



AMENDED PLANS RECEIVED

DATE 26/10/12

For office use only

Application No.

Date received

Fee paid £

Receipt No.

320120973P

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA Tel: 01260 425111 www.ribblevalley.gov.uk

Application for listed building consent for alterations, extension or demolition of a listed building
Planning (Listed Buildings and Conservation Areas) Act 1990You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address		2. Agent Name and Address	
Title:		Title:	
First name:		First name:	MICHAEL
Last name:		Last name:	JENKINS
Company (optional):	BINGHAM PROPERTIES LTD	Company (optional):	MICHAEL J JENKINS & CO LTD
Unit:		Unit:	
House number:		House number:	
House suffix:		House suffix:	
House name:	C/O MACFARLANES LLP	House name:	SWISS COTTAGE
Address 1:	20 CURSITOR STREET	Address 1:	WOOD ROAD
Address 2:		Address 2:	BURLEY WOODHEAD
Address 3:		Address 3:	
Town:	LONDON	Town:	ILKLEY
County:		County:	W YORKS
Country:		Country:	ENGLAND
Postcode:	EC4A 1LT	Postcode:	LS29 7BE

3. Description of Proposed Work

Please describe the proposals to alter, extend or demolish the listed building(s):

STRIP OUT TENANT FIXTURES & FITTINGS
GENERAL REPAIRS TO FABRIC
CUTTING BACK DEFECTIVE RENDER TO FRONT ELEVATION & RE-RENDER (incl.
SHOPFRONT STALLISED TO WOODPLOT FINISH & DECORATION
REPLACE SHOPFRONT VESTIBULE TILES TO MATCH EXISTING
REMOVE THIRD PARTY SIGNAGE
RENEW ELECTRICAL INSTALLATION
FORM SAW PAINTED PILASTERS TO SHOPFRONT
MAKE GOOD HARDWOOD PILASTER HEADS
UPGRADE FIRE PROTECTION TO GROUND FLOOR WALLS & CEILING

3. Description of Proposed Work (continued)

Has the work already started without consent?

☐ Yes ☒ No

If Yes, please state when the work was started (DD/MM/YYYY):

(date must be pre-application submission)

Has the work been completed without consent?

☐ Yes ☒ No

If Yes, please state the date when the work was completed (DD/MM/YYYY):

(date must be pre-application submission)

5. Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

☒ Yes ☐ No

If Yes please describe and include the planning application reference number(s), if known:

Description	Reference number
STRUCTURAL ALTERATIONS 2004 1988	

7. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☒ Yes ☐ No

If Yes, please provide details:

NO6 WATTS & PARTNERS AGENT

4. Site Address Details

Please provide the full postal address of the application site

Unit:

House

number:

House

suffix:

House name:

Address 1:

40A CASTLE STREET

Address 2:

Address 3:

Town:

CLITHEROE

County:

LANCASHIRE

Postcode (optional):

B87 2BX

Description of location or a grid reference (must be completed if postcode is not known):

Easting:

Nothing:

Description:

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently)

Please tick if the full contact details are not known, and then complete as much as possible:

☐

Officer name:

Reference:

Date (DD/MM/YYYY):

(must be pre-application submission)

Details of pre-application advice received?

8. Authority Employee / Member

With respect to the Authority, I am:

Do any of these statements apply to you?

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

☐ Yes ☒ No

If Yes, please provide details of the name, relationship and role

320120973P

9. Materials

Please provide a description of existing and proposed materials and finishes to be used in the building (demolition excluded):

	Existing (where applicable)	Proposed	Not applicable	Don't Know
External walls	FRONT - PAINTED RENDER SIDE - ROUGH STONE PART PAINTED	CUT BACK DEFECTIVE RENDER RE RENDER & PAINT REPOINT ROUGH STONE WALL	☐	☐
Roof covering	SLATE	REPLACE LOOSE/MISSING SLATES	☐	☐
Chimney	COURSED STONE		☐	☒
Windows	SOFTWOOD PAINTED SASHES	RE PAINT	☐	☐
External doors	SOFTWOOD PAINTED	RE PAINT	☐	☐
Ceilings	L & PLASTER METAL GRID FALSE CEILING GROUND FLOOR	OVERBOARD WITH FIRE LINE BOARD/PLASTER	☐	☐
Internal walls	PART STONE / SW STUD.	OVERBOARD PARTITIONS WITH FIRE LINE BOARD & SKIM	☐	☐
Floors	TIMBER JOISTS & BOARDS	REPLACE DEFECTIVE BOARDS TO MATCH EXISTING	☐	☐
Internal doors	FLUSH PLYWOOD GROUND & FIRST - SECOND ORIGINAL	REPLACE MODERN DOORS TO PROVIDE 1/2 hr FIRE PROTECTION	☐	☐
Rainwater goods	LEAD TO FRONT PLASTIC TO REAR		☐	☒
Boundary treatments (e.g. fences, walls)	AS EXTERNAL WALLS	REPLACE LOOSE MISSING STONE REPOINT LIMES/CEMENT TO MATCH EXISTING	☐	☐
Vehicle access and hard standing	NONE		☒	☐
Lighting	LIGHTING TO V/S SIDE PASSAGE	REWIRE REHEW BULKHEAD FITTING	☐	☐
Others (add description)	SHOPFRONT STEP WITH CERAMIC NON SLIP TILES	FORM SW PILASTERES TO SHOPFRONT VENEER - IN CERAMIC NON SLIP TILES	☐	☐

Are you supplying additional information on submitted drawings or plans?

☒ Yes☐ No

If Yes, please state plan(s)/drawing(s) references:

FLOOR PLANS AS EXISTING REV 04/10/12
 FLOOR PLANS AS PROPOSED SHEET 1 04/10/12 rev 'A'
 " " " " SHEET 2 04/10/12 rev 'A'
 ELEVATION AS PROPOSED SHEET 3 12/10/12 rev 'A'

10. Demolition

Does the proposal include the partial or total demolition of a listed building?

☐ Yes

☒ No

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building:

☐ Yes

☒ No

b) Demolition of a building within the curtilage of the listed building:

☐ Yes

☒ No

c) Demolition of a part of the listed building:

☐ Yes

☒ No

If the answer to c) is Yes:

i) What is the total volume of the listed building?(cubic metres)

N/A

ii) What is the volume of the part to be demolished?(cubic metres)

N/A

iii) What was the (approximate) date of the erection of the part to be removed? (MM/YYYY) (date must be pre-application submission)

N/A

Please provide a brief description of the building or part of the building you are proposing to demolish:

N/A

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

N/A

12. Listed Building Grading

Please state the grading (if known) of the building in the list of Buildings of Special Architectural or Historic interest? (Note: only one box must be ticked)

Grade I ☐

Ecclesiastical Grade I ☐

Grade II* ☐

Ecclesiastical Grade II* ☐

Grade II ☒

Ecclesiastical Grade II ☐

Don't know ☐

11. Listed Building Alterations

Do the proposed works include alterations to a listed building?

☒ Yes

☐ No

If Yes, do the proposed works include: (you must answer each of the questions)

a) Works to the interior of the building?

☒ Yes

☐ No

b) Works to the exterior of the building?

☒ Yes

☐ No

c) Works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

☒ Yes

☐ No

d) Stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

☒ Yes

☐ No

If the answer to any of these questions is Yes, please provide plans, drawings, photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support and state references for the plan(s)/drawing(s):

HERITAGE STATEMENT 09-10-12
FLOOR PLANS AXEX DEV 04-10-12
" " " PROPOSED SHEET 1 04-10-12
" " " " SHEET 2 04-10-12
ELEVATION " " SHEET 3 12-10-12
VENA
CHURCH
VENA
RVA

13. Immunity From Listing

Has a Certificate of immunity from Listing been sought in respect of this building?

☐ Yes

☐ No

☒ Don't know

If Yes, please provide the result of the application:

14. Certificates

One Certificate A, B, C, or D, must be completed with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/ The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY:

M. J. [Signature]

12.10.2012

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/ The applicant certifies that I have/ the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY:

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY:

14. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so

The steps taken were:

--

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

--

On the following date (which must not be earlier than 21 days before the date of the application):

--

Signed - Applicant:

--

Or signed - Agent:

--

Date DD/MM/YYYY:

--

15. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted

The original and 3 copies of a completed and dated application form: ☐

The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application: ☒

The original and 3 copies of a plan which identifies the land to which the application relates and drawn to an identified scale and showing the direction of North: ☒

The original and 3 copies of the completed dated Ownership Certificate (A, B, C, or D - as applicable): ☒

The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details): ☒

16. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information

Signed - Applicant:

--

Or signed - Agent:

M.J. Jenkins

Date (DD/MM/YYYY):

12-10-2012

(date cannot be pre-application)

17. Applicant Contact Details

Telephone numbers

Country code: National number:

--

--

Extension number:

--

Country code: Mobile number (optional):

--

--

Country code: Fax number (optional):

--

--

Email address (optional):

--

18. Agent Contact Details

Telephone numbers

Country code: National number:

--

0143 865333

Extension number:

--

Country code: Mobile number (optional):

--

0777 9021406

Country code: Fax number (optional):

--

--

Email address (optional):

michael.j.jenkins@btopenworld.com

19. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ Agent

☐ Applicant

☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

--

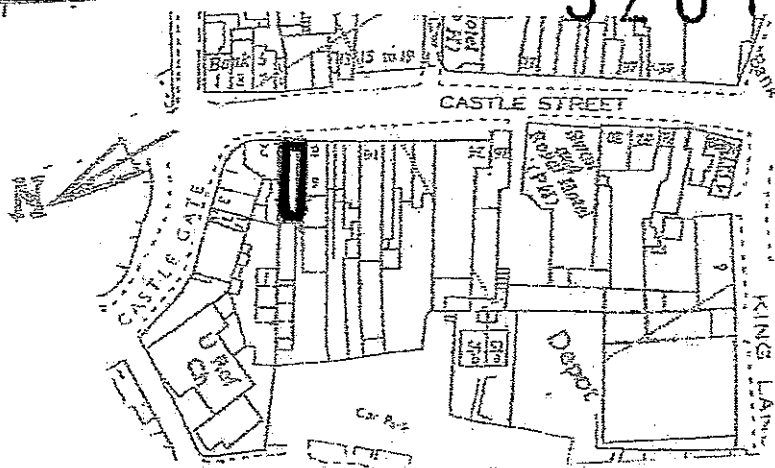
Telephone number:

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Email address:

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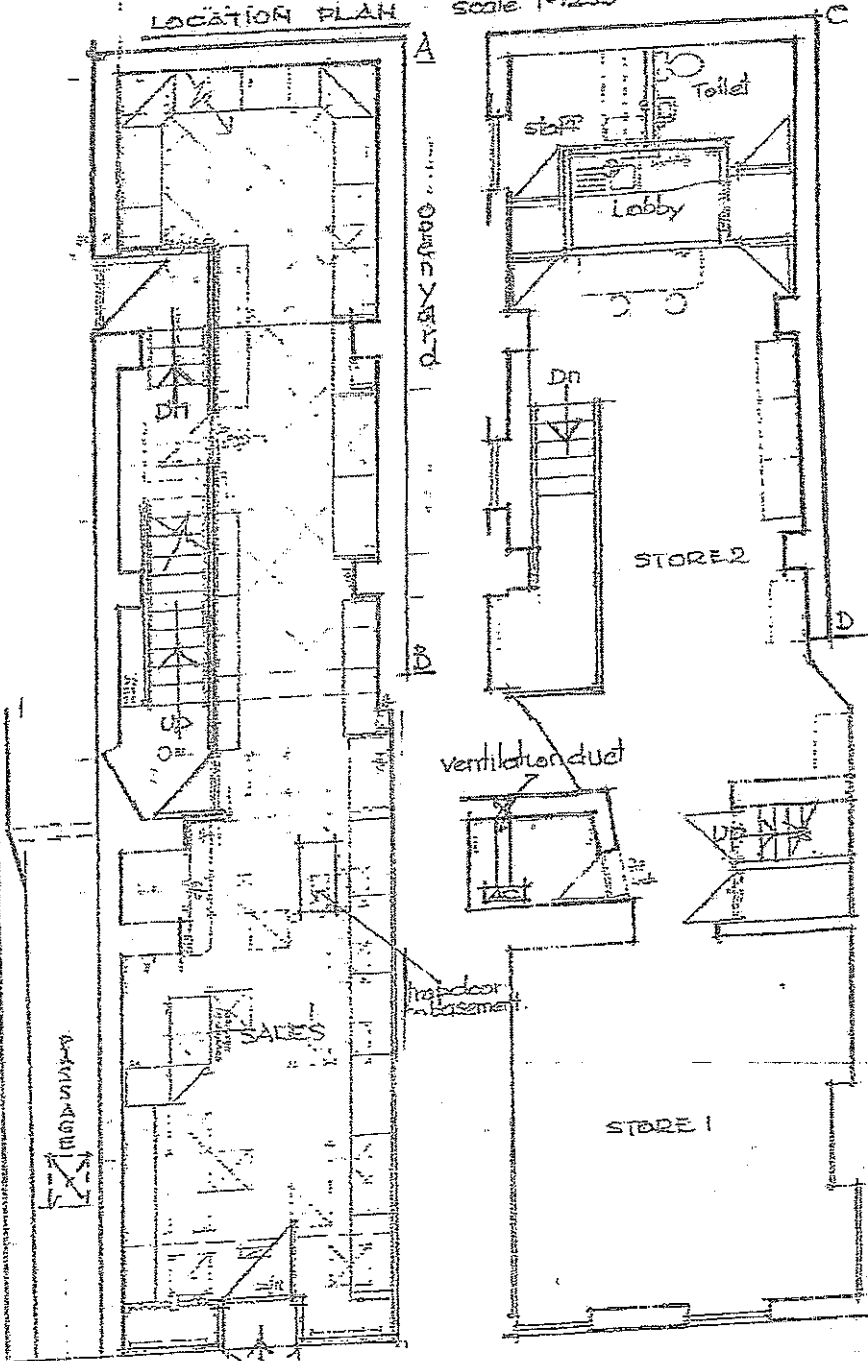
320120973P



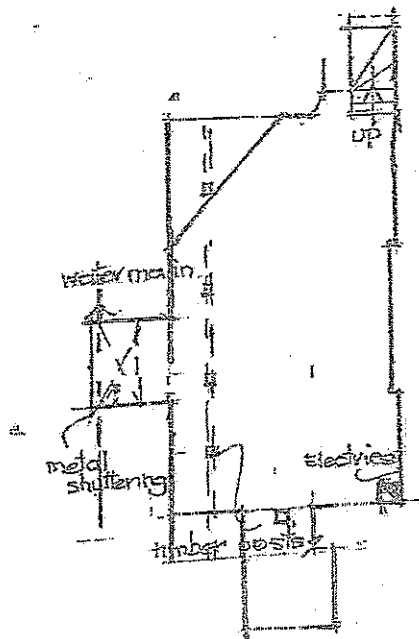
LOCATION PLAN

scale 1:1250

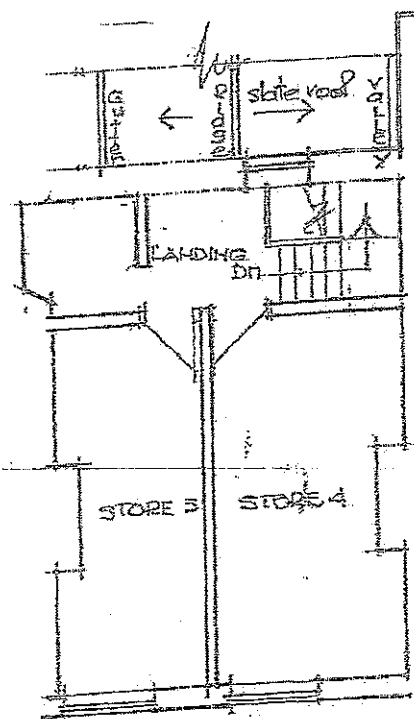
PLAN AS EXISTING
4 CASTLE STREET
CLITHEROE LANC
scale 1:100 date 24.08.12
Revisions
Basement added 14.02.12
Second floor layout 04.10.12



FIRST FLOOR



BASMENT PLAN



SECOND FLOOR

GROUND FLOOR

AMENDED PLANS RECEIVED

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Dance school

Flank wall
Cut back vegetation
make good loose/missing
stonework - repair in
cement/lime to match existing

OPEN YARD

overboard staircase
partition with 1hr fire line
board & plaster skim
renew ex doors to 1hr
with door closers

Remove all Tenant fixtures
& fittings

Take down all Tenant wall
cladding reskin exterior
walls

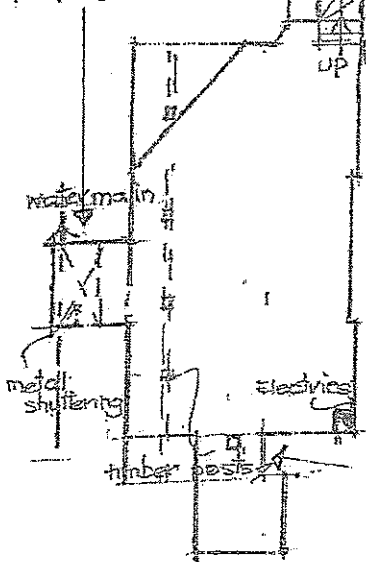
Take down suspended
metal grid false ceiling
& replace with 1hr rated
ceiling tiles, ipol recessed
lighting

Take up ex carpets apply
levelling screed & new
carpet tiles

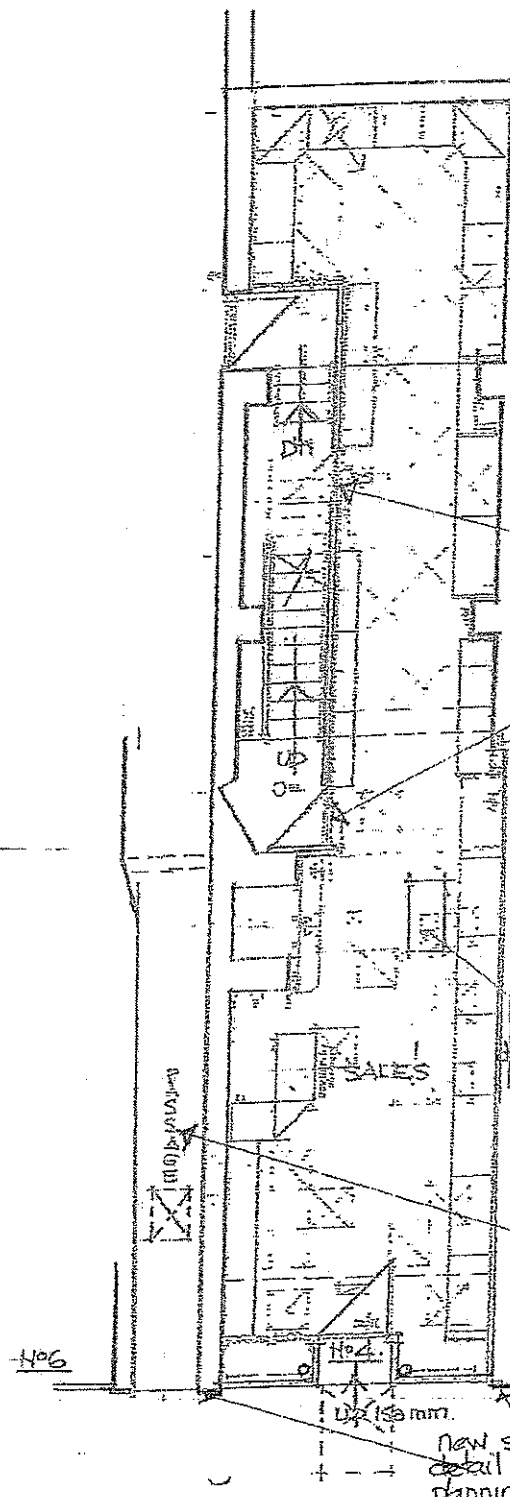
Form soffit underside
exposed floor joists under
passage with fire line board
skim to provide 1hr protection

new SW painted pilasters
detail to be approved by
planning officer

Remove metal shuttling
build in 4 No conchintols
to opening make good
tarmac finish to
passage



BASEMENT PLAN



GROUND FLOOR PLAN

AMENDED PLANS RECEIVED

DATE 26/10/12

PROPOSED REFURBISHMENT - REPAIRS
No 4 CASTLE STREET

CLITHEROE

SHEET No 1 Rev A

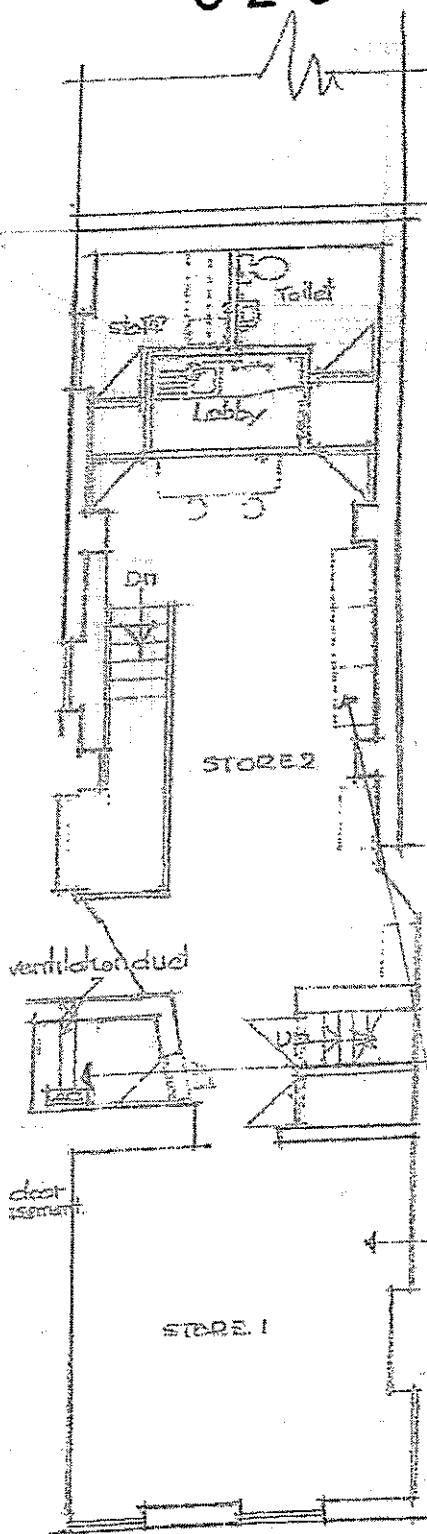
Scale 1:100

Date 04/10/12

320120973P

GENERAL NOTES

- Repairs - carry out plasterwall/ceiling to match existing
- Electrical - having complete installation fire and smoke alarm all in accordance with regs.
- Decoration - prepare & paint all internal & external woodwork internal walls & ceilings



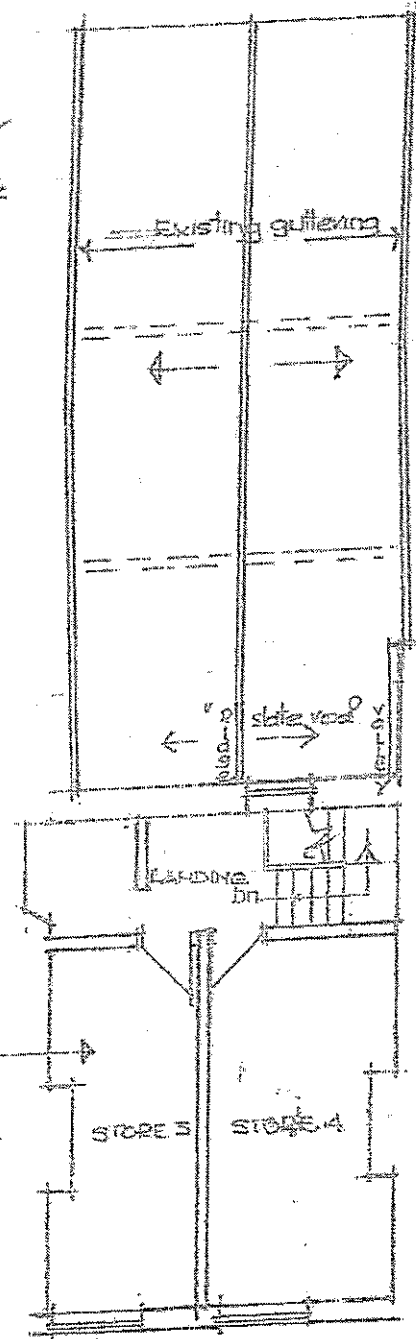
FIRST FLOOR PLAN

DANCE SCHOOL

- take up & renew vinyl floor covering toilet & store
- Dange over roofs replace loose/damaged slates to match existing.
- clean out gullaving/valley gutters carry out repairs to leadwork

Existing A/C equipment & ventilation

- Remove all tenant fixtures & fittings
- Take up floor covering replace defective floor boards to match existing



SECOND FLOOR PLAN

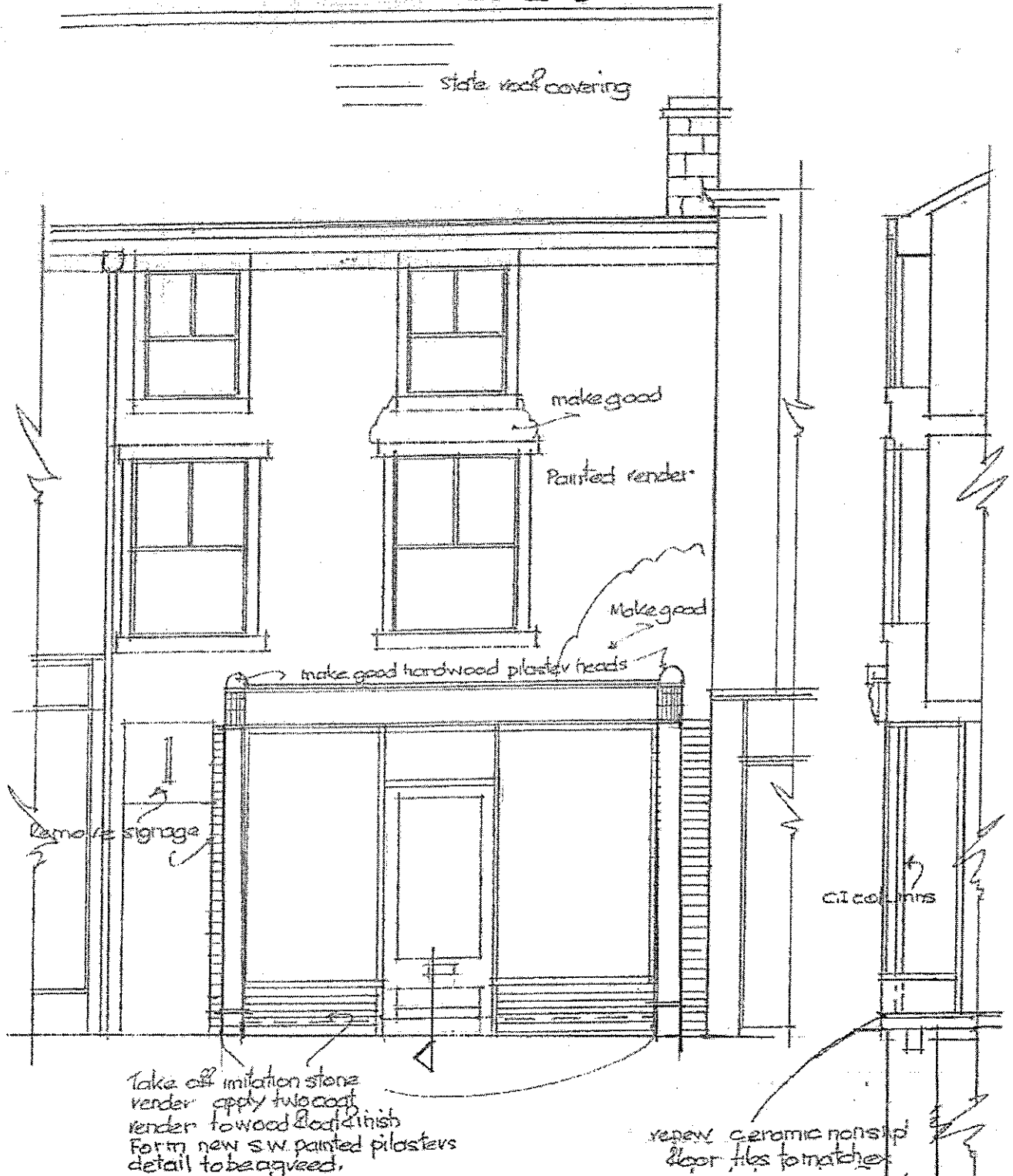
PROPOSED REFURBISHMENT-REPAIRS
No 4 CASTLE STREET
CLITHEDOE SHEET No 2 rev A

date 04.10.12

AMENDED PLANS RECEIVED

DATE 26/10/12

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PROPOSED
FRONT ELEVATION - SECTION
4 CASTLE STREET
CLITHEROE Sheet No 3

Scale 1:50

Date 12.10.12 Rev A

AMENDED PLANS RECEIVED
SECTION

DATE 26/10/12

DESIGN AND ACCESS STATEMENT

In relation to

320120973 P

4 CASTLE STREET

CLITHEROE

BB7 2BX

AMENDED PLANS RECEIVED

DATE 26/10/12

1. Location

Fronting Castle Street the primary retail shopping area and within the Conservation Area

2. The Accommodation

Comprises ground floor shop with full cover at first floor level, basement and second floors located to the front of the building site area approximately 80 sq meters and is Grade II Listed

3. Use

Retail ground floor with ancillary storage/staff facilities at first floor storage at second floor

4. Proposal

Existing public access via shop front from Castle Street replace existing vestibule tiles with ceramic non slip

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AMENDED PLANS RECEIVED
DATE 26/10/12

HERITAGE STATEMENT

Relating to

Strip out of existing Tenant fixtures and fittings

Internal and external repairs

AT

4 CASTLE STREET

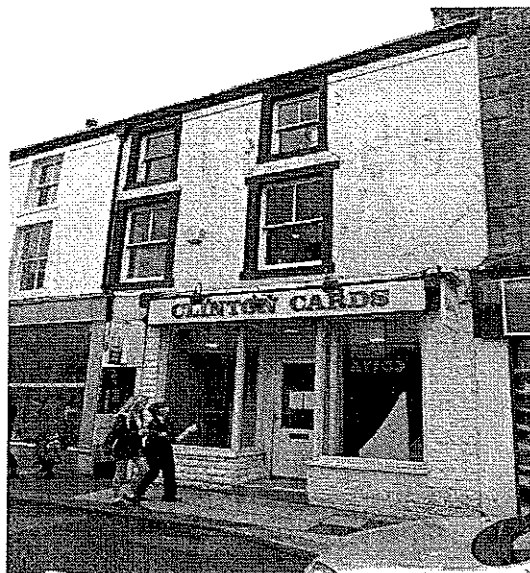
CLITHEROE

LANCASHIRE

BB7 2BX

on behalf of

RINGHAM PROPERTIES LIMITED



Prepared by:

Michael J Jenkins & Company Limited

Swiss Cottage

Moor Road

Burley Woodhead

Ilkley

West Yorkshire

LS29 7BE

26 October 2012

**Heritage Statement for Strip Out Fixtures and Fittings
Internal and External Repairs**

320120973 P

Provided in Support of an Application for Listed Building Consent

and

Planning Permission

4 Castle Street

Clitheroe

Lancashire

BB7 2BX

Index

1. Introduction
2. Description of the Heritage Asset
3. Description of surrounding area and properties
4. Refurbishment proposals in relation to the Listing and Conservation Area
5. Summary

Appendices:

- A. Plans as existing and proposed

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1. INTRODUCTION

4 Castle Street is located within the primary shopping area forming part of a terrace of retail shops. See location plan *Appendix A*

The premises comprise ground floor retail shop including side pedestrian passage to the south east boundary providing public access to shops and public car park located to the rear. The passage way provides a secondary means of escape facility. Full cover ancillary storage/staff accommodation at first floor together with storage at second floor level front section only

The shop was originally let to Supercards Limited 1989 the Lease assigned to The Greetings Store Group latterly Birthdays now in administration. The Lease expires 13 August 2014

The Landlord has served a Schedule of Dilapidations negotiating a financial settlement with the intention of undertaking the Wants of Repair

This Heritage Statement has been produced in support of a combined application for Listed Building/Planning consents for the property

Proposals relate to strip out of tenant display fixture and fittings including replacing false ceiling 1 hour fire rating, new 1 hour fire lined boarding to ground floor staircase compartment wall.

Repairs to general building fabric removal of all signage, internal repairs including a complete electrical rewiring and redecoration.

Cutting back defective render to front elevation including imitation stone render to stall riser and pilaster re render to wood front finish including forming softwood painted pilaster to shop front to replicate original

In compiling this document reference has been made to the following publications:

- 1 Communities and Local Government, 'Guidance on Information Requirements and Validation' March 2010.
- 2 Communities and Local Government, 'National Planning Policy Framework' March 2012
- 3 PP55 Planning for the Historic Environment Practice Guide June 2012
- 4 Clitheroe Conservation Area Appraisal 2005.

2. Description of the Heritage Asset

4 Castle Street is a mid 18th century property which occupies a south western end of the street close to the junction with Castle Gate. The property is within the Clitheroe Conservation Area boundary with an Outstanding Conservation Area status

3201209732

Reference:

SD : 743 417

SD : 7441 1/5 CASTLE STREET (South-East Side) Nos 4 to 12 (even)

Grade II

Details: C18 origins, 3 storeys, rendered, band and moulded eaves cornices, 2 windows to 3 occupancies, hung sashes with glazing bars, except for 1 to 1st floor Modern and late C19 shop fronts

Nos. 2 to 12 (even) form a group

EXTERNAL

Front Elevation

Viewed from Castle Street the upper façade has a rendered painted finish 4 no windows have painted projecting natural stone surrounds Windows are softwood, paint and sliding sashes There is a projecting natural stone bond course extending from second floor windows heads At roof level there is a lead lined stone gutter and a natural slate roof above with clay interlocking ridge tiles plastic gutter to rear



The shopfront late 19th century comprises softwood single central recessed access door to shop with fully glazed softwood display windows either side incorporating imitation stone render painted stallrisers and pilasters

Painted softwood fascia and hardwood moulded pilaster heads



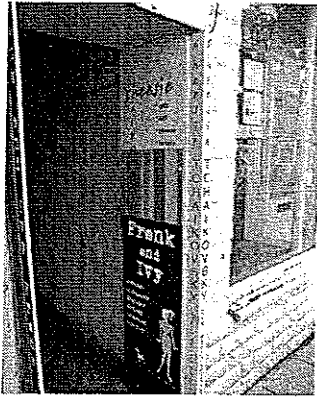
To first and second floor levels there is white painted render with two windows to each storey. The windows have original square edged ashlar stone surrounds, also painted but in black making them stand out from the render. Windows are softwood sliding sashes, painted in white. At the head of the second floor windows there is a cornice band which projects slightly and runs through between the stone heads. At roof level there is a lead lined stone gutter and a natural slate roof above this, with clay interlocking ridge tiles.

The south west boundary is bounded by a part covered part open side passage providing public access to commercial use buildings and car park accessed from Lower Gate and Castle Street.

The north west boundary rear 11 meters is constructed of random natural stone adjacent to an open yard used by adjoining owners.

The north east boundary is attached to buildings front Lower Gate.

The ownership of no. 4 extends over the passageway.

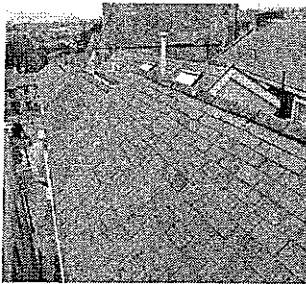


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The floor joists to the covered section are exposed, side walls comprise painted rough stone work.



The rear two storey pitched roof is slate covered with plastic guttering to eaves



Side Elevation – North East

The rear two storey section is constructed with rough natural stone and abuts an open yard area serving a number of properties approximately 11 meters in length.



INTERNAL

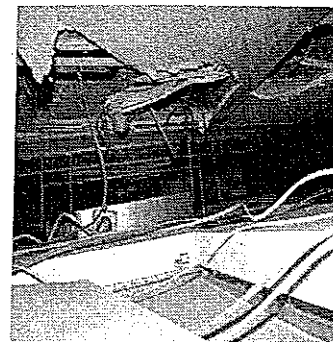
Internal Features

The building has been the subject of major alterations circa 1988 which included removal of internal walls at ground floor level construction of 4 no. masonry piers adjacent to flank walls extended up to eaves level to support new cross wall within the roof void stabilising the cut timber roof



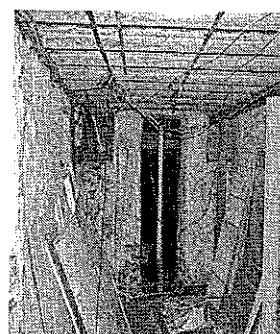
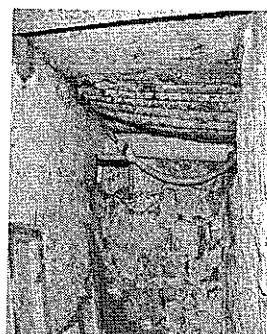
Tenant fit out ground floor consists slat wall shelving/installation of straight flight staircase enclosing stud partition extended to form a rear lobby exiting into side passage False ceiling with recessed lighting below the original L&P ceiling

A new toilet/staff facility at rear of first floor formed softwood stud partitions faced with plasterboard

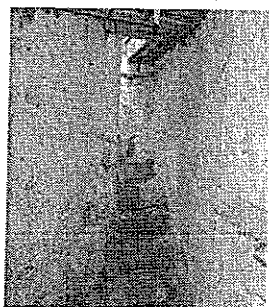


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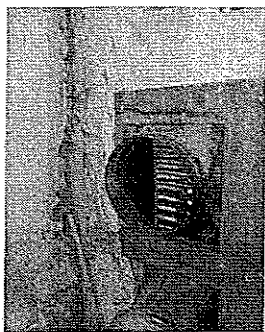
The original basement rough stone walls with stone floor slab part ground floor renewed trimmer inserted supported by timber posts Existing opening side passage filled metal shutter and concrete



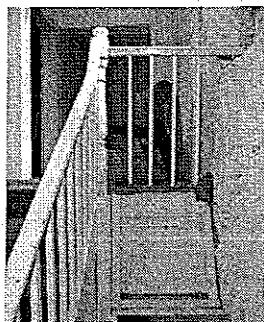
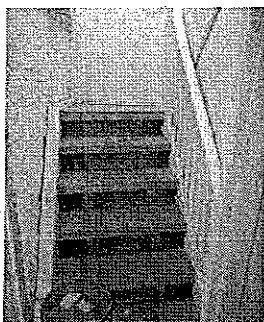
Access via trap door part original stone stairs retained Incoming electricity/water mains



AC unit and extract fan located first floor small room over passage



Staircase to second floor replaced but balusters handrail retained



3. Description of the Surrounding Areas and Properties

Castle Street is in the heart of the Conservation Area and is prominent when viewed from the higher elevations of the castle grounds to the south. No. 4 Castle Street is within a Listed block, nos. 4-12, which is typical of the properties in the street, with traditional shop fronts and recessed entrance doors, rendered upper storeys and cut or rusticated stone surrounds to the windows. No. 6 has recently undergone major repairs/refurbishment retaining the original attractive shop front, letting terms have been agreed.

4. The Proposals in the Context of the Listing and Conservation Area

- (a) Strip out modern tenant fixtures and fittings including false ceiling at ground floor
- (b) Undertake routine external and internal repairs including decoration and new electrical installation

Internal repairs

- (a) Apply skim coat plaster to walls including fire line board to staircase enclosing wall
- (b) Take down suspended metal false ceiling in ground floor sales replace with ditto incorporating 1 hour fire resistant ceiling tiles

- (c) Provide new 1 hour fire doors to staircase enclosure upgrade staircase enclosing wall fire line board to 1 hour and skim
- (d) Renew damaged floorboards second floor to match existing
- (e) Remove AC/ventilation equipment
- (f) Renew doors to staff/toilet lobby including fitting self closers
- (g) Carry out timber preservation treatments to be undertaken by specialist contractor
- (h) Renew electrical installation including fire/smoke detection system lighting and appliances
- (i) Redecorate all previously painted walls/ceilings and woodwork

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External repairs

- (j) Cut back defective render to front elevation pilaster/stall risers re render to wood float finish
- (k) Cut out defective/rotten timbers to pilaster heads splice in new hardwood timber to match existing
- (l) Remove all signage and make good as required
- (m) From new softwood painted pilaster to shopfront to replicate original
- (n) Break out shuttering to old basement access (side passage) build in concrete lintels make good tarmac finish
- (o) Under draw exposed floor joists over passage with fireline board and skim
- (p) Cut back vegetation and roots to stonework north east elevation make good voids with stone to match existing pin loose stones and repoint cement/lime mortar to match existing
- (q) Range over existing roof replace missing/loose slates check lead flashings and make good where required
- (r) Redecorate all previously painted walls/ceiling/woodwork

5. Conclusion

The proposed repairs have been instigate by our Client to prevent the property falling into further disrepair and causing potential for further irreparable damage to the structure, fabric and historic features of the building. To this end our proposals seek to maintain the building in its current form, but unfortunately do require at least internally, replacement of some of the structural or other timbers which are beyond repair