



Deans Lodge, Wells

PROJECT TITLE	Deans Lodge
CLIENT	Wells Cathedral
ARCHITECT	DB and Paul Ltd
CONTRACT VALUE	£321,000
COMPLETION	22nd December 2016
CONTRACT NO.	1610

The building is Grade Two listed, situated within the shadow of Well's Cathedral, and required sympathetic refurbishment both internally and externally. Internal works comprise of the stripping out of the existing electrical and mechanical installation and reinstating of new. This included the installation of a new heating and boiler system. The existing kitchen and utility was stripped out and replaced with a new Burford Range kitchen supplied by Howdens. The main roof lead valleys and gutters were removed and replaced with new along with various area of slate being re-fixed and a front section being removed and re-felted and installed. The existing flat felt roof to the utility area was stripped and recovered with a sarnifil membrane. The existing bathrooms and WCs were stripped back and new sanitaryware and pipework was installed to all as noted on the finishes schedule. Internally any existing loose plaster was removed and reinstated with lime plaster and either decorated directly to the new plaster or lined and then decorated this varies room by room. New timber skirting was installed in effected areas to match the existing. The building was redecorated though out with Farrow and ball paint. New floor coverings were installed to the bathroom and WCs, vinyl was installed to all the 1st and 2nd floor bathrooms and tiling to the kitchen, utility, downstairs WC and cloakroom floors as per the finishes schedule attached. The existing windows were all refurbished or renovated with some windows being replaced as per the drawings this were then decorated to the colour of the client and listed building officers choice. Externally, the existing masonry was re-pointed as existing and repair work undertaken where the existing stonework was poor. The roof underwent extensive remedial works in required areas, noticeably along lead valley gutters. Windows and doors externally were re-decorated. Remedial works to the garage door, drive and gateway were undertaken.