

**APPROVAL OF DETAILS RESERVED BY CONDITION**

IN CONNECTION WITH LISTED BUILDING CONSENT 3/2022/0410

AT

THE PRIORY

HELLIFIELD ROAD

GISBURN

BB7 4HQ



**Sunderland Peacock and Associates Ltd**

Hazelmere, Pimlico Road, Clitheroe, Lancashire, BB7 2AG

[www.sunderlandpeacock.com](http://www.sunderlandpeacock.com)

This collection of method statements has been prepared to satisfy condition no. 3 of listed building consent 3/2022/0410.

## **1.0 REMOVAL OF RENDER**

- 1.1 The extent of render removal is limited to the west facing elevation of the listed building.
- 1.2 Appropriate scaffolding is to be erected externally by a licenced and competent scaffolding contractor to facilitate safe access and undertaking of the works. Extreme care must be taken when the scaffolding is erected, altered, adjusted, and dismantled in order to safeguard existing historic fabric from damage caused by scaffolding poles and boards. The contractor is to ensure that there is no conflict between site operations and access to and from the listed building. All scaffolding is to be designed and erected so as to be free standing and under no circumstances should the scaffolding be fixed back to the fabric of the listed building. Under no circumstances will putlog scaffolding or any other mechanically fixed scaffolding be considered acceptable. All scaffolding poles and boards must finish a minimum of 50mm away from all historic fabric and be fitted with plastic end caps to reduce the risk of damage to the historic fabric of the listed building. All scaffolding to be seated on timber poles.
- 1.3 Prior to the complete removal of the render wall finish an area of 1m x 1m is to be undertaken to confirm that no damage will be caused to the underlying substrate during removal.
- 1.4 The existing render finish is to be defrassed to remove any loose material from the wall surface. This is to be undertaken by brushing down the wall surface. The existing render is to be carefully removed by the contractor using appropriate hand tools such as hammers and chisels. This will minimise the risk of damage to the underlying masonry substrate. Under no circumstances are electrically operated power tools i.e. pneumatic chisels, be considered acceptable except as a last resort should the use of hand tools be unsuccessful. All works shall cease if the underlying wall fabric becomes significantly damaged because of the removal of the render and the method of removal shall be reviewed. On successful removal of the render, the underlying wall fabric is to be defrassed using a brush to remove loose material created by the removal of the render.

## **2.0 CONVERSION OF BOILER ROOM**

- 2.1 The existing boiler room is to be converted and sub-divided for use as a WC and utility room.
- 2.2 The existing boiler room is to be stripped out, including the removal of the existing floor mounted boiler and the removal of the internal modern ceiling.
- 2.3 The walls are to be replastered in lime as per section 4.0 of this document.
- 2.4 The internal partition wall is to be formed in 50 x 75mm timber stud construction at max 600mm centres with staggered noggins. Kingspan K112 framing board, friction fixed between the studs. Stud wall to be sheathed in 12.5mm plasterboard, with taped and scrimmed joints and 3mm plaster skim finish.
- 2.5 Following the removal of the existing ceiling lining, Kingspan rigid insulation boards are to be friction fixed between the existing timber rafters, whilst maintaining a min 50mm ventilation gap over the insulation. Insulated plasterboard to be fixed to the underside of the timber rafters, with taped and scrimmed joints and 3mm plaster skim finish. All to ensure a comfortable internal environment and improved energy efficiency.

- 2.6 All electrical work including lighting, power, mechanical extract and smoke / fire detection to meet current IEE / building regulations requirements.

Installation to include (where required);

Internal power and lighting  
Power supplies to extract fans  
Boiler and central heating controls  
Electrical radiators / heaters  
Self-contained smoke / heat / carbon monoxide detectors

Installation to be carried out minimise loss of, and permanent scarring to, historic fabric. Only minimal amount of work to be carried out that disturbs existing historic fabric. Where disturbance /removal of minor areas of historic fabric is required, as much of the historic fabric as possible is to be retained and all new fittings are to be discreetly positioned. Existing wall chases / routes to be used where possible. Installation to make use of existing cable runs in order to avoid destructive chasing to the historic wall fabric.

- 2.7 All existing plumbing is to be upgraded throughout and will utilise existing wall penetrations and chases / routes where possible. Minor historic fabric to be removed to accommodate any new service penetrations if required for water / waste pipes etc. Existing wall chases / routes to be used where possible and where this is not possible, pipework to be surface fixed and concealed within timber boxing.

### **3.0 REMOVAL OF EXISTING FLOORBOARDS AND RADIATORS; INSTALLATION OF UNDERFLOOR HEATING**

- 3.1 The existing floorboards to the existing ground floor kitchen and reception rooms are to be carefully removed to allow for installation of the underfloor heating system (wet) and for the inspection of the existing timber floor joists. Timber battens will be nail - fixed to the sides of the joists so that insulation and the underfloor heating pipework can be carefully installed between the joists. New oak floor boards will be laid over the top of the existing floor joists as has been approved under listed building consent 3/2022/0410.
- 3.2 Protection to be provided to internal wall surfaces and joinery to provide protection during the duration of the works.
- 3.3 The existing ground floor radiators are to be removed along with all associated plumbing / pipework. The heating is to be turned off and cooled prior to removal of radiators. All valves should be turned off and the radiators should then be drained by opening the radiator valves. The radiators should then be disconnected from the pipework and lifted off the brackets. All brackets should be removed from the walls and the wall finishes made good where fixings are present. The existing pipework / plumbing should be disconnected from the central heating system and removed, as well as all fixings and finishes / joinery made good.
- 3.4 As approved under listed building consent 3/2022/0410, all ground banked up against the sides of internal and external walling within the ground floor voids is to be graded back in order to reduce the risk of penetrating dampness. A new compacted hardcore base with DPM over is to be laid within the floor voids and a new concrete base is to be installed below the level of the floor joists but with a void maintained for ventilation purposes.

#### **4.0 INTERNAL PLASTERING**

- 4.1 The scope of internal replastering is to be restricted to areas of defective wall plaster only. All sound internal lime plaster is to be retained.
- 4.2 All affected areas are to be brushed and cleaned down to removal any loose material to the wall surfaces.
- 4.3 All walls, if any damp areas are present, should be given sufficient time to dry out following removal of the existing plaster wall finish to ensure that the walls are sufficiently dry so that the new plaster adheres correctly, and the moisture content of the plaster mix is not affected.
- 4.4 Areas of new plaster wall finish are to be of a thickness to match the existing and is to be applied in three layers. Walls to be wetted prior to application to prevent suction from the masonry wall substrate.
- 4.5 Scratch Coat: to be applied at a maximum thickness of 16mm. Whilst wet, the coat should be scratched to provide a key for the floating coat. Scratch coat should be allowed to dry sufficiently following application. Where required, hessian should be used to cover areas of new plaster to prevent rapid drying. Mix to be 1:2 ratio of lime putty / quicklime and well graded aggregates from 2.6mm to 76 microns. All aggregates to be to BS EN 13139: 2022 and to be well graded, non-staining, clean, sharp sand uncontaminated by clay and silt.
- 4.6 Floating Coat: to be applied a maximum of 18mm thick. Mix to be 1:3 ratio of lime putty / quicklime and well graded aggregates from 2.6mm to 76 microns. All aggregates to be to BS EN 13139: 2022 and to be well graded, non-staining, clean, sharp sand uncontaminated by clay and silt. Once the coat has begun to stiffen, it should be rubbed up with a wooden float to counter any shrinkage. A key should be formed to the surface of the coat using a Devil Float. The coat should be left to dry sufficiently before the application of the finishing coat.
- 4.7 Finishing Coat: to be applied in layers of between 2mm and 8mm and should be applied in 2 or 3 thin layers to achieve an even finish. And dry out consistently. The floating coat should be dampened prior to the application of the finishing coat to prevent suction. Mix to be 1:1 ratio of lime putty / quicklime and well graded aggregates from 2.6mm to 76 microns. All aggregates to be to BS EN 13139: 2022 and to be well graded, non-staining, clean, sharp sand uncontaminated by clay and silt.
- 4.8 All lime plaster should be painted using a breathable paint or a lime wash.

#### **5.0 REMOVAL OF DRAINAGE / WASTE PIPES**

- 5.1 The existing waste pipes to be removed consist of the external soil / waste pipes to the east facing elevation and the external waste pipe to the kitchen. All pipes are to be fully disconnected from the relevant sanitaryware and carefully removed and properly disposed of. The existing wall penetrations are to be defrassed to remove all loose debris. All wall penetrations are to be infilled and packed using gallet stones and lime mortar and then painted over to match the existing wall finish. All associated underground drainage pipework is to be grubbed up to the nearest manhole and the branch capped off to prevent water from lying within redundant pipework.