DAC
Architects

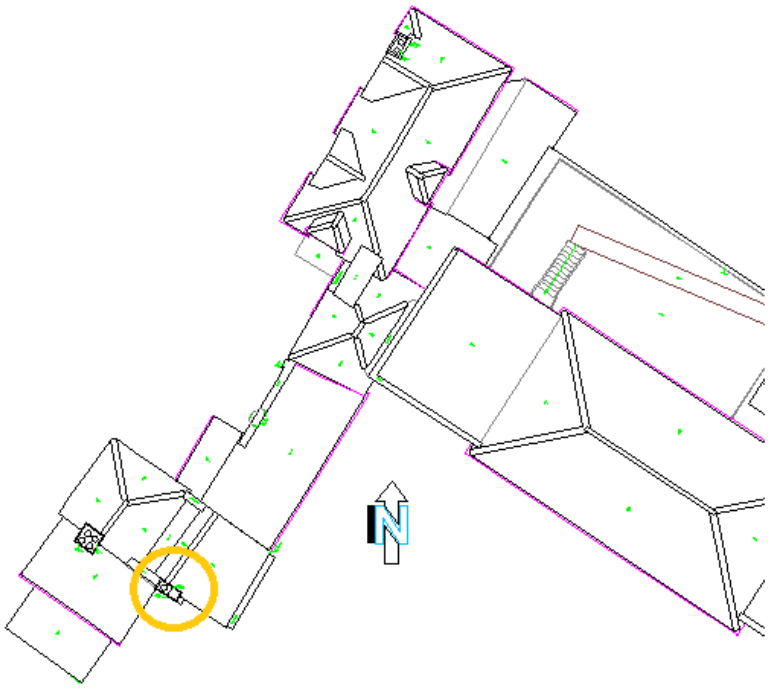
Gads Hill School, Gads Hill Place. Gravesend Road. Higham. Rochester. ME3 7PA

Project ref: 5516

Chimney to Gardeners Cottage

Photographic Record of Condition prior to the erection of scaffolding and post erection of scaffolding 26/03/26

Schedule of work to make safe and Reconstruction Works.



P001 – part plan indicating chimney location

P002 – looking northerly from within school grounds

P003 – west face of chimney

P004 – southern face of chimney indicating cracking and apperture through to internal flue

P005 – west face of chimney

P006 – south face of chimney

P007 – north west detail of chimney

P008 – south west detail of chimney

*Note structural engineers [Alan Baxter Partnership] advice 03/03/*36 - the chimney of the cottage and the boundary wall facing Crutches Lane are both in a very fragile and vulnerable condition structurally and should be dealt with as soon as possible.

We notify that due to the precarious condition of the chimney that we have instructed for the chimney to be made safe and carefully taken down and safely stored on site at low level.

SCHEDULE OF WORK

Carefully remove all loose or unstable brickwork down to sound brickwork. Store flue and capping tile along with bricks and keep safe.
Clean bricks and retain on site at low level.
Do not remove any bricks or parts of bricks from site without prior agreement
Provide secure temporary weather protection to exposed brickwork using roofing felt & battens.
It is estimated that from under the flue mortar capping level 12 courses of brick may need to be removed.

Re-bed & re-point remaining brick stack and install lead flashing to interface with roof slate tiles. Ensure that weather tight integrity is maintained.

LPA to be contacted and advised of work. Prior to re-building, invitation to visit site should be arranged or consent to be obtained after making safe and prior to reconstructing..

All such work to be carried out in accordance with the specification below

SPECIFICATION

BRICKWORK
Re-use existing bricks where-ever possible. Allow for carefully removing existing bricks, removing mortar and setting aside for re-use.

Ensure that the bricks are re-used in their original location.

Obtain samples of red 'rubber' bricks to match existing bricks in colour size & texture. Obtain approval for use.

P009 – reclaimed bricks and saved bricks to be used for reconstruction available on site for inspection.

Mortar

NHL3 hydraulic lime mortar to be used. Joints to be square to the face of the brick and slightly recessed 2-3mm with a brushed finish to expose the aggregate.
Mortar flashing / flaunching to be NHL5 hydraulic lime mortar:
Softness: The new mortar should always be softer than the masonry to avoid damage to historic brick or stone.
Waterproofing: Apply sacrificial coat of lime or specialized, breathable water repellent to the stack to prevent water soaking into the structure. Damping down the brickwork before applying mortar and keeping the work protected while it cures is essential for longevity

Bonding
To match existing. Note the main building is laid in Flemish bond but variation is apparent. When rebuilding we advise that reference is made to this document and all brickwork, mortar and bonding is replicated as close as possible to the existing chimney stack.

Note the rebuilding process will be a like for like repair of the existing situation.