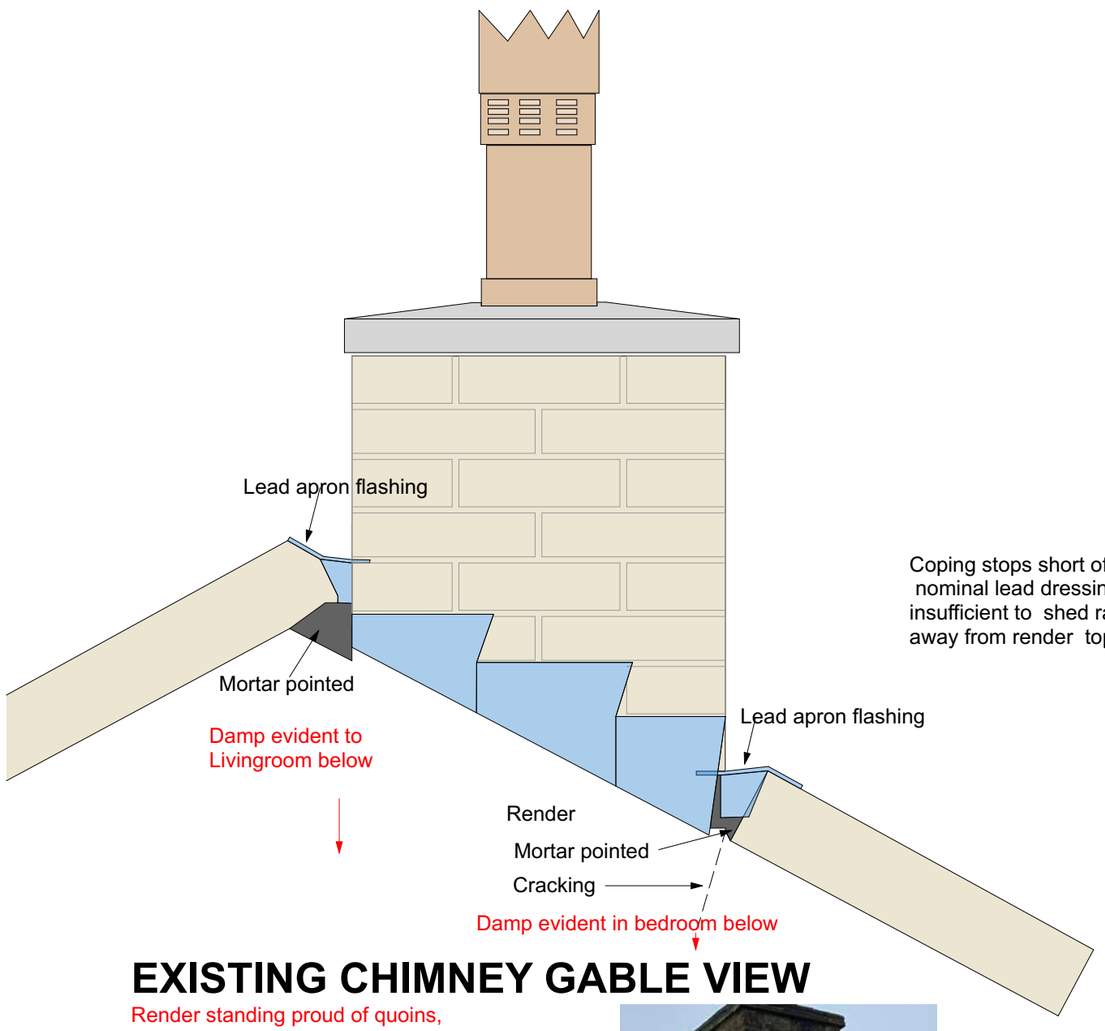
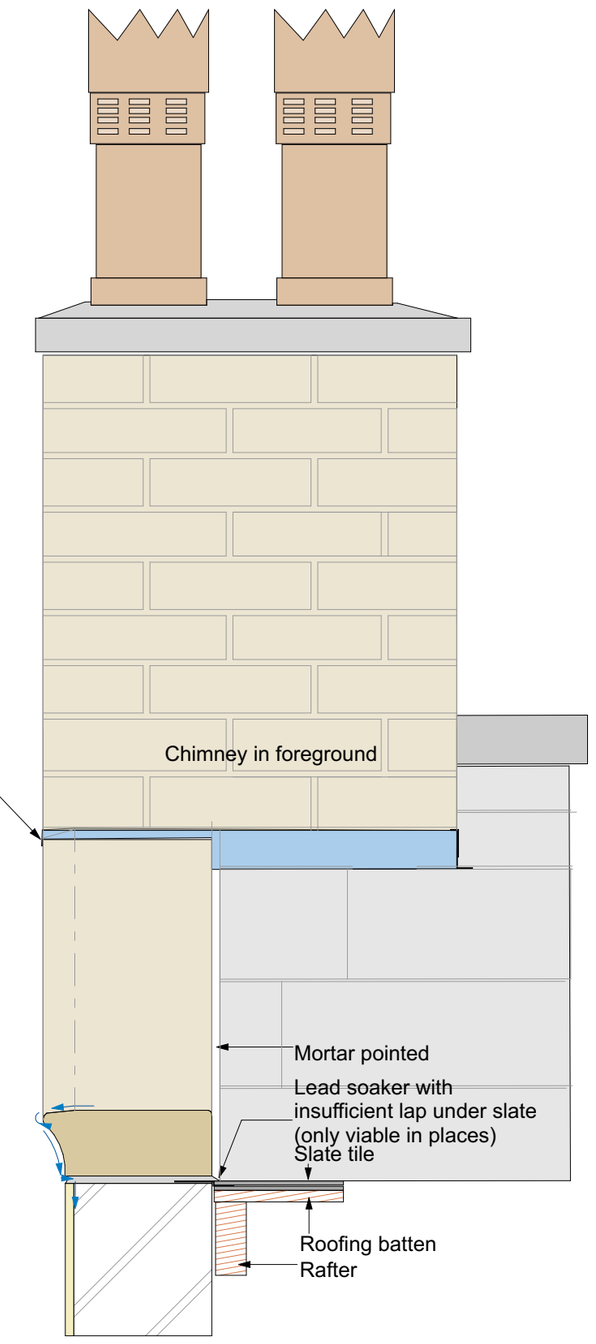
Works to gable of apartments 2 and 4 and approved under listed building consent 3/2022/1159 dated 19/07/2023



EXISTING CHIMNEY GABLE VIEW

Render standing proud of quoins, potential to allow water to track behind render. **Recommendation**: Altering quoins or removing render is not an option that would be acceptable to conservation department. Only practical solution is to alter depth of render if practical or point joints with mastic sealant and regular monitoring to ensure that this is kept in good order.

Alternative view of apron flashing from rear elevation showing insufficient upstant and no downstand on lead



EXISTING CHIMNEY FROM REAR ELEVATION

No overhang and no drip to coping rain water running over the outside of coping and tracking behind render. There is also poor joints between copings. Cracks can be seen from just under the coping extending downwards with render debonding.

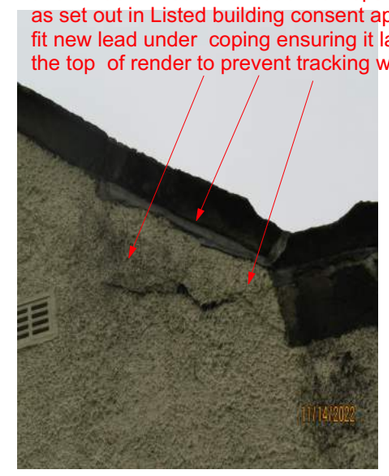
Remedial Options:

Option 1: Replace copings with new stone coping adapted to incorporate overhang and capillary drip. On a new development this would be the solution. This being a listed building, it is assumed this is the original copings albeit of a poor design. It is therefore deemed inappropriate to replace copings where another option exists
Option 1 rejected

Option 2: To mastic point the junction between stone coping and render and undertake stone repair to ensure better pointing and more defined stone edge. Whilst this may prevent moisture ingress in the short term the mastic will break down and ultimately fail
Option 2 rejected

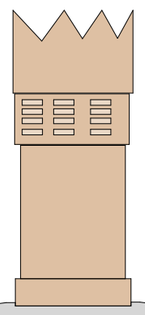
Option 3: To carefully lift copings, set aside fit code 4 lead dressed down over upper edge of render terminating in a drip to prevent water ingress and refit copings using lime mortar bed with stainless steel support angles. This retains the original stone and detail whilst providing a satisfactory water proof junction.
Option 3 recommended option

Cracking and de-bonding of render, evidence of repair having been undertaken, no overhang of capillary drip to stone coping, water tracking between joints in copings and between copings and render. Recommendation to repair render as set out in Listed building consent application, fit new lead under coping ensuring it laps over the top of render to prevent tracking water



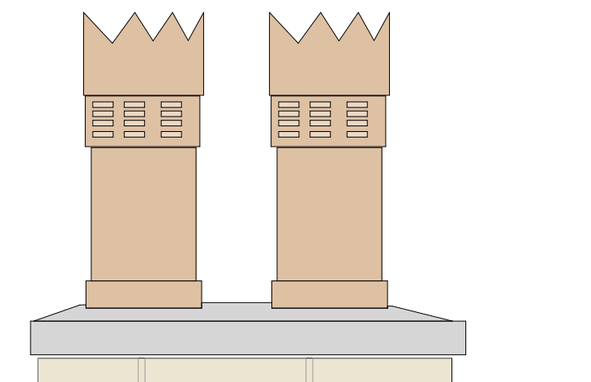
Gable / rear elevation view

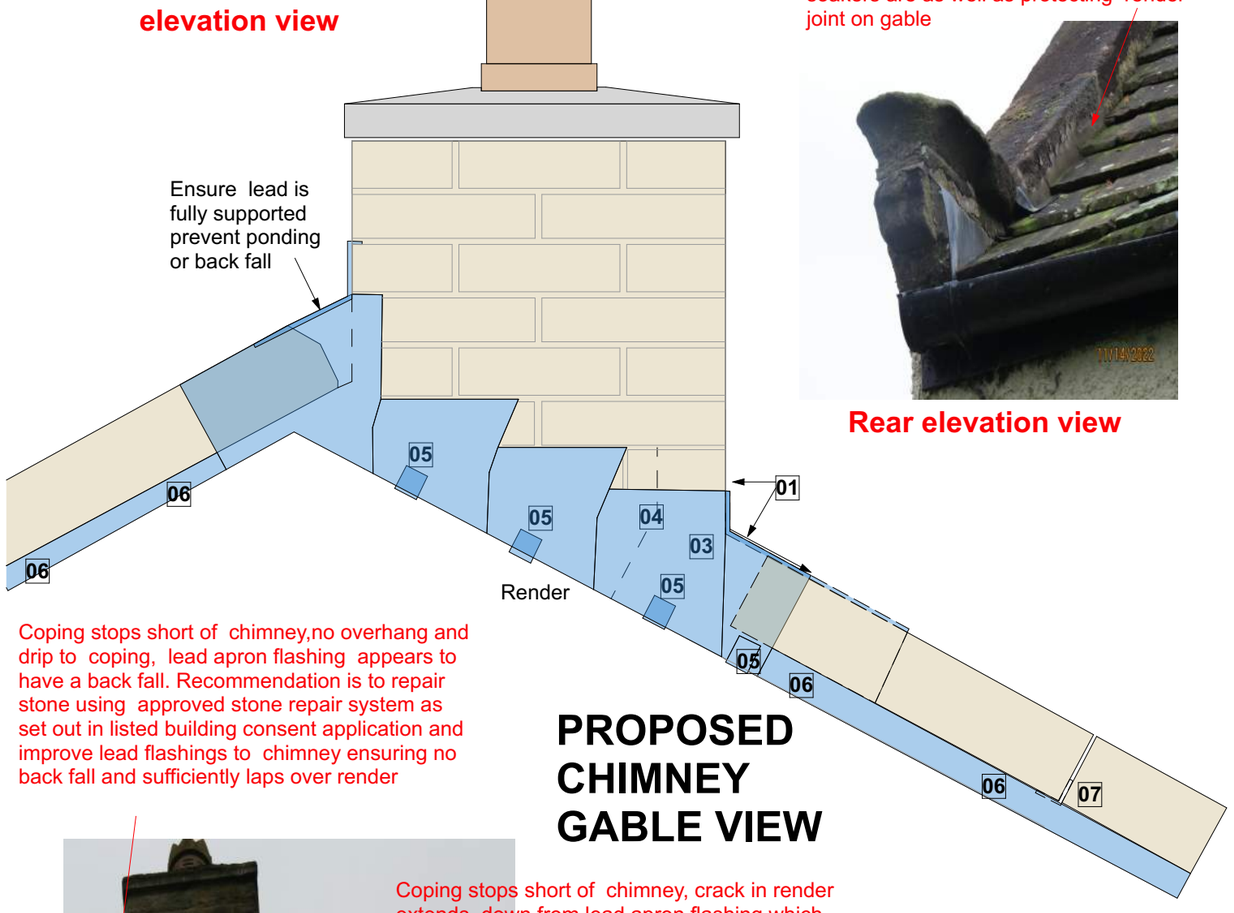
Gable / front elevation view



Evidence of repair and lead under coping, with joint being mortar pointed.
Replacement of lead under coping would allow opportunity to see how effective soakers are as well as protecting render joint on gable

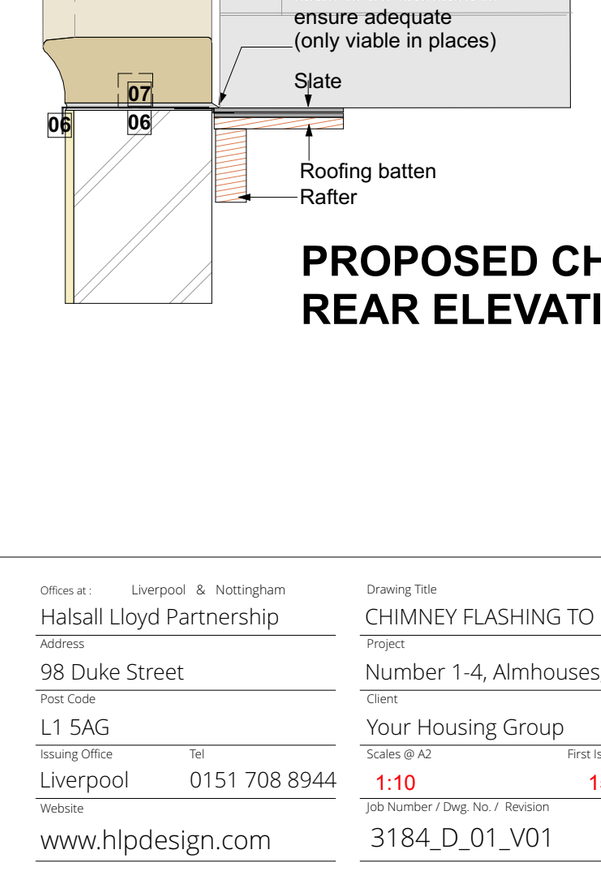
Rear elevation view





Coping stops short of chimney,no overhang and drip to coping, lead apron flashing appears to have a back fall. Recommendation is to repair stone using approved stone repair system as set out in listed building consent application and improve lead flashings to chimney ensuring no back fall and sufficiently laps over render

PROPOSED CHIMNEY GABLE VIEW



PROPOSED CHIMNEY FROM REAR ELEVATION

Coping stops short of chimney, crack in render extends down from lead apron flashing which appears to have a back fall. Recommendation is to repair stone using approved stone repair system as set out in listed building consent application and improve lead flashings to chimney ensuring no back fall and sufficiently laps over render

Crack

Gable chimney elevation

01 **Chimney Apron flashing**:Fit Code 4 lead apron flashing to lead sheet associations written recommendations. To include up stand of at least one course above tile and verge coping level and project over and down uppermost course of tile and coping 150mm to shed water away. Wrap around side of coping. Apply patination oil

02 **Chimney stepped lead cover flashing and soakers**:Adjust stepped lead cover flashings if required ensuring soakers extend over tile 100mm and return up chimney wall at least 55mm. Cover flashing to be stepped, lapped over soakers, rebated and slate wedged into stone joints 150mm above roof line, pointed with lime mortar. Stepped flashings shall lap over lower apron flashing, all works as lead sheet associations written recommendations. Include patination oil to any new lead work

03 Apron flashing To be returned around cheeks of chimney dressed under stepped lead flashings (top over bottom). Apply patination oil

04 Replace stepped flashing as required to accommodate increased height on apron flashing and to run through with lead to underside of stone coping to ensure neat finish. Apply patination oil

05 Lead clips to hold lead in place. Apply patination oil

06 Carefully lift existing stone copings. Fit Code 4 lead 75mm laps top over bottom. To be laid under stone coping as shown and lead returned down to cover and protect render top edge. Apply patination oil

07 50x50mm Stainless steel angle to be fixed to lower edge of each coping resin fixed into brickwork to prevent slippage of coping

Rev.	Date	Description	Drwn.

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CHIMNEY FLASHING TO FLATS 2 AND 4
Project
Number 1-4, Almhouses, Stydd lane, Ribchester, PR3 3YQ
Client
Your Housing Group

Scales @ A2	First Issue Date	Drawn	Check
1:10	15/12/22	BMc	GL

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