDING
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 existing / new units.
Key Drawings / Specifications:
CC-00_15_00 Conservation Repair Principles
CC-00_20_00 Historic Structures (Demolition)
CC-00_41_00 Historic Masonry (Repair)
AA-321 Iron band removal at pier
SE requirements

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 on the internal face of masonry envelope via cast iron grilles. Vents informally filled historically with masonry / backfill. Grilles remain present. Spandrel historically reconstructed with new masonry and cement sloping cill on inner face. See existing detail.
Objective: Formal closure of flue to omit through-floor void.
Works Description: Historic masonry / backfill to vent broken out, new masonry inserted to fully close path. Stone cills repaired and rebonded on sound masonry base. See proposed detail.
Key Drawings / Specifications:
CC-00_15_00 Conservation Repair Principles
CC-00_20_00 Historic Structures (Demolition)
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_90_00 Historic Ironwork

HISTORIC WINDOWS DEMOUNTED FOR STORAGE
Arrangement / Condition: Typically 60-pane SG timber windows with upper portion centre-pivot opening light over fixed window below. Windows typically lost or fragments only remaining on NE walls - blockwork, SS reinforcement bars and / or timber linings inserted to close openings. Present on SW walls. Where extant windows heavily weathered, original decoration lost, all closed over with a mix of acrylic or other material to secure them. No opening lights operational. See window schedule.
Objective: Historic windows demounted to permit Phase 01 repair. Stored in anticipation of reinstatement in future reuse 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 repair / overhaul / enhancement 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_51_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 sheet linings.
Objective: Openings to be secured in advance of reuse proposals.
Works Description: New 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 distribution. Redundant.
Objective: Reinstatement of floor deck.
Works Description: Remove services, consolidate / reinstate brick jack arches / sub-floor as original floor build-up.
Key Drawings / Specifications:
CC-00_15_00 Conservation Repair Principles
CC-00_41_00 Historic Masonry (Repair)
SE requirements

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, cladding and / or stitching by specialists. Reinstall jack arch and make good around site of repair.
Key Drawings / Specifications:
CC-00_15_00 Conservation Repair Principles
P04
CC-00_90_00 Historic Ironwork
CC-00_42_00 Historic Masonry (Repair)
SE requirements

NEW ROOF ACCESS HATCH
Objective: 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. Rafters locally removed to form new timber trimming for opening.
Key Drawings / Specifications:
CC-00_15_00 Conservation Repair Principles
CC-00_20_00 Historic Structures (Demolition)
CC-00_51_00 Historic Timber
WIN-101, AA-4605 & AA-4606 new roof window
SE requirements

REBUILD OF PARAPET

Arrangement / Condition: Solid brick construction with Roman cement finish. Later cementitious coatings and bitumen linings applied in places to address water ingress have accelerated deterioration. Render cracked and missing, parapet saturated, plant growth well established, masonry disrupted and failing particularly at NW. See existing detail and Materials Analysis.
Objective: Rebuild of parapet to remediate 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 (Cleaning)
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 situ Roman cement / 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, 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.
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
SE requirements

RENEWAL / OVERHAUL OF RAINWATER DRAINAGE SYSTEM

CONSERVATION AND UPGRADE OF COMPONENTS
Arrangement / Condition: Original system comprising individual cast iron valley and parapet gutters, discharging to zinc cast iron chutes and downpipes at gables. Joints lapped and bolted with red lead 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 also failed). Connections to ground at NW failed with central RWP section missing. See existing details, Infrastruct Report and gutter repair schedule.
Objective: Overhaul existing units and upgrade capacity via back-up gutter to ensure system is watertight and futureproofed. Original fabric to be retained where viable.
Works Description: Conservation of gutter castings - inspections to inform repair approach. Survey, catalogue and carefully demount units for overhaul in workshop. Blast, repair, restore, apply protective coatings and reinstall. Renewal of failed castings from new patterns. All works described by specialist ironwork conservator. New cast iron chutes and downpipes at gables - Renew zinc downpipes and allow for 5 new, all large RWP's with hoppers. Temporary connections to below-ground required in advance of future reuse to specialist design, details to be developed once access provided. See proposed details, Infrastruct Report and gutter repair schedule.
Key Drawings / Specifications:
CC-00_15_00 Conservation Repair Principles
CC-00_90_00 Historic Ironwork
AA-4604, AA-3204 & SH-9334 - gutters outlet detail, layout and repair schedule

NEW SECONDARY GUTTER

Objective: Back-up secondary roof gutter to signpost maintenance / repair need in case of failure of main system.
Works Description: Bituminous waterproofing membrane formed at base of parapet above insulation
Key Drawings / Specifications:
CC-00_15_00 Conservation Repair Principles
INS-102, AA-3201 & AA-4604 - gutter details at parapet

RENEWAL / UPGRADE OF ROOF COVERINGS

Arrangement / Condition: Asbestos roof slates. Lead and tin flashings deteriorated, missing or detached. See existing detail.
Objective: Overhaul coverings include 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)
BA7-101, ST-101, INS-101, INS-102, FT-101, VAP-101, VNT-101

OVERHAUL OF WATER TANK

Arrangement / Condition: Cast iron tank at head of stair formed of riveted iron plates. Upper edge dressed by lead and later cement over reinforcement mesh likely to maintain a water-resistant flashing preventing water ingress to the stair below. Corroded, debris filled preventing inspection of the interior, likely to have a hole or crack in the tank.
Objective: Repair, overhaul with new roof.
Works Description: Repair and overhaul by specialist, removal of later linings, blasting and protective coatings, repairs to be determined following access and clearance of interior, cap or allow for drain, new lead roof. See proposed detail.
Key Drawings / Specifications:
CC-00_15_00 Conservation Repair Principles
CC-00_90_00 Historic Ironwork
LED-101, LED-102, LED-103, PTS-101, AA-4602 water tank repair

STONE REPAIRS

Arrangement / Condition: External wall comprising solid wall with hard grey Limerick Limestone. Wall core of lime mortar, limestone rubble and red clay bricks. Limestone dressed six sides, carved units with drafted margin and rock-faced body to jambs and arches, coursed units of various sizes. Window surrounds formed of alternating tall and narrow stones each with iron dowels between units. Units fairly sound externally, some fracturing from either movement and or corrosion of iron dowel fixings. NW stone at Level 03 saturated. Loss of face from descaling / spalling evident in places.
Objective: Repairs to stone at locations in zone of Phase 01 works.
Works Description: Ensure clean, sound base. Repair types as specification, inspections to inform repair approach.
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
SE requirements

REMOVAL OF PLANT GROWTHS

Arrangement / Condition: Plant growth well established around openings, 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)
CLN-105

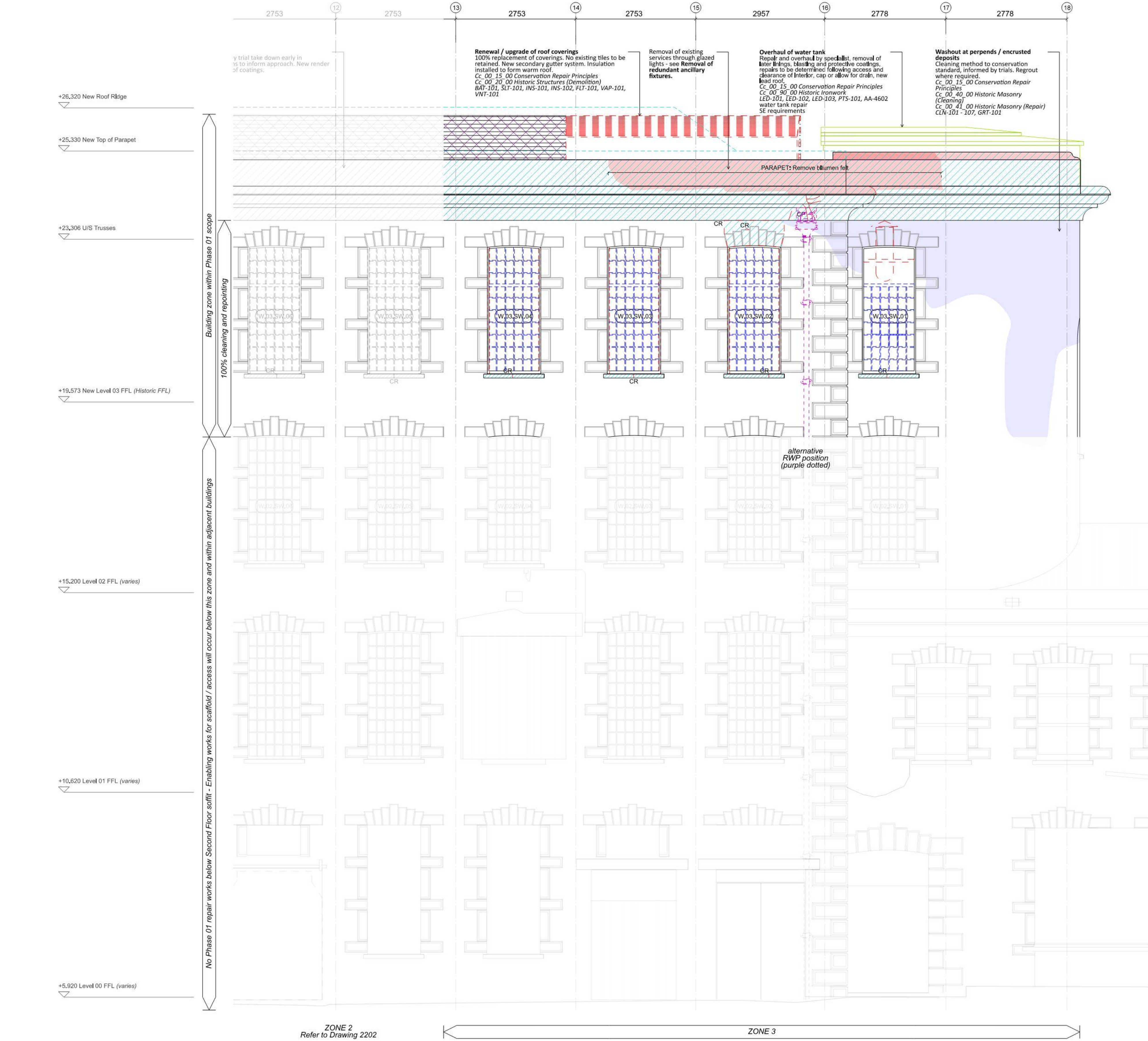
STONE CLEANING AND REPOINTING

Works Description: 100% of envelope (Level 02 soffit to parapet). Methods to conservation standard, informed by trials. Re-point / regrout 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)
CLN-101 - 107

WASHOUT AT PERPENDS / ENCRUSTED DEPOSITS

Objective: Remediate mortar wash out comprising mineral deposits.
Works Description: Cleaning method to conserve standard, informed by trials. Regrout where required.
Key Drawings / Specifications:
CC-00_15_00 Conservation Repair Principles
CC-00_40_00 Historic Masonry (Cleaning)
CC-00_41_00 Historic Masonry (Repair)
CLN-101 - 107, GRT-101

Asbestos containing materials present on site - Contractor to adopt suitable mitigation measures / precautions.



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Existing site information is subject to survey
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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/Drawing No
CRP01-FCBS-1A-XX-DR-AA-2203
CR0 - FLAX MILL PHASE 1 REPAIR
REPAIR STRATEGY - SW ELEVATION ZONE 3

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

Revision
P05
NOTE
alternative gutter outlet and down pipe position identified.

Status
A4
FCBS Project No: 2027-1

REPAIR STRATEGY PROPOSALS

Drawings and key to be read in conjunction with full 2A3 specification.

For description of elements identified for removal, refer to demolition strategy drawings / key.

KEY

- FM Ferrous material - remove
- CR Crack / open joint - remediate
- Inv Area of opening up / investigate - renew / rebuild as described
- C1 Historic local removal of masonry at soffit to be retained as historic feature, retaining as required
- C2 Voids to soffit cleared, deep packed and repointed
- Remove: Careful removal of unsympathetic additions using methods ensuring no / minimal loss of retained fabric.
- Rebuild: Carefully dismantle material that is in place, rebuild with existing and new to form complete elements.
- Renew: Replace with new to form complete elements.
- Redress: Stone repairs - as repair types and specification.
- New: New fabric installed as upgrade to building fabric.
- Stone: Building elements to be carefully removed and stored prior to reinstall as part of future phase of work
- Masonry cleaning: Carefully clean material surface as per CLN-105. Note Recommendation is for whole building clean - any reduced scope as minimum to include parapets, string courses and other weather-protecting features as shown on drawings
- Vegetation: Extensive growth, locations marked where fabric is significantly obscured. Full removal required. Treat and remove as biodegradable CLN-105. Plants rooted into masonry as per CLN-41.00-5. Substantial growth will require localised dismantling and rebuilding of the masonry.
- Wash out at masonry bed / perpend: Mortar or other substance. Investigate, allow for 100% repointing.

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 has given rise to rot with partial replacement of timber assemblies observed. See existing details, Infrastructure Report and gutter repair schedule.
Objective: Remediate failing structural members through repair and selective replacement as required. Original fabric and historic repair elements to be retained where viable.
Works Description: Seek retention of trusses and purlins. Rafter renewal where required. Reinstatement of hipped roof profile through removal of lift overrun. Repair types as specification. Inspectors to inform repair approach. See proposed detail and truss repair schedule.
Specifications:
Cc_00_15_00 Conservation Repair Principles
Cc_00_51_00 Historic Timber
Cc_00_90_00 Historic Ironwork
SE requirements

PLANNED EXTENT OF MASONRY TAKE DOWN AND REBUILDING

Objective: To address masonry jacking caused by water ingress and corrosion of iron band.
Works Description: Masonry carefully dismantled through phased approach, iron band removed and masonry reinstated with existing / new units.
Key Drawings / Specifications:
Cc_00_15_00 Conservation Repair Principles
Cc_00_51_00 Historic Timber
Cc_00_90_00 Historic Ironwork
SE requirements

SWAN NECK VENTS - REBUILD

Arrangement / Condition: Through-wall swan neck vents with route of flue traversing floor levels. Terminations below cliff externally and above window heads on the internal face of masonry envelope via cast iron grilles. Vents informally filled historically with masonry / backfill. Grilles remain present. Spandrel historically reconstructed with new masonry and cement sloping cill on inner face. See existing detail.
Objective: Formal closure of flue to omit through-floor void, new masonry inserted to fully close path. Stone cills repaired and rebagged on sound masonry base. See proposed detail.
Key Drawings / Specifications:
Cc_00_15_00 Conservation Repair Principles
Cc_00_20_00 Historic Structures (Demolition)
Cc_00_41_00 Historic Masonry (Repair)
SE requirements

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_90_00 Historic Ironwork
SE requirements

HISTORIC WINDOWS DEMOUNTED FOR STORAGE

Arrangement / Condition: Typically 60-pane SG timber windows with upper portion centre-pivot opening light over fixed window below. Windows typically lost or fragments only remaining on NE walls - blockwork, SS reinforcement bars and / or timber linings inserted to close openings. Present on SW walls. Where extant windows heavily weathered, original decoration lost, all closed over with a mix of acrylic or other material to secure them. No opening lights operational. See window schedule.
Objective: Historic windows demounted to permit Phase 01 repair. Stored in anticipation of reinstatement in future reuse 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 repair / overhaul / enhancement 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_51_00 Historic Timber
SE requirements

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 sheet linings.
Objective: Openings to be secured in advance of reuse proposals.
Works Description: New ventilated ply lining on timber frame.
Key Drawings / Specifications:
Cc_00_51_00 Plywood
AA-8002 window boarding options
SE requirements

REINSTATEMENT OF FLOOR AT PENETRATIONS

Arrangement / Condition: Through-floor penetrations for services distribution. Redundant.
Objective: Reinstatement of floor deck.
Works Description: Remove services, consolidate / reinstate brick jack arches / sub-floor as original floor build-up.
Key Drawings / Specifications:
Cc_00_15_00 Conservation Repair Principles
Cc_00_41_00 Historic Masonry (Repair)
SE requirements

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, plating 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_90_00 Historic Ironwork
Cc_00_41_00 Historic Masonry (Repair)
SE requirements

NEW ROOF ACCESS HATCH

Objective: 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. Rafters locally removed to form new timber trimming for opening.
Key Drawings / Specifications:
Cc_00_15_00 Conservation Repair Principles
Cc_00_20_00 Historic Structures (Demolition)
Cc_00_51_00 Historic Timber
WIN-101, AA-4605 & AA-4606 new roof window
SE requirements

REBUILD OF PARAPET

Arrangement / Condition: Solid brick construction with Roman cement finish. Later cementitious coatings and bitumen linings applied in places to address water ingress have accelerated deterioration. Render cracked and missing, parapet saturated, plant growth well established, masonry disrupted and failing particularly at NW. See existing detail and Materials Analysis.
Objective: Rebuild of parapet to remediate 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 (Cleaning)
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 situ Roman cement / 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, 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.
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
SE requirements

RENEWAL / OVERHAUL OF RAINWATER DRAINAGE SYSTEM

Arrangement / Condition: Original system comprising individual cast iron valley and parapet gutters, discharging to zinc cast iron chutes and downpipes at gables. Joints lagged and bolted with red lead 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 also failed). Connections to ground at NW failed with central RWP section missing. See existing details, Infrastructure Report and gutter repair schedule.
Objective: Overhaul existing units and upgrade capacity via back-up gutter to ensure system is watertight and futureproofed. Original fabric to be retained where viable.
Works Description: Conservation of gutter castings - inspections to inform repair approach. Survey, catalogue and carefully demount units for overhaul in workshop. Blast, repair, restore, apply protective coatings and reinstall. Renewal of failed castings from new patterns. All works described by specialist ironwork - Renew zinc, downpipes and allow for 5 new, all large RWPs with hoppers. Temporary connections to below-ground required in advance of future reuse to specialist design, details to be developed once access provided. See proposed details, Infrastructure Report and gutter repair schedule.
Key Drawings / Specifications:
Cc_00_15_00 Conservation Repair Principles
Cc_00_90_00 Historic Ironwork
AA-4604, AA3204 & SH-9334 - gutters outlet detail, layout and repair schedule

NEW SECONDARY GUTTER

Objective: Back-up secondary roof gutter to signpost maintenance / repair need in case of failure of main system.
Works Description: Bituminous waterproofing membrane formed at base of parapet above insulation.
Key Drawings / Specifications:
Cc_00_15_00 Conservation Repair Principles
Cc_00_20_00 Historic Structures (Demolition)
Cc_00_41_00 Historic Masonry (Repair)
INS-102, AA-3201 & AA-4604 - gutter details at parapet

RENEWAL / UPGRADE OF ROOF COVERINGS

Arrangement / Condition: Asbestos roof slates. Lead and tin flashings deteriorated, missing or detached. See existing detail.
Objective: Overhaul coverings include 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_41_00 Historic Masonry (Repair)
BAF-101, SLT-101, INS-101, INS-102, FLT-101, VAP-101, VNT-101

OVERHAUL OF WATER TANK

Arrangement / Condition: Cast iron tank at head of stair formed of riveted iron plates. Upper edge dressed by lead and later cement over reinforcement mesh likely to maintain a water-resistant flashing preventing water ingress to the stair below. Corroded, debris filled preventing inspection of the interior, likely to have a hole or crack in the tank.
Objective: Repair, overhaul with new roof.
Works Description: Repair and overhaul by specialist, removal of later linings, blasting and protective coatings, repairs to be determined following access and clearance of interior, cap or allow for drain, new lead roof. See proposed detail.
Key Drawings / Specifications:
Cc_00_15_00 Conservation Repair Principles
Cc_00_90_00 Historic Ironwork
LED-101, LED-102, LED-103, PTS-101, AA-4602 water tank repair

STONE REPAIRS

Arrangement / Condition: External wall comprising solid wall with hard grey Limerick Limestone. Wall core of lime mortar, limestone rubble and red clay bricks. Limestone dressed six sides, carved units with drafted margin and rock-faced body to jambs and arches, coursing units of various sizes. Window surrounds formed of alternating tall and narrow stones each with iron dowels between units. Units fairly sound externally, some fracturing from either movement and or corrosion of iron dowel fixings. NW stone at Level 03 saturated. Loss of face from descaling / spalling evident in places.
Objective: Repairs to stone at locations in zone of Phase 01 works.
Works Description: Ensure clean, sound base. Repair types as specification, inspections to inform repair approach.
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
SE requirements

REMOVAL OF PLANT GROWTHS

Arrangement / Condition: Plant growth well established around openings, 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)
CLN-105

STONE CLEANING AND REPOINTING

Works Description: 100% of envelope (Level 02 soffit to parapet). Methods to conservation standard, informed by trials. Re-point / regrout 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)
CLN-101 - 107

WASHOUT AT PERPENDS / ENCRUSTED DEPOSITS

Objective: Remediate mortar wash out comprising mineral deposits.
Works Description: Cleaning method to conserve standard, informed by trials. Regrout where required.
Key Drawings / Specifications:
Cc_00_15_00 Conservation Repair Principles
Cc_00_40_00 Historic Masonry (Cleaning)
Cc_00_41_00 Historic Masonry (Repair)
CLN-101 - 107, GRT-101

REVISION

P05

NOTE

alternative gutter outlet and down pipe position identified.

Asbestos containing materials present on site - Contractor to adopt suitable mitigation measures / precautions.

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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
CRQ - FLAX MILL PHASE 1 REPAIR
PROPOSED NE ELEVATION
Scale : 1:100 @ A1 / 1:200 @ A3
Drawn: Bath Studio Checked: JS
Revision
P03
Status
A4
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 soffits of the Level 02 floor deck upwards. The intention is to secure the structure and stabilise the building in a manner that minimises future scaffolding requirements. The upper floors are to be left in a shell state ready for future servicing, fabric upgrade and fit out. The repairs are seeking to address inherent defects such as embedded corroding ironwork and the remediation of pathologies that have become apparent or are the result of unsuccessful later phase adaptation. Rectification of failed fabric will include structural consolidation and remediation.

BUILDING PHASES

Phase 1 (1850-1877): Flax Mill
Phase 2 (1878-1883): Flour Mill
Phase 3 (1884-1890): Condensed Milk, initial period
Phase 4 (1891-1923): Condensed Milk, later period
Phase 5 (1927-1975): Dairy Disposal Company
Phase 6 (1974-2011): Golden Vale
Phase 7 (2011-present): Disuse (LTT site ownership: 2020)

SUMMARY OF PHASE 01 WORKS

The Phase 01 proposals comprise the following:

Roof

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

External Walls

- Dismantling 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 brick courses for edge protection, improved weathering, new rainwater outlets;
- Cornice reformed with weathering, repaired / rebuilt as required;
- Removal of horizontal wrought iron banding at Level 03 - NE and SW walls, NW gable;
- Removal of wall linings back to masonry at Level 03, grouting / repointing / packing;
- Original Level 03 window openings reformed through removal of wall linings / blockwork infill;
- Temporary linings installed to window openings to remain post-Phase 01 completion, with historic windows stored for future reuse;
- Take down and reassembly of below-wall spandrel at windows, voids closed;
- Bat roosts integrated into former below-wall voids.

Floors

- Repair / renewal of cut / failed beam supporting Level 03 floor deck;
- Removal of ceiling and modern partitions at Level 03;
- Modern Level 03 floor linings removed back to original floor finish;
- Consolidation of floor structure of Level 03 enabling removal of soffit 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.

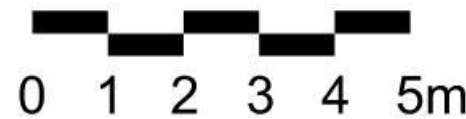
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Phase 4 (1891-1923): Condensed Milk later period
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Phase 6 (1974-2011): Golden Vale
Phase 7 (2011-present): Disuse (LTT site ownership: 2020)

- Demolishing 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 - and provide weather protection; Improved weathering - new water run-off;
- Replace missing roof weathering, repaired / rebuilt as required;
- Removal of horizontal window iron banding at Level 03 - NE and SW walls, NW gable;
- Removal of horizontal window banding back to masonry at Level 03, grouting / repainting / packing;
- Removal of horizontal window openings reformed through removal of wall linings / blockwork infill;
- Temporary linings installed to window openings to remain post-work - to store historic windows stored for future reuse;
- Take down and reassembly of below-cliff spandrel at windows, voids closed;
- Bat roosts Integrated Into former below-cliff voids,

- Repair / renewal of cut / failed beam supporting Level 03 floor deck;
- Removal of ceiling and modern partitions at Level 03;
- Modern Level 03 floor linings removed 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.

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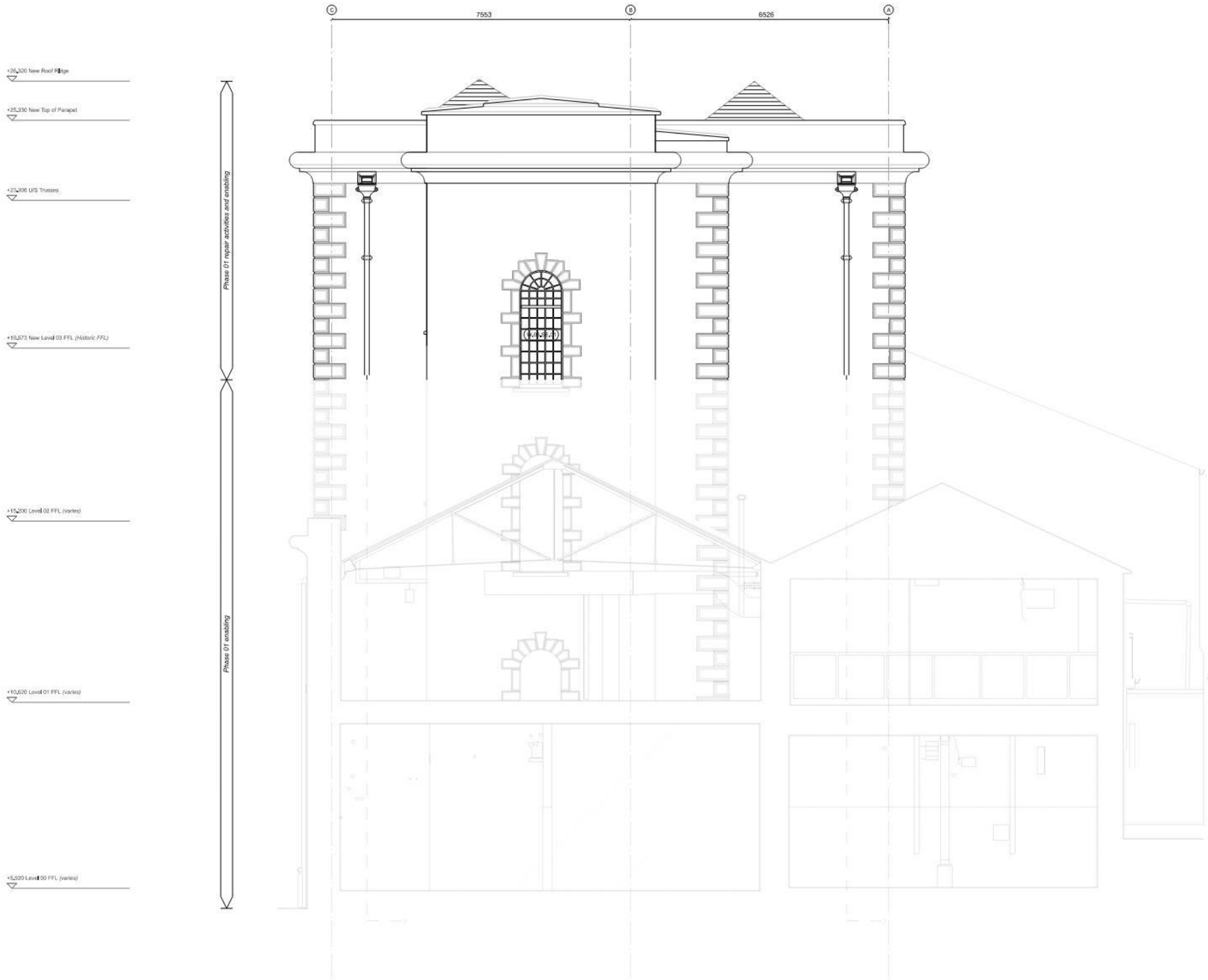
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Job/Drawing No. **CRP01-FCBS-1A-XX-DR-AA-2251** Revision No. **P03**

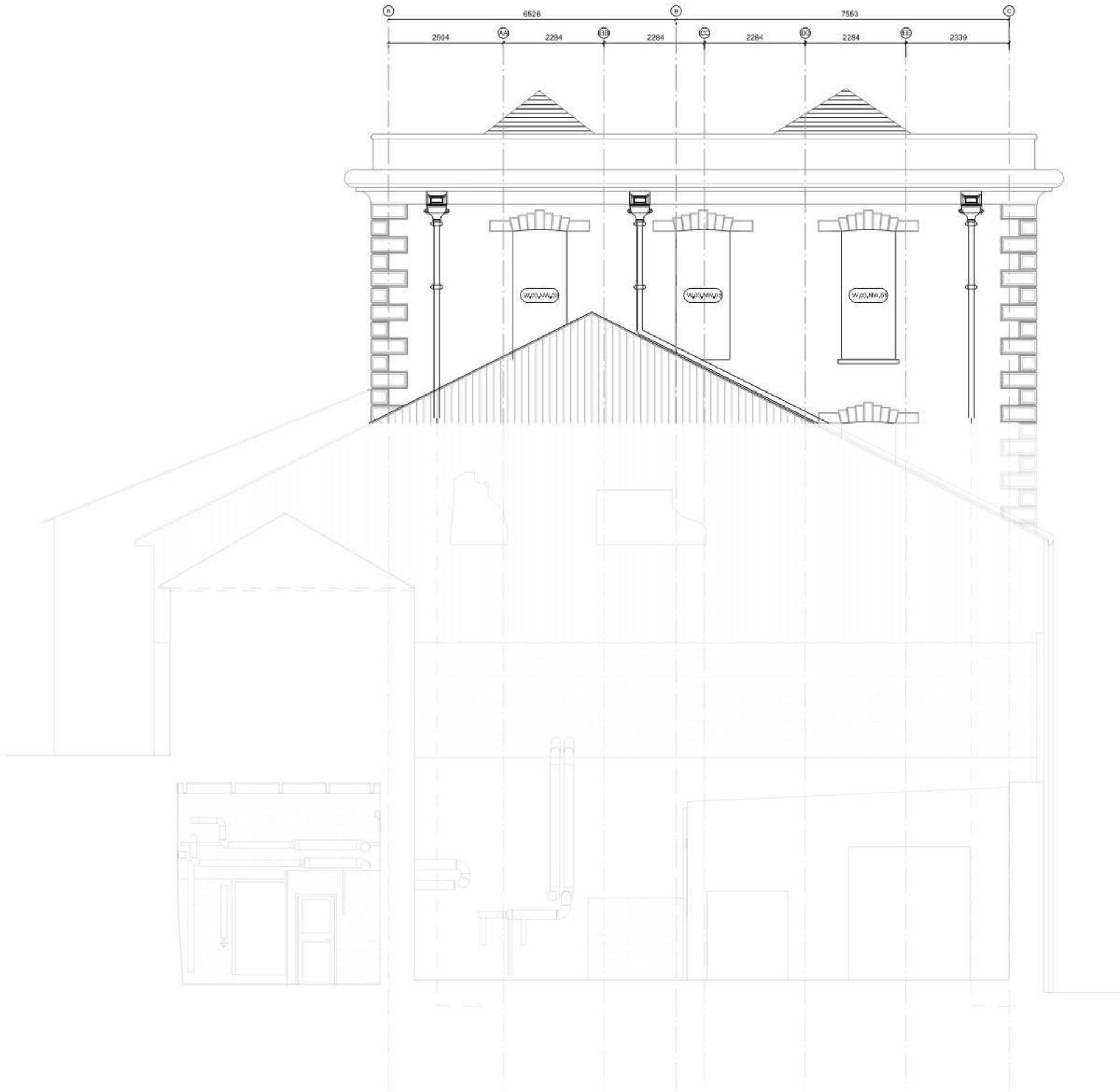
CRQ - FLAX MILL PHASE 1 REPAIR Status **A4**
PROPOSED SW ELEVATION

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

FCBS Project No: 2027-1



Flax Mill Proposed SE Elevation
1:100 @ A1

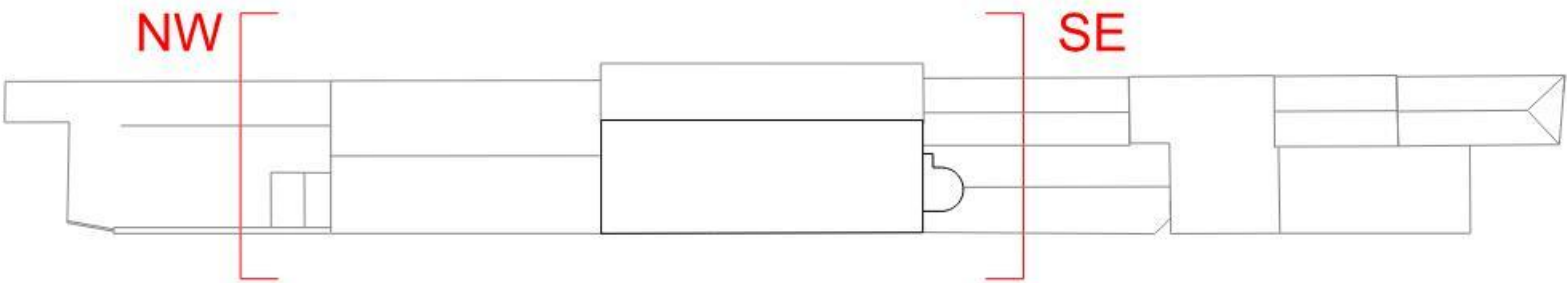


Flax Mill Proposed NW Elevation
1:100 @ A1

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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-2252
CRQ - FLAX MILL PHASE 1 REPAIR
PROPOSED SE & NW ELEVATION
Status
A4

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.

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- Repair / renewal of cast iron gutters;
- Upgrade of rainwater drainage system - new and additional downpipes and chutes;
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- Water tank retained, overhauled, repaired and roofed.

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Floors

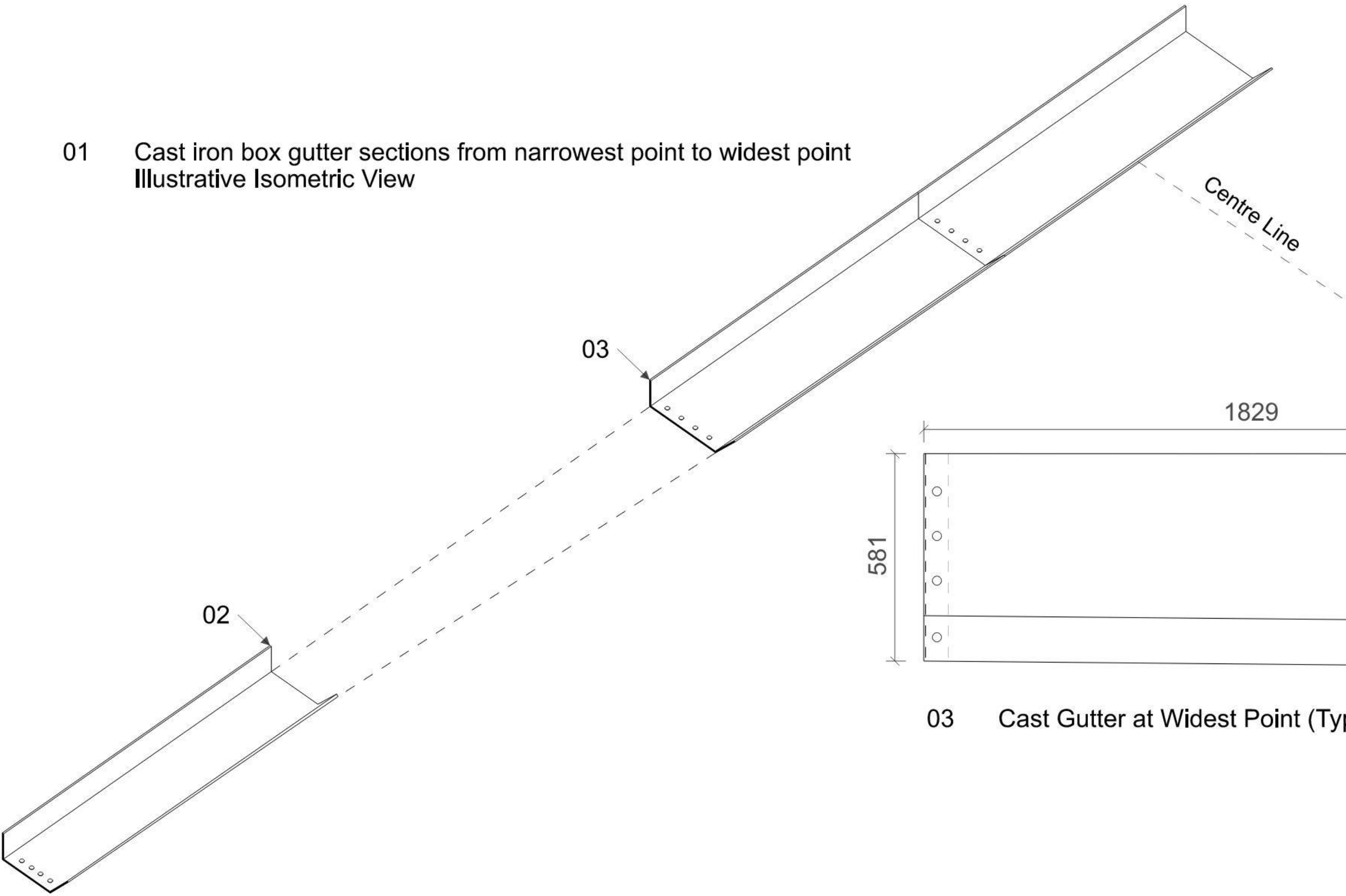
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Ironwork

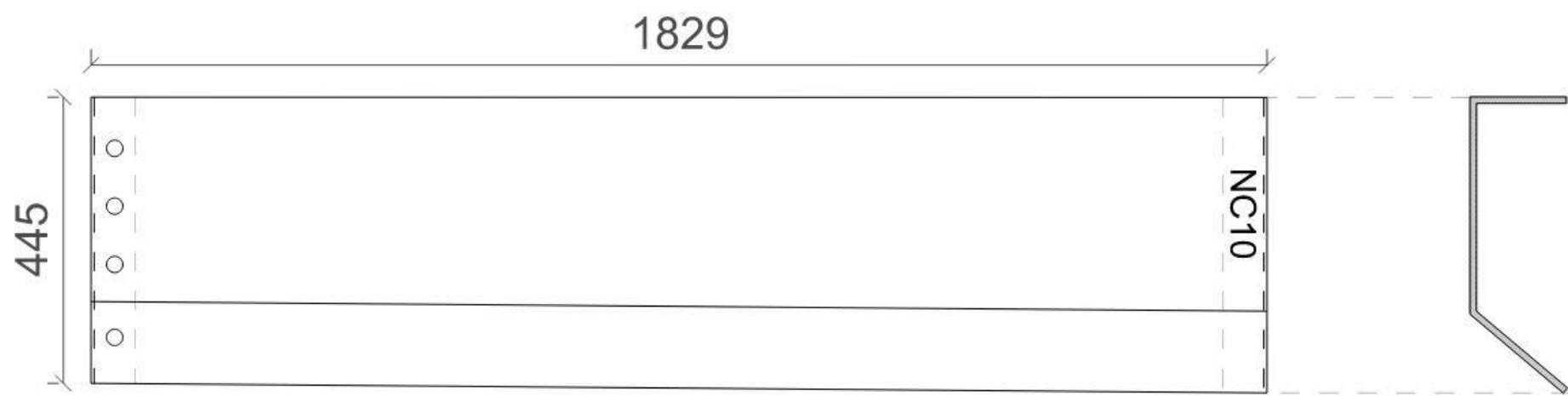
- Blasting of exposed iron beams and tie rods to remove corrosion and allow for protective coatings to be applied;
- Hand stripping of iron column coatings to allow for application of protective coatings.

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.

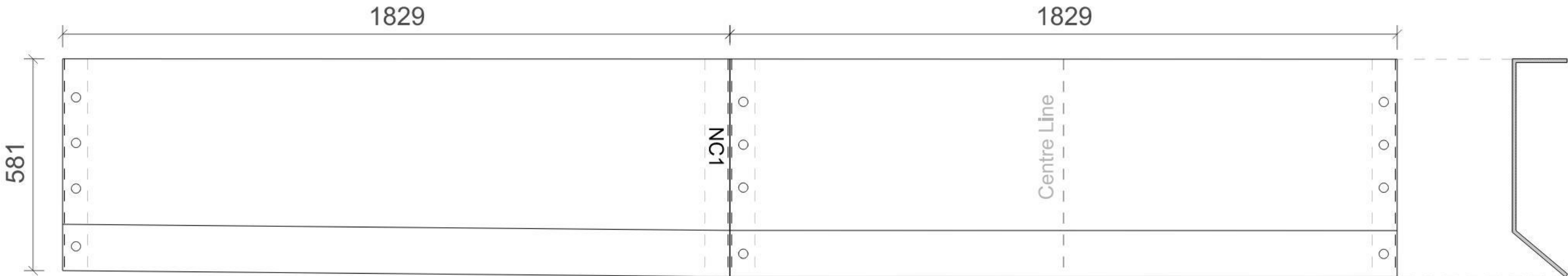
01 Cast iron box gutter sections from narrowest point to widest point
Illustrative Isometric View



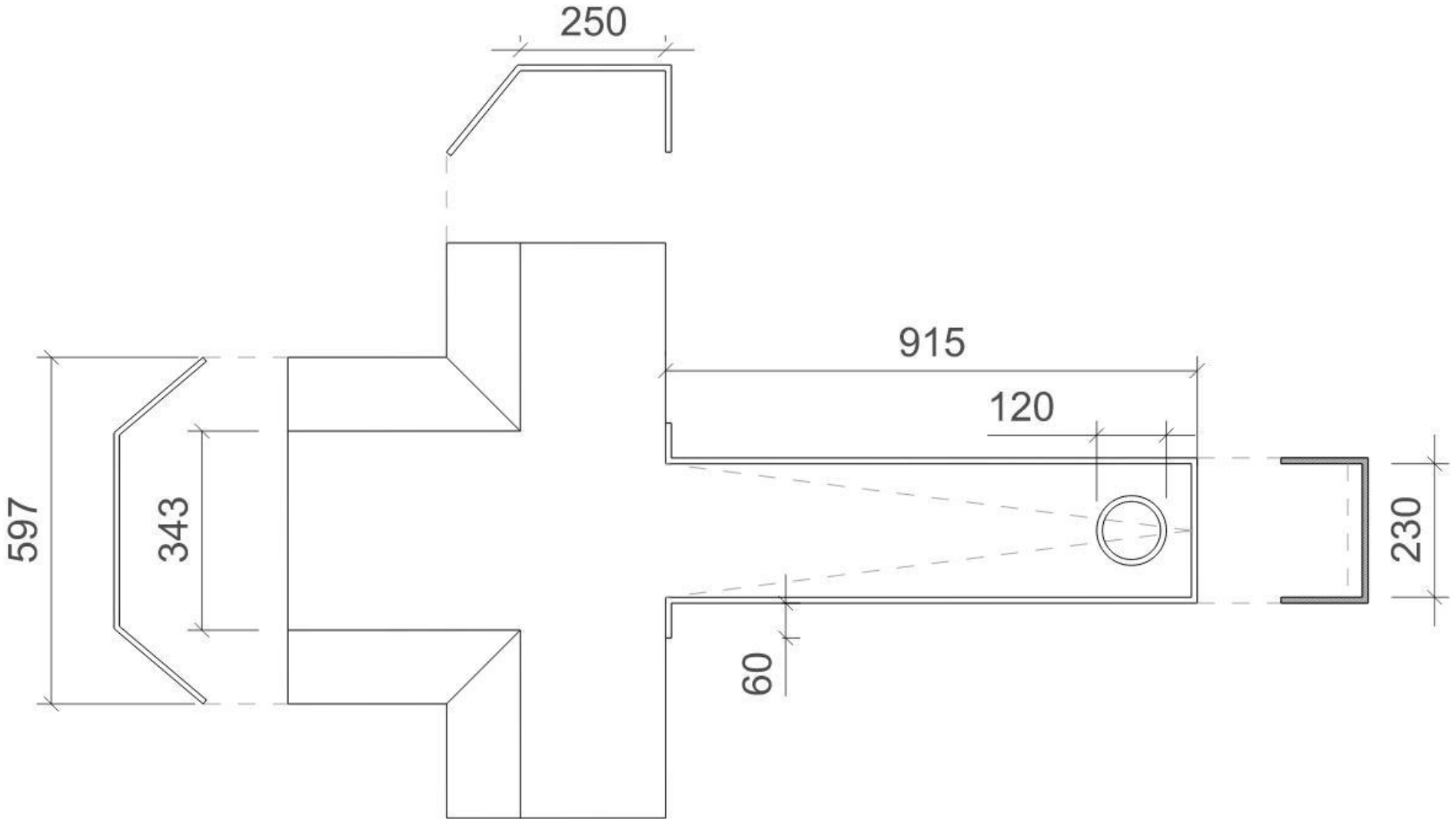
02 Cast Gutter at Narrowest Point (Type A)



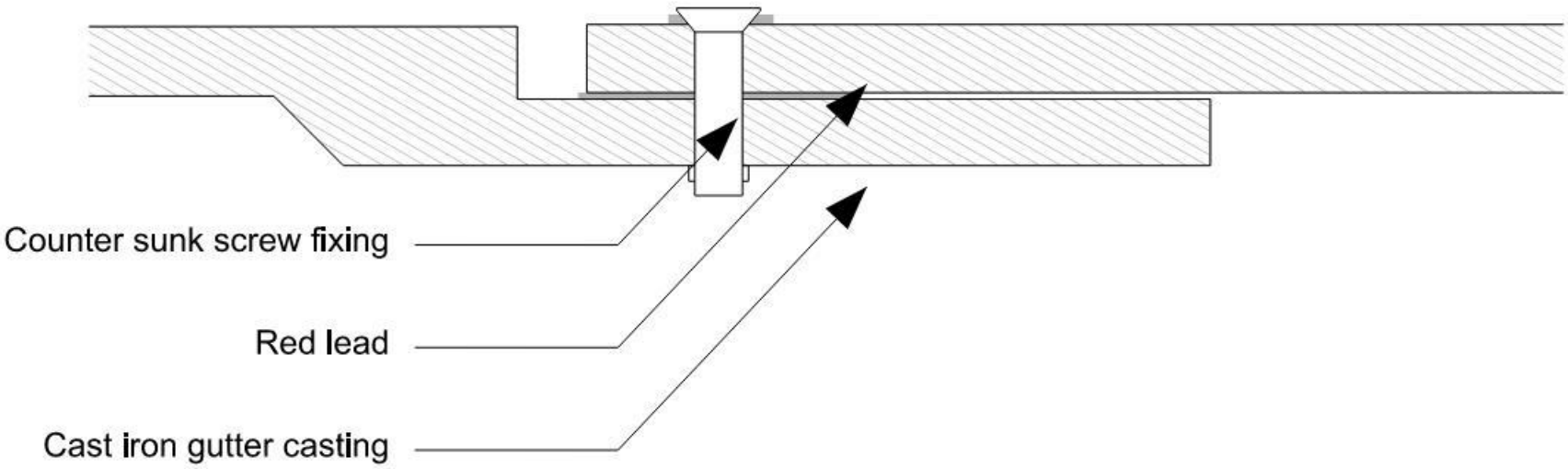
03 Cast Gutter at Widest Point (Type A)



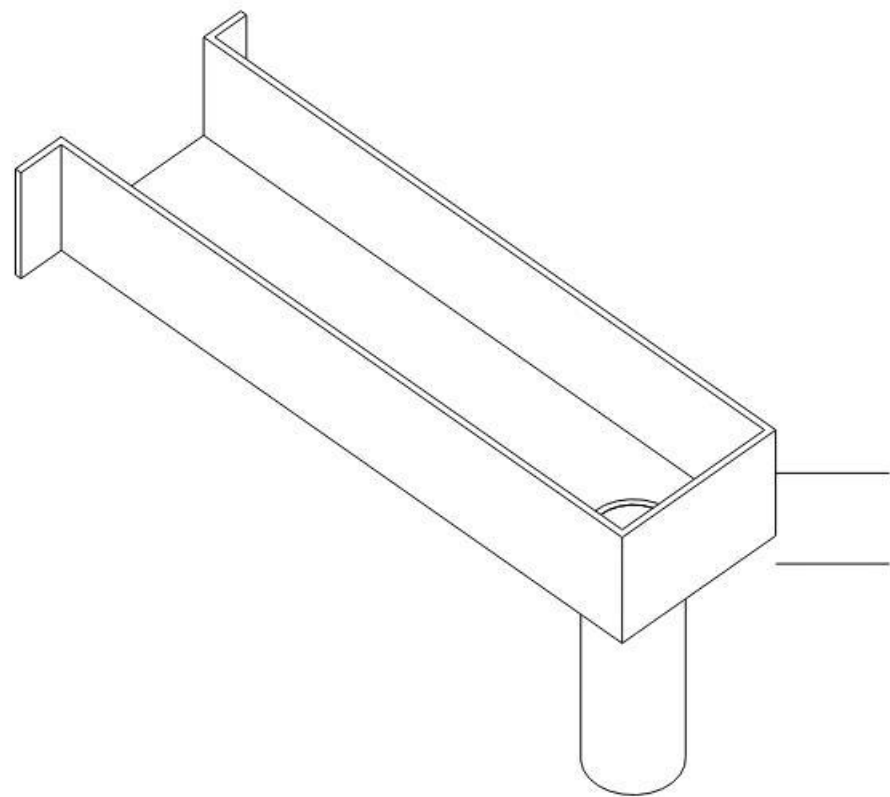
04 Gutter Outlet (Type D) and T-Junction (Type E)



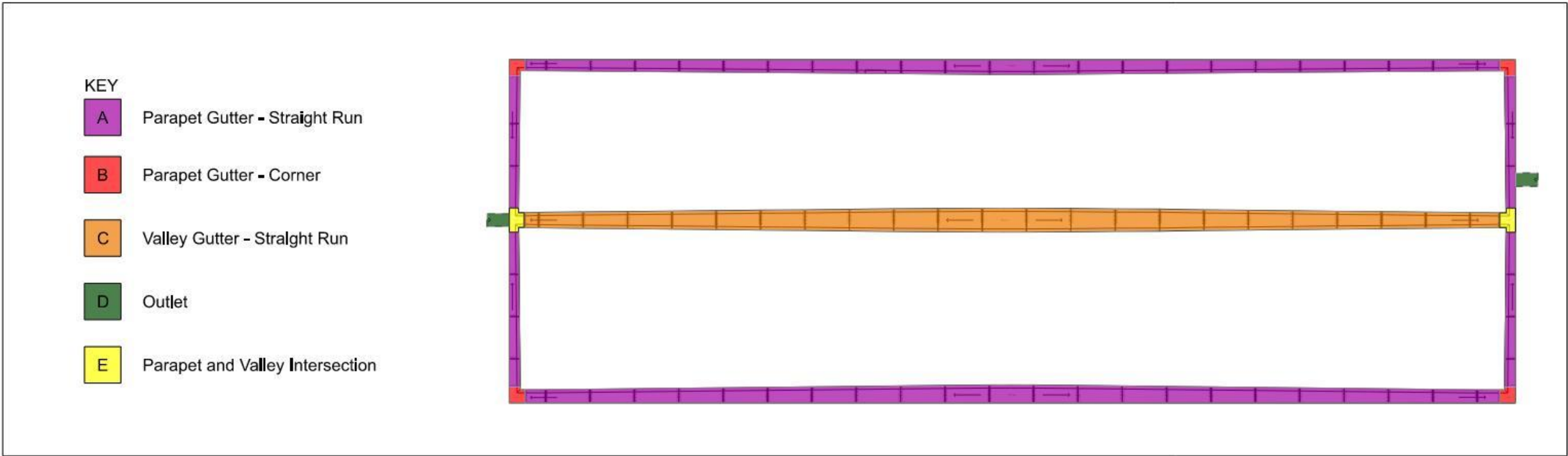
06 Existing Cast Gutter Lap
Detail Section 1:10 @ A1



05 Gutter Outlet (Type D) Isometric View



07 Gutter Types



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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 an original element of the building's 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 into 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 a 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.

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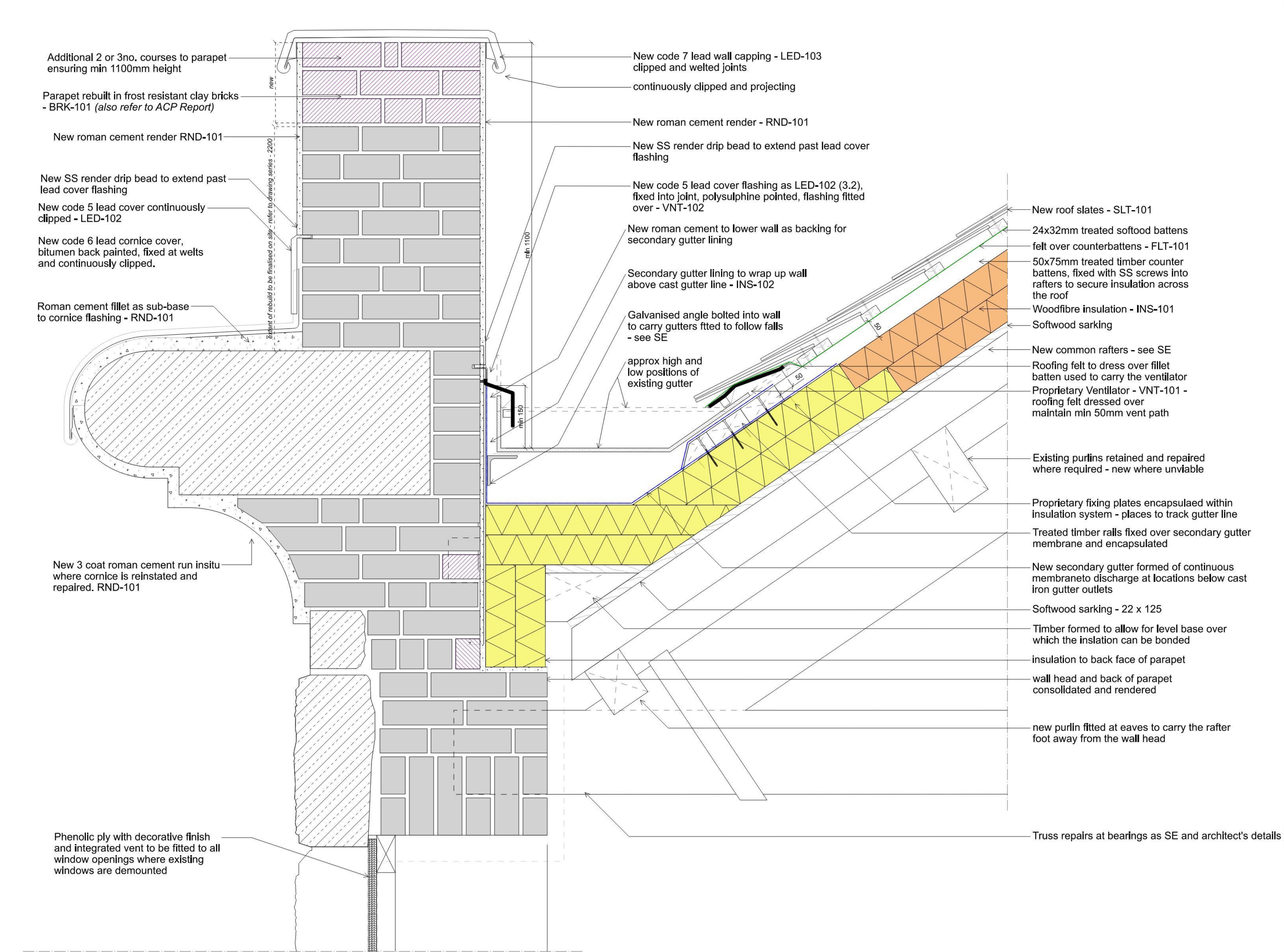
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Revision	Date	Description
P01	18.02.2025	Issued for Stage 2A3 costing
P02	25.03.2025	Issued for Stage 2A3 Tender

Job/Drawing No
CRP01-FCBS-1A-XX-DR-AA-3102 P02

CRQ - FLAX MILL PHASE 1 REPAIR
EXISTING FABRIC ASSEMBLY
CAST IRON ROOF GUTTERS
Status
A4

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.

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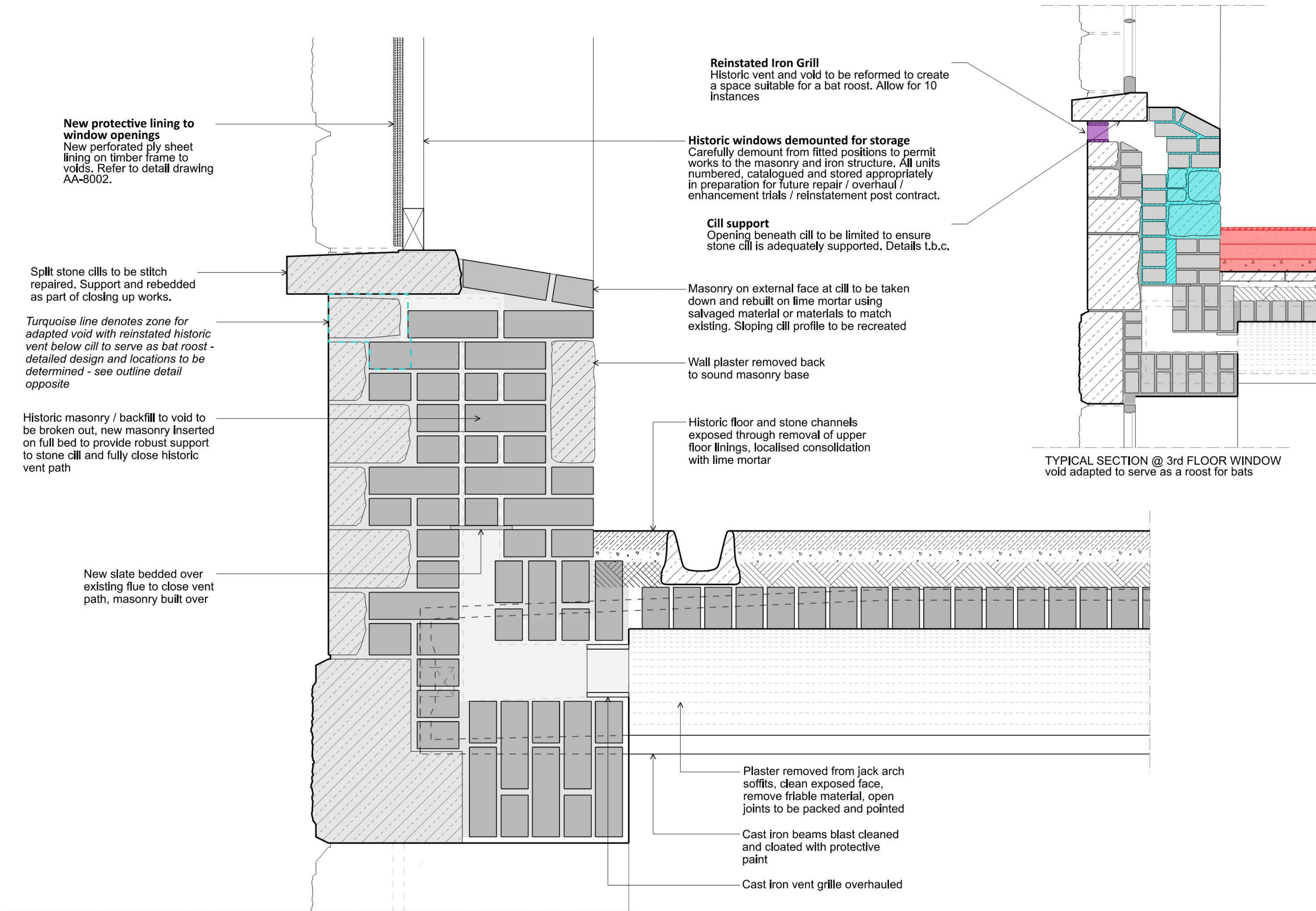
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Revision	Date	Description
P01	02.12.2024	Stage 2A2 Issue
P02	18.02.2025	Issued for Stage 2A3 costing
P3	25.03.2025	Issued for Stage 2A3 Tender

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

Job/Drawing No
CRP01-FCBS-1A-XX-DR-AA-3201
CRQ - FLAX MILL PHASE 1 REPAIR
PROPOSED FABRIC ASSEMBLY
WALL HEAD, ROOF and PARAPET
Scale : 1:5 @ A1 / 1:10 @ A3
Drawn: Bath Studio Checked: JS

Revision
P03
Status
A4
FCBS Project No: 2027-1



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 on the internal face of masonry envelope via cast iron grilles. Vents informally filled historically with masonry / backfill. Grilles remain present. Spandrel historically reconstructed with new masonry and cement sloping cill on inner face. *See existing detail.*
Objective: Formal closure of flue to omit through-floor void.
Works Description: Historic masonry / backfill to vent broken out, new masonry inserted to fully close path. Stone cills repaired and rebbed on sound masonry base. *See proposed detail.*
Key Drawings / Specifications:
Cc_00_15_00 Conservation Repair Principles
Cc_00_20_00 Historic Structures (Demolition)
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_90_00 Historic Ironwork

HISTORIC WINDOWS DEMOUNTED FOR STORAGE

Arrangement / Condition: Typically 60-pane SG timber windows with upper portion centre-pivot opening light over fixed window below. Windows typically lost or fragments only remaining on NE walls - blockwork, SS reinforcement bars and / or timber linings inserted to close openings. Present on SW walls. Where extant, windows heavily weathered, original decoration lost, all closed over with a mix of acrylic or other material to secure them. No opening lights operational. *See window schedule.*

Objective: Historic windows demounted to permit Phase 01 repair. Stored in anticipation of reinstatement in future reuse 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 repair / overhaul / enhancement 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_51_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 sheet linings.
Objective: Openings to be secured in advance of reuse proposals.
Works Description: New ventilated ply lining on timber frame.
Key Drawings / Specifications:
Cc_00_51_00-10 Plywood
 AA-8002 window boarding options
 SE requirements

REMOVAL OF LININGS BACK TO MASONRY
Arrangement / Condition: Various plasters / linings applied to walls and brick jack arch soffit. Some lime-based plasters and cementitious renders. Refer to types and Materials Analysis. All in poor repair.
Objective: Remove plasters / linings to enable future redecoration.
Works Description: Remove existing plasters / linings back to sound brick base, removing friable material. Grouting to large voids. Inspections and trials to inform approach.
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)

REMOVAL OF NON-ORIGINAL FLOOR COVERINGS AND CONSOLIDATE ORIGINAL FLOOR

Arrangement / Condition: Original floor 300x300mm square fired clay tiles on backfill, stone drainage channels at floor perimeter. Later floors various including reinforced cement screed, modern tile, insulated board with bituminous bonding (see types, Infrastruct Report). Modern floors in fair condition.

Objective: Carefully strip back to and consolidate historic floor, reform level surface in advance of future fitout – Once exposed, historic floor surface will be found to be worn. It will be necessary to consolidate the surface to provide a trip free surface. Required where surface is found to be inconsistent, damaged or sections of tiles are missing. The hope is for most of the historic tiles to be found in place, bound to the substrate and in a form that does not present a risk to people accessing the area. Whilst it is not the intention of the works to leave a fully repaired finish, the floor must be level, well bound and safe to walk on.

Works Description: Carefully strip back to historic surface, consolidate and repair ready to receive new covering as part of future phase. Removal / cleaning to conservation standard, informed by trials. Grout to voids, sand-cement screed to substantial gaps.

Key Drawings / Specifications:
Cc_00_15_00 Conservation Repair Principles
Cc_00_20_00 Historic Structures (Demolition)
Cc_00_40_00 Historic Masonry (Cleaning)
GRT-101, MRT-101
SE requirements

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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-3202

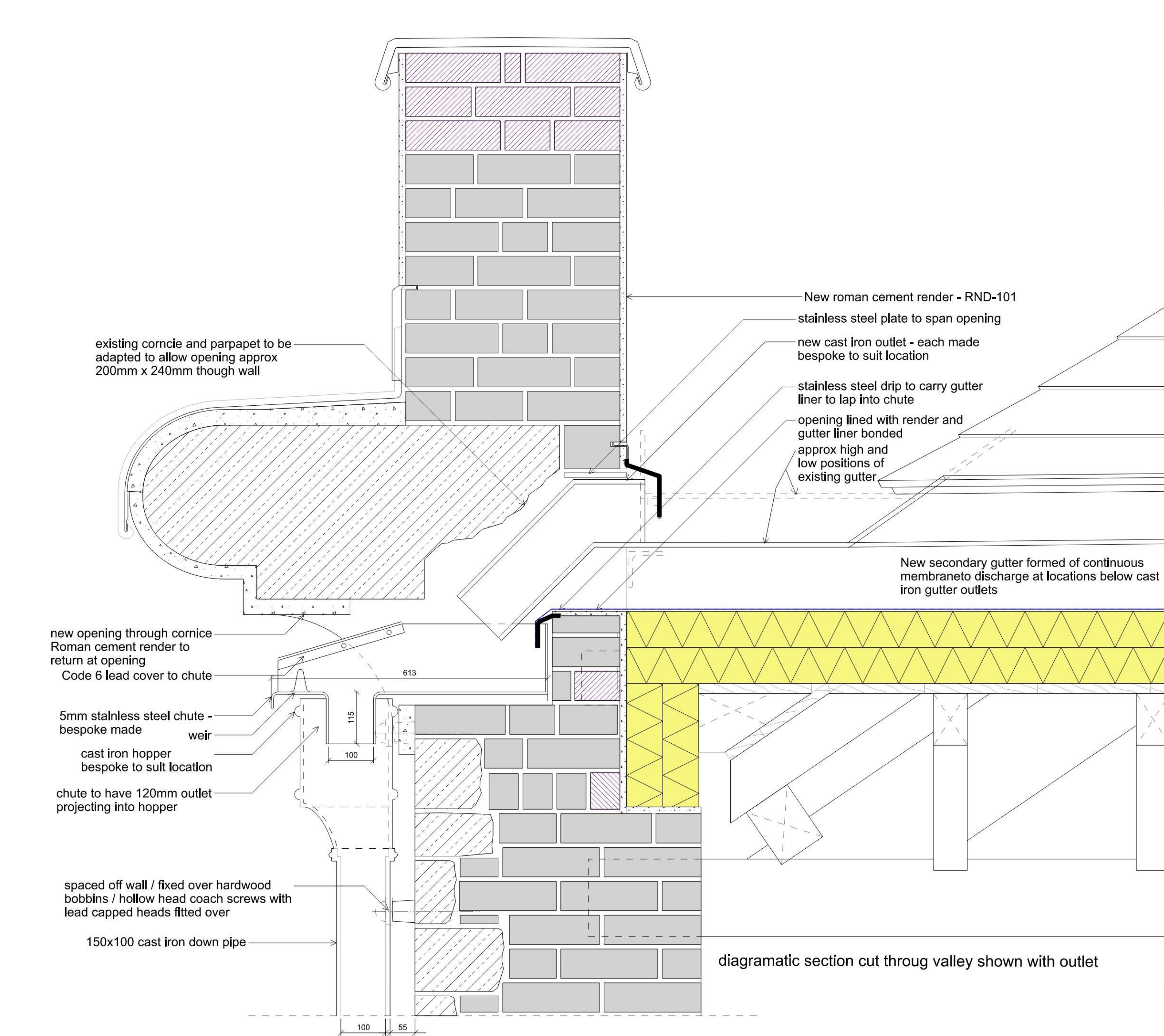
CRQ - FLAX MILL PHASE 1 REPAIR
PROPOSED FABRIC ASSEMBLY
WINDOW CILL and SPANDREL

Scale : 1:5 @ A1 / 1:10 @ A3
Drawn: Bath Studio Checked: JS

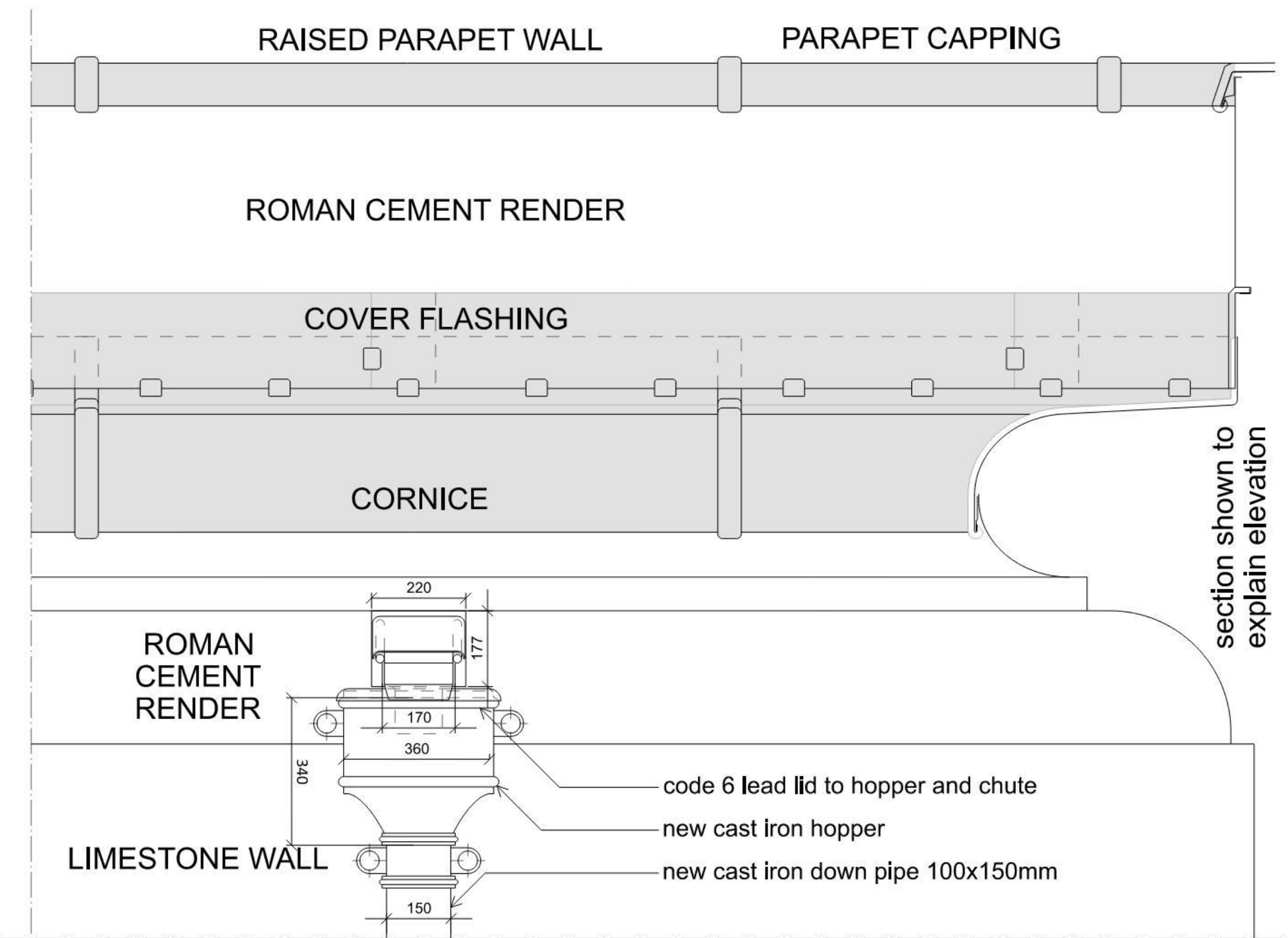
Revised
P03

Status
A4

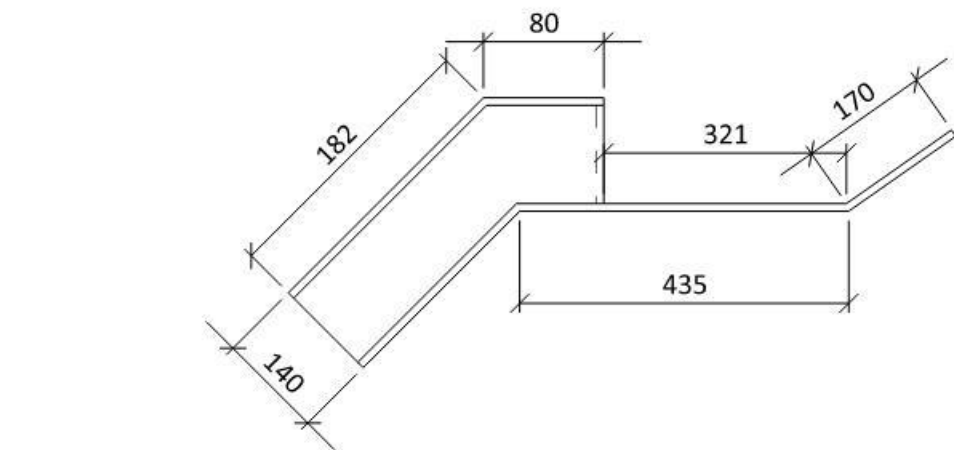
FCBS Project No: 2027-



PARAPET SECTION @ GUTTER OUTFALL



ELEVATION @ GUTTER CHUTE and RAINWATER DOWNPIPE - 1:10@A1 / 1:20@A3



NEW GUTTER OUTLETS - 1:10@A1 / 1:20@A3 (*dimensions indicative)

GUTTER OUTLET STRATEGY

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

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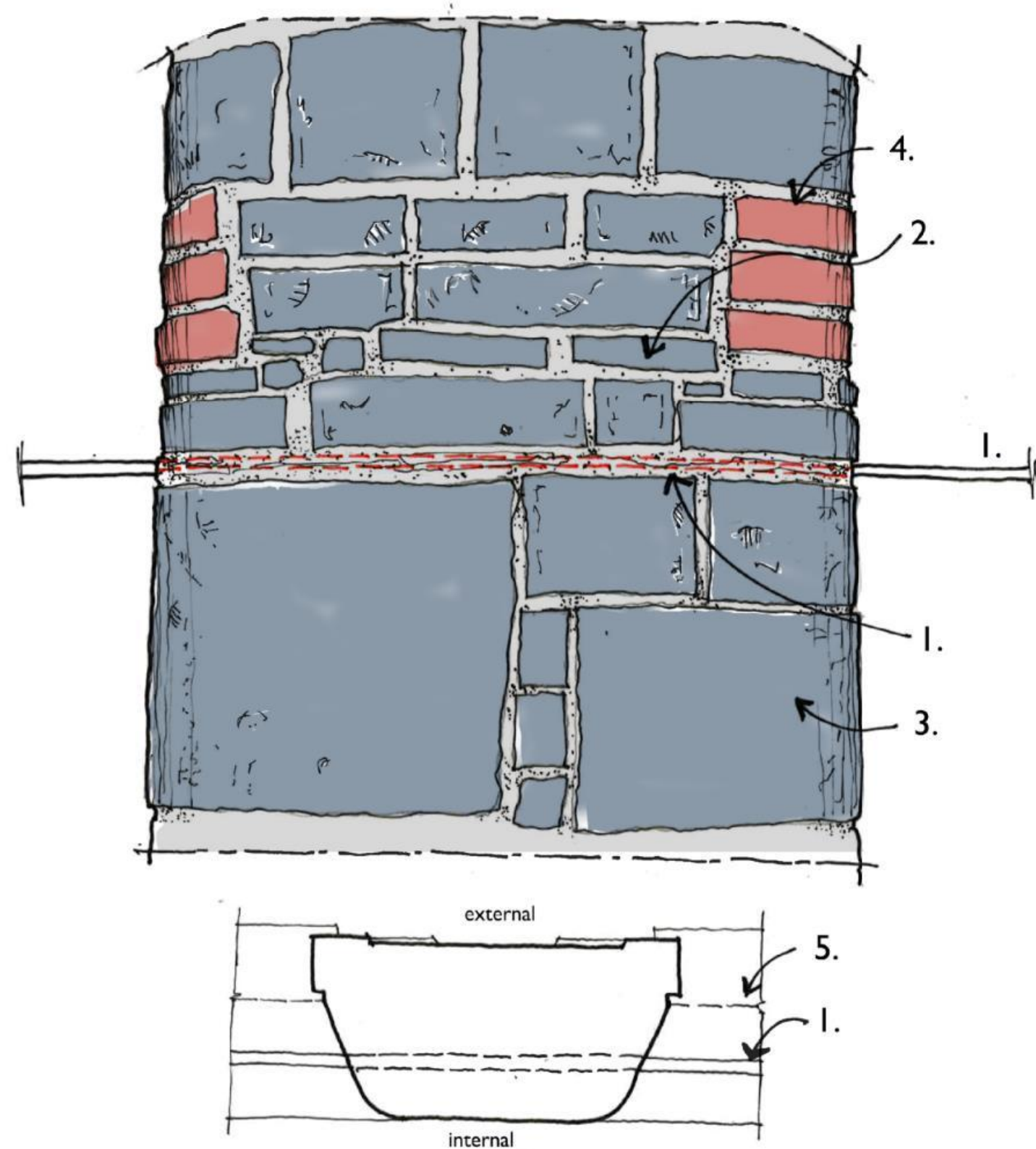
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Revision	Date	Description
P01	18.02.2025	Issued for Stage 2A3 costing
P02	25.03.2025	Issued for Stage 2A3 Tender

Job/Drawing No
CRP01-FCBS-1A-XX-DR-AA-3204
CRQ - FLAX MILL PHASE 1 REPAIR
PROPOSED FABRIC ASSEMBLY
PARAPET GUTTER OUTLET
Scale : 1:5 @ A1 / 1:10 @ A3
Drawn: Bath Studio Checked: JS
FCBS Project No: 2027-1

Revision
P02
Status
A4

EXISTING MASONRY PIER



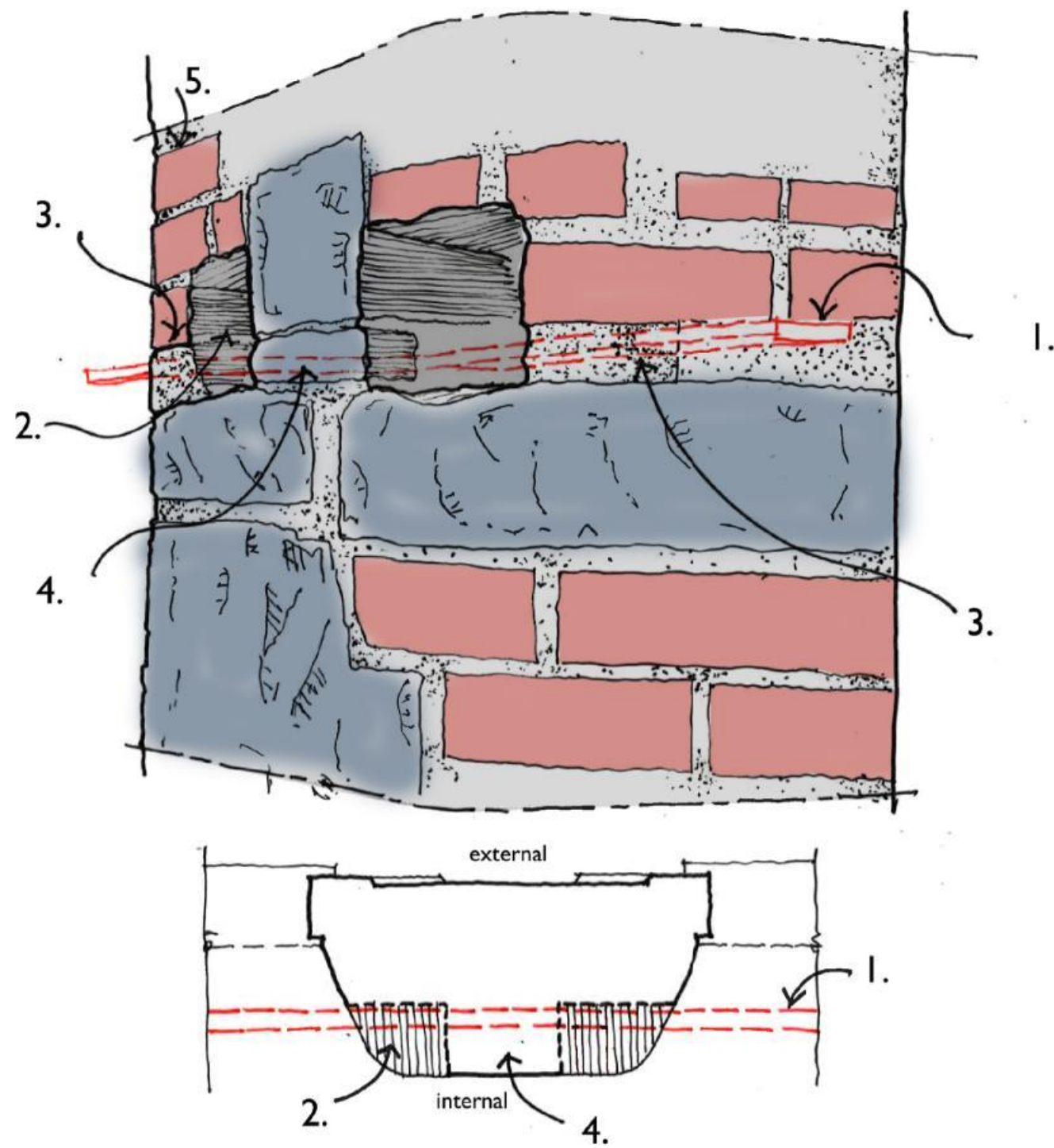
Key

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.

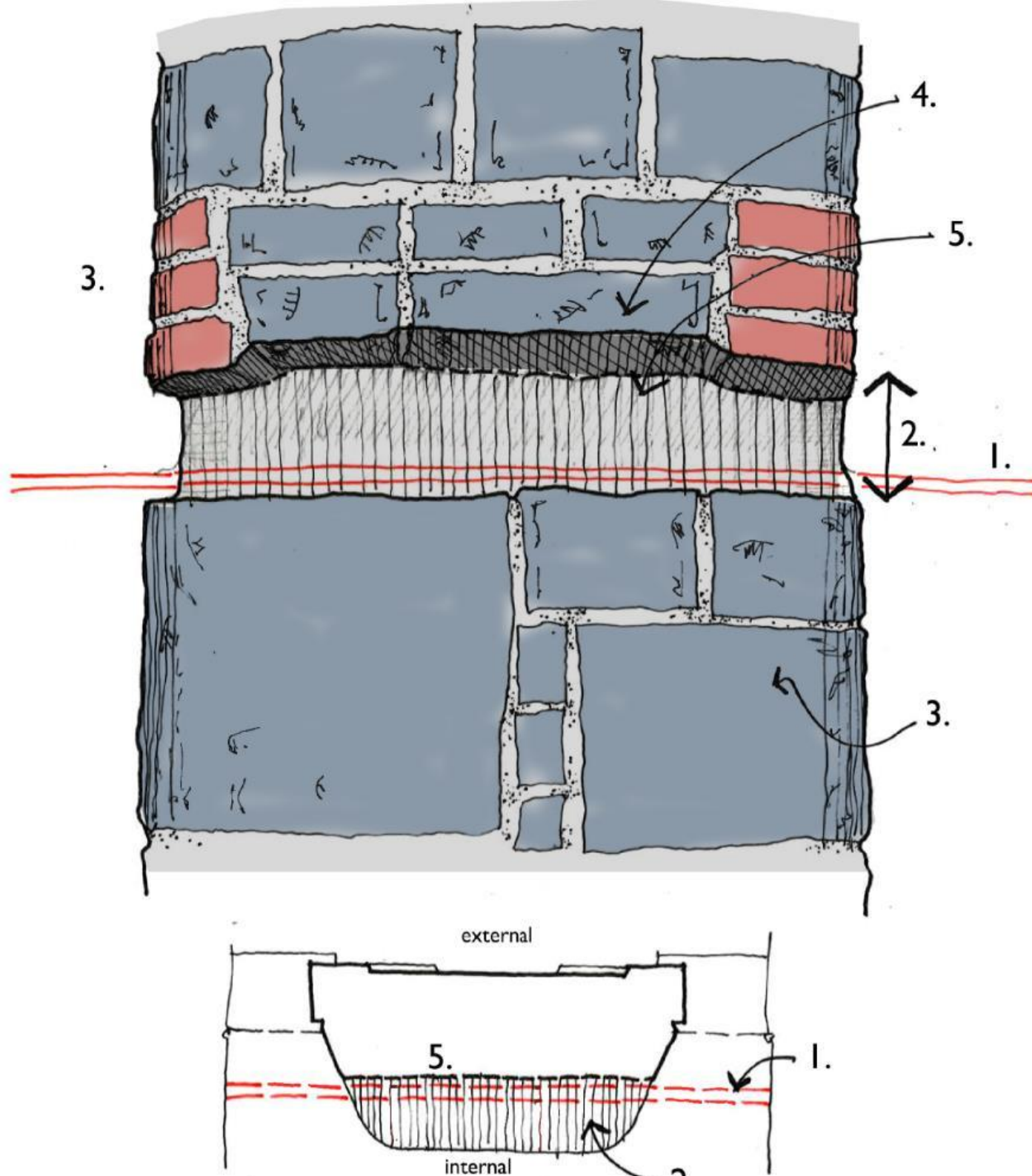
MINIMAL OPENING UP:
SE REPAIR Type 4



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 though 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

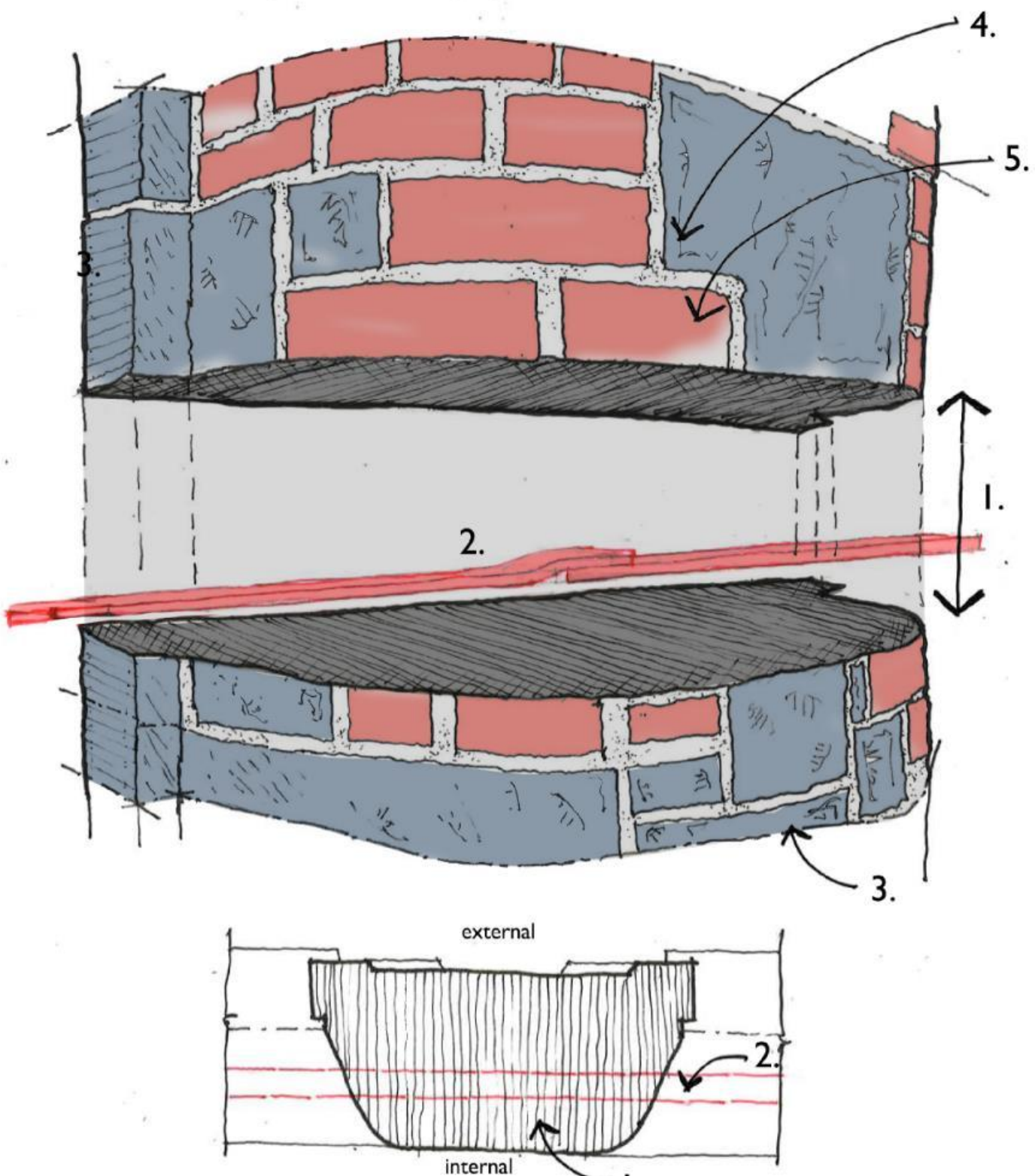


Key

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.

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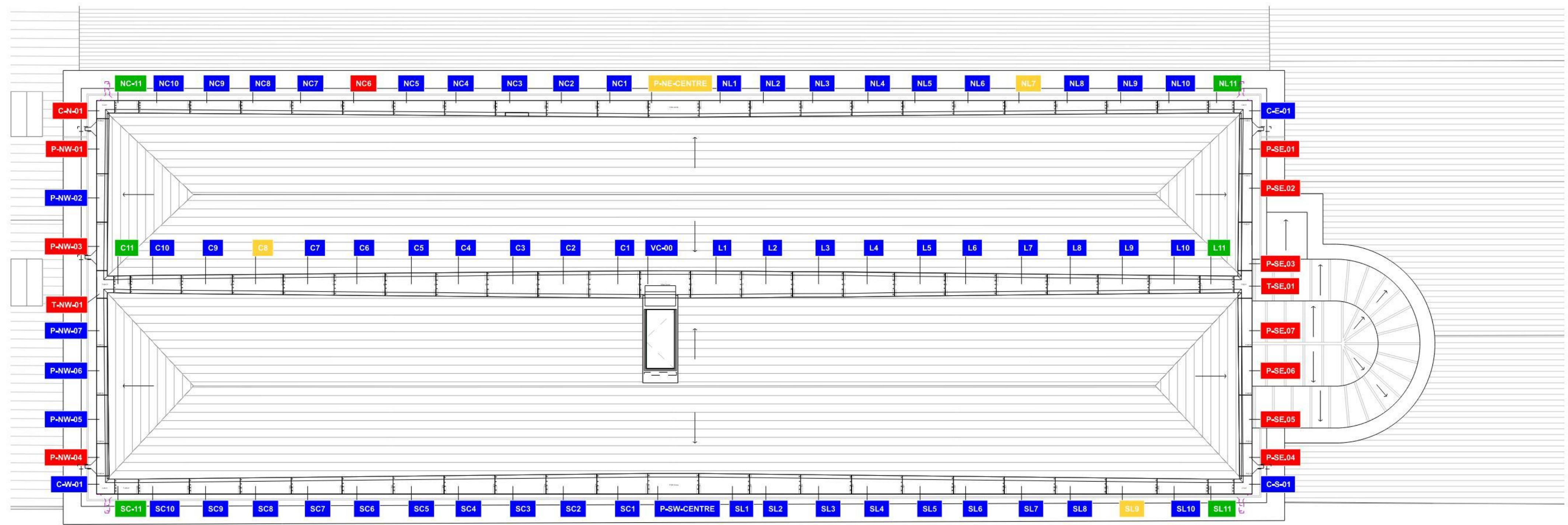
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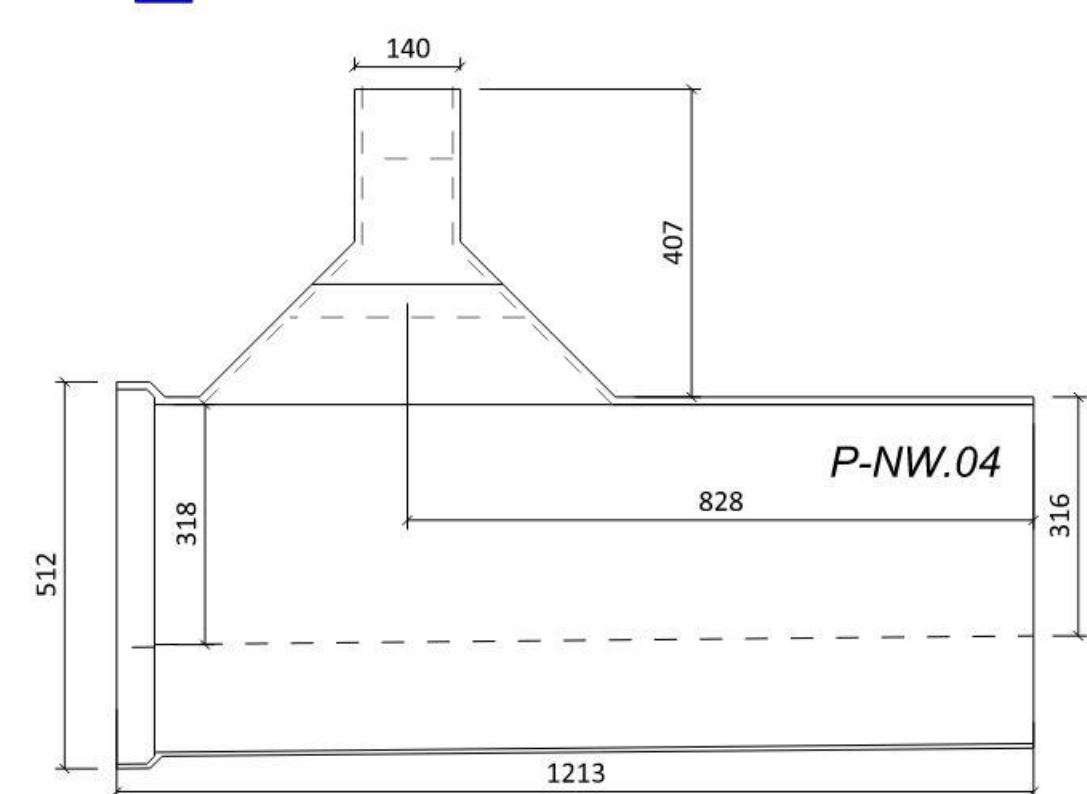
Revision	Date	Description
P01	14.03.2025	Stage 2A3 Issue for comment
P02	25.03.2025	Stage 2A3 Issue for Tender

Job/Drawing No
CRP01-FCBS-1A-XX-DR-AA-3211
CRQ - FLAX MILL PHASE 1 REPAIR
PROPOSED REPAIR METHOD
IRON BAND REMOVAL AT MASONRY PIER
Scale : NTS
Drawn: Bath Studio Checked: JS
Revision
P02
Status
A4
FCBS Project No: 2027-1

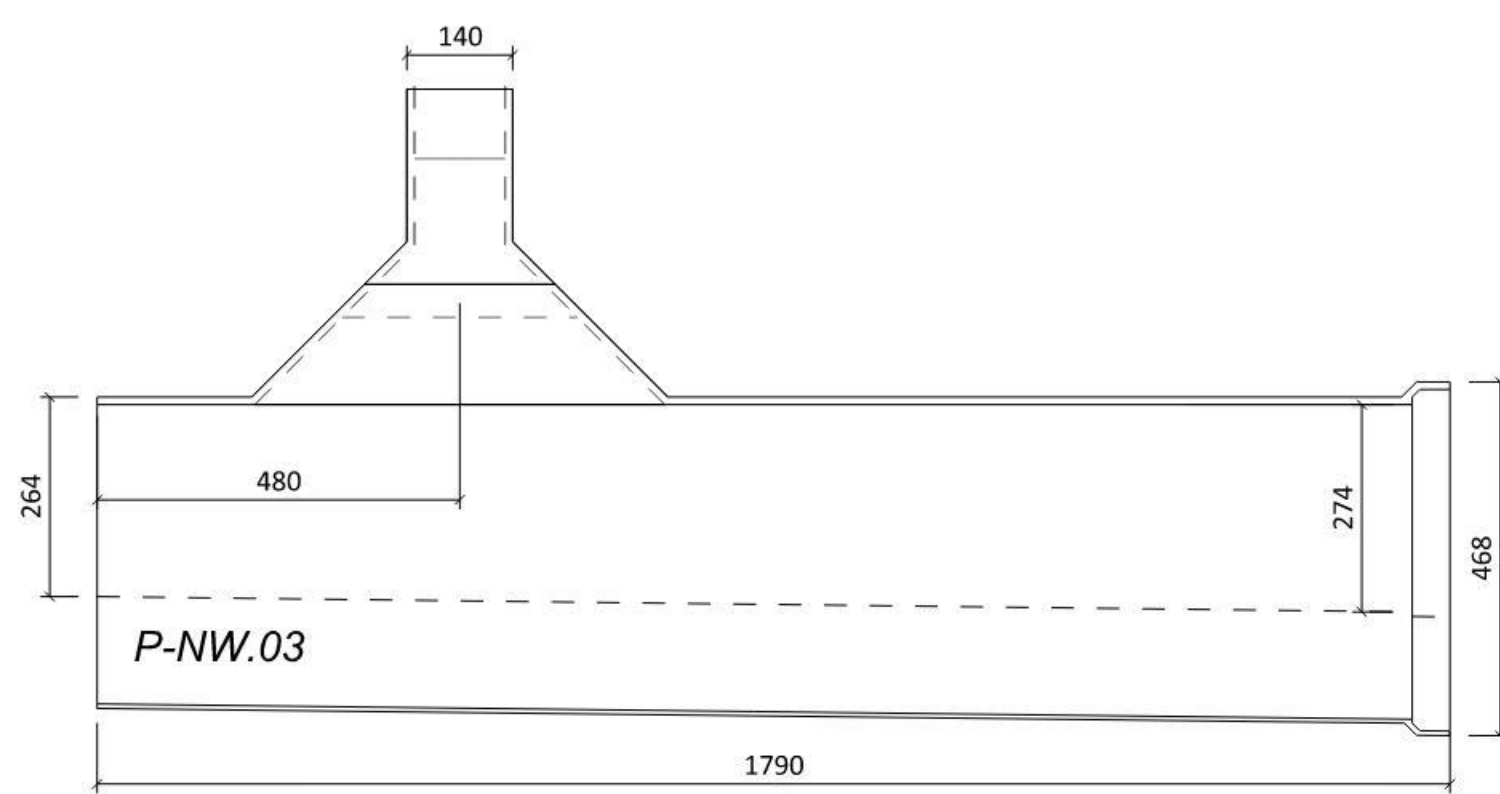


01 Gutter Overhaul/Removal/Replacement Strategy Plan

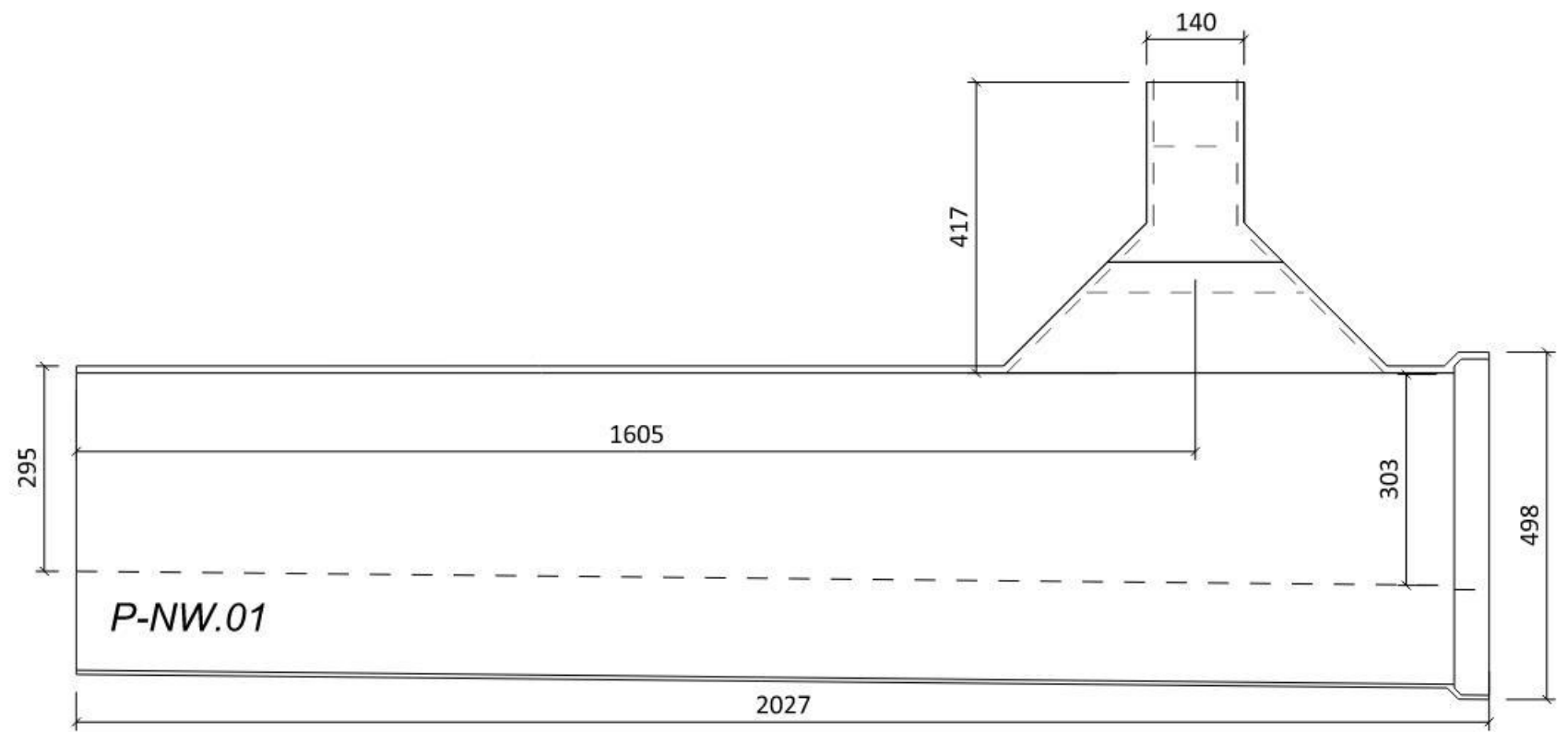
- Replace due to failure or design
- Provisional replacement based on in-situ assessment
- Provisional / Adaption to suit movement joint assembly
- Overhaul



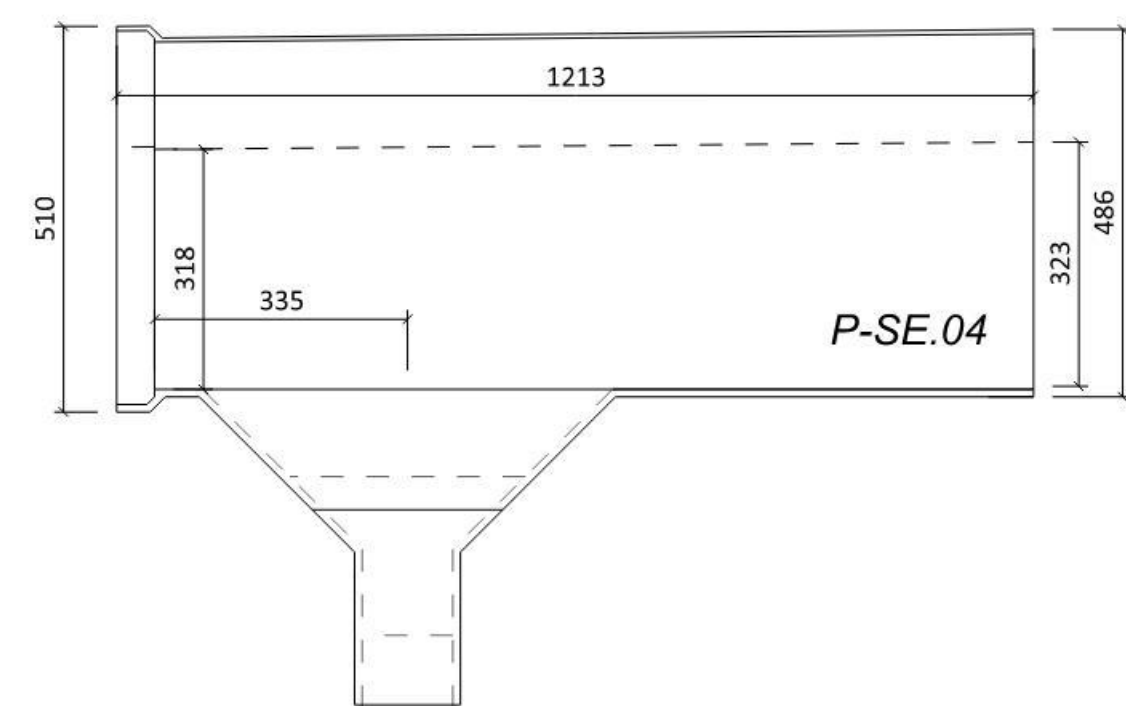
02 Proposed Replacement Gutter Casting P-NW.04
Plan View - 1:10 @ A1



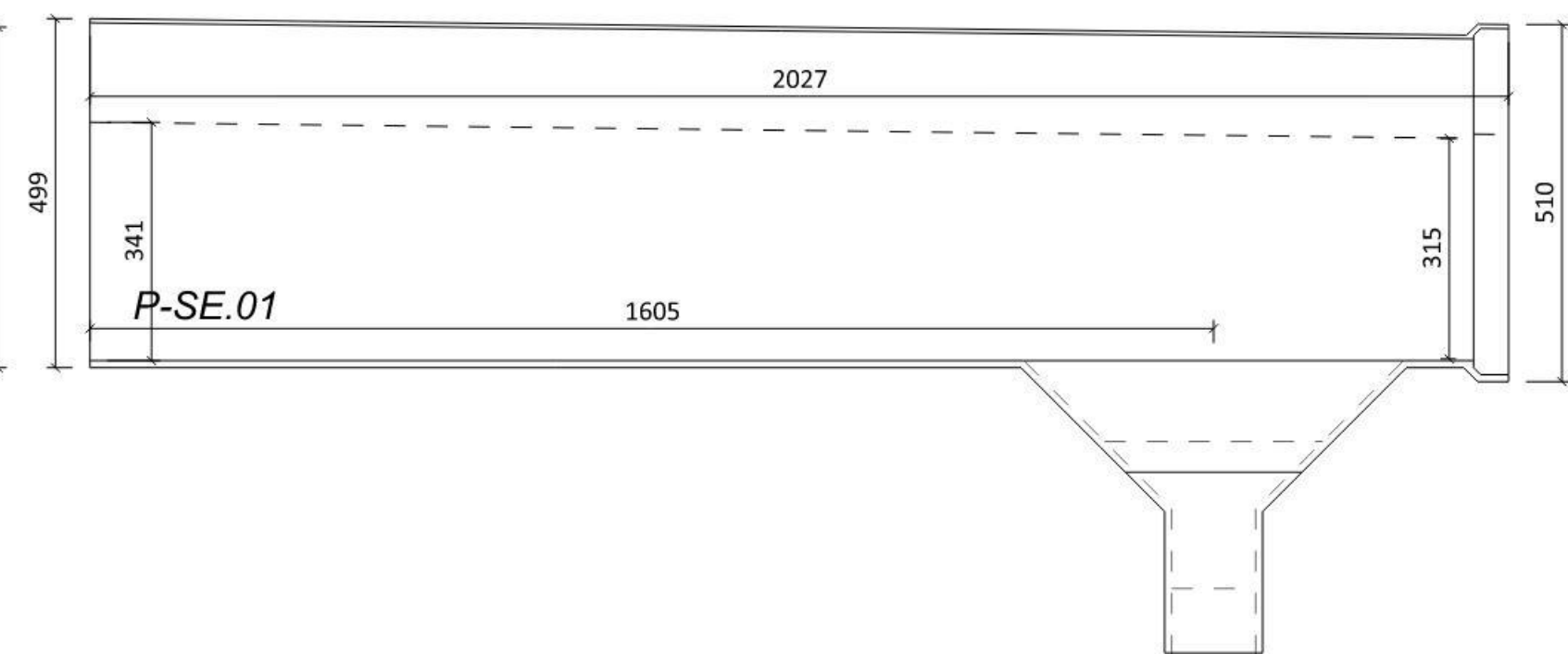
03 Proposed Replacement Gutter Casting P-NW.03
Plan View - 1:10 @ A1



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



05 Proposed Replacement Gutter Casting P-SE.01
Plan View - 1:10 @ A1

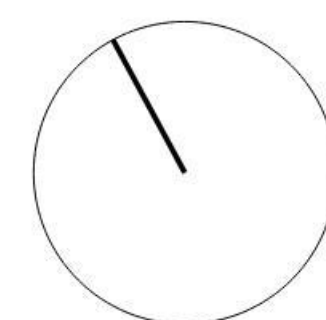
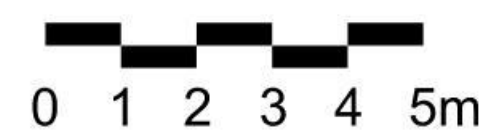


06 Proposed Replacement Gutter Casting P-SE.04
Plan View - 1:10 @ A1

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	NOTE
P02	Alternative gutter location and note added



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P01	18.02.25	Issued for 2A3 costing
P02	25.03.25	Issued for 2A3 Tender

Job/Drawing No	Revision
CRP01-FCBS-1A-XX-DR-AA-4604	P02
CRQ - FLAX MILL PHASE 1 REPAIR PROPOSED GUTTER LAYOUT	Status A4
Scale : 1:100 @ A1 Drawn: Bath Studio Checked: JS	FCBS Project No: 2027-1

F SITE PHOTOS

G EXISTING SITE

Site Photographs

Key to Photographs



1 Cleeves Flaxmill



4 View from inside the Flaxmill to the river Shannon



5 The retaining wall between the Quarry site and Stonetown Terrace



2 Flaxmill Studio Building



3 Infiltration Galleries and Quarry



6 View from Stonetown Terrace

G EXISTING SITE

Site Photographs

Key to Photographs



7 North Circular Road Terraces



10 Cleeves Flaxmill Quarry



11 Stonetown Terrace Site



8 Overlooking the Quarry, Infiltration Gallery and Flaxmill



9 The Quarry



12 View of site from the River Shannon