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SUNDERLAND PEACOCK

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**ARCHITECTS
SURVEYORS**

APPROVAL OF DETAILS RESERVED BY CONDITION

**IN CONNECTION WITH THE PROPOSED INTERNAL AND EXTERNAL
ALTERATIONS TO SOUTHPORT HOUSE, SAWLEY ROAD, SAWLEY,
CLITHEROE, BB7 4LE**



JOB REF: 4719, DATED: JUNE 2015, VERSION: 1.00.

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CONTENTS

	Page
1.0 Introduction	3
2.0 Approval of Conditions to be discharged	
2.1 Condition No. 3	3
2.2 Condition No. 4	4
2.3 Condition No. 5	6
2.4 Condition No. 6	6
2.5 Condition No. 7	6
3.0 Conclusion	7

1.0 Introduction

Sunderland Peacock and Associates Ltd have been instructed by our Client Mr I. Maudsley to prepare a report for the approval of details reserved by condition in connection with the planning approval ref: 3/2016/0201 and listed building approval 3/2016/0202 in connection with Southport House, Sawley Road, Sawley, Clitheroe, BB7 4LE.

The report aims to provide the required information in order to discharge Planning Conditions No. 2 – No. 7 inclusively for planning and listed building approvals.

2.0 Approval of Conditions to be discharges

2.1 Condition No. 3

3. Precise specifications, in the form of a method statement, detailing the means by which the existing render will be removed shall have been submitted to and approved by the Local Planning Authority before the commencement of this element of the works hereby approved. Where render removal results in the loss of historic fabric, work shall cease to these areas pending further advice from the Local Planning Authority.

Reason: In order to safeguard the special architectural and historic interest and significance of the listed building and the character, appearance and significance of Sawley Conservation Area in accordance with Ribbles Valley Core Strategy Policies DMG1 and DME4, and the NPPF.

METHOD STATEMENT FOR THE REMOVAL OF EXISTING RENDER

- The existing render appears to be cementitious in nature and no recording or sampling will be required in this case.
- Scaffolding is to be erected to provide access to higher levels of the wall. The scaffolding is to be erected so as to not harm the existing fabric of the property. The scaffolding must also be erected in a way that does not impede the future works to the stonework and re-pointing to ensure that obvious joints are not visible.
- Walls to all elevations to be defrassed to remove any existing loose areas of render and debris. This will be carried out through the brushing down of the wall surface.
- Existing render to be carefully removed by the contractor through the use of hand tools such as a hammer and chisel. This will minimise the damage that could potentially be caused to the surface of the stonework behind the render. Electrical tools e.g. pneumatic chisels will only be considered as a last resort upon the failure to remove the render through the use of hand tools.

- Upon completion of the render removal, the wall is to be defrased further to removal any loose render and debris from the wall face and is to be carried out through the brushing down of the wall surface.
- All debris is to be removed from site.
- Once the render removal is completed, the existing underlying wall fabric should be allowed to dry out should there be signs of moisture present.
- All removal work is to cease should the underlying stonework become damaged as a result of render removal.
- Where render removal results in the loss of historic fabric, work shall cease to these areas pending further advice from the Local Planning Authority.

2.2 Condition No. 4

4. Prior to the commencement of any pointing or re-pointing works required, a method statement detailing the areas to be re-pointed and details of the materials to be used in any such works shall have been submitted to and approved by the Local Planning Authority. The development shall be carried out in complete accordance with the details approved within the method statement.

Reason: In order to safeguard the special architectural and historic interest and significance of the listed building and the character, appearance and significance of Sawley Conservation Area in accordance with Ribble Valley Core Strategy Policies DMG1 and DME4, and the NPPF.

The rendered wall finish is to be removed (see condition 2 method statement) to allow for the necessary repointing works to take place to prevent further water ingress.

All elevations to the main house are to have the render removed to expose the stonework and be re-pointed. The non-original two storey section to the rear North West elevation may be the only section to be re-rendered.

PROPOSED MORTAR SPECIFICATION

All repointing is to be carried out using a traditional 3:1 mix (sharp stone coursed sand/differing aggregates: Hydraulic lime). Mix will be applied throughout complete with stipple/ brushed finish. Joint/ mortar thickness to be well- proportioned.

REPOINTING METHOD STATEMENT

- All repointing work is to be carried out during a period of suitable weather so as to avoid periods of high and low temperatures. This will ensure that the new mortar dries correctly.
- Existing mortar to be carefully raked out to a minimum depth of 25mm or twice the width of the joint (whichever is greater).
- Raking out of existing mortar joints is to be strictly done by hand using the correct hand tools i.e. a mason's quirk. Under no circumstances should

mechanical methods of removal be used in order to prevent damage to the stonework.

- The exposed joints are to be carefully cleared with compressed air to remove any remaining debris and to ensure that it is not washed down the wall.
- The affected area is to be rinsed down and washed with clean water to ensure that the wall is damp. This will encourage a good bond between the stonework and the new mortar.
- The repointing of the affected stone joints is to be carried out using the specification of mortar that has been described above.
- All repointing is to take place at the top of the affected areas moving downwards to prevent any dripping water from washing out the new mortar.
- The new mortar is to be applied and compressed within the joint using a pointing key with a suitable width for the joint sizes. The entire joint must be filled with the new mortar until it is over filled.
- The new mortar should then be allowed to set before cutting back any excess mortar to create a slight recess between the stones.
- The surface of the joint is to receive a stippled finish by using a churn brush to stipple the surface of the joint.
- The curing of the completed repointing is to be managed to prevent it from drying too quickly. This is to be carried out by protecting the repointing with suitable sheeting and applying water using a hand or pump action spray to dampen the repointing and the surrounding stone to ensure that it does not cure too fast. This process should be carried out for a minimum period of one week after the repointing has occurred.

Once the render has been removed and the repointing carried out, the two storey extension section to the rear North West Elevation is to be re-rendered through the implementation of the following method statement.

METHOD STATEMENT FOR RE-RENDERING

- Prior to rendering works commencing – an onsite assessment is to be carried out as to how many undercoats the existing wall is able to accommodate.
- Rendering is to be carried out using a traditional 3:1 mix (Sharp stone coarse sand / differing aggregates : weak to moderate hydraulic lime). It is to have smooth finish to match the attempted finish of the existing render.
- The render is to be 'laid on' using a steel laying-on trowel to spread and press the render onto the wall surface with reasonable pressure to ensure that it is well compacted and adhered to the surface.
- The curing of the completed render is to be managed to prevent it from drying too quickly. This is to be carried out by protecting the render with suitable sheeting and applying water using a hand or pump action spray to dampen the repointing and the surrounding stone to ensure that it does

not cure to fast. This process should be carried out for a minimum period of one week after the rendering has been carried out.

2.3 Condition No. 5

5. Prior to installation on site, full details of the proposed new gate to be sited at the rear of the property shall have been submitted to and approved in writing by the Local Planning Authority, such details shall include the size, design, appearance and materials. The development shall be carried out in complete accordance with the approved details and retained as such thereafter.

Reason: in order to safeguard the special architectural and historic interest and significance of the listed building and the character, appearance and significance of Sawley Conservation Area in accordance with Ribble Valley Core Strategy Policies DMG1 and DME4, and the NPPE.

Refer to drawing 5011-SK3 proposed gate drawing for design proposal and sample image.

2.4 Condition No. 6

6. Prior to installation on site, full details or samples of the replacement roof slates shall have been submitted to and approved in writing by the Local Planning Authority, such details shall include the size, design, appearance, colour and texture of the slates. The development shall be carried out in complete accordance with the approved details and retained as such thereafter.

Reason: in order to safeguard the special architectural and historic interest and significance of the listed building and the character, appearance and significance of Sawley Conservation Area in accordance with Ribble Valley Core Strategy Policies DMG1 and DME4, and the NPPE.

Refer to physical slate sample submitted with the application.

2.5 Condition No. 7

7. Prior to installation on site, full details of the design, material and finishes of any replacement windows or doors shall have been submitted to and approved in writing with the Local Planning Authority. The windows and doors shall be installed in accordance with the agreed details and retained as such thereafter.

Reason: in order to safeguard the special architectural and historic interest and significance of the listed building and the character, appearance and significance of Sawley Conservation Area in accordance with Ribble Valley Core Strategy Policies DMG1 and DME4, and the NPPE.

Material Used: Accoya <http://www.laver.co.uk/content/accoya-wood>

Fixings: Stainless Grade 304

Glue: D4 Soudal Polyurethane

Window Type: Storm proof

Window Openers: All openers will be mounted on Friction Hinges, Egress friction Hinges to Bedrooms if possible to provide a fire escape

Window Fasteners: Lockable casement stays or if traditional is required Kirk Patrick or Ludlow Fasteners / Handles (clients choice)

Glass: Window Energy Rating A, Pilkington Soft Coat Low-E+ Bronze Bar 20mm unit.

Window Details: The windows will have 20mm chamfered glazing bars to split into two visual smaller units as per the image shown below.



Sample of window style with glazing bar.

Inside Detailing: Stop chamfers.

Paint Finish: Sikkens water based through an Air-less Sprayer 2 primer coats. 2 Top Coats of a 30% satin finish.

Colour to match Farrow & Ball – 'Crunch' as per colour in sample below.



Sample of window colour to match Farrow and Ball – 'Crunch'.

Door style to be vertical panelled in colour to match windows with black / iron external ironmongery.

3.0 Conclusion

For each planning condition previously stated we have provided the additional details as requested on that of the planning approval ref: 3/2016/0201 and Listed Building consent ref: 3/2016/0202 so that these conditions may be approved and discharged by the Local Planning Authority.