

PROPOSALS FOR REPAIR

AT
TALBOT HOTEL
CHIPPING
LANCASHIRE
PR3 2QE



Job No: 6521

Ref: DOC-PR01



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1.0 INTRODUCTION

1.1 OVERVIEW

1.1.1 This document has been produced as part of a discharge of condition application for proposed repairs to the existing building at:

The Talbot Hotel, Chipping, Lancashire, PR3 2QE.

1.2 PURPOSE

1.2.1 The purpose of this report is to provide the necessary information to describe the proposed works to the building in the form of outline method statements and specifications. Please refer to the accompanying Heritage Statement with regards to the expected impact of the proposed repair works.

2.0 PROPOSALS FOR REPAIR

2.1 REPLACEMENT RAINWATER GOODS AND SOIL PIPE

2.1.1 New guttering to be moulded cast aluminium gutter with black polyester powder coated finish. Guttering to be complete with union brackets, stop ends, corner sections, and running outlets. All to be in accordance with all to BS 8538:2010. Guttering to be mounted on rise and fall brackets as existing.



2.1.2 New down pipes to be cast aluminium downpipes with black polyester powder coated finish. Downpipes to be screw fixed back to wall using pipe clips / brackets. Screw fixings to be non-corrosive and of a compatible material to ensure no electrolytic corrosion occurs.



- 2.1.3 New soil pipes to be cast aluminium with black Polyester powder coated finish. Soil pipes to be complete with roof terminal, branches and boss pipes (where required). Soil pipes to be screw fixed to wall using pipe clips / brackets. Screw fixings to be non-corrosive and of a compatible material to ensure no electrolytic corrosion occurs.



2.2 EXTERNAL STONEMWORK CLEANING AND REPOINTING

- 2.2.1 External walls to be brushed down to remove all loose debris and friable material. The existing stone walls are to be washed using the DOFF high temperature cleaning system (steam and air abrasion) in order to ensure that the existing stone substrate is not harmed or left open to surface erosion or uneven patination. This should first be sampled / tested at a more discrete location of the building in order to determine the effectiveness of removal and the end result following removal.
- 2.2.2 The existing pointing to the external walls is cementitious in nature which is harmful to the historic stone fabric of the walling and can lead to its accelerated decay. All lime mortar to be used in the relevant elements of the proposed works is to be of the following specification;
- The mortar is to be hot-mixed non-hydraulic lime mortar and is to be mixed on site using traditional mix of 1 part powered quicklime (Calbux or equivalent) and 3 parts naturally moist and well graded aggregates from 2.5mm to 75 microns. All aggregates to be to BS EN 13139:2002 and to be well grade, non-staining, clean, sharp, coarse, sand and be uncontaminated by clay and silt. Hot-lime mortar to be gauged with Pozzolan (Argical M-1000 or equivalent) or alternatively part of the binder should be replaced with NHL 3.5, both in order to achieve a more durable set.
- 2.2.3 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.
- 2.2.4 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.
- 2.2.5 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.

- 2.2.6 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.
- 2.2.7 A sample area of the repointing is to be completed by the principal contractor for inspection by the local authority conservation officer (RVBC) before the remaining repointing works begin.

2.3 REPAIR OF STONE SETTS

- 2.3.1 External stone setts to be brushed down to remove all loose debris and friable material. The existing stone setts are to be carefully removed; any damaged stones are to be replaced. All existing stones are to be washed using the DOFF high temperature cleaning system (steam and air abrasion) in order to ensure that the existing stone substrate is not harmed or left open to surface erosion or uneven patination. This should first be sampled / tested at a more discrete location of the building in order to determine the effectiveness of removal and the end result following removal.
- 2.3.2 The stone setts are to be carefully relaid and pointed with lime mortar. All lime mortar to be used in the relevant elements of the proposed works is to be of the following specification.

The mortar is to be hot-mixed non-hydraulic lime mortar and is to be mixed on site using traditional mix of 1 part powered quicklime (Calbux or equivalent) and 3 parts naturally moist and well graded aggregates from 2.5mm to 75 microns. All aggregates to be to BS EN 13139:2002 and to be well grade, non-staining, clean, sharp, coarse, sand and be uncontaminated by clay and silt. Hot-lime mortar to be gauged with Pozzolan (Argical M-1000 or equivalent) or alternatively part of the binder should be replaced with NHL 3.5, both in order to achieve a more durable set.

2.4 REPLACEMENT WINDOW AND DOORS

- 2.4.1 Existing timber and uPVC window and doors are to be replaced with new of the following specifications.

Typical Specification for Traditional Timber Framed Doors:

Doors to be manufactured from high quality European Softwood from sustainable sources only. All timber to be knot free and preservative treated with an appropriate organic solvent and be Wood Protection Association (WPA) Commodity Specification C5 with a minimum service life of 30 years.

External frame moulding - ovolo profile moulding.

Proprietary threshold strip, weather seals and weather bar.

Glazing - 52mm deep x 22mm wide 'through' glazing bars (i.e., Individual window panes) - ovolo profile moulding internally.

Externally glazed and putty beaded.

Frame abutment to be externally sealed using burnt sand mastic of colour to match the proposed paint finish.

Glass units and whole product U-values:

16.4mm double glass unit (inside to outside), comprising 4mm

Anti-sun green toughened / 6mm Argon gas filled cavity / Slim

6.4mm Softcoat Laminate. Whole window nom. U-value: 1.41 W/m²K.

Ironmongery:

Fixed pin hinges, finish to client's specification.

Handles, locks, escutcheons, door knocker, to Client's choice of finish.

Multi-point locking to all doors.

Engineered clear grade knot free timber, all FSC certified.

Finish: Linseed paint of colour to client's specification.

Performance:

Air permeability: EN 1026:2000 - 600 pa.

Water tightness: EN 1027:2000 - 300 pa.

Wind resistance: EN 12211:2000 - 1200 pa.

Typical Specification for Traditional Timber Casement Windows

Windows to be manufactured from high quality European Softwood from sustainable sources only. All timber to be knot free and preservative treated with an appropriate organic solvent and be Wood Protection Association (WPA) Commodity Specification C5 with a minimum service life of 30 years.

Frame profile moulding - ovolo profile moulding internally.

Externally glazed and putty beaded.

Glass units and whole product U-values/ G-values.:

14.4mm double glass unit (inside to outside), comprising 4mm Anti-sun green toughened / 6mm Krypton filled cavity / 6.4mm laminate Planitherm 1.1 Low E. Whole window nom. U-value: 1.7 W/m²K / G-value: 0.52.

Friction hinges with traditional butt hinges optional.

Satin chrome (TBC), 3-point locking casement handles.

Fully weather-stripped for thermal and acoustic performance

Frames to be finished using linseed paint to client's specification.

CE Marked EN 14351-1 + A1:2010

Security Tested PAS24:2016

Performance tested to BS6375 Parts 1,2 and 3

Approvals:

Timber FSC® Chain of Custody certified timber as standard.

British Standards Institution: BS EN 644.

British Standards Institution: BS EN 6375 Parts 1, 2, 3.

British Standards Institution: Energy Rating B.

Energy Efficiency Recommended.

ISO 9001.

ISO 14001.

British Woodworking Federation Member.

Timber Window Accreditation Scheme Approved Manufacturer.

Wood Window Alliance Founding Member.

CE Marked.

2.4.2 Window and Door Schedule

Ref	Type	Location	Notes
W01	New Painted Timber Casement Window	Cloak Room	Top hung painted timber casement window to be installed in existing structural opening. See drawing ref 6521 – P07.
W02	New Painted Timber Casement Window	Rear Entrance Hall	Top hung painted timber casement window to be installed in existing structural opening. See drawing ref 6521 – P07.
W03	Existing Painted Timber Casement Window	Workshop	Existing window to be carefully removed. Any sound window fabric and glazing to be retained and made good.
W04	New Painted Timber Casement Window	Master Bedroom Ensuite	Existing door to be carefully removed and new painted timber casement window to be fitted in structural opening. See drawing ref 6521 – P07.
W05	Existing Painted Timber Casement Window	Bedroom 4	Existing window to be carefully removed. Any sound window fabric and glazing to be retained and made good.
D01	New Painted Timber Door	Rear Entrance Hall	New door to be fitted into existing structural opening.
D02	Aluminium Bi-folding doors	Dining Room	Existing stone window cills to be lowered in order to fit new bi-folding doors to be fitted into structural opening.

2.5 BAT BOXES

The Kent bat box

Simple to construct, self-cleaning and low maintenance.

The only critical measurement is the width of the crevices—these should be no larger than suggested. Other measurements are approximate.

Materials and construction

Box to be made from untreated rough-sawn timbers
Timber should be c.20mm thick

The box should be rainproof and draught-free

Crevices can be between 15 and 25 mm wide

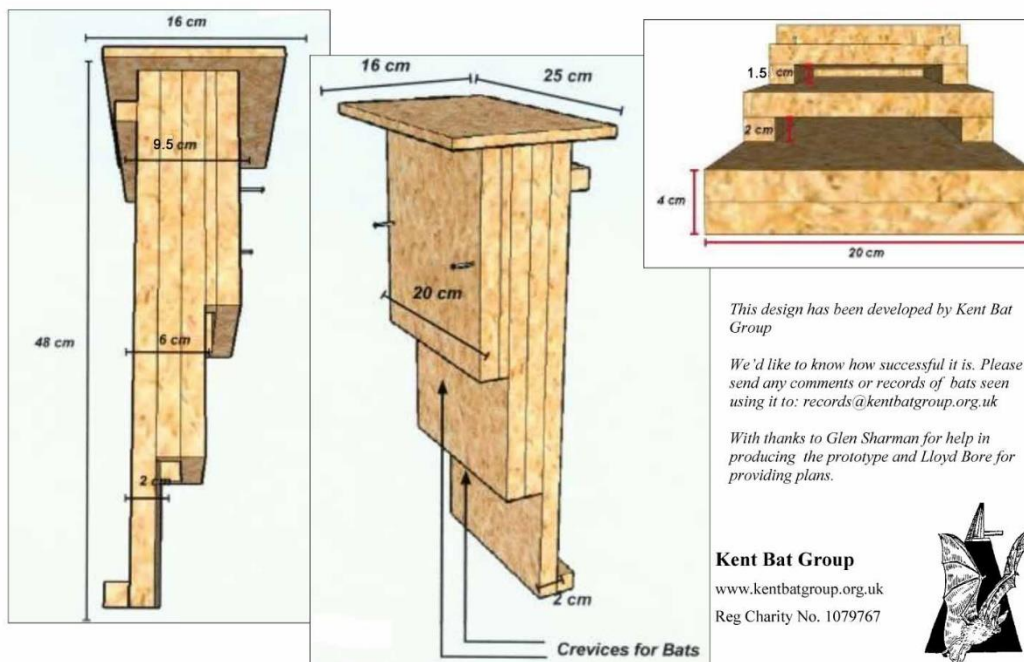
Fixing may be by use of brackets, durable bands or wires

Location

Boxes are best fixed as high as possible in a sheltered wind-free position, exposed to the sun for part of the day.

They can be fitted to walls, other flat surfaces or trees

A clear flight line to the entrance is important



2.6 ELECTRIC VEHICLE CHARGING POINTS

2.6.1 New electric vehicle charging points to be installed to manufacturers details and specifications. Generic electric vehicle charging point shown below.



2.7 ROOF REPAIRS

- 2.7.1 Roof coverings to all roof slopes to be assessed. Isolated roofing repairs to be undertaken where required. Any and all damaged and defective slates to be removed and replaced on a like for like basis using matching natural slate to match in size, colour, and finish.

2.8 FIREPLACES

2.8.1



Living Room– Existing log burner to be carefully removed and replace with new wood burning stove.



Snug –New wood burning stove to be installed.



Living Room (Holiday Let) – New wood burning stove to be installed.



Kitchen – Surround to be retained and concealed within kitchen design.



Games Room – To be carefully restored for decorative purposes.



Master Bedroom – No surround present, to be retained and concealed.



Master Ensuite - No surround present, to be retained and concealed.



Bedroom 2 – To be carefully restored for decorative purposes.



Bedroom 3– To be carefully restored for decorative purposes.



Bedroom 4– No surround present, to be retained and concealed.