DESIGN AND ACCESS STATEMENT

ALMSHOUSES
Flats 1,2,3 and 4
STYDD LANE
RIBCHESTER
LANCASHIRE
PR3 3YQ

FOR
YOUR HOUSING GROUP
ASTON EVENUE
RISLEY
WARRINGTON
WA3 6ZN

Version 2

Introductory remarks:

The application covers a single planning application and two listed building consent applications.
Listed building consent applications include:

-All required remedial works as set out, plus thin coat internal plaster repair to external walls and installation of new insulated stud frame to external wall.

All required remedial works as set out plus full thickness plastering repair throughout and does not include insulated stud to inside face of external walls.

The report also cross references work items within this application to that already approved under Listed building consent application to flat 4

Each section below sets out whether item is
Informative: Describing what was approved on flat 4
Applicable to internal drylining option (referenced Option A)
Applicable to internal plaster repair option referenced Option B)
Applicable to both (Option A and B)
This approach is used is to allow the reader to compare Listed building consent options rather than having sperate design and access statements.

1.00 Property overview:

Location:
The property is located within Stydd Lane which forms part of the Ribchester Conservation area and lies within the parish of Ribchester and Ribble Valley (District Authority). National grid reference SD 65382 35805

The building is set back from the main access road.
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 which is shared by both the Almshouses residents and church congregation.

2.00 Listing:

The property is a grade II* listed building. List entry number 1308488

3.00 Property configuration:

The property has been converted we understand in the 1990s to form 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 01 is located on left hand side when looking onto front elevation with flat 3 above it.
Flat 02 is located on right hand side when looking onto front elevation with flat 4 above it.

Each flat consists of a Livingroom set to one side and accessed directly from front door. Set behind Livingroom to the rear of the property is the bedroom. This is accessed direct from Livingroom.
To the front elevation, adjacent side of the Livingroom is the kitchen, this is accessed from the Livingroom. To the rear elevation, adjacent side to bedroom in the Bathroom. This is accessed from the kitchen.
Flats 2 and 4 are handed versions of flats 1 and 3

4.00 Access to properties:

The ground floor apartments have a small step, the first-floor apartments are accessed via external staircase with a small step at entrance door. The proposed works do not impact on access to any of the flats or their approach.

5.00 Overview, purpose of the application:

Damp:
Properties suffer from damp to external and some internal walls/ chimney breast within each of the flats.
The main 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.

External areas:

Copings to North facing gable(informative): Flat 4 was subject to listed building consent approval reference 3/2022/1159 dated 19 July 2023 granting permission to carefully take off copings to north facing gable, set aside, avoiding damage and reinstating on completion of works, bed and pointed in lime mortar
Chimneys and copings (informative): 1-part natural hydraulic lime (NHL 5)
3 or 2½ parts well graded aggregate (predominantly washed building sand of appropriate colour with the inclusion of Mersey grit or similar).
Prior to removal of copings each coping shall be annotated a unique reference number which will be recorded on drawing and on the coping itself so that once reinstated will be reinstated in same position as original. See attached drawing D02 for further details and requirements.

Copings to South facing gable: This application seeks Planning and listed building consent approval to carefully take off copings to north facing gable, set aside, avoiding damage, and reinstating on completion of works, bed and pointed in lime mortar

Chimneys and copings: 1-part natural hydraulic lime (NHL 5)
3 or 21⁄2 parts well graded aggregate (predominantly washed building sand of appropriate colour with the inclusion of Mersey grit or similar).
Prior to removal of copings each coping shall be annotated a unique reference number which will be recorded on drawing and on the coping itself so that once reinstated will be reinstated in same position as original. See attached drawing D04 for further details and requirements.

Lead tray under copings to North facing gable (informative): Flat 4 was subject to listed building consent approval reference 3/2022/1159 dated 19 July 2023 granting permission to lay code 4 lead flashings, lapping top over bottom running down roof under gable coping footprint , lapping existing lead soakers and turned down over render to gable wall preventing water from tracking behind render and entering the property/ damaging render.
Fitting galvanised steel angles resin anchor fixed to brick work and mastic sealed joint at each coping joint to prevent coping slippage.
Applying patination oil to all leadwork.
Upon completion of stone coping reinstalment to provide lime mortar fillet creating a water tight junction between coping and roofing slate as was traditional to this form of verge.

Lead tray under copings and lead soakers to South facing gable: This application seeks Planning and listed building consent approval to lay code 4 lead flashings, lapping top over bottom running down roof under gable coping footprint, lapping existing lead soakers, and turned down over render to gable wall preventing water from tracking behind render and entering the property.
To repair/ replace any damaged or missing lead soakers using code 4 lead.
Applying patination oil to all leadworks.
Fitting galvanised steel angles resin anchor fixed to brick work and mastic sealed joint at each coping joint to prevent coping slippage.
Upon completion of stone coping reinstalment to provide lime mortar fillet creating a water tight junction between coping and roofing slate as was traditional to this form of verge.

Lead flashing to chimney at North facing gable (informative): Flat 4 was subject to listed building consent approval reference 3/2022/1159 dated 19 July 2023 granting permission to lay code 4 lead flashings to North facing chimney in accordance with lead sheet association recommendations ensuring that property remains weathertight, and lead is dressed over top edge of render preventing water from tracking behind render and entering the property/ damaging render. Applying patination oil to all leadworks.

Lead flashing to chimney at South facing gable This application seeks Planning and listed building consent approval to lay code 4 lead flashings to South facing chimney in accordance with lead sheet association recommendations ensuring that property remains

weathertight, and lead is dressed over top edge of render preventing water from tracking behind render and entering the property/ damaging render. Applying patination oil to all leadworks.

Stone repair/ replacement to gable copings at North facing elevation (Informative):
Coping repair was subject to listed building consent approval reference 3/2022/1159 dated 19 July 2023 requiring that any remedial works to, or replacement of copings would be subject to site inspection, agreement of proposals by the conservation officer and a listed building consent discharge of condition application.

Stone repair/ replacement to gable copings at North facing elevation :
Refer previously for coping removal and reinstatement to allow for new lead flashings to be installed. This application seeks Planning and listed building consent approval to square up coping joint edges where due to coping irregularity joint would otherwise be greater than 10mm. Copings upon reinstating will be set with a maximum joint between copings of 10mm preventing cracking/ break down of mortar and subsequent water ingress. Where copings are missing, badly damaged or too short, new copings shall be introduced matching the same profile, stone type, texture, and colour. Stone sample will be offered to Architect and conservation officer for approval prior to manufacture and/or fitting. Any specialist conservation repair if required, extent and method of repair will be agreed with the conservation officer in advance of any remedial works being undertaken. **Note it is not currently possible to access at close quarters to provide a full schedule of repair/ replacement until such time as scaffold is erected.**

Render to North facing gable (informative): Flat 4 was subject to listed building consent approval reference 3/2022/1159 dated 19 July 2023 granting permission to undertake hammer test to cement based stone dashed render within North facing gable. Identifying, removing, and legally disposing of any hollow, cracked, perished or otherwise defective cement based, stone dashed render.
Removed render to be repaired/ replaced using new stone dashed render on a like for like basis.
Alternative at client's option is to replace cement-based stone dashed render with lime-based stone dashed render.
To remove, reinstate to lesser thickness and mastic seal perimeter edges between stone dashed render and stone quoins (stone quoins are set back from render finish).
To fully decorate North facing gable using keim mineral based paint system as manufacturer's directions, colour to match existing.

Render to South facing gable: This application seeks Planning and listed building consent approval to undertake hammer test to cement based stone dashed render within South facing gable. Identifying, removing, and legally disposing of any hollow, cracked, perished or otherwise defective cement based, stone dashed render.
Removed render to be repaired/ replaced using new stone dashed render on a like for like basis.

To fully decorate South facing gable using keim mineral based paint system as manufacturer's directions, colour to match existing.

Brickwork remedial works within confines of South facing gable quoins :
Render is set within confines of north facing gable elevation quoins whereas on South elevation it stops short exposing brickwork which is in poor condition and allowing damp into the property.
This application seeks Planning and listed building consent approval to carefully cut or rake out joints within confines of South facing quoins to an anticipated depth of 25mm to 38mm (max). The mortar will be taken back to a square face and the joint cleaned out using a mains pressure hose as work proceeds. Care will be taken to avoid damage to the masonry arises, and any bricks that have been severely damaged by frost, water etc. will be removed and a matching reclaimed brick will be let-in using a bedding mortar mix of 2 sand/1 grit: 1 NHL3.5 (i.e 3:1 NHL3.5 mix)
All joints will be pre-wetted prior to repointing. Mortar will be packed firmly into the back of the joint using a pointing key of appropriate width for the joints. The joint will be packed and built-up until full. A trowel is not to be used for filling the joints. Because a hydraulic mortar is being used and if the bricks have retained their sharp arrises, the joint is to be finished flush as work proceeds (i.e. joint profile: flush). If weathering has blunted the arrises care must be taken to ensure to keep the face of the new mortar within the original joint width, however far back that may be. A small pointing trowel will be used to trim away any surplus mortar and to expose the arrises of the brickwork. The joint faces can then be tapped using a stiff brush to compact the face and slightly expose the aggregate.
-Proposed repointing mix
General brickwork: 2 sand/1 grit: 1 NHL3.5 (i.e. 3:1 NHL3.5 mix)

Gutters and down pipes to flat number 4 (informative): Flat 4 was subject to listed building consent approval reference 3/2022/1159 dated 19 July 2023 granting permission within the confines of flat 4, to clean out gutters removing any vegetation soil deposits or debris of any form, undertake water test ensuring no leaks and that water runs to and fully discharges into rainwater outlets. Check fixings are secure and secure as required to ensure stability and held to correct falls. Undertake required maintenance using materials and parts matching that of the existing and in keeping with the listed building status of the property ensuring gutters are watertight, clean, free flowing and in good condition. Make good decoration as required in black and matching that of the existing. All as is essential to ensure the proper functioning and longevity of the rainwater system. Existing rainwater system will otherwise be retained.

Gutters and down pipes to flat number 1 and 3: This application seeks Planning and listed building consent approval within the confines of flats 1 and 3, to clean out gutters removing any vegetation soil deposits or debris of any form, undertake water test ensuring no leaks and that water runs to and fully discharges into rainwater outlets. Check fixings are secure and secure as required to ensure stability and held to correct falls. Undertake required maintenance using materials and parts matching that of the existing and in keeping with the listed building status of the property ensuring gutters are

watertight, clean, free flowing and in good condition. Make good decoration as required in black and matching that of the existing. All as is essential to ensure the proper functioning and longevity of the rainwater system. Existing rainwater system will otherwise be retained.

Removal of vegetation from roof finishes (applicable to applications 1 and 2):: This application seeks Planning and listed building consent approval within the confines of flat 3 and flat 4 to carefully remove any growing vegetation from roof surfaces likely to cause deteriation of the slate roof finish and/or result in water ingress into the property. This shall be undertaken by hand or with mains pressure water, power jet washing shall not be employed as this may damage roof finish.

Slate tile repair/ replacement: Allow for carefully inspecting roof and production of report setting out existing damaged/ missing slate tiles. Where extent differs from that shown on the attached drawings and AJP report this will be transmitted to the conservation officer along with proposals for repair/ replacement for their approval prior to putting rectification works in hand. To the extent shown on the attached drawings allow for repair of damaged/ missing slate tiles. Where a new slate tile is required, this shall match that of existing being replaced in terms of material, colour, size, thickness and texture. Sample shall be provided for Architects and conservation officers approval prior to implementing the works. Wherever possible tiles will be re-holed and nail fixed. Where due to location within roof this is not possible slate tiles shall be held in place with lead tingles at least two number. But as required to ensure held firmly in place and able to withstand prevailing wind conditions.
Care must be taken to ensure that in accessing relevant roof areas no damage to roof occurs. The contractor will be fully responsible for any resulting damage and for putting right to the reasonable satisfaction of Architect and Conservation officer.

Boiler flue: As highlighted on AJP roof report one number existing boiler roof plane flue cover has slipped. This is holding water and may be resulting in water ingress within roof voids.
This application seeks Planning and listed building consent to make good as required to prevent water ingress.
Care must be taken to ensure that in accessing relevant roof boiler flue no damage to roof occurs. The contractor will be fully responsible for any resulting damage and for putting right to the reasonable satisfaction of Architect and Conservation officer.

Ventilation outlets to bathroom extract fans: Refer to internal ventilation section of works for detailed works proposals.

Windows:

Flats 1,2,3 and 4 Windows front elevation:
Windows are in poor condition, single glazed, suffering excessive condensation.

Modern sliding sash windows present with secondary glazed units to front elevation. Proposed to remove existing windows and secondary glazing and replace all front elevation windows with new traditional timber sliding sash windows incorporating heritage thin double glazed units and draught sealing, polished brass traditional ironmongery.

Window sills:

Allow for carefully taking off as required to complete window replacement works and reinstating on completion. Where required replace on a like for line basis

Plastered reveals:

Allow for carefully removing existing plaster as required to remove and fit new windows. Upon completion of window installation allow for replastering effected areas.

Note Where pockets do not exist in existing wall for traditional weighted pulley system, spiral balance system to be incorporated (Kitchen)

Note Kitchen window is currently 4 over 4 and the proportion is deemed incorrect for this era of window. It is proposed to amend to 2 over 4 providing for a more accurate proportion.

Decoration:

Allow for decoration windows inside and out, including decoration of windowsills, reveals and any other areas affected by the works.

Include for DPC stapled to frame to isolate frame from structure.

Sealing:

Allow for external perimeter edge sealing using Dow corning mastic window sealant to external perimeters set on proprietary compressible backing bead and gap between frame and structure filled with proprietary window foam. Inside face perimeters and underside of sills sealed with Dow caulking sealant.

Flat 1,2,3.4 Windows rear elevation:

Windows are in poor condition, single glazed suffering excessive condensation. Casement present to rear elevation with secondary double glazed units,.

Proposed to remove existing windows and secondary glazed units and replace all rear elevation windows with traditional flush casement incorporating double glazed units, draught sealing and polished brass ironmongery.

Window sills:

Allow for carefully taking off as required to undertake window works and reinstating on completion. Where required replace on a like for line basis

Window reveals:

Allow for carefully removing existing plaster as required to remove and fit new windows. Upon completion of window installation allow for replastering effected areas under option A and for insulated dry lining under option B.

Decoration:

Allow for decoration windows inside and out, including decoration of windowsills, reveals and any other areas affected by the works.

Include for DPC stapled to frame to isolate frame from structure.

Sealing:

Allow for external perimeter edge sealing using Dow corning mastic window sealant to external perimeters set on proprietary compressible backing bead and gap between

frame and structure filled with proprietary window foam. Inside face perimeters and underside of sills sealed with Dow caulking sealant.

Internal areas:

General:

Flats are suffering from condensation which is adversely affecting the structure and finishes. Damp If not addressed is potentially detrimental to the long-term condition of the property and suitability for letting as a habitable property.

Flats 2 and 4 are now vacant. Flats 1 and 3 are currently occupied.

Ventilation improvement works :

General ventilation within flat 4 (informative):
Flat 4 benefits from a Vent Axia 6 inch Loft diffuser reference HO12, main unit located within loft and ventilation grille within Livingroom ceiling. We understand this to be a positive ventilation unit with pre warming facility. There are two standard air bricks and an additional two larger ventilation grilles to gable wall at loft level. Systems of this type can meet the requirements of approved document F: Ventilation where all habitable and wet rooms are accessed of a central space which contains the ventilation grille (typically a hall and landing but in this case the Livingroom). Apartment 4 lends itself to a positive ventilation system except that the bathroom is an inner room(Not accessed from the living room) and as such should be provided with its own ventilation system.

Bathroom Ventilation to flat 4 (informative):
Flat 4 Bathroom was subject to listed building consent approval reference 3/2022/1159 dated 19 July 2023 granting permission to fit new mechanical extract fan with bathroom area, venting to outside air through terracotta air brick.

Flats 1 and 2 have existing extract fans to Bathrooms, they vent to external air via standard outlets set in render panel (as shown on existing rear elevation and ground floor plan drawing.

Ventilation to flats 1,2 and 3:
Flats 1 and 2 each has existing mechanical extract fans fitted to each bathroom which ventilates to outside air via a standard flue. It is not proposed to undertake any works to these.
This application now seek approval to provide new Bathroom extract fan to flat 3 vented to external air via a terracotta airbrick in rendered panel. This application is in line with approval already granted to flat 4.

General ventilation:

Flat 3: This application now seek approval to provide positive ventilation unit within loft of flat 3 incorporating heat recovery. Including ventilation grille in Livingroom ceiling, required timber support within loft void and associated electrics. This is in line that already fitted within flat 4.

Flats 1 and 2: This application now seek approval to provide positive ventilation unit within kitchen area of flats 1 and 2 venting into Livingroom along with associated electrics.

Internal remedial works:

Flats 2 and 4 are now vacant.

Loft insulation to flats 3 and 4:
This application seeks Planning and listed building consent approval within the confines of roof voids to flats 3 and 4 to check existing loft voids for insulation thickness and to ensure that perimeter edges are well insulated without gaps. To the extent required to bring up to required thickness, allow for improving loft insulation to a depth of not less than 200mm using Thermafleace sheep's wool loft insulation.

There are several defects present within the properties which are described within attached reports and in detail below for which the applicant is seeking approval to rectify.

The applicant is also seeking approval for insulated drylining as described below.

In case this is not deemed acceptable to the conservation department the applicant is also seeking approval for undertaking a direct repair without the application of insulated drylining. (for which a separate listed building consent application has been submitted)

Internal insulation to external walls
Following localised plastering works, to erect a timber stud frame set off from internal plaster at external walls by around 10mm and frame infilled with Thermafleece insulation (breathable sheep's wool). To apply timber counter battens to room face and fit a secondary layer of reduced thickness Thermafleace to mitigate cold bridging within timber frame. Room face will be lined with foil backed plasterboard, joints taped and 3mm skim coat with a paint finish applied.
Window junctions will incorporate a thin layer of Thermafleece insulation set between timber battens lined with foil backed plasterboard to head and jambs and timber window board to sill.
This form of internal drylining has been submitted for approval and approved within listed building within the Liverpool city council region.
To replace skirtings on a like for like basis and replace services on a like for like basis.
To replace services on a like for like basis

Key issues identified as contributing to damp within the properties is poor heating and ventilation, this proposal will reduce heating costs, reduce fuel poverty and enable residents to better heat their home.

General repairs:

Flat 1:

General:
Condensation: Property is suffering condensation to various areas. Allow for use of de-humidifier to reduce air borne water content, humidity level. Improve house ventilation using positive ventilation unit as stated above, treat any effected areas of walls and ceilings with mould remover and apply anti-condensation paint as part of re-decoration. Extent of redecoration to be as confirmed by client.
Noted within bedroom,

Flat 1 Damp near flat 1 front door:
Damp is evident to either side of front door.
This application seeks approval to:

Defective plaster removal: Check existing gypsum-based wall plaster for damp, addled or otherwise in poor condition plaster and remove all defective areas including any rusting beading, cart away and legally dispose off site.

To either apply thin coat plaster to stabilise bricks and install insulation stud to internal face of external wall as described above or:

Re-plastering: To replace removed defective and missing plaster and beading using new proprietary galvanised plaster corner and edge beading as manufacturers directions and apply British Gypsum Drycoat renovating plaster with 3mm thistle skim coat to an approximate overall depth of 13mm, dubbed out as required to suit property irregularities. Plaster kept off floor by 25mm to prevent moisture being drawn up from floor. Gypsum Plaster present verified within flat 4 listed building consent application (within sampling report).
Skirtings: Check existing timber skirtings for damp and rot. Skirtings 94x19mm square edge or similar modern skirtings verified on site prior to order). Where required due to rot or to replace defective plaster (described above), remove/cut out all defective areas and replace on a like for like basis using matching treated timber skirtings.
Services: Allow for protecting all electrics, heating, plumbing and waste from damage or disturbance during the works.
Where disturbance is unavoidable then same shall be reinstated to fully working, safe and satisfactory condition and suitable electric and gas safety certificates provided confirming fit for purpose and safe.
Decoration: Decorate all affected areas to the extent advised by the client. Skirtings shall be primed prior to fitting.

Flat 1 High moisture readings within kitchen skirting:
High moisture readings identified to skirtings either side of kitchen/ living room internal door. Damp penetration through floor and external walls reviewed with client, no action necessary. Condition at time of inspection did not warrant replacement timbers. Overall humidity levels to be reduced using a dehumidifier as stated previously.

Flat 1 High moisture readings within Bathroom skirting:
High moisture readings identified to skirtings either side of bathroom/ Kitchen internal door. Damp penetration through floor and external walls reviewed with client, no action required. Condition at time of inspection did not warrant replacement timbers. Overall humidity levels to be reduced using a dehumidifier as stated previously.

Flat 2:

General:

Condensation: Property is suffering condensation to various areas. Allow for use of de-humidifier to reduce air borne water content, humidity level. Improve house ventilation using positive ventilation unit as stated above, treat any effected areas of walls and ceilings with mould remover and apply anti-condensation paint as part of re-decoration. Extent of redecoration to be as confirmed by client.

Flat 2 Poor heating controls:
Fit thermostatic radiator valves to existing radiators.

Flat 2 Bedroom:
Excessive condensation present within Bedroom. Proposed to improve dwelling ventilation with positive ventilation unit, improve windows and heating controls. Reduce moisture levels by use of dehumidifier, remove any mould to walls and ceilings using proprietary mould remover solution. Teat areas with anti-condensation paint. Decorate areas as required by client.

Flat 2 damp

During site visit damp was identified at floor level to gable elevation and front and rear return walls. Ground was noted as being elevated/ level with internal floor. Additional inspections where undertaken, client does not require external levels adjusting as part of this application.
High humidity: Remove high humidity by use of de-humidifier and improve ventilation as set out in ventilation section of works.
Wall plaster removal: Check existing gypsum based wall plaster for damp, addled or otherwise in poor condition, remove all defective areas including any rusting beading (Minimum 1.2m high, complete to gable wall, returning a minimum 1000mm on front and rear elevation walls
Wall plaster replacement: To replace plaster

Insulated timber stud: Where approved by the council install insulation stud to internal face of external wall as described above :
Skirtings: Skirtings 94x19mm square edge or similar modern skirtings verified on site prior to order) replaced as required.
Services: Allow for protecting all electrics, heating, plumbing and waste from damage or disturbance during the works.
Where disturbance is unavoidable the same shall be reinstated to fully working, safe and satisfactory condition and suitable electric and gas safety certificates provided confirming fit for purpose and safe.
Decoration: Decorate all affected areas to the extent advised by the client. Skirtings shall be primed prior to fitting.

Flat 2 Kitchen damp:
Excessive condensation within room and damp to timber work. Penetrating damp through floors and walls reviewed by client, no action required.
Wall plaster removal: Check existing gypsum-based wall plaster for damp, addled or otherwise in poor condition plaster. Remove defective plaster including any rusting beading to a minimum height of 1.1m or extending further as required ensuring plaster is sound and dry. Legally dispose of all redundant arisings off site
Re-plastering: Replace defective and missing plaster and beading using Galvanised plaster corner and edge beading and apply British Gypsum Drycoat renovating plaster with 3mm thistle skim coat to a general depth of 13mm dubbed out as required to accommodate building irregularities. Plaster kept off floor by 25mm.
Gypsum Plaster present verified within flat 4 listed building consent application (within sampling report).
Skirtings: Check existing timber skirtings for damp and rot. Skirtings 94x19mm square edge or similar modern skirtings verified on site prior to order). Where required due to rot or to replace defective plaster (described above), remove/cut out all defective areas and replace on a like for like basis using matching treated timber skirtings.
Services: Allow for protecting all electrics, heating, plumbing and waste from damage or disturbance during the works.
Where disturbance is unavoidable then same shall be reinstated to fully working, safe and satisfactory condition and suitable electric and gas safety certificates provided confirming fit for purpose and safe.
Decoration: Decorate all affected areas to the extent advised by the client. Skirtings shall be primed prior to fitting.

Flat 2 Kitchen door and door frame:
Door/ door frame removal: Remove existing modern pressed panel door and door frame (rotting).
Door/ door frame replacement: Replace door and door frame on a like for like basis
Door Ironmongery: Replace door ironmongery on a like for like basis
Decoration: Decorate door and frame complete.

Flat 2 Bathroom door and door frame:

Door/ door frame removal: Remove existing modern pressed panel door and door frame (rotting).
Door/ door frame replacement: Replace door and door frame on a like for like basis
Door Ironmongery: Replace door ironmongery on a like for like basis
Decoration: Decorate door and frame complete.

Flat 2 Bathroom damp:
Excessive condensation within room and damp to timber work.
Penetrating damp through floors and walls reviewed by client, no action required.
Sanitary ware: Allow for carefully removing modern sanitary ware, set aside for re-use, protect waste and water carrying pipework from damage during works. All allowing specified works to take place.
Refit sanitary ware on completion, alter and extend waste pipework as required leaving all sanitary ware, waste and plumbing in a fully functioning condition watertight and sound condition.
Wall plaster removal: Check existing gypsum-based wall plaster for damp, addled or otherwise in poor condition. Remove defective plaster including any rusting beading to a minimum height of 1.1m or extending further as required ensuring plaster is sound and dry. Legally dispose of all redundant arisings off site
Re-plastering: Apply plaster to effected areas as required to ensure brickwork is well pointed, sealed and stable
Insulated stud to external wall:
Where approved by the conservation department to apply insulated timber stud to internal face of external walls.
Skirtings: Replace timber skirtings as required. Skirtings 94x19mm square edge or similar modern skirtings verified on site prior to order).
Services: Allow for protecting all electrics, heating, plumbing and waste from damage or disturbance during the works.
Where disturbance is unavoidable then same shall be reinstated to fully working, safe and satisfactory condition and suitable electric and gas safety certificates provided confirming fit for purpose and safe.
Decoration: Decorate all affected areas to the extent advised by the client. Skirtings shall be primed prior to fitting.

Flat 2 front door:
Allow for easing front door to ensure ease of opening and closing, ensure draught sealing is effective.

Flat 3:
General:

Condensation: Property is suffering condensation to various areas. Allow for use of de-humidifier to reduce air borne water content, humidity level. Improve house ventilation using positive ventilation unit as stated above, treat any effected areas of walls and ceilings with mould remover and apply anti-condensation paint as part of re-decoration. Extent of redecoration to be as confirmed by client.

Flat 3 damp to gable wall:
Damp internally to left hand (gable) wall. Gaps within and damage to gable coping and cracks to sand/cement dashed render. Water getting behind render via defects in coping causing render to crack and damp internally. Remedial works covered within external works section.

Wall plaster removal: Check existing gypsum based wall plaster for damp, addled or otherwise in poor condition plaster, remove all defective areas including any rusting beading (complete to gable wall, returning a minimum 300mm on front and rear elevation walls) but extending beyond where required to ensure remaining plaster is dry and sound.
Replastering: Apply thin coat of plaster to effected areas on external wall and full coat to internal walls to ensure that wall is well pointed, sealed and brickwork stable.
Application of insulated stud to external walls is covered separately.
Insulated stud to external wall:
Where approved by the conservation department, to apply insulated timber stud to internal face of external walls as described previously.
Skirtings: Replace timber skirtings as required. Skirtings 94x19mm square edge or similar modern skirtings verified on site prior to order).
Services: Allow for protecting all electrics, heating, plumbing and waste from damage or disturbance during the works.
Where disturbance is unavoidable then same shall be reinstated to fully working, safe and satisfactory condition and suitable electric and gas safety certificates provided confirming fit for purpose and safe.
Decoration: Decorate all affected areas to the extent advised by the client. Skirtings shall be primed prior to fitting.

APPENDIX A: Stone repair and replacement:

Stone repair/restoration Initial assessment:

Follows is an overview of stone restoration and repair.

Upon access being provided the contractors specialist shall undertake a detailed inspection in conjunction with the architect to agree any required works. The contractor will schedule and anotate works on a drawing and provide fixed prices for client's consideration.

The works will be reviewed and agreed with the client and consideration officer prior to any works being undertaken. **Works must not commence without written approval to do so.**

- All works must be undertaken by a competent heritage contractor who is experienced is the use of Rammers restoration mortar system.
- Once area is cleaned and prepared then a detailed inspection must be undertaken by stone specialist to identify location and extent of any defects.
- Particular attention must be given to any encountered defects to lintel near any window /door heads or structural openings close to bearing onto masonry as excessive damage to these areas may adversely affect the structural performance as a lintel. If this is suspected, then this may require inspection by a competent structural engineer (unless specifically stated none is envisaged).
- Any cracks within stone must also be reviewed to establish if they are to an extent that will compromise structural integrity and if member is structural again engineer may need to inspect and confirm acceptable (unless specifically stated none is envisaged).
- As part of contractor's inspection Remmers representative must be invited to review effected areas and recommend on application specification. Follows is an overview of recommendations for standard not structural areas.

Stone repair system where decorated

- P**reparation**: Clean and remove paint as specified above.
- **Extent of works**: To sills, heads and other stonework that forms part of the external facade
- **Site inspection:** Allow for carefully inspecting existing stonework/ concrete, identifying any cracks, friable stone/ concrete or other damage. Prepare schedule of repairs and provide for contract administrators approval. Where works are part of a listed building consent the report shall be provided to the Conservation officers for their approval. Where works are part of a general maintenance program, and the conservation officer has confirmed that a formal application is not required we would recommend that specification extent of proposed works be provided to the conservation department prior to commencing works allowing the conservation officer the opportunity to inspect/ comment if they so require.

- **Product:** : Restoration mortar for decorated concrete or stone is to be Betofix RM by Remmers UK or equal and approved (CE marked and to EN1504) .
- **Preparation:** Remove any loose, friable material and prepare in accordance with Remmers UK written recommendations.
- **Cracks:** Fully expose and bond static cracks with Remmers Injection Resin EP and seal dynamic, moving cracks with Remmers Injection Resin PUR.
- **Filling of holes or restoring chipped edges:** Remove any loose, friable material, provide temporary formwork to exposed edges if required and apply Remmers UK Betofix RM (in layers where required), levelling the overall surface and re-profile and filling any surface defects such as blowholes. Ensure flush, smooth and to original profile prior to redecoration.
- **Decorate:** Prepare undercoat and twice paint using Keim mineral paint system and approved paint as specified below

Stone repair system where not to be decorated

- **Extent of works**: To sills, heads and other stonework that forms part of the external facade
- **Site inspection:** Allow for carefully inspecting existing stonework, identifying any cracks, friable stone or other damage. Prepare schedule of repairs and provide for Contract administrator and Conservation officers approval. Include for all consultation with the manufacturers onsite technical support to best identify the colour match from range of 20 colours where appropriate or if required colour matched, 2 strength grades, feather edge or cement grade and 3 grain sizes as to suit site conditions. Include for sample for approval prior to commencing the works.

- The works (up to a depth of 20mm): Self finished stone where cracked or damaged will be restored using a colour matched stone restoration mortar by Remmers UK of equal and approved (CE marked and to EN1504).
- **Preparation:** Cut out all loose and damaged stone to achieve a sound load bearing substrate. Stainless steel dowels to be used where required and/ or temporary formwork for extra support. If after removal of damaged stone, the substrate is friable, then pre-strengthen with Remmers KSE range of straighteners prior to repair (seek technical guidance from Remmers)
- **Priming:** Prime the surface of the repair with a slurry coat of Restoration Mortar.
- **Repairing the Stone:** Apply Remmers UK Restoration Mortar to a thickness 2mm

  proud of the surrounding stone and to a maximum thickness in one layer of 30mm. After initial cure, form architectural details or stone profile using toothed blade or masonry tools. Ensure flush, smooth and to original profile.

- **Final Protection:** Once fully cured, treat entire stone surface with Remmers Hydrophobic impregnation (Remmers SNL for sandstone or SL for Limestone).
- **The works (for depths over 30mm):** Repair to a depth of 10mm of the finished surface using Remmers UK Betofix RM and finish with Remmers UK Restoration Mortar. All as described previously

- Sample: Sample of proposed repair shall be provided on a matching piece of stone for Architects, clients, and conservation officer approval.
- Implementation of the works: Replacement stone repair may require discharge of listed building consent condition. Refer to listed building consent approval form. This must be discharged in full or written authorisation by the conservation officer and architect prior to implementing the works.

Stone replacement:

Stone: Any new stonework must match that of the existing it replacement in terms of material, colour profile and texture.
Sample: Sample of proposed stone shall be provided for Architects, clients, and conservation officer approval.
Implementation of the works: Replacement stone may require discharge of listed building consent condition. Refer to listed building consent approval form. This must be discharged in full or written authorisation by the conservation officer and architect prior to implementing the works.

APPENDIX B: Dashed render repair:

Dashed render has been confirmed as being cement based with stone aggregate dashing, refer to specialist report as issued with listed building consent application for flat 4.

The contractor upon providing full access scaffold will undertake a detailed tap test to identify any hollow, cracked and otherwise defective areas of render.
All cracked, hollow and otherwise defective areas shall be removed back to sound render ready for application of new render.

Repair/ replacement of dashed render shall be to the extent required and be on a like for like basis as set out within the specialist sampling report unless otherwise agreed.

APPENDIX C: Gable external paint specification:

Unless specifically stated otherwise paint will be a breathable external quality paint system. Paint sampling is currently being undertaken to inform what the current application is.
Initial specification is as follows but to be verified by paint manufacturer prior to application.

1. Paint system used must be a breathable system, unless otherwise agreed with conservation officer. Paint system must be keim specification as below. Prior to commencing any works keim technical representative must attend site, provide detailed report, and confirm any applicable warrantees that they may be able to offer. Keim is an advanced eco-friendly mineral paint system manufactured since 1878. It is Odourless, incombustible, and breathable ideal for use on heritage to high rise schemes.

   PRE-TREATMENT

   - All loose, flaking, and unstable material must be identified and then thoroughly removed using stiff brushes and broad bladed scrapers to get back to a sound edge; these edges should then be feathered in. Ensure that any paint materials left remaining, and the underlying substrate is sound and adhering well. Any gloss or shiny surfaces should be thoroughly flatted down using sand or emery paper to create a good key.
   - All surfaces should be washed down with clean cold water to remove all surface dirt and dust.
   - The first coat of Keim Royalan Grob will obliterate any hairline cracks. Any larger cracks over 1mm in width or where there is a need to equalise the surface should be filled using Keim Spachtel, a ready to use silicate mineral filler, brush or trowel applied to a pre-wetted surface and dressed back to the required level.
   - Any newly rendered/repaired areas must be allowed to dry out for a minimum period of 15 days prior to the application of Keim Mineral Paints.
   - All mould and fungal growth must be thoroughly removed by pressure washing (doff system) and a stiff brush. Once the prepared surfaces have dried, they should be uniformly soaked with undiluted KEIM Algicid-Plus by brush or flood coating (do not spray). Subsequent washing down is not necessary. Once the product has been allowed to act for at least 24 hours, KEIM coating systems can be applied onto the cleaned surface.
   - When all surfaces are clean, sound, wind dry, dust free and free from all surface contaminants, decoration using Keim Mineral Paints may proceed.

   DECORATION

- A two coat Keim Royalan system shall be used, the first coat to comprise Keim Royalan Grob diluted with approximately 20% by weight Keim Royalan Dilution, applied by brush, roller or airless spray and worked well into the surface. After a minimum period of 12 hours a final undiluted coat of Keim Royalan in the chosen colour shall be applied in a like manner.
- Typical consumption rates onto a previously painted smooth surface would be as follows:
- Keim Algicid
- Keim Spachtel
  Repair
  First Coat
- Keim Royalan Grob Keim Royalan Dilution
  Second Coat
- Keim Royalan
- 0.2 lt per square metre
  10 kg per square metre for 5mm thick
- 0.2 kg per square metre 0.04 lt per square metre
- 0.2 kg per square metre
  Please note that these consumption rates are offered for guideline purposes only and should more accurate measures be required then site trials must be conducted. Keim advise that they would be pleased to provide samples for contractors to verify consumption rates and/or colour choice.

SCOPE OF ADVICE

- The key to optimum performance with Keim products is preparation prior to decoration. Please ensure that all recommendations in the General Considerations Section are followed. This specification was provided by Keim in 2021 to a listed building similar in nature to the one being reported in this report. Notwithstanding it is strongly recommended that a site-specific inspection and report is obtained from the manufacturer.

GENERAL

General points to be borne in mind when using Keim Mineral Paints are:-

For Keim Mineral paint to achieve its permanent bond with the surface it is essential that the following recommendations are followed.

Pre-treatment –

- all areas to be decorated should be free from all surface contaminants, sound, dry and dust free
- all loose, flaking, and unstable material must be identified and then thoroughly removed using stiff brushes and broad bladed scrapers to get back to a sound edge; these edges should then be feathered in
- ensure that any paint materials left remaining, and the underlying substrate is sound and adhering well
- caution should be taken with the removal of any pre 1960's coatings as they may contain lead

- any gloss or shiny surfaces should be thoroughly flatted down using sand or emery paper to create a good key
- if the surfaces are being chemically stripped ensure that they are thoroughly washed down of all residues prior to decoration. Due to the potential for an osmotic drawing reaction, which can bring contaminants to the surface, we do not recommend the use of poultice-based strippers if the surfaces are to be redecorated
- any powdery or chalking surfaces will require treatment prior to decoration – contact Keim to ascertain the appropriate product
- use only Keim recommended fillers and sealers. Acrylic, resin and gypsum-based fillers particularly are not recommended for use with mineral paints

Material Application –

- always maintain a wet edge and work materials out well
- all materials must be thoroughly mixed beforehand, and periodically during

  decoration, using a mechanical mixer. We do not recommend intermixing packs, however if this is necessary ensure that products are thoroughly mixed beforehand to ensure even pigment dispersion, prior to mixing

- materials must not be applied at temperatures below 5oC nor those in excess of 30oC
- materials must not be applied if it is raining or if there is an immediate likelihood of rain
- Keim Mineral Paints should be applied onto wind dry surfaces where the moisture content on or near the surface (to a depth of 5mm approximately) should be no greater than 18% by volume. For on-site purposes a moisture meter may be used to give a qualitative reading – if the reading is in the green zone decoration may proceed
- on newly rendered surfaces we would suggest that a period of at least 15 days (30 days for lime render) is allowed following rendering, prior to the application of Keim paints
- mineral paints are manufactured using natural components and as such can appear to dry out unevenly. This is the way in which they dry, once fully dried any unevenness will disappear. Do not over-roll or touch up the paint during the drying process as this may inadvertently create patching once dry
- mineral paints will lighten as they dry, with a corresponding increase in opacity
- if airless spraying, please contact Keim for details of the appropriate nozzle sizes and optimum mesh and filter types

Housekeeping –

- all adjoining surfaces must be protected during decoration, any splashes/unwanted paint removed immediately, before it is able to completely dry and bond to the surface
- any splashes or spillage should be removed immediately using water - particular note needs to be taken of this in respect of Keim on glass, as it has a slight etching effect if allowed to dry hard
- clean all brushes and tools immediately in water (some ancillary products containing solvents may require white spirit or turpentine, if in doubt please consult the relevant product technical data sheet)

- always store materials upright and secure. Protect from extremes of temperature and store in frost- free conditions

General –

• when ordering reference to the project should be made, to ensure that in the event of re-ordering a colour match can be supplied to avoid confusion, the recommendations within this specification should be followed where there are any minor differences between this document and the standard advice on packaging and technical data sheets

• Keim Mineral Paints Ltd operates a policy of 'sale and no return' on all goods supplied in good faith

APPENDIX D: Lime mortar specification:

Mortar repointing:

Initial inspection:

- The specialist heritage contractor must undertake a detailed inspection of all

  brickwork and stonework and mortar bed and joints to ascertain condition prior to commencing

  works.

- Any areas of cement-based mortar must be identified, Cement based mortar is a stronger mix than traditional lime mortars and can damage soft traditional bricks and stonework. To the extent that it cannot be positively confirmed as cement based it shall be tested to confirm or rule out. Any areas of cement-based mortars shall be carefully raked out to remove cement mortar and back to sound substrate then re-pointed in a suitable lime mortar as specification below
- Any areas of missing mortar shall be identified, these will form ledges to brick/ stone and will allow deteriation deeper into the mortar joints that may destabilise the structure. Any areas of missing mortars shall be carefully raked out back to sound mortar and re-pointed in a suitable lime mortar as specification below.
- Any remaining areas will be checked to ensure sound and stable, using a flat bladed qirk and 2kg masons hammerany loose or friable material must be raked out back to sound substrate and re-pointed in a suitable lime mortar as specification below
- Note re-pointing should be undertaken to a depth at least twice the width of mortar joint but not so deep that it will destabilise the brick/ stone. Any areas of inadequate re-pointing work will overtime fail and so should be raked out back to sound substrate at sufficient depth and re-pointed in a suitable lime mortar as specification below.

  Undertaking the works:

- **Operatives:** Operatives must be competent and experienced with specifying and working with traditional lime mortars on listed buildings.
- **Sample panel:** sample panels will be prepared in a discrete location and representative of each any every situation (e.g stone brick and varying types and colours). The timing of panel preparation is essential as it will be necessary to let the sample panel dry and cure for a reasonable period. Panels will be inspected by the contract administrator. In the first instance photographs may be issued to the conservation officer for approval/ comment and they may wish to inspect in person. In all cases the contractor will be responsible for undertaking in a timely manner as the process can take some time. As part of the process it will be necessary for

specialist analysis of original mortar to ensure that mix is appropriate and colour match accurate

- **Removing defective mortar:** Cut or rake out all joints to a depth of 25mm to 38mm (max). The mortar will be taken back to a square face and the joint cleaned out using a mains pressure hose as work proceeds. Care will be taken to avoid damage to the masonry arrises, and any bricks that have been severely damaged by frost, water etc. will be removed and a matching reclaimed brick will be let-in using a bedding mortar mix of 1 part natural hydraulic lime (NHL 3.5) and 2 parts well- graded sand. The use of hooked tools or masonry chisels should be used , specialist historic chasing out tools may be acceptable but should be offered for approval prior to use , circular saws are not acceptable

Mortar repointing specification to masonry:

- Repointing will be carried out following approval of sample panel by the contract administrator and where applicable local authority conservation or buildings-at-risk officer. As part of the process
- Mortar mix to general brickwork 2 sand/1 grit: 1 NHL3.5 (i.e 3:1 NHL3.5 mix). The selection of sand is essential to the final colour and must be carefully selected matching that of the original.
- For high level brick e-pointing works, e.g. to chimneys and parapet copings where resistance to freezing and thawing actions is desirable, the suggested mix will be: 1 part natural hydraulic lime (NHL 5) to 3 or 21⁄2 parts well graded aggregate (predominantly washed building sand of appropriate colour with the inclusion of Mersey grit or similar).
- A mix of 1 part natural hydraulic lime (NHL3.5) to 2 parts of well graded aggregate (predominantly washed building sand of appropriate colour with the inclusion of Mersey grit or similar) is also acceptable for copings and capping's.
- All joints will be pre-wetted prior to repointing. Mortar will be packed firmly into the back of the joint using a pointing key of appropriate width for the joints. The joint will be packed and built-up until full. A trowel is not to be used for filling the joints. Because a hydraulic mortar is being used and if the bricks have retained their sharp arrises, the joint is to be finished flush as work proceeds (i.e. joint profile: flush). If weathering has blunted the arrises care must be taken to ensure to keep the face of the new mortar within the original joint width, however far back that may be. A small pointing trowel will be used to trim away any surplus mortar and to expose the arrises of the brickwork. The joint faces can then be tapped using a stiff brush to compact the face and slightly expose the aggregate.
- All work must be protected from wind rain and sunlight while setting by use of ventilated covers (multiple layers of hessian) and regularly mist sprayed to prevent drying out additional plastic sheets or hessian in front may be required in windy conditions.

Mortar repointing specification to stone copings, coins and chimney stonework:

Workmanship shall be as described above, mix shall be as follows;

Chimney stonework pointing: Shall be NHL5 1:2 mix

Coping stonework pointing: Shall be NHL3.5 1:2 mix or NHL5 1:3 mix

APPENDIX E: Lime plaster specification:

Where lime plaster stated, internal plastering shall be undertaken using Lime green Ultra Lime plaster base coat (as attached data sheet) finished with Lime Green fine stuff all in accordance with manufacturers written recommendations

APPENDIX F: Paint specification:

Lime plasters:

Where areas are replastered using lime plaster they shall be prepared and decorated using a mineral breathable paint system, for use on Lime plaster.

To be Beeck Maxil Pro prepared and applied in accordance with manufacturers written recommendations.

Beeck Maxil Pro is a internal mineral paint, part of the Beeck range of paints suitable for historic and contemporary buildings. Beeck Maxil Pro has been developed to offer the highest scrub resistance (class 1), the highest opacity/ covering power (class 1) and the lowest Sd Value (0.01) for internal paints. Especially designed for durable, uniformly and brilliant mineral coatings. Extremely economic and long-lasting.
Beeck Maxil Pro is able to support the entire range of Beeck colours, from white through to Colour Group 4. All colours represented are indicative. We recommend experiencing the paint first-hand with a sample pot.

Gypsum based plasters:

Where plaster is a gypsum plaster then plaster will be prepared using Dulux recommended preparation products and in accordance with their written recommendation. Then decorated using Dulux trade emulsion paint including mist coat followed by further preparation to remove all ridges, indentation and other blemishes followed by a minimum 2 further coats ensuring full solid and even coverage in the agreed colour.

Amendments:

Version 2 (03/09/2025) Report amended to reflect the councils required application process so as to separate original 2 number combined planning and listed building consent applications for internal remedial repairs with options with and without insulated timber stud to internal face of external walls

Amended as follows:
-A single planning application (internal wall insulation does not fall under the jurisdiction of planning)
-Two separate listed building consent application one for remedial works including internal drylining of external walls and
-The other for remedial works excluding internal drylining of external walls
-Omission of reference to application 1 and application 2