

Other Roof Works

- All gutters and downpipes are to be thoroughly cleaned and all connections and brackets are to be inspected and tested. Where failures have occurred repairs are to be carried out. All new parts to be in matching design and materials to existing.
- Slate roof covering is to be thoroughly cleaned and inspected. Any damaged or broken slates are to be removed and replaced with reclaimed slates to match existing.
- All lead flashings to be inspected. Any leadwork that is damaged or lifted is to be re-set and/or repaired using materials to match existing. Particular attention to be paid to the leadwork above the east elevation, where it is flashing up the back of the damaged stone parapet. This will likely need to be redone once the stonework repairs have been completed.
- Sections of rotting timber fascia beneath gutters are to be cut out and replaced with new hardwood fascia, to be joined carefully to existing.
- All existing and repaired timber fascia to be rubbed down and thoroughly prepared, to be redecorated.

Roof Light

- Existing polycarbonate rooflight to be removed and disposed of.
- Existing leadwork to be carefully pulled back to enable inspection of timber upstand.
- Modification to timber upstand to ensure it is a minimum of 150mm high from the surrounding roof finish to ensure complete protection from water ingress, and has a fall of at least 5 degrees to ensure no pooling of water takes place on top.
- Upstand to be modified to incorporate a weathered ventilation detail, as shown in submitted drawings.
- If possible existing leadwork is to be reinstated on upstand, should this not be possible due to modifications required to upstand, new leadwork is to be installed to match the existing.
- New rooflight to be supplied and installed to the existing modified opening.

Surface Water Drainage Works

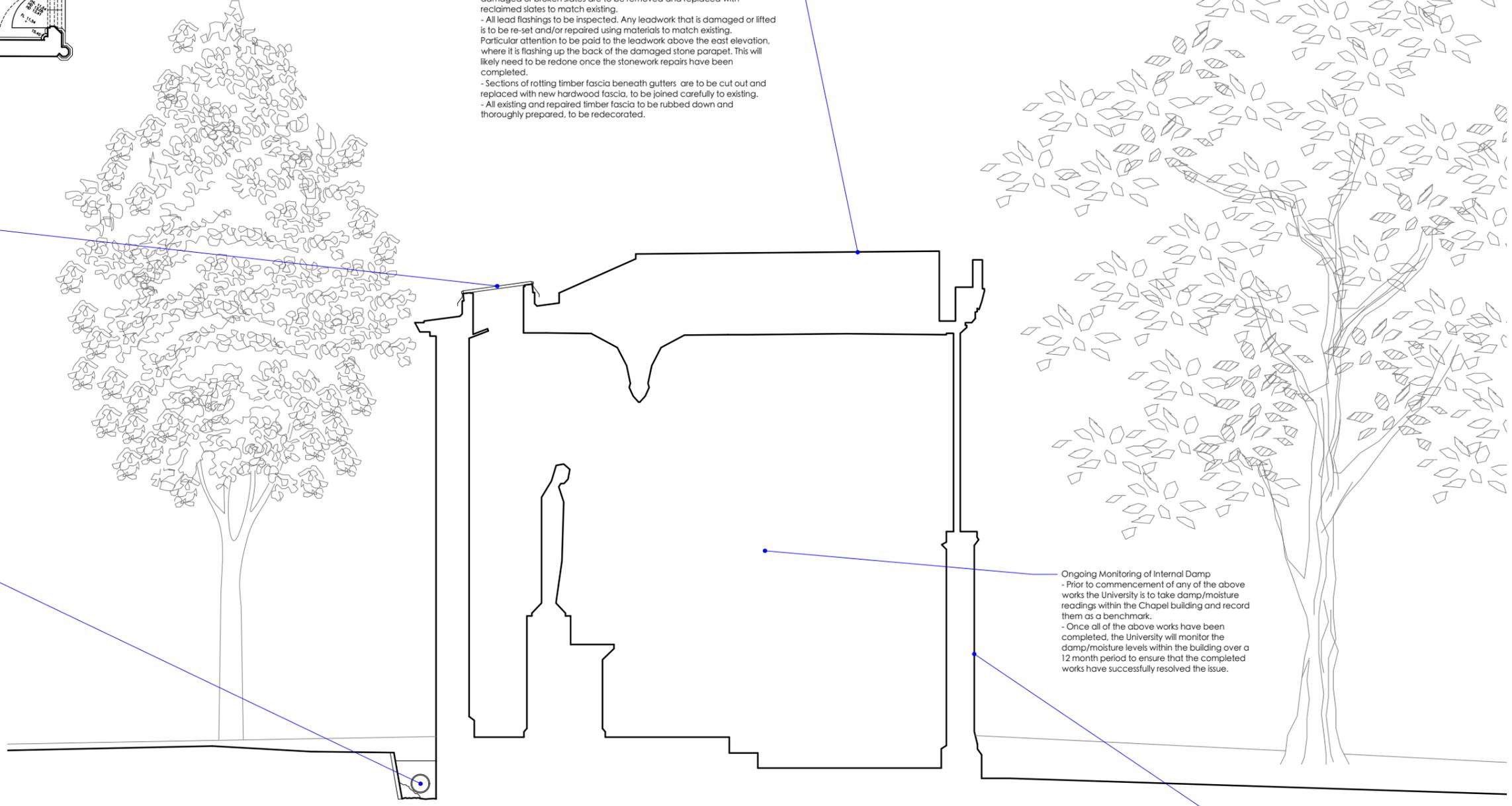
- Carefully excavate in the area between the chapel and the road on the southern side of the chapel to uncover the point at which the existing surface water drain terminates underground.
- From this point excavate a trench of suitable depth towards the existing surface water manhole under the road.
- Lay new uPVC pipework linking the surface water drainage from the chapel roof and perimeter drain to the site surface water drainage system.
- Reinstatement the ground and roadway to match existing.
- Remove all gravel from trench surrounding the chapel and set aside for later reinstatement, inspect drainage and ensure all connections and sound and drains are flowing properly.
- Paint all brickwork that sits below the existing ground level with R1W Structural Waterproofing paint.
- Reinstatement gravel in the trench around the chapel perimeter.

Ongoing Monitoring of Internal Damp

- Prior to commencement of any of the above works the University is to take damp/moisture readings within the Chapel building and record them as a benchmark.
- Once all of the above works have been completed, the University will monitor the damp/moisture levels within the building over a 12 month period to ensure that the completed works have successfully resolved the issue.

Stone Repairs

- East facing stone facade to be repaired by specialist as follows:
- Failed hanging finials to be replaced in portland stone to match originals, to be fixed using stainless steel threaded dowels and stone resin.
- Where stone is cracked and failing, it is to be cut back and portland stone indents are to be installed.
- The portland stone carved shield from the parapet of the stone elevation is missing, to be replicated and replaced in portland stone.
- See also our Design and Access/Heritage Statement, and drawing 1943.01.03.Exg.060.1 Stonework Damage, showing the location of each of these areas on the elevation.



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job title
Chapel in The Woods

client
St.Mary's University, Twickenham

drawing title	scale	1:50@A3
Proposed Section A-A	date	June 2024
drawing number	rev	drawn by
1943.03.03.Pl.n.040		XD
	checked by	AB