

**SPECIFICATION DETAILS (LISTED BUILDING APPLICATION)**

**AT**

**13 YORK STREET**

**CLITHEROE**

**LANCASHIRE**

**BB7 2DH**



**Job Reference Number: BS 1109**

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## **1.0**      **EXTERNALLY**

### **1.1**      **Main Roof**

Existing ridge tiles to be retained

Existing natural slates to be retained and to be stripped and sorted in a manner that allows each course to be replaced in the same order. Any defective or damaged slates are to be replaced upon a like for like basis

Chimney stack to be patch re-pointed as deemed to be necessary using lime mortar in accordance with St Astier specification **(Appendix 1.)**

Existing roof window to be discarded and replaced with Velux conservation roof window ref CK04 **(Appendix 2.)**

Lead flashing to stack to be replaced upon a like for like basis using new code 4 leadwork in accordance Lead Sheet Association guidelines

Carry out close quarters inspection of rafters, purlins and ceiling joists and replace any rotten sections as required using structural grade timber, sizes as per existing

Overlay rafters with new Kingspan Nilvent breathable roofing underlay **(Appendix 3.)**

Fit new Manthorpe combination roofing pack eaves roll ventilation and underlay support tray to ensure cross ventilation of roof void **(Appendix 4.)**

Supply and fit new Manthorpe in line slate ventilator to receive extractor fan ducting from new ensuite ref: GILSV30-25 **(Appendix 5.)**

Fit new Knauf Earthwool Loft Roll 40 insulation above ceilings ensuring ventilation pathway is maintained **(Appendix 6.)**

Treated timber roofing battens

### **1.2**      **Outrigger Roof**

Existing ridge tiles to be retained

Existing natural slates to be retained and to be stripped and sorted in a manner that allows each course to be replaced in the same order. Any defective or damaged slates are to be replaced upon a like for like basis

Lead flashing to abutment with main building to be code 4 in accordance Lead Sheet Association guidelines

New structural grade timbers to be same size as existing rafters

Overlay rafters with 18mm exterior grade plywood

Overlay plywood with new Kingspan Nilvent breathable roofing underlay **(Appendix 3.)**

Fit 3 new Velux conservation roof windows ref MK06 **(Appendix 2.)**

Fit new 80mm thick Kingspan Thermapitch TP10 PIR rigid insulation boards between rafters [warm roof to achieve 0.16W/(m2.K)] **(Appendix 7.)**

Fit new 57.5mm thick Kingspan K118 insulated plasterboard to underside of rafters, skim coat to finish [warm roof to achieve 0.16W/(m2.K)] **(Appendix 8.)**

### **1.3 Rainwater fittings – Main Building**

Lead lined stone trough gutters – to be replaced on a like for like basis using code 5 lead in accordance Lead Sheet Association guidelines

### **1.4 Soil Pipe – Main Building**

Fit new 100mm traditional cast iron double spigot pipe (to connect to existing underground drainage pipework)

### **1.5 Rainwater fittings – Outrigger**

To be new Alumasc Apex Heritage half round 100mm cast iron gutters with 63mm circular downpipe

### **1.6 External Walls - Front Elevation**

In the main the existing render is deemed to be sound and it will be retained as much as possible. Any defective / de-bonded areas will be carefully removed back to sound material.

Patch re-rendering to be carried out in accordance with St Astier specification (**Appendix 9.**)

### **1.7 External Walls - Rear Elevation**

The ivy growth is to be carefully removed and the trunk cut at ground level. Excessive mortar smeared over surface of stone to be carefully removed. If the mortar is well adhered it is to be left in situ in preference to potentially damaging the surface of the stone.

Following the removal of the excessive mortar the stonework is to be repointed in accordance with the St Astier specification although there is anticipated to be minimal amounts of repointing required (**Appendix 1.**)

### **1.8 External Walls - Outrigger**

The outrigger is constructed with cavity brickwork, with the gable wall being part rendered and the side elevation finished with masonry paint. The kitchen window has a natural stone lintel and cill.

The gable wall is currently allowing penetrating dampness and exhibiting widespread cracking to the render. Where the former outhouse abuts the brickwork is exposed. The existing render is to be carefully hacked off and a new cement render with masonry paint finish is to be applied to the entire outrigger following the alterations to the window and door openings.

Lintel to enlarged window opening to be provided by Northern Stone Sales (UK) Ltd, Clitheroe  
<http://www.bespokemasonry.co.uk/>

## **1.9 Windows**

The existing sash windows are deemed to be in sound condition overall with no rotten timber or serious defects noted. As such work is anticipated to fully overhaul the windows consisting of identification and correction of defects caused by general wear and tear (as per Historic England guidelines).

To comprise of :freeing jammed casements or sashes and removing build-ups of paint which interfere with their effective operation, replacing broken sash cords, lubricating pulleys and hinges, replacing broken glass and defective putties, cleaning and repairing ironmongery and replacing missing or broken items, easing sticking sashes and casements, adjusting/packing hinges, replacing missing or worn beads, preparation and redecoration of previously painted surfaces (5-8 year cycle) **(Appendix 10)**

## **1.10 External Doors**

The main entrance door to the front elevation is to be redecorated.

The existing two-panel back door is to be removed and the opening bricked up, the existing kitchen window opening is proposed to be enlarged to form new doorway. Fit new door 3 door outward opening powder coated aluminium bi folding doors, with matching powder coated cill by Origin in Anthracite Grey RAL 7016M **(Appendix 11)**

## **1.11 External Decoration**

Main Building - Front Elevation

To render and window / door surrounds - Farrow & Ball Exterior Masonry Paint - Lime White (NO.1) **(Appendix 12)**

To windows – Farrow & Ball Full Gloss – All White (NO.2005) **(Appendix 12)**

To main entrance door - Farrow & Ball Full Gloss – Jitney (NO.293) **(Appendix 12)**

Main Building - Rear Elevation

To windows – Farrow & Ball Full Gloss – All White (NO.2005) **(Appendix 12)**

To cast iron - Farrow & Ball Full Gloss – Pitch Black (NO.256) **(Appendix 12)**

Outrigger

To render - Farrow & Ball Exterior Masonry Paint - Lime White (NO.1) **(Appendix 12)**

To cast iron - Farrow & Ball Full Gloss – Pitch Black (NO.256) **(Appendix 12)**

## **2.0     INTERNALLY**

### **2.1     Ceilings to Main Building**

The existing ceilings are in a varying state of repair, generally being worse higher up the building due to water ingress from previous roof leaks. Where the plaster is de-bonded or badly cracked it will be removed and where the laths are rotten, they will be removed on a like for like basis. In the main wherever possible the intention will be to retain the existing lime plaster ceilings. Where new work is required it will be lime plaster in accordance with the St. Astier specification **(Appendix 13.)**

### **2.2     Ceiling to Outrigger**

The ceiling and ceiling joists within the kitchen are proposed to be removed with the new ceiling comprising of Kingspan K118 insulated plasterboard fitted to the underside of the rafters and finished with a plaster skim coat **(Appendix 8.)**

### **2.3     Lath & Plaster partitions**

The existing lath and plaster partition walls are generally in reasonable condition. Where plaster is de-bonded or badly cracked it will be removed and any rotten laths replaced upon a like for like basis. In the main wherever possible the intention will be to retain the existing lime plaster to the partition walls. Where new work is required it will be lime plaster in accordance with the St. Astier specification **(Appendix 13.)**

### **2.4     Plaster to masonry to Main Building**

The existing plaster to the stonework is in a varying state of repair. Where the plaster is de-bonded or badly cracked it will be removed. In the main wherever possible the intention will be to retain the existing lime plaster over stonework. Where new work is required it will be lime plaster in accordance with the St. Astier specification **(Appendix 13.)**

### **2.5     New stud partitions (en-suite)**

Where the new wall is proposed to form the en-suite on the second floor it will be a timber stud partition with moisture resistant plasterboard and skim coat finish

### **2.6     Dry-Lining (kitchen)**

The plaster within the kitchen is in poor condition and is proposed to be removed throughout. The exposed brickwork to the external and party walls will be drylined with Gypliner metal framed wall lining system with Gypsum ThermaLine PIR insulated plasterboard and skim coat finish by British Gypsum **(Appendix 14)**. The internal wall will be drylined with Gypsum wall board on adhesive dabs.

## **2.7 Internal Joinery**

Doors / frames / architraves

Are all to be maintained as existing. The door to bedroom 4 will be repositioned and fitted to the existing opening at the top of the stairs to become bedroom 3. The existing bathroom door and architraves will be carefully removed and re-fitted to the new en-suite partition wall.

## **2.8 Internal Paintwork**

Ceilings & Walls

To be Earthborn Claypaint – breathable matt emulsion suitable for lime plaster (colour to be confirmed) **(Appendix 15)**

Timber

Farrow & Ball Full Gloss (colours to be confirmed) **(Appendix 13.)**

## **2.9 Repairs to suspended timber floors**

Where floor joists are rotten they the defective sections will be cut back to sound timber. New structural grade timber joists are to be fitted alongside the existing to double up with new joists supported on steel joist hangers.

## **2.10 Cleaning of flag stones**

At ground floor level the entrance hallway and rear room have flagstones. Some of these will need to be taken up to allow a new water supply pipe to be fitted to replace the existing lead supply pipe. All flag stones are to be replaced in the same position. Following the stones being re-laid it is proposed to be carefully clean the surface to remove ingrained dirt and grime followed by the application of a stonework sealant using Namurain **(Appendix 16.)**