

Flat Roof Construction

The proposed replacement of the flat roof in a modern covering system including insulation as shown on the drawings. The finish colour and texture of the proposed roof covering is to be a dark asphalt grey to match the colour of the existing leadwork and roof slates.

Pitched Roof Construction

The pitched roof is to be raised up by the height of new 40mm counter battens plus the depth of the TLX Gold breathable membrane in order to achieve adequate natural airflow between the rafters. Exposed gutters around the perimeter edge of overhang details will also need to be raised accordingly to ensure that surface water is captured and dealt with correctly.

The proposed works attempts to salvage as much of the original existing slate as possible which is estimated to be around 95% of the total slates. Whilst the vast majority of the existing slates are in good condition, a small number are damaged around the edges where pieces have chipped away whilst others around the ridge detail have been damaged by the poor application of lime mortar where leaks have previously been patched to stop water ingress. Damaged slates that are still intact and are deemed to ensure protection from water ingress are to be reused on less prominent elevations to retain as much historical fabric as possible and the replaced roof covering will replicate the existing layering pattern. Any new slates are to match the existing in all respects including, colour, texture and dimensions.

Newly proposed flashing is to be made from lead and any replacement lead flashing will incorporate existing removed flashing in its manufacture. Leadwork will be installed to the Lead Sheet Association standards.

All works are to be undertaken on a like-for-like basis and to be constructed in a traditional manner. Replacement timber battens are to be manufactured using traditional joinery methods with the appropriate nails and fixings. All existing trusses and purlins are to be left as are and do not require any remedial repair works. Existing roof battens are to be removed and replaced with new timber.

It is unclear whether any of the existing lath and plaster has been damaged on the upper side from previous water ingress. It is also unclear whether the current lath and plaster is the original fabric of the building due to the previous installation of insulation between the rafters. Following an inspection, the state of the existing lath and plaster will be judged to ensure that it is in an acceptable condition and any damaged areas will be repaired with like-for-like material using traditional techniques.

Repointing

There is evidence that previous attempts at repointing the upper courses of brickwork has taken place however this does not match the original mortar of the building and is visually incorrect. It is also evident that other areas of the brickwork were due to be repointed from the evidence of deep channels between the bricks in some of the photographs submitted in the planning documents. The proposed works specify that existing mortar is to be carefully raked out by hand to a minimum depth of 20mm. The application of a hot lime mortar is to be mixed to a ratio of 1(lime): 2(aggregate) and applied with a slight recess. Argical M1000 pozzolanic additive to be added to the mix directly prior to application. Assume use of 10% Argical by volume of slaked lime (calcium hydroxide). The proposed lime mortar mix has been researched by a specialist contractor. The contractor will produce a test panel that will be kept separate from the main work to ensure that we have a sample panel to benchmark all work from.

Removal of Vegetation

The removal of vegetation forms part of the general upkeep and maintenance regime of the building. Any chemicals used to kill or remove vegetation and other pests will be appropriately used to ensure that it does not stain or damage the surrounding built fabric. For this reason, no harsh chemicals will be used in sensitive areas that could be affected otherwise be affected. Where it is necessary to remove any masonry to clear vegetation to make good the building fabric, masonry will be replaced on a like-for-like basis using the dislodged elevation materials in its original location.

Scaffolding

The scaffolding will be propped to the ground as opposed to tying the scaffolding into the brickwork. The scaffolding will be tied about the piers of the brickwork using openable windows to ensure that the brickwork is not affected. Pole ends will be protected to avoid damage to the building.

The proposals within this application will ensure that a historic, Grade II Listed building of high significance is improved and brought up to the standards of modern uses and occupation. Ensuring the continued occupation of the building in the future will also safeguard the protection of this important local asset for future generations. The proposed alterations and improvements to the building are believed to have minor impact on the existing building's aesthetic qualities and will ensure that any damage that has occurred over the decades is reversed to provide a safe and comfortable working space within. All repairs and alterations will be carried out sensitively to the highest standards using traditional construction methods by skilled conservation tradespeople;

It is in our consideration that the proposal conforms to the relevant local and national planning policies pertaining to the alterations to an existing listed heritage asset.