

Schedule of Repairs:

1.0 Chimneys

- 1.1 Undertake full dismantling of the brick built chimney stack and undertake like for like rebuilding in lime mortar using existing masonry. Lead flashings to be renewed. All defective bricks to be replaced like for like. Chimney pots to be retained and reused.
- 1.2 Remove moss to the top of the stone chimney stack and rake out all defective /degraded areas of mortar and repoint using lime mortar. Chimney pots to be re-bed and flaunching renewed. Leadwork and surrounding roof coverings to be closely inspected / investigated followed by any subsequent repair / replacement necessary. Investigations should also be undertaken to rule out any other potential causes of dampness at this location i.e. hygroscopic salts present to the chimney breasts and adjacent walling.

2.0 Roof Structure and Coverings

- 2.1 Undertake full re-roofing of the north westernmost roof as well as the north west slope of the south east roof with new slates to match the existing slate roof coverings to the rear of the building, with new underlay and abutment leadwork. This will also provide the opportunity to undertake close assessment of the timber roof structure and allow for the replacement of decayed timbers.
- 2.2 The ridge tiles to the roofs of the building should be removed, cleaned down, re-bed and repointed using lime mortar.
- 2.3 The valley gutter should be cleaned out of all debris and repairs undertaken to address issues of water ingress as the valley location.
- 2.4 Undertake isolated slate repairs / replacements to the south east roof slope of the south easternmost roof as well as the south west roof slope, adjacent to No.24 Castle Street.
- 2.5 Undertake a closer assessment of ends of damp and decayed ridge and purlins to the north westernmost roof to confirm the integrity of the timber. Timbers to be repaired / replaced if required.
- 2.6 Undertake closer inspection of timber strut and fixings to the south east roof slope of the north westernmost roof to confirm adequacy.
- 2.7 Install additional vents to the roof void of the north western most roof to improve current ventilation of the roof void.
- 2.8 Remove existing old mineral wool insulation from the north westernmost roof void and install new mineral wool insulation at ceiling level throughout the roofs of the building in accordance with current building regulations.
- 2.9 Existing compartmentation / fire separation between the roof spaces in addition to the intermediate floor between ground and first floor of the building and adjoining properties should be reviewed and upgraded in accordance with current building regulations. Allow for GypRoc Fireline board to achieve minimum 60 mins fire resistance to existing ground floor ceilings throughout, whilst retaining the existing ceiling. Any internal partitions within roof void to be lined with GypRoc Fireline board to achieve minimum 60 mins fire resistance.

3.0 Rainwater Goods

- 3.1 All guttering and gullies should be cleaned out of all debris and plant matter and the falls of the gutters tested for any standing water and water leakage.
- 3.2 The existing guttering and downpipes are to be overhauled to replace / repair defective elements of the rainwater goods, remove corrosion and degraded paint finishes. All joints to the downpipes and guttering are to be cleaned down, primed and sealed to ensure a watertight seal. Rainwater goods to be repainted black and refixed back to walling substrate using existing bracketry. Falls to be tested again on completion.
- 3.3 The existing wall signage to the easternmost corner of the building should be removed and the arrangement and condition of the existing rainwater goods behind should be investigated and confirmed followed by repairs to prevent leakage. The arrangement of the downpipes should be simplified where possible and the leadwork to the top of the signage renewed and properly sealed around downpipe locations should the pipe penetration through the top of the signage be unavoidable - this should be investigated.

4.0 External Walls

- 4.1 The existing wall signage to the easternmost corner of the building should be removed and the arrangement and condition of the existing rainwater goods behind should be investigated and confirmed followed by repairs to prevent leakage. The arrangement of the downpipes should be simplified where possible and the leadwork to the top of the signage renewed and properly sealed around downpipe locations should the pipe penetration through the top of the signage be unavoidable - this should be investigated. Provide temporary support to the ground floor openings and assess the lintels to confirm if they can be repaired or require replacement. Wall cracking above to be stitched, grouted and pointed. Paint finish to be removed from stone column.
- 4.2 The north east elevation should be cleaned down in fill to remove all perished paint finishes and degraded render finishes. Wall cracking to be stitched, grouted and pointed. Wall to be finished with new lime render or white wash.
- 4.3 The render finish to the first floor of the north west elevation should be made good around the shop signage location.
- 4.4 The shop awning to the front north west elevation to be removed.
- 4.5 External shop frontage to the north elevation to be replaced. Refer to drawing 6630-P01.
- 4.6 External shop signage to the north east and south east elevation to be replaced.
- 4.7 Paint finishes to window heads, cills and jambs to be removed.
- 4.8 Perished mortar to the side walls of the basement steps to be raked out and repointed in lime mortar.
- 4.9 Repaint the bottom of the timber cladding to the external doorway leading to the first-floor shop unit.

5.0 Internal Walls and Partitions

- 5.1 Make good damaged internal wall finishes throughout the ground floor retail space.
- 5.2 Remove any gypsum based plaster to external stone walls and renew using lime plaster.
- 5.3 Further investigations recommended to confirm cause of wall dampness to the chimney breasts below the stone built chimney stack to the first floor shop unit. Chimney and roofing above to be inspected and repaired / made good where required. Internal finishes to be made good.
- 5.4 Undertake repairs to brick built chimney stack and roofing as before and make good internal wall finishes around chimney breast location.
- 5.5 Undertake investigations to confirm that the replacement downpipe has rectified the previous issue of leakage causing internal dampness to the first floor north west unit. The internal wall and ceiling plaster to the affected areas should be removed to allow the substrates to dry. Internal finishes to be made good following the drying out of the wall.
- 5.6 Undertake further investigations to the staining of the first floor stairwell and make good internal finishes if required.
- 5.7 New opening to be formed in existing wall - nom. 2.8m wide. Steel UB's to be installed to structural engineer's design and details and lined with GypRoc Fireline board to achieve minimum 60 mins fire resistance. Exposed walls to be made good.
- 5.8 Removal of existing wall partitions, any exposed walls to be made good.

6.0 Floors

- 6.1 Further assessment of the floor structures to all floors of the building (suspended timber and solid floors) should be undertaken, following the lifting of floor finishes and floorboards in order to inspect for any underlying defects to floor voids and structures.
- 6.2 Repair / make good, loose timber floor panel to the ground floor WC.
- 6.3 Further investigations are recommended to confirm the integrity of the beam end bearing above the basement partition and repairs undertaken if required.

7.0 Ceilings

- 7.1 Make good damaged ceiling finishes to the ground floor units of the newsagents.
- 7.2 Clean down and undertake repairs to the existing light well structure within the basement.
- 7.3 Make good hole to first floor WC.
- 7.4 Further investigations recommended to confirm cause of wall dampness to the chimney breasts below the stone built chimney stack to the first floor shop unit. Chimney and roofing above to be inspected and repaired / made good where required. Internal finishes to be made good.
- 7.5 Undertake repairs to brick built chimney stack and roof coverings to both areas of roofing as before and make good affected internal ceiling finishes.
- 7.6 Undertake investigations to confirm that the replacement downpipe has rectified the previous issue of leakage causing internal dampness to the first floor north west unit. The internal wall and ceiling plaster to the affected areas should be removed to allow the substrates to dry. Internal finishes to be made good following the drying out of the wall.

8.0 Windows and Doors

- 8.1 All external windows should be repainted to increase their longevity and decayed glazing putty replaced. Any damaged glazing panes should also be replaced like for like.
- 8.2 Sash windows should be restored to correct working function, with new sash cords and weights installed.
- 8.3 The fixed window over the basement steps should be repaired to remove the decayed bottom rail and adjoining glazing bars and new pieces of timber spliced in.
- 8.4 Existing external doors and ironmongery should be cleaned down and repainted to increase their longevity.
- 8.5 External metal balustrades and gates should be cleaned down, de-rusted and repainted.

9.0 Dampness

- 9.1 Further investigations are recommended to investigate the issue of dampness further on the removal of internal stored item and effects to confirm the exact mechanism for its occurrence.
- 9.2 Modern plaster finishes should be carefully removed and internal masonry wall surfaces should be replastered with a lime based plaster to aid breathability.
- 9.3 The removal of any existing concrete floors to the ground floor should be considered and replaced with a new limecrete floor finishes to aid breathability.



A 22.03.2024 Existing Chimney Breast Added BWT

Client
Trustees of the Standen Settlement

Job Title
Proposed Alterations to
26 Castle Street,
Clitheroe

Drawing Title
Proposed Schedule of Repairs

Scale
1:100 @ A1

Date
March 2024

Drawn
BWT

spa
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