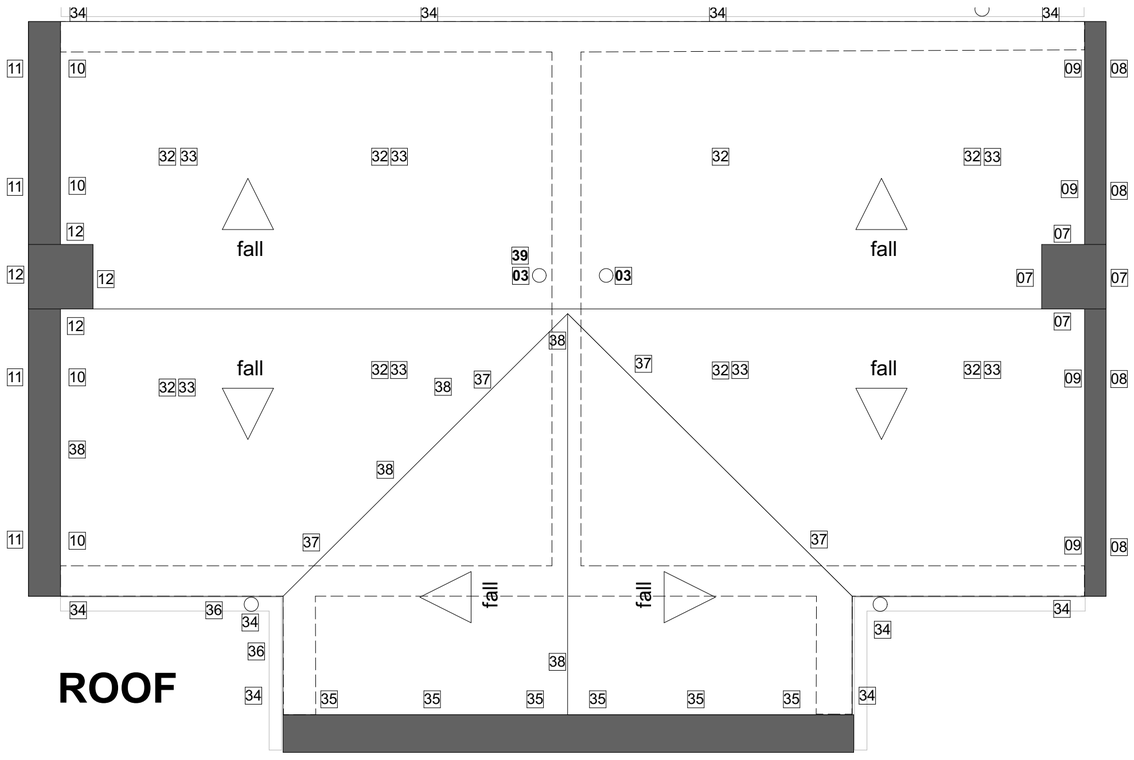

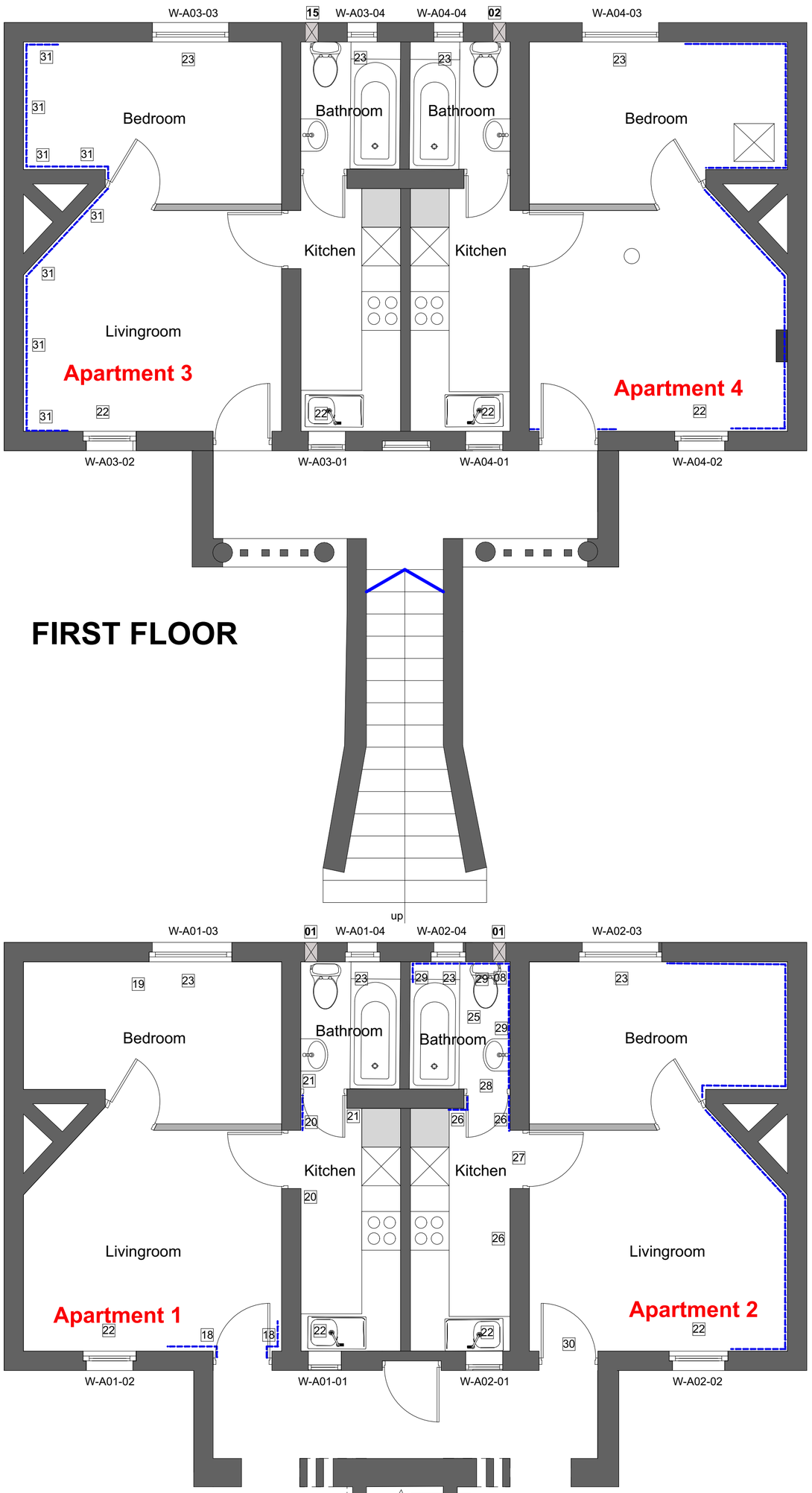

Note Listed building consent and planning application relates to apartments 1,2,3 and 4. Apartment 4 works (except replacement windows) was approved under listed building consent 3/2022/1159 dated 19 July 2023.

Number 1 and 3 Gable Elevation

01 Existing extract fan position
02 Extract vented through air brick to apartment number 4 as approved under previous listed building consent.
03 Existing boiler flue position
04 Existing gas fire flue position
05 Existing air vent
06 Existing light
07 Lead flashings to chimney, apply patination oil (Flats 2/4 gable) as approved under previous listed building consent application.
08 Lead flashings laid under coping and dressed down wall to protect upper edge of render, apply patination oil (Flats 2/4 gable) as approved under previous application.
09 Stone copings repaired, re-bed, fitted with stainless steel angle supports and pointed in lime mortar (Gable of 2/4) as approved under previous listed building consent application.
Note stone coping repair/ replace subject to conservation officers approval
Check adequacy of existing lead soakers and where required repair/ replace, note particularly around stone kneeler where lead can not be seen to ensure building is fully weathertight.
10 Copings carefully taken off, set aside, protected from damage and theft, new lead flashing laid under coping and returned down gable to protect upper edge of render, apply patination oil.
11 Coping edges squared off and new section of matching stone coping provided as required, re-bed, repointed in position supported using galvanised steel angles
Check adequacy of existing lead soakers and where required repair/ replace and repoint in lime mortar, note particularly around stone
kneeler where lead can not be seen to ensure building is fully weathertight.
12 New lead flashings to chimney
13 Cement based render to be replaced with lime render system.
14 Exposed brickwork to be carefully raked out and re-pointed using lime mortar.
15 Fit new extract fan venting through terracotta air brick to flat 3 as approved to flat 4 under previous listed building consent. Note extract fans are already fitted to flats 1 and 2

Survey defects notes:
Survey was undertaken by Ray Craig FRICS. Chartered Building Surveyor dated 14/11/2023 below is summary of required works.

16 Bathroom ventilation: Flat 3 is suffering from excessive condensation within bathroom. Flats 1 and 2 have Bathroom extract fans fitted, Flat 4 has listed building consent approval for extract fan to be fitted vented via air brick. Flat 4 currently has no bathroom extract fan fitted and this Listed building consent application requests permission to provide Bathroom extract fan venting through rear external wall within terracotta air brick as approved to flat 4.

17 House ventilation: Flat 4 currently has a positive ventilation unit fitted venting into loft space (there is no external venting required). Flats 1,2 and 3 currently has no whole house ventilation and is generally suffering excessive condensation. This listed building consent application requests permission to fit positive ventilation unit within the loft space of flat 3.

18 Flat 1Damp near flat 1 front door:
Wall plaster: Check existing gypsum based wall plaster for damp, addled or otherwise in poor condition plaster, remove all defective areas including any rusting beading and replace plaster and beading using lime plaster. Ensure plaster kept off floor by 25mm. Decorate all effected areas (full wall, to natural stop or full room as required by the client) using breathable paint system.
Skirtings: Check existing 94x19mm square edge timber skirtings for damp and rot. Where required due to rot or to replace defective plaster, cut out all defective areas and replace on a like for like basis and decorate (Prime all faces of timber prior to fitting)

19 Condensation to flat 1 bedroom:
Allow for use of de-humidifier to reduce air borne water content, humidity level. Treat any effected areas of walls and ceilings with mould remover and apply anti-condensation paint. Decorate as required by client.

20. 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 required. Condition at time of inspection did not warrant replacement timbers. Overall humidity levels to be reduced as stated previously.

21. 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 as stated previously.

22. Flats 1,2,3 and 4 Windows front elevation: Windows are in poor condition, single glazed, suffering excessive condensation. Modern sliding sash windows present to front elevation. Proposed to 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.
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.

23. Flat 1,2,3.4 Windows rear elevation: Windows are in poor condition, single glazed, suffering excessive condensation. Casement present to rear elevation. Proposed to replace all rear elevation windows with traditional flush casement incorporating double glazed units, draught sealing and polished brass ironmongery.

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

25 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.

26 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: Check existing gypsum based wall plaster for damp, addled or otherwise in poor condition plaster. Remove plaster including any rusting beading to a minimum height of 1.1m and replace plaster and beading using lime plaster system. Decorate all effected areas (full wall, to natural stop or full room as required by the client) using breathable paint system. Plaster type verified within flat 4 listed building consent application as being gypsum based.
Skirtings: Check existing 94x19mm square edge timber skirtings for damp and rot. Where required due to rot and to undertake plaster replacement works remove all defective/ required areas and replace on a like for like basis and decorate (Prime all faces of timber prior to fitting)

27 Flat 2 Kitchen door and door frame: Remove existing modern pressed panel door and door frame (rotting). Replace door and door frame on a like for like basis including ironmongery and decorate

28 Flat 2 Bathroom door and door frame: Remove existing modern pressed panel door and door frame (rotting). Replace door and door frame on a like for like basis including ironmongery and decorate.

29 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, allowing specified works to take place. Refit on completion, leaving all sanitary ware in a fully functioning condition.
Wall plaster: Check existing gypsum based wall plaster for damp, addled or otherwise in poor condition. Remove plaster including any rusting beading to a minimum height of 1.1m and replace plaster and beading using lime plaster system.Ensure plaster kept off floor by 25mm. Decorate all effected areas (full wall, to natural stop or full room as required by the client) using breathable paint system . Plaster type verified within flat 4 listed building consent application.
Skirtings: Check existing 94x19mm square edge timber skirtings for damp and rot. Where required due to damp/ rot and to undertake plaster replacement works remove all defective/ required areas and replace on a like for like basis and decorate (Prime all faces of timber prior to fitting)

30 Flat 2 front door: Allow for easing front door to ensure ease of opening and closing.

31 Flat 3 damp: Damp internally to left hand (gable) wall. Gaps within and damage to gable coping and cracks to sand/cement dashed render (Analysis for render type provided within listed building consent to apartment number 4). Water getting behind render via defects in coping causing render to crack and damp internally.
Internally:
High humidity: Remove high humidity by use of de-humidifier.
Wall plaster: 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) and replace plaster and galvanised beading using lime plaster system. Ensure plaster kept off floor by 25mm.Decorate all effected areas (full wall, to natural stop or full room as required by the client) using breathable paint system. Plaster type verified within flat 4 listed building consent application.
Skirtings: Check existing 94x19mm square edge timber skirtings for damp and rot. Where required due to rot or to replace defective plaster, cut out all defective areas and replace on a like for like basis and decorate. Prime all faces of timber prior to fitting. Allow full extent of gable elevation wall and return walls as required)

32 Loft insulation to flats 3 and 4: Check existing loft voids for insulation thickness and to ensure that perimeter edges are well insulated without gaps. To the extent required allow for improving loft insulation to a depth of not less than 200mm using Thermafleace sheep's wool loft insulation
External areas:
33 Vegetation to roof: Remove vegetation from roof tiles generally taking care not to damage roof tiles or mortar pointing

34 Vegetation and debris within gutters: Allow for cleaning out gutters ensuring left clean and free flowing to down pipes. Undertake gutter water test to test for leaks. Any leaks are to be repaired.

Roof survey was undertaken by Alan Johnston Partnership dated 22/03/2024 partnership dated follows are required works not covered within previous report.

35 Damaged/ missing lead soaker/ flashing to front gable decorative parapet: Lead work and mortar pointing is to be checked to front elevation decorative parapet, lead replaced/ repaired using code 4 lead with patination oil to lead sheet association recommendations and poor pointing replaced using lime mortar.

36 Staining of stonework front elevation: Staining of stonework in vicinity of gutter due to rain water overspill Cleaning and testing of gutters described previously. Check gutter supports to identified local area to ensure properly fixed and correct fall to outlet.

37 Debris to valley gutters:allow for cleaning debris to valley gutters to ensure water free flowing to gutters.

38 Broken tiles: Allow for inspecting roof generally for broken, slipped, cracked tiles and replace with matching slate ensure fully supported with lead tingles. Identified damaged slate within report shown on roof plan but may be additional unidentified slates.

39 Slipped boiler flue cover: Sipped boiler flue to be refitted ensuring watertight
Site visit 22/02/2024:

40 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.
Wall plaster: Check existing gypsum based wall plaster for damp, addled or otherwise in poor condition, remove all defective areas including any rusting beading (Minimum complete to gable wall, returning a minimum 1000mm on front and rear elevation walls) and replace plaster and galvanised beading using lime plaster system and proprietary galvanised plaster beads. Ensure plaster kept off floor by 25mm.Decorate all effected areas (full wall, to natural stop or full room as required by the client) using breathable paint system. Plaster type verified within flat 4 listed building consent application.
Skirtings: Remove skirtings to allow replacement of plaster and refit all suitable skirtings on comletion. Check existing 94x19mm square edge timber skirtings for damp and rot. Where required due to rot or to replace defective plaster, cut out all defective areas and replace on a like for like basis, splice in to origional and decorate. Prime all faces of timber prior to fitting.

A (17/11/25) Positive ventilation unit omitted to flats 1 and 2 at request of client, plaster repairs undertaken using lime plaster system with breathable paint system as requested by planning and conservation officer (BMC)

Rev.	Date	Description	Drwn.

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Scale

North

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