



Scale: 1:1250 | Area 2Ha | Grid Reference: 506792,195297 | Paper Size: A4

Following the approval of the previous consent for listed building works ref 19/1567/LBC, these works have started to be implemented and now cleaning and vegetation has started to be removed from the Windmill Tower it has revealed further works required for a certificate of lawfulness update. Some are emergency works and some are works to protect the Windmill for the future.



Item 1 - This is an example of the cleaned section of brickwork, following cleaning the pointing is missing / blown over the years from the 20-30mm of brickwork joints across the tower and needs to be racked out and replaced with Lime Mortar. An original sample of brickwork covered up by cladding has been found showing the flush pointing, see item 2 below.

- Works to entire tower brickwork
- Rack out lime mortar to 40mm deep.
- Install Limetec Heritage Hydraulic lime mortar Ref HMTY180- Traditional London Flush Joint
- Re pointing is to be completed in a continuous visit from top to bottom to ensure consistent finish.



Item 2 - Original example of Windmill Tower lime Mortar for repairs to match as item 1 above.



HOME HYDRAULIC



REF: HMTY180

Traditional London

item 3 - Mortar Colour - Traditional London for reference to item 1 and 2 above



Item 4

Around 4m from the top of the tower we have discovered a large structural crack in the brickwork that urgently needs repair. Works below:

- Chop out cracked bricks by hand, to be reused if possible.
- Rack out joints 500mm either side of crack
- Clean out joints with hoover and water
- Install "Helifix" Crack stitch using Helibar, This

helibar is hidden by mortar re pointing.

- Re point in lime mortar as item 1,2 and 3 above.
- This item is an emergency repair due to its structural nature and works have commenced to ensure no further structural damage occurs to the listed tower before winter sets in.



Item 5

There are various instances where cement mortar repairs have been carried out to the Tower over the years. Cement mortar is to be removed to ensure a consistent finish and as cement mortar acts different to Lime mortar this can cause further issues if not removed.

- Cement mortar removed by hand if possible
- Re pointed in Lime mortar as above items



Item 6

As item 4 above, structural movement cracking has been found half way up the tower. The cracks are of a large width and the mortar is missing. As item 4 this is an emergency repair to stop any further degradation of the brickwork.

- Repair sequence as item 4.



Item 7

As item 5 - further example.



item 7

Mortar completely missing in various sections to 50mm deep into the wall.

- works to be repaired as item 1,2 and 3



Item 8

Lead drip moulds missing on upper windows as installed on lower windows.
- reinstall matching lead drip moulds to all round top windows as mentioned in the listed record on heritage England.

Photo showing mould existing



Item 9

Lead Cap roof damage which is leaking into internals of the building.
Install metal cover piece to fill hole and re crimp metal roof to ensure weather tightness
Are is not seen as behind parapet roof



Item 10 - Photo from the Historic England Register dated 2003

Repair and reinstatement of Timber Balcony around windmill tower. This balcony is described in the Historic England listing ref 1100797 and further research has found photos below to allow reinstate the to match original. We dont believe listed building consent is required as these works are repair and reinstatement to match original and do not alter the listed building as the record includes.

- Repair and put back timber balcony into original metal sockets around the Windmill Tower
- Metal sockets remain in the brickwork facade, this sets out the shape, size and form of the balcony to go back
- Examples of the balcony arms and deck remain on site for timber sizing etc.
- Replacement balcony to be constructed from Oak and painted white to match original colour photo's shown below.





Item 11 - Garage

The Garage needs a list of works completed before it collapses. We dont believe this garage forms part of the listed building status as it is detached from the house and does not form part of the Historic England Listing referred to above it also looking at its construction was built after 1948. We are included it in this list of works just in case.



- Garage Timbers are rotten and are causing the building to collapse. Roof partially collapsed and other sections of the roof are sinking as shown in photos.
- Facade of the garage is clad in Asbestos sheeting which should be removed urgently and disposed off by a certified contractor
- The structure is beyond economical repair and needs to be replaced due to its dangerous state and a hazard including the asbestos cladding.
- Works include:
 - Removal of felt roof and rotten timbers, replace with matching materials and height.
 - Removal of Asbestos sheeting replace with horizontal timber cladding as shown in photos on gable end.
 - Remove and replace timber structure off existing concrete slab and foundations as needed.
 - Replace garage door as it does not function / rotten

- Replace front garage window as its broken to match size of existing.
- Re clad structure in horizontal timber on all sides.

28th October 2020

item 1,3 and 4

Additional information as requested

The HNL is 3.5 Strength to suit the Windmill.

We will included 2-3mm aggregates into the mix to match the larger aggregates in the existing.

We can confirm replacement bricks are of a size, colour and texture to match original. We have a number of original bricks found around the plot that match and these are being used. We also have the previous brick approved on application 19/1567/LBC that matches size, colour and texture. This is to ensure the coursing remains consistent.

Item 10

Zoomed in section of previously issued photo for balcony bay detail.

Based on the details from photos the balustrade bay is comprised of 2nr 75mm x 75mm posts on either end of the bay. With 3nr 50mm intermediate posts in between. This is framed top and bottom by a 50mmx50mm timber hand rail and kicker plate.

The 75mm posts at either end of each bay would sit on top of the braces below which sit into the existing sockets in the brickwork. Below is a elevation drawing of each bay. This bay detail repeats around the tower to suit socket locations. The existing sockets are 75mm wide allowing us to confirm the above.

