

# Heritage and Conservation Statement

ALMSHOUSES

Flat 4

STYDD LANE

RIBCHESTER

LANCASHIRE

PR3 3YQ



FOR

YOUR HOUSING GROUP

ASTON EVENUE

RISLEY

WARRINGTON

WA3 6ZN

# Heritage and Conservation Assessment

## 1. Brief history of the site

**Application address:**

4 Alms Houses,  
Stydd Lane,  
Ribchester  
Lancashire,  
PR3 3YQ

**Location:** 1-4 Almshouses is in the manor of Stydd which forms part of Ribchester and lays within in the county of Lancashire.

1-4 Almshouses is situated on the north-eastern edge of the village of Ribchester and is part of the Ribchester conservation area. It is also part of the parish of Ribchester and Ribble valley Borough Council.

National grid reference SD 65382 35805.

**County:** Lancashire

**District:** Ribble valley

**District Type:** District Authority

**Parish:** Ribchester

**Conservation area:** Ribchester conservation area

**National Park:** Not applicable

**Locality:** The building is set within lawned frontage bounded by hedges, set back from the main access road, A well is located within the front garden between Stydd Lane and the Almshouse. Stydd Lane is connected to the main highway leading off Blackburn Road, providing direct access into Ribchester. To the West of the Almshouses lies the church of St. Peter and St. Paul featuring an access road from Stydd Lane to a carpark. To the right of the Almshouses is open fields

Almshouses is a listed building set within the Ribcheaster conservation area (refer to Section 2 for further details on listing).

Within the vicinity of this property there are three additional notable buildings/ features:

- Church of Saint Peter and Saint Paul,
- In the grounds of the church is Stydd Lodge and
- In the garden of 1-4 Almshouses is an historic well head

1-4 Almshouses stands near the entrance to Saint Peter and Paul's Church. Built by the Shireburn family in the 1728 under the will of John Shireburne, who died in 1726 They were built to house poor people of the parish.

**A copy of site plan showing general location is included within Appendix A**

**A copy of existing floor plans and elevations showing the layout and appearance is located within Appendix B**

## **2. 1-4 Almshouses, property listing:**

### **Asset listing:**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest. Listing is as below

### **Asset Grouping:**

This property is not part of an asset grouping but the property is subdivided into 4 apartments.

Number 4 Almshouses is part of a villa containing 4 residential properties. The villa is grade ii listed and the list UID as referenced on Historic England website is 1308488.

**Date of listing:** 25-Jul-1952

**Most recent amendment:** 22-Nov-1983

**County:** Lancashire

**District:** Ribble Valley (District Authority)

**Parish:** Ribchester

**National grid reference:** SD 65382 35805

**Details recorded on register:**

SD 63 NE RIBCHESTER STYDD

8/150 Nos 1 to 4 (Almshouses) 25.7.52 (formerly listed as Stydd Almshouses under Stydd Lane)

GV II\*

Almshouses, founded under the will of John Shireburne, who died in 1726. Sandstone ashlar and brick (the sides and rear pebbledashed) with stone slate roof. 2 storeys, unusual for alms houses. The central portion projects with a truncated shaped gable, topped by a cornice. On the 1st floor is an arcade of 3 semi-circular moulded arches with keystones, 2 unfluted Doric columns and 2 similar half columns as responds. The 2 outer openings have stone balustrades. This is approached by a central flight of 16 stone steps, curving outwards at the bottom and having a solid parapet with shaped coping. This is flanked on the ground floor by 2 open door surrounds with cyma mouldings. Behind the arcade on the 1st floor are 3 doors of 2 raised and fielded panels each. On the ground floor, visible through the outer stone doorways, are 3 similar doors and 2 sashed windows with glazing bars. On each side of this central portion is one bay of the main building, having sashed windows with glazing bars in plain stone surrounds of quarter-round section. The end gables have copings and chimney caps. At the rear are modern windows with plain reveals.

**A copy of Historic England and Asset listing is included within Appendix C**

### **3. Locally listed buildings/ features:**

Review of historic England data base confirms the following nearby historic buildings and features:

- South of Almhouses located within front garden is a well head this is grade ii listed and the list UID as referenced on Historic England website is 1362238. Refer to enclosed Historic Listing document for further details on this monument.  
<https://historicengland.org.uk/listing/the-list/list-entry/1362238>
- North West of number 1-4 Almhouses is the Church of St Peter and St Paul this is grade ii listed and the list UID as referenced on Historic England website is 1308523. Refer to enclosed Historic Listing document for further details on this property.  
<https://historicengland.org.uk/listing/the-list/list-entry/1308523>
- Set in the grounds of Church of St Peter and St Paul is Stydd Lodge, presbytery to church of St Peter and St Paul this is grade ii listed and the list UID as referenced on Historic England website is 1072262. Refer to enclosed Historic Listing document for further details on this property.  
<https://historicengland.org.uk/listing/the-list/list-entry/1072262>

A copy of historic England listings for each of the properties is included within appendix D

### **4. Context of the existing property within the context of its setting**

As indicated above the alms-house's forms part of a small group of buildings set back from Stydd Lane. The area appears well maintained and utilised. Alms-houses is currently occupied, is an integral and important part of the locality and the well-being of the adjacent buildings and the upkeep of the area is interdependent on the continued use and upkeep of the Almshouses. It is in this context that this application is made

### **5. Description of the existing property:**

**Apartment location within block:** We understand that the property was converted in the 1980s forming four number one-bedroom apartments. Two apartments located to the ground floor and a further two on the first floor. Apartment front doors are all located on the front elevation. First floor apartments are accessed by the central external staircase. Flat four, the property that forms the basis of this application is located to the right-hand side at first floor level (North east elevation facing the open fields).

**Apartment layout:** Apartment 4 consists of a Livingroom to the front right-hand side of dwelling, accessed directly from front door. Set behind from Livingroom to the rear of the property is the bedroom. This is accessed direct from Livingroom. To the front left hand side of the apartment is the kitchen, this is accessed from the Livingroom. The Bathroom is located to the rear left hand side to rear elevation and is accessed from the kitchen.

## **6. Planning policy and Guidance:**

In assessing the context of the proposed development, a number of documents have been taken into account, including those listed below.

- **The National Planning Policy Framework (NPPF) revised July 2021, Part 16 – Conserving and Enhancing the Historic Environment (paragraph 189-208).**  
[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/1005759/NPPF\\_July\\_2021.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf)
- **The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) published by Historic England.**  
<https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heag180-gpa3-setting-heritage-assets/>
- **Ribble Valley Borough Council local development framework**  
<https://www.ribblevalley.gov.uk/local-development-framework/local-development-framework-ldf>

**Including Key statement EN5:** Heritage assets whose core requirement is ensuring assets are “conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits. “ by “Recognising that the best way of ensuring the long term protection of heritage assets is to find an optimum viable use that strikes the correct balance between economic viability and impact on the significance of the asset.

## **7. Recent planning and listed buildings to the property and within the locality.**

**Application:** 3/2022/0846

**Development address:** St Peter & St Paul's RC Church Stydd Lane Ribchester PR3 3YQ

**Date submitted:** 05/09/2022

**Decision:** No objections

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**Application:** 3/2021/1211

**Development address:** Alms Houses Stydd Lane Ribchester PR3 3YQ

**Date submitted:** 24/11/2021

**Decision:** Refused

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**Application:** 3/2014/0531

**Development address:** Stydd Almshouses Stydd Lane Ribchester PR3 3YQ

**Date of application:** 11/06/2014

**Decision:** Approved

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**Application:** 3/2014/0070

**Development address:** Stydd Almshouses Stydd Lane Ribchester PR3 3YQ

**Date of application:** 11/06/2014

**Decision:** Approved

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## 8. Reason for proposed works:

Number 4 suffers from damp to external and some internal walls/ chimney breast. The area of damp is predominantly to North east gable elevation facing open fields (located internally within front Livingroom and rear bedroom).

The sole purpose of this application is to address the course of damp and rectify any damage to internal finishes.

Damp is hazardous to human health. The works are there for deemed as essential for safeguarding health and protecting the long-term use and viability of the building

## 9. Overview of proposed works:

Follows is an overview of the intended works and how they will be undertaken. This should be read in conjunction with the design and access statement, the drawings and outline specification provided as part of this application.

**-Gutters and downpipes:** To clean out rear elevation gutters. This is maintenance. There is no intended works to replace or alter the material or colour of existing rainwater or waste system

**-Copings:** There is currently no overhang or drip to verge stone copings. Verge coping crossfall appears to be laid flat or with very little crossfall, there is also damage to edge of existing stone copings. The cracks evident within render, for the most part is emanating from verge copings. After careful consideration as a result of stone damage, no overhang or drip we deem that water is tracking behind render at coping junction and due to the action of freeze/thaw has caused the damage now visible in render and the penetrating damp that is being encountered inside of the property.

Until such time as this is rectified this will continue and render condition will worsen over time. We have looked at the extent of works with a view to the minimum possible whilst addressing defect for the medium to long term.

The proposed works include carefully removing existing copings (marking each coping to ensure reinstated as original), setting aside, laying lead damp proof course over wall and dressed nominally down over uppermost edge of render prior to reinstating coping as existing, bedding and pointing in a lime mortar. Repairing outermost stone edge so as to ensure that there are no ledges that can collect water.

The choice of material, lead, is traditional and in keeping with the original building. The

lead will only be returned down sufficient to protect the top of edge of render and therefore will not significantly affect the appearance of the elevation. The proposals will protect the building from further deterioration and ensure that the property remains dry and suitable for habitation.

**Render:** The North east gable (facing open fields) is dash rendered. There is currently cracking within dashed render on west gable elevation with number 4, this is due to water ingress predominantly around junctions with verge copings which are damaged, have no capillary drip and have insufficient overhang. The proposal is to cut back render around cracks and replace render locally to match existing material, texture, and finish. The assumption is that existing dashed render is lime based and breathable but to ensure the correct mix and material used specialised sampling of render is being obtained and recommendations / findings will be followed. The works are essential as there is currently water ingress within the Livingroom and rear Bedroom, if unattended to will worsen and pose a risk to the long term use of the building as a residence.

**Pointing:** There are gaps evident between render and coins/ kneeler stones. This will allow water ingress. It is proposed to point using a lime based render

**-Paint:** The North east gable elevation (facing open fields) is painted. As previously stated dashed render is cracked and repair is necessary. In undertaking repair paint finish will be impacted. It is proposed to repaint gable elevation using mineral based breathable paint system (keim) colour matched to existing. As the intended works are to repair and prevent water ingress it is essential for the long-term use of the building

**-Ventilation:** Provide mechanical extract ventilation to existing bathroom which is currently unventilated and has secondary glazed windows which increases airtightness. The flue will be to the rear elevation, will terminate behind a clay airbrick which will be painted out to match that of the existing render, The proposals will minimise possibility of damp within property, essential for the continued use as a residence and the proposed method will ensure that it has no adverse impact on the existing rear elevation.

**-Internal plaster:** Repair existing addled and damaged plaster within Livingroom and rear bedroom by removing existing damaged plaster locally as required and replacing with breathable lime based plaster and paint system. The proposals are essential for the continued use as a residence and the proposed method will ensure that it has no adverse impact on the breathability of existing structure. As works are internal this will have no impact on the building appearance and setting within the area.

**-Extensions:** There is no proposals for extending the property, there is therefore no impact arising in either the quality or appearance of the building or its place in its setting.

**-Reconfigurations:** There is no proposals to alter the property layout, there is therefore no impact arising in either the quality or appearance of the building or its place in its setting.

**-Alteration of materials:** There is no proposals to alter the existing materials used within the property there is therefore no impact arising in either the quality, breathability or appearance of the building or its place in its setting.

**Approach to undertaking the proposed works:**

Historic buildings techniques differ from modern construction methods in that they use materials that promote breathability. The materials used are often softer than their modern-day counterparts and therefore it is essential to ensure that mortars and renders used are weaker and more flexible than the brick/ stone walls and material used are breathable. This tends to be achieved by using:

- Lime based mortars (refer to appendix D of design and access statement)
- Dashed render repair (will be tested and analysed by specialist company to confirm the materials and mix. This will be used to inform the specification used, recommendations will be followed, it is assumed that it is lime based)
- Mineral based (breathable) external paint system (refer to appendix C design and access statement)
- Stone repair (refer to appendix A of design and access statement)

## **Conclusion:**

### **Detailed site and desktop survey**

A site survey has been undertaken to review defects encountered and assess the courses.

The asset listing and asset group listing has been reviewed.

The buildings importance in relation to its setting has been assessed.

Planning policy and guidance has been taken account of in the formulation of planned works.

### **A hierarchy strategy has been used when considering works:**

-Avoid work where possible and does not pose a risk to the condition of building and the health of residents

-Where required, works undertaken to ensure the long term condition of the building and health of residents undertake minimum works required to ensure medium to long term rectification of the identified issues.

- Undertake works using traditional materials (appropriate to the property) and in a manner that is appropriate to the original methods of implementation.

- Ensuring that any proposals are respectful not to effect the original character of the building but also the visual appearance of the property and any impact on its setting.

### **Assessment of the required works:**

-The works are necessary in order to rectify damage (Render and internal plaster)and address courses ( Defective copings, pointing and possible blocked gutters)and the long term underlying issues.

- The materials used are in keeping with the property (matching dashed render, breathable paint system to existing colour, lime mortars, lead)

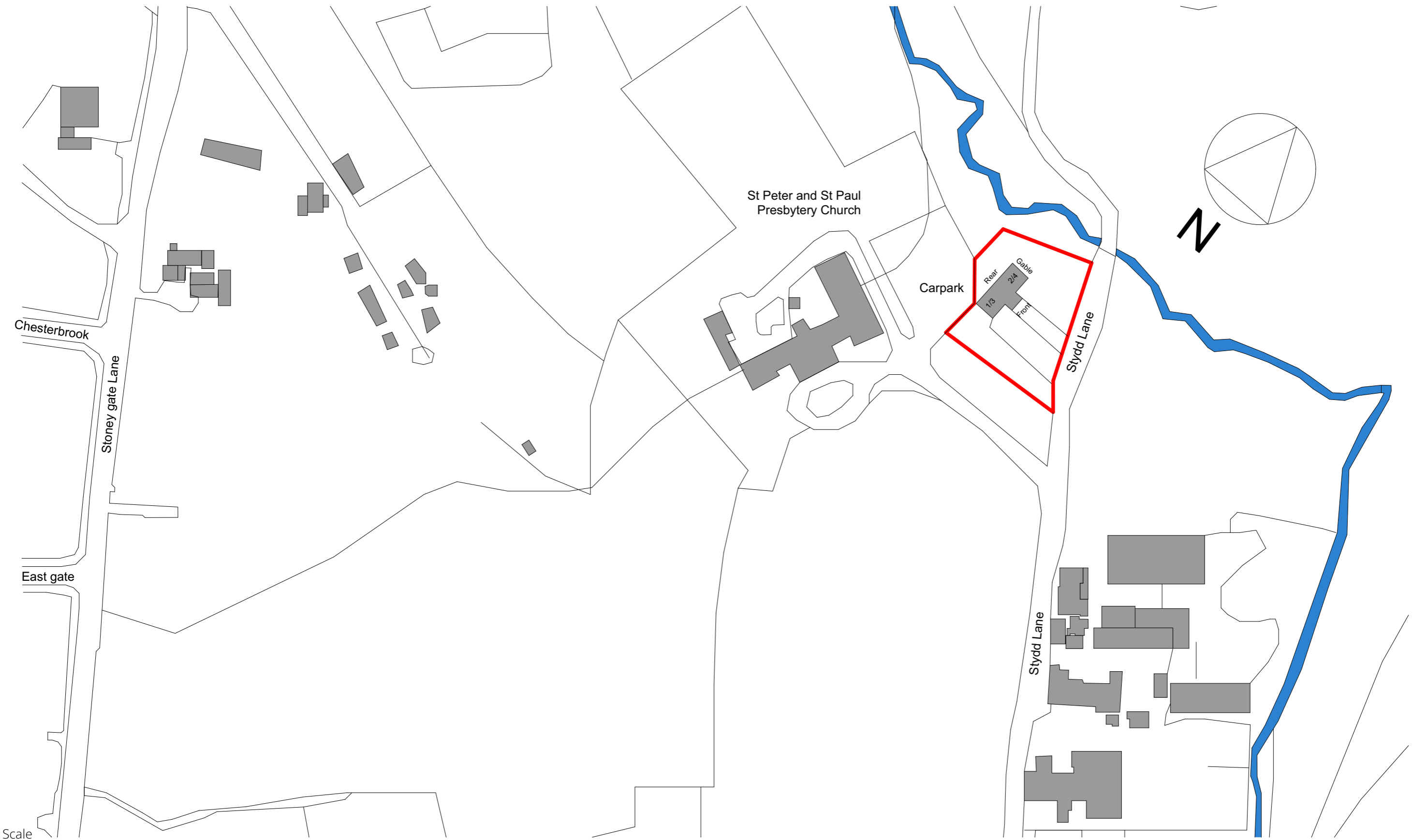
### **Works have been kept to a minimum:**

Replacing only damaged render and plaster

### **Impact on the building**

The works will not effect the visual appearance of the property or its effect on the local setting. The works will however improve condition of the building and its long term viability.

**Appendix A:**  
A copy of site plan



Scale


Rev.	Date	Description	Drwn.
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North

Offices at: Liverpool & Nottingham  
**Halsall Lloyd Partnership**  
 Address  
 98 Duke Street  
 Post Code  
 L1 5AG  
 Issuing Office      Tel  
 Liverpool      0151 708 8944  
 Website  
 www.hlpdesign.com

Drawing Title  
**Site Plan**  
 Project  
 Number 4, Almhouses, Stydd lane, Ribchester, PR3 3YQ  
 Client  
 Your Housing Group  
 Scales @ A3      First issue Date      Drawn      Check  
 1:1250      15/12/22      BMC      GL  
 Job Number / Dwg. No. / Revision      RIBA Stage . Drawing Status  
 3117/ L-03      [ ] - PLANNING



**Halsall Lloyd Partnership**  
 ARCHITECTS & DESIGNERS

**Appendix B:**

A copy of existing floor plans and elevations



**Appendix C:**

Copy of 1-4 Almshouses listing on Historic England data  
base:

# ALMSHOUSES

## ALMSHOUSES, 1-4, STYDD

### Overview

Heritage Category:	Listed Building
Grade:	II*
List Entry Number:	1308488
Date first listed:	25-Jul-1952
Statutory Address:	ALMSHOUSES, 1-4, STYDD



Uploaded by [Paul Adams](#)

## Location

Location of this list entry and nearby places that are also listed. Use our [map search](#) (<https://historicengland.org.uk/listing/the-list/map/>) to find more listed places.



Zoom in

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**ALMSHOUSES**  
**Heritage Category:** Listing  
**Grade:** II\*  
**List Entry Number:** 1308488  
[View This List Entry](#)

This map is for quick reference purposes only and may not be to scale.

# What is the National Heritage List for England?



The [National Heritage List for England](https://historicengland.org.uk/listing/the-list/) (<https://historicengland.org.uk/listing/the-list/>) is a unique register of our country's most significant historic buildings and sites. The places on the list are protected by law and most are not open to the public.

The list includes: **Buildings**

(<https://historicengland.org.uk/listing/what-is-designation/listed-buildings/>)

, **Scheduled monuments**

(<https://historicengland.org.uk/listing/what-is-designation/scheduled-monuments/>)

, **Parks and gardens**

(<https://historicengland.org.uk/listing/what-is-designation/registered-parks-and-gardens/>)

, **Battlefields**

(<https://historicengland.org.uk/listing/what-is-designation/registered-battlefields/>)

and **Shipwrecks**

(<https://historicengland.org.uk/listing/what-is-designation/protected-wreck-sites/>)

(<https://historicengland.org.uk/listing/>)

## Listed in 2022

Historic England celebrates 23 listed gems from the 240 sites across the country added to the National Heritage List for England during 2022.

**Fascinating Heritage Sites Listed in 2022**

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[Official Listing](#)

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[\(https://historicengland.org.uk/whats-new/news/listed-in-2022/\)](https://historicengland.org.uk/whats-new/news/listed-in-2022/)

## Images of England Project

Archive image, may not represent current condition of site.

Date: 02 Mar 2004

Reference: IOE01/11921/24

Rights: © Mr Graham Hindle. Source: Historic England Archive

## Historic England Archive

Search over 1 million photographs and drawings from the 1850s to the present day using our images archive.

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→ [Next](#)  
[Official Listing](#)

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# ALMSHOUSES

## ALMSHOUSES, 1-4, STYDD

### Official list entry

Heritage Category: **Listed Building**

Grade: **II\***

List Entry Number: **1308488**

Date first listed: **25-Jul-1952**

Date of most recent amendment: **22-Nov-1983**

Statutory Address 1: **ALMSHOUSES, 1-4, STYDD**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

**Understanding list entries** (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

**Corrections and minor amendments**

(<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

## Location

Statutory Address: ALMSHOUSES, 1-4, STYDD

The building or site itself may lie within the boundary of more than one authority.

County: Lancashire

District: Ribble Valley (District Authority)

Parish: Ribchester

National Grid Reference: SD 65382 35805

## Details

SD 63 NE RIBCHESTER STYDD

8/150 Nos 1 to 4 (Almshouses) 25.7.52 (formerly listed as Stydd Almshouses under Stydd Lane)

GV II\*

Almshouses, founded under the will of John Shireburne, who died in 1726. Sandstone ashlar and brick (the sides and rear pebbledashed) with stone slate roof. 2 storeys, unusual for alms houses. The central portion projects

with a truncated shaped gable, topped by a cornice. On the 1st floor is an arcade of 3 semi-circular moulded arches with keystones, 2 unfluted Doric columns and 2 similar half columns as responds. The 2 outer openings have stone balustrades. This is approached by a central flight of 16 stone steps, curving outwards at the bottom and having a solid parapet with shaped coping. This is flanked on the ground floor by 2 open door surrounds with cyma mouldings. Behind the arcade on the 1st floor are 3 doors of 2 raised and fielded panels each. On the ground floor, visible through the outer stone doorways, are 3 similar doors and 2 sashed windows with glazing bars. On each side of this central portion is one bay of the main building, having sashed windows with glazing bars in plain stone surrounds of quarter-round section. The end gables have copings and chimney caps. At the rear are modern windows with plain reveals.

Listing NGR: SD6538635802

## Legacy

The contents of this record have been generated from a legacy data system.

Legacy System      **183036**  
number:

Legacy System:      **LBS**

## Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



## Map

This map is for quick reference purposes only and may not be to scale. This copy shows the entry on 01-Feb-2023 at 16:50:06.

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End of official list entry

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← [Previous Overview](#)

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→ [Next Comments and Photos](#)

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→ [Next](#)  
[Official Listing](#)

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## **Appendix D:**

Copies of listings on Historic England data base for each of  
the neighbouring properties

# WELLHEAD IN GARDEN EAST OF ALMSHOUSES

## WELLHEAD IN GARDEN EAST OF ALMSHOUSES, STYDD

### Overview

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1362238**

Date first listed: **11-Nov-1966**

Statutory Address: **WELLHEAD IN GARDEN EAST OF ALMSHOUSES, STYDD**



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## Location

Location of this list entry and nearby places that are also listed. Use our [map search](#) (<https://historicengland.org.uk/listing/the-list/map/>) to find more listed places.

# Search the List: Map Search



# CHURCH OF ST PETER AND ST PAUL

## CHURCH OF ST PETER AND ST PAUL, STYDD

### Overview

Heritage Category:	<b>Listed Building</b>
Grade:	<b>II</b>
List Entry Number:	<b>1308523</b>
Date first listed:	<b>22-Nov-1983</b>
Statutory Address:	<b>CHURCH OF ST PETER AND ST PAUL, STYDD</b>



Uploaded by [Paul Adams](#)

## Location

Location of this list entry and nearby places that are also listed. Use our [map search](#) (<https://historicengland.org.uk/listing/the-list/map/>) to find more listed places.

# STYDD LODGE, PRESBYTERY TO CHURCH OF ST PETER AND ST PAUL, AND ATTACHED OUTBUILDING

STYDD LODGE, PRESBYTERY  
TO CHURCH OF ST PETER AND  
ST PAUL, AND ATTACHED  
OUTBUILDING, STYDD

## Overview

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1072262**

Date first listed: **22-Nov-1983**

Statutory Address: **STYDD LODGE, PRESBYTERY TO CHURCH OF ST PETER AND ST PAUL, AND ATTACHED OUTBUILDING, STYDD**



Uploaded by **Paul Adams**

# STYDD LODGE, PRESBYTERY TO CHURCH OF ST PETER AND ST PAUL, AND ATTACHED OUTBUILDING

STYDD LODGE, PRESBYTERY  
TO CHURCH OF ST PETER AND  
ST PAUL, AND ATTACHED  
OUTBUILDING, STYDD

## Overview



Uploaded by [Paul Adams](#)

## Location

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# CHURCH OF ST PETER AND ST PAUL

## CHURCH OF ST PETER AND ST PAUL, STYDD

### Overview

Heritage Category:	<b>Listed Building</b>
Grade:	<b>II</b>
List Entry Number:	<b>1308523</b>
Date first listed:	<b>22-Nov-1983</b>
Statutory Address:	<b>CHURCH OF ST PETER AND ST PAUL, STYDD</b>

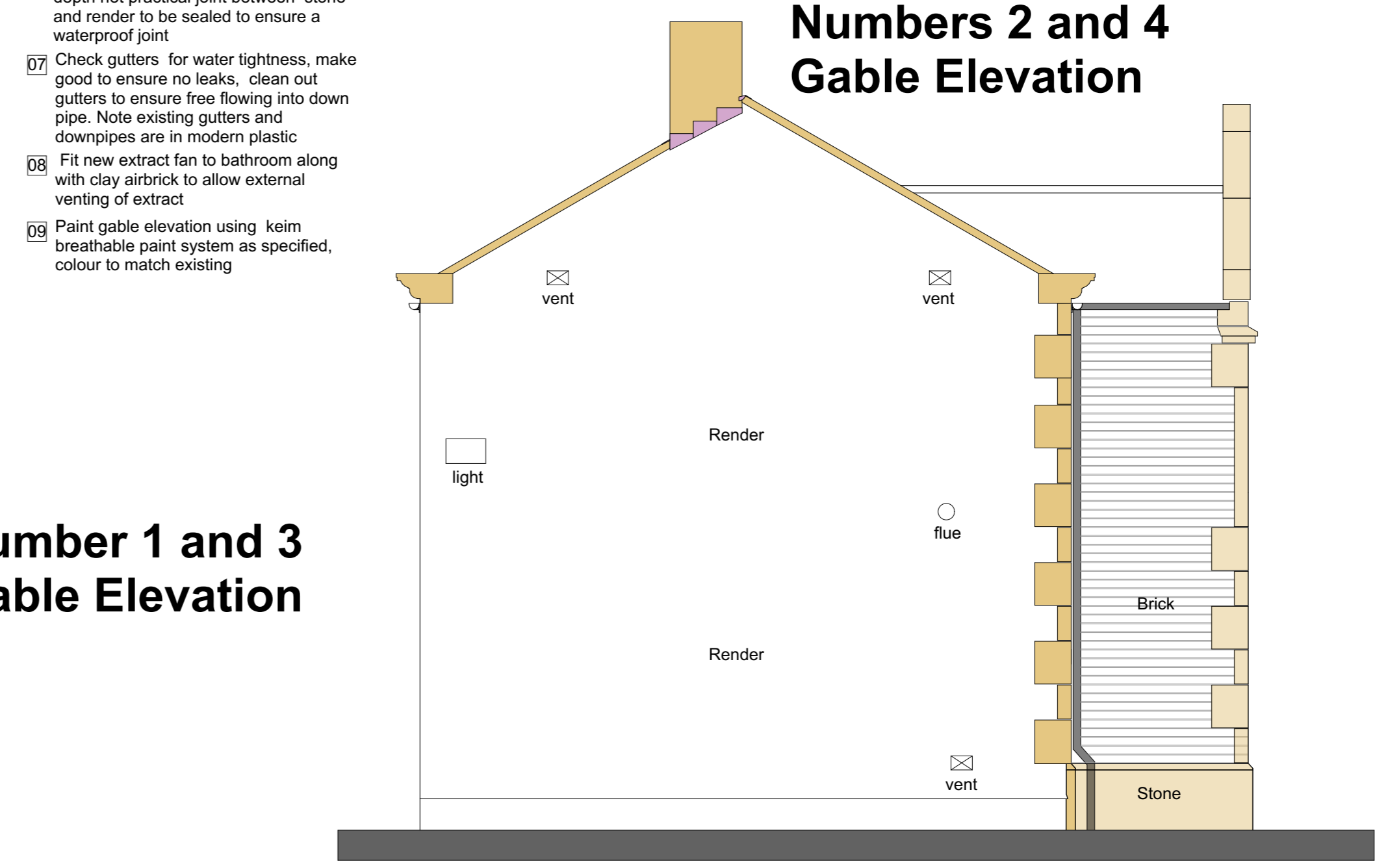
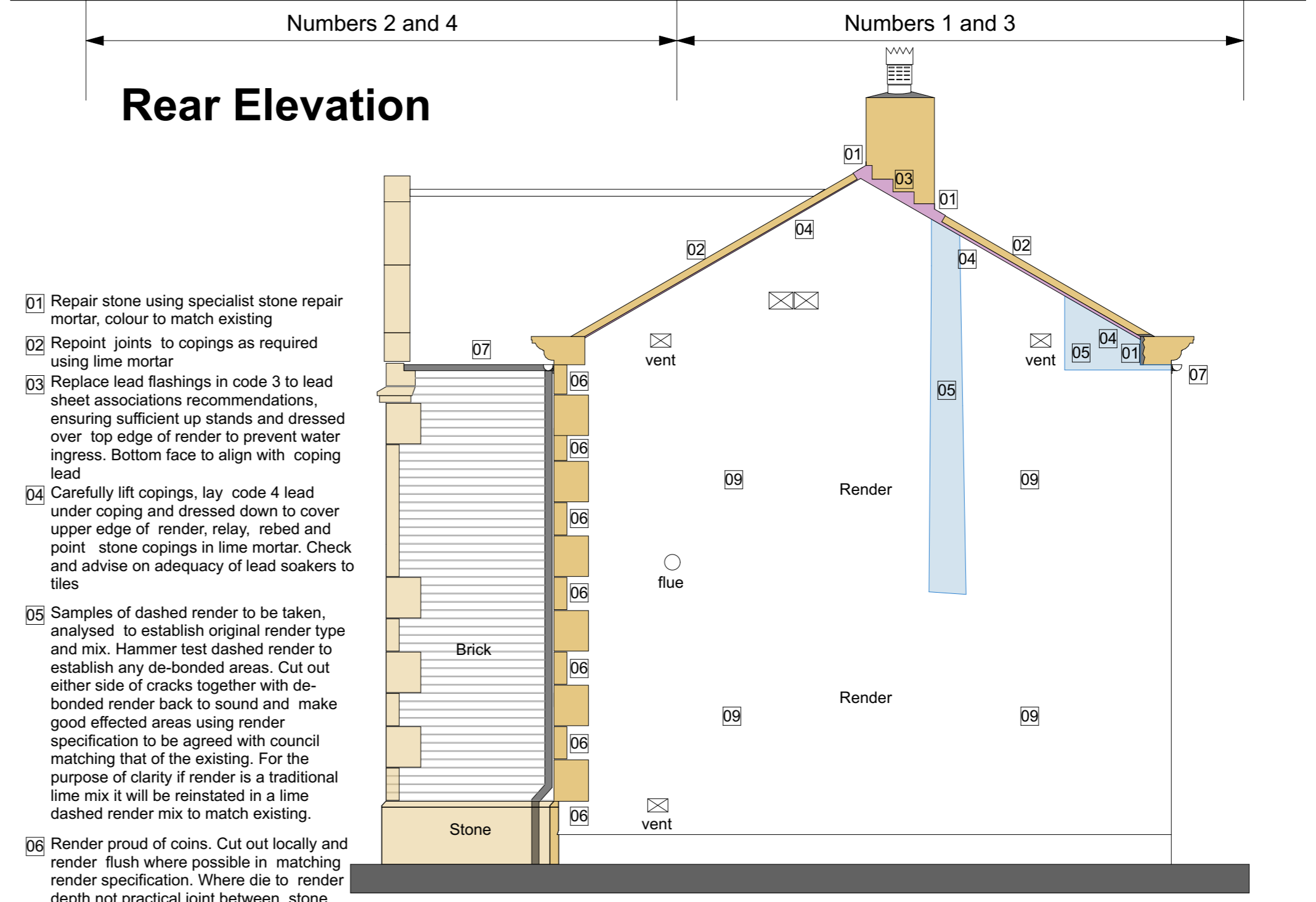
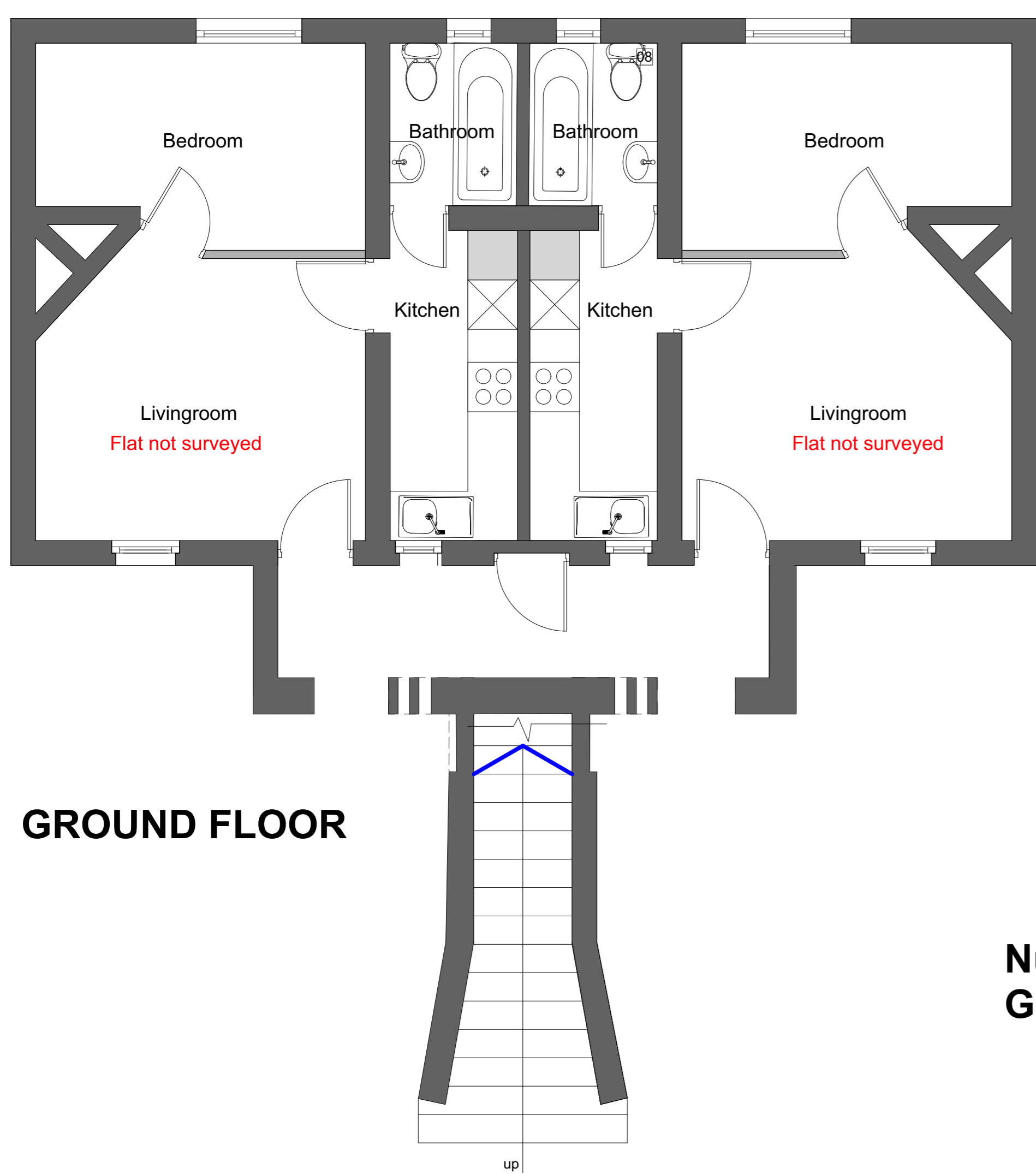
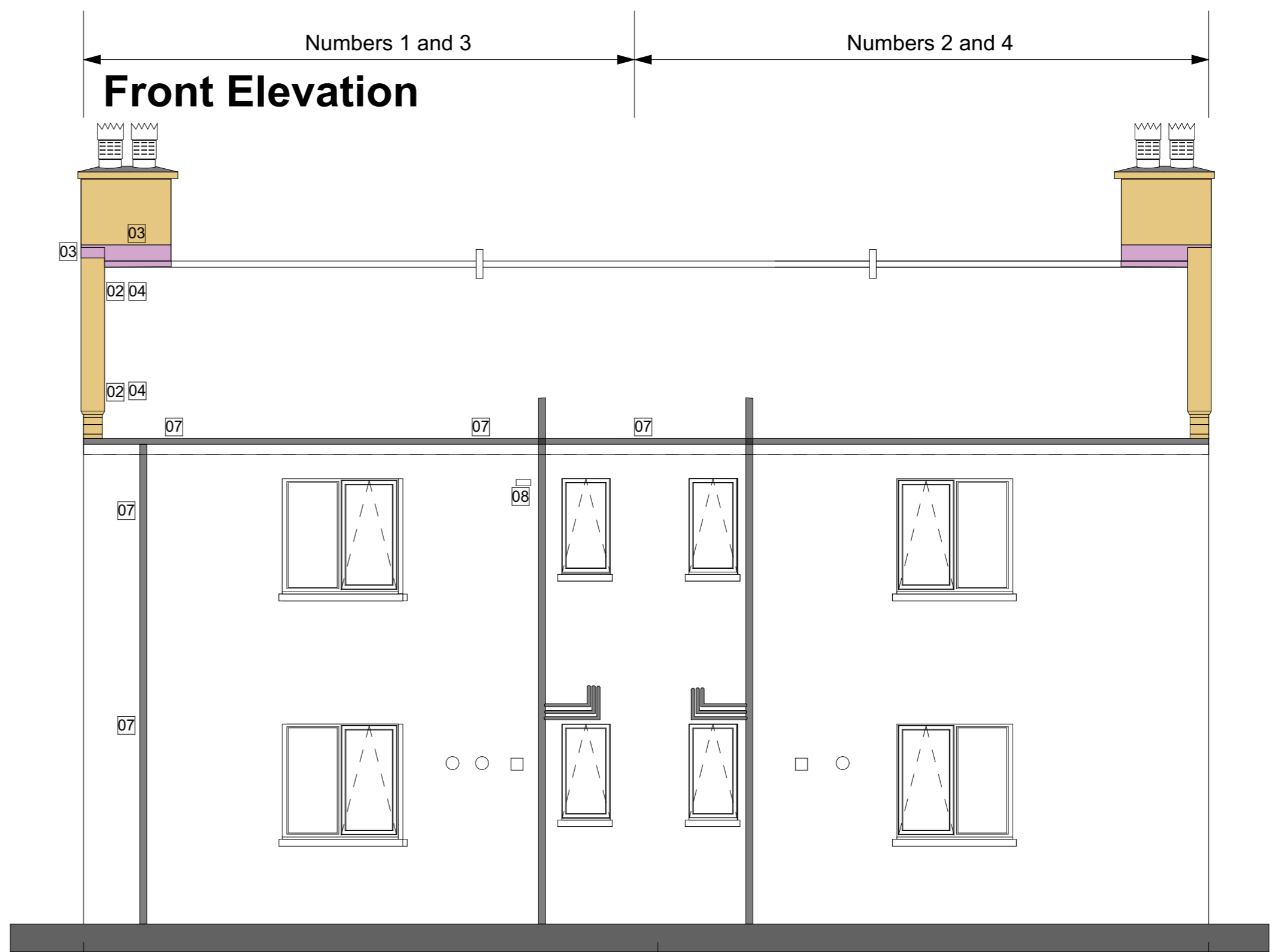
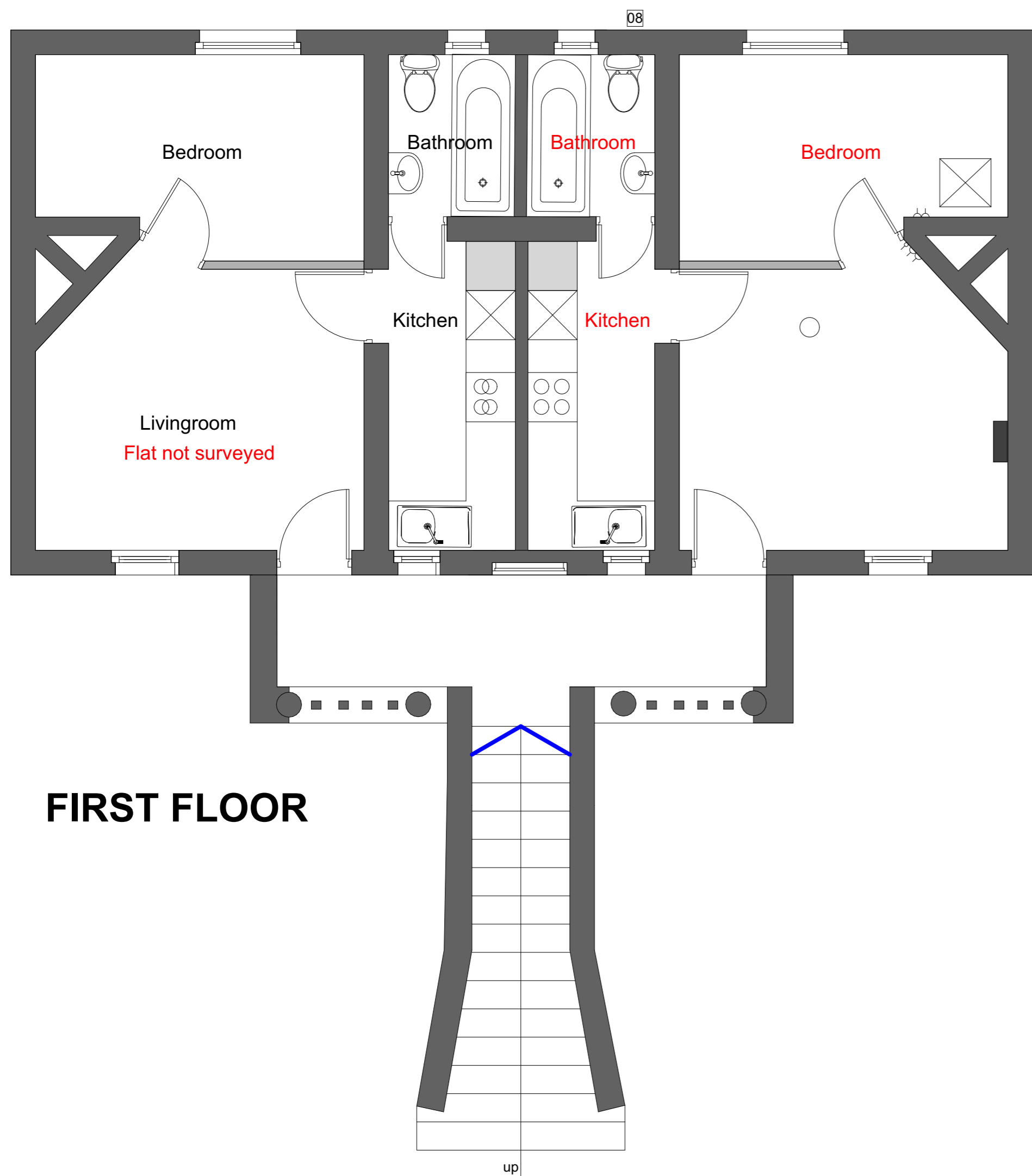
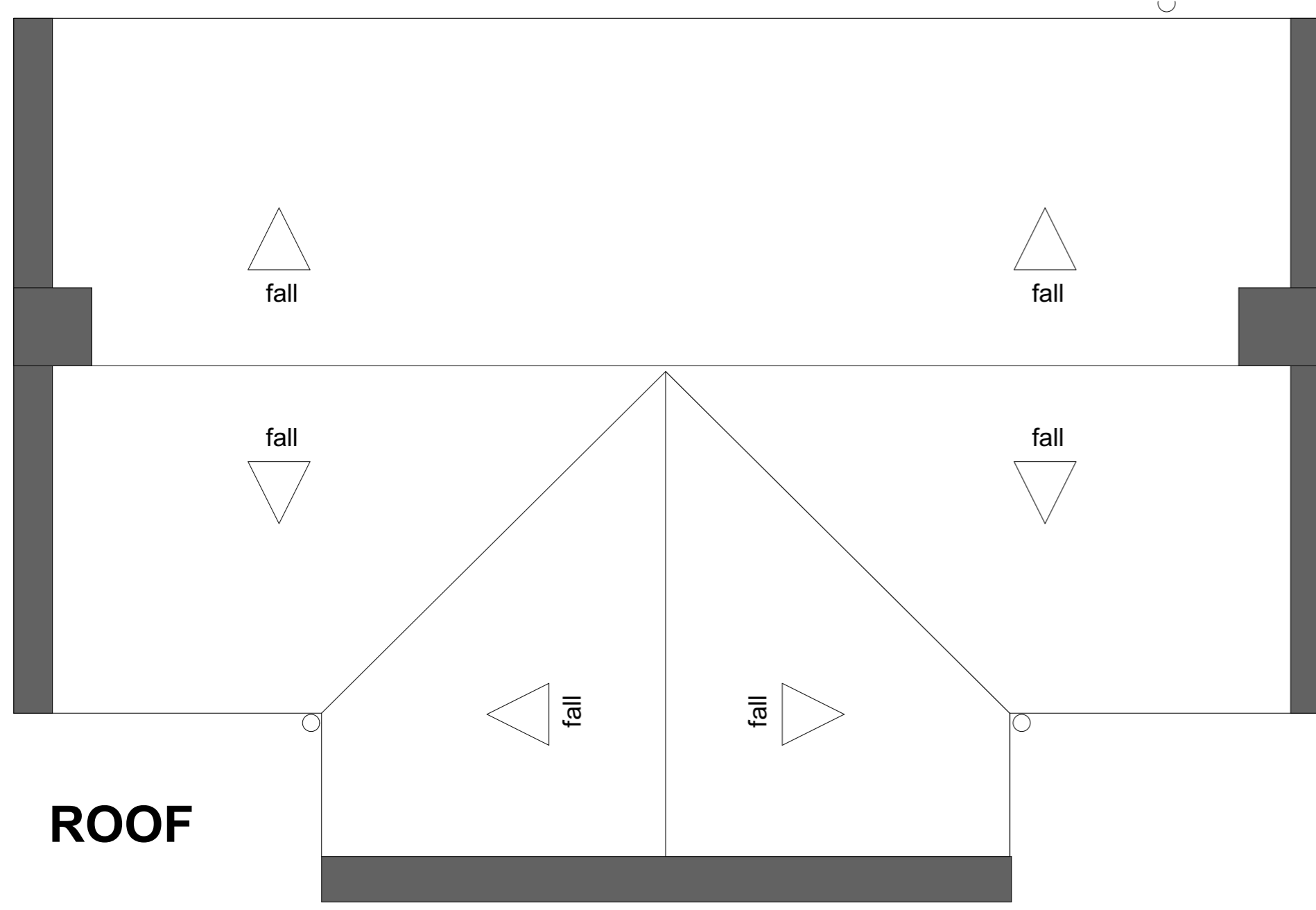


Uploaded by [Paul Adams](#)

## Location

Location of this list entry and nearby places that are also listed. Use our [map search](#) (<https://historicengland.org.uk/listing/the-list/map/>) to find more listed places.

**Appendix E:**  
Proposed plans and elevations



**Number 1 and 3 Gable Elevation**

- 01 Repair stone using specialist stone repair mortar, colour to match existing
- 02 Repoint joints to copings as required using lime mortar
- 03 Replace lead flashings in code 3 to lead sheet associations recommendations, ensuring sufficient up stands and dressed over top edge of render to prevent water ingress. Bottom face to align with coping lead
- 04 Carefully lift copings, lay code 4 lead under coping and dressed down to cover upper edge of render, relay, rebed and point stone copings in lime mortar. Check and advise on adequacy of lead soakers to tiles
- 05 Samples of dashed render to be taken, analysed to establish original render type and mix. Hammer test dashed render to establish any de-bonded areas. Cut out either side of cracks together with de-bonded render back to sound and make good effected areas using render specification to be agreed with council matching that of the existing. For the purpose of clarity if render is a traditional lime mix it will be reinstated in a lime dashed render mix to match existing.
- 06 Render proud of coins. Cut out locally and render flush where possible in matching render specification. Where die to render depth not practical joint between stone and render to be sealed to ensure a waterproof joint
- 07 Check gutters for water tightness, make good to ensure no leaks, clean out gutters to ensure free flowing into down pipe. Note existing gutters and downpipes are in modern plastic
- 08 Fit new extract fan to bathroom along with clay airbrick to allow external venting of extract
- 09 Paint gable elevation using keim breathable paint system as specified, colour to match existing

Rev.	Date	Description	Drawn
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Scale  
North

**Appendix E:**  
Proposed plans and elevations