

PROJECT TITLE	Deans Lodge - 1610
CLIENT	Wells Cathedral
ARCHITECT	DB & Paul Ltd
CONTRACT VALUE	£321,000
COMPLETION	2016



This building is Grade Two listed, situated within the shadow of Well's Cathedral, and required sympathetic refurbishment both internally and externally. The main roof required restoration work, lead valleys and gutters were removed and replaced with new, areas of slate tiles were removed and replaced and a front section of the roof was removed and re-felted. Coping stones, stone ridge tiles and all chimneys were raked out and repoint with a lime mortar. All replacement of lead was done in strict accordance with Lead Sheet Association recommendations and standards. The existing flat felt roof to the utility was stripped and recovered with a sarnifil membrane, and existing downpipe and gutter system were removed and stripped to bare metal and redecorated to match its original colour. Externally the stonewalls was raked out, washed and re-pointed with a lime mortar to match the existing mortar on the building as required.

Windows, including stone mullions were repaired and ironmongery replaced.

Internal works comprised of the stripping out of the existing electrical and mechanical installations and reinstating of new, including a new heating and boiler system. The existing kitchen and utility was replaced, existing bathrooms and WCs were stripped back and new sanitaryware and pipework was installed to all. Internally any loose plaster was removed and reinstalled with lime plaster, new timber skirting was installed to match the existing and the building was redecorated throughout 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. Original wooden flooring was repaired and restored.

