REPAIR STRATEGY PROPOSALS
Scope – Upper storey is subject to consolidation and repair as part of Phase I works. These are described elsewhere. The following describes the Phase II works to consolidate the northeast elevation of the Main Mill following the removal of the rear lean-to structure. Works are predominantly concerned with making good negative interventions and stabilising the fabric. This is to be in preparation for a future phase of repairs which will include proposals for adaption and reuse that will be described within the future Phase III proposals.

Context: The Phase I works include for analysis of masonry and mortar to permit the resolution of materials and mortar mixes suitable for the conservation led repair for the building. The findings from this work will inform the repair activity for the northeast wall of the Main Mill.

PLANNED EXTENT OF MASONRY CONSOLIDATION

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. Wall overlined with plastic and often coated in modern polyurethane paint. Many piped services fixed to and penetrating the wall.

Objective:
Removal of surface mounted services and associated fixing brackets, all of the modern period, non are historic.
Removal of modern plastic linings to allow access to the wall for consolidation and repair.
Address openings and pockets formed in the masonry as part of past interventions and to stabilise the wall.
Works Description:
Masonry, carefully remove interventions including plastic linings complete with timber subframe.
Assess walls stability.
Consolidate wall core with lime mortar and grout where appropriate.
Reinstate limestone masonry to close-up opening / pockets. Reinstate with existing salvaged stone where available and new units where not to ensure the complete works are in keeping with the original masonry.

WINDOW OPENINGS
Objective: None of the original 60-pane SG timber windows are known to be present on the northeast elevation. Some openings have later steel frames. Where existing openings are open to the elements the intention is to stabilise the masonry opening and insert temporary protection with ventilated ply lining on timber frame.

1 FLAXMILL - Proposed East Elevation
1 : 200

2 FLAXMILL - Proposed North Elevation
1 : 200

3 FLAXMILL - Proposed South Elevation
1 : 200

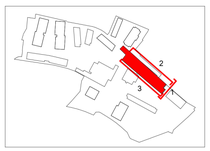
NOTES:
Dimensions are not to be scaled from this drawing.

Drawing only to be used for the purposes it was issued for.

Landscape, public realm and neighbouring buildings shown indicatively.

Existing building plans and elevations are based on survey information drawings received on 11.09.2020 GEODATA-Measured Buildings Survey (Blocks 1-14)

0 4 8 m
Scale 1:200



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Rev	Status	Date
P01	Planning Issue	06.10.25

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Cleeves Limerick

Proposed GA Flaxmill Elevations

Scale 1 : 200@A1 Drawn London
Date 01/08/2025 Checked GW FCBS project no 2027

Do not scale All dimensions to be checked on site