

Sharon Craig

From: Adrian Dowd
Sent: 31 January 2018 14:43
To: Sharon Craig
Subject: FW: 3/2018/0013 - Brabins Almshouses 21 Kirklands Chipping Preston PR3 2GD - SPAB Response

Follow Up Flag: Follow up
Flag Status: Flagged

From: Joanne Needham [<mailto:joanne@spab.org.uk>]
Sent: 31 January 2018 14:04
To: Adrian Dowd; Jonathan Garlick
Subject: RE: 3/2018/0013 - Brabins Almshouses 21 Kirklands Chipping Preston PR3 2GD - SPAB Response

Dear Mr Dowd,

Our ref: 52514

Application ref: 3/2018/0013

Development Address: Brabins Almshouses, 21 Kirklands, Chipping, Preston PR3 2GD

Proposal: External repointing using lime mortar, internal re-plastering using lime plaster, replacement of lead flashings to chimney stacks, replacement of damaged stone flags on front and rear roof pitches, removal of part of ridge beam above 29 Windy Street and replacement with new timber.

Thank you for notifying the SPAB of the above application. Having reviewed the documentation on your Council's website we now wish to offer the following observations and advice.

SPAB Observations & Advice

The photographs comprising part of this application help to illustrate the nature and extent of the problem of damp in this case. While we are saddened to see the existing condition of the building, we are greatly heartened to read that the applicant has engaged in pre-application discussions with yourself, and that the proposed scheme is to undertake repairs using traditional materials and methods. We warmly welcome and support the proposals.

The supporting information explains the reasons for the proposed repairs and demonstrates a good level of understanding of both the construction and behaviour of traditional buildings and materials. The proposal is to replaster and repoint using lime but no further details are given in respect of specifications. We advise therefore that these details are discussed and agreed prior to determination of the application, or that your authority request, via conditions, that this information is submitted and agreed in writing before development commences.

Once the inappropriate materials have been removed, we strongly encourage that the building is given sufficient time to dry out and regain its natural equilibrium before it is repointed and replastered. We would also encourage that lime putty is used in favour of NHLs given the ongoing concerns and emerging research in respect of the appropriateness of their use in some historic building contexts. Should you or the agent wish to discuss any technical aspects of the proposed repairs (plaster, pointing, roofing, damp), or any aspect of our advice, please do not hesitate to contact me or my colleague Jonathan Garlick - SPAB Technical Officer (jonathan@spab.org.uk). Alternatively, you may telephone our free Technical Advice Line: 020 7456 0916. Mon-Fri 9.30am-12.30pm where one of our Technical Officers would be pleased to speak with you.

We trust that this response is helpful.

With good wishes,

Joanne.

--

Joanne Needham
Casework Officer (Working days: Monday - Thursday)
07747 734390

Please send all notifications of listed building consent applications, faculty applications or requests for pre-application advice to casework@jcnas.org.uk

SPAB: Hands on History

w: spab.org.uk e: info@spab.org.uk t: 020 7377 1644

Charity no: 111 3753 Scottish charity no: SC039244 Company: 5743962

SPAB: Hands on History

w: spab.org.uk e: info@spab.org.uk t: 020 7377 1644

Charity no: 111 3753 Scottish charity no: SC039244 Company: 5743962