LISTED BUILDING CONSENT REPORT - CONDITION IMPROVEMENT WORKS

Heaton Park Hall

Manchester City Council

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Document Control Sheet

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1. HISTORY

Heaton Hall Country House, is currently know used as a museum and art gallery (etc). The hall is a mid-eighteenth-century building, remodelled in 1772-89 by James Wyatt for Sir Thomas Egerton, enlarged and new orangery building added circa 1823 by Lewis Wyatt.

Sandstone ashlar with dressings of Coade stone, hipped slate roofs. Long range on east-west axis, composed of central block linked by colonnaded wings to octagonal pavilions (kitchen to west, library to east), and with 1823 additions to north side of wings and pavilions, and orangery continued at east end. Palladian style one and two storeys with entrance front to north and principal facade to south, both symmetrical.

The south facade, entirely by James Wyatt, is composed of a 2-storey 5-bay centre with a prominent 3-window bow, flanked by single-storey 7-bay wings with tall colonnades mounted on steps and linked to slightly higher octagonal single-storey pavilions.

The centre block has steps up to the bow flanked by a lion and lioness of cast lead on stone pedestals; giant Ionic semi-columns to the bow and pilasters to the outer bays, a guilloche string-course, plain frieze, cornice and blocking course; its bow has 12- and 9-pane sashed windows, Coade stone panels between floors depicting classical rustic scenes, and a shallow domed lead roof; and each outer bay has a large Venetian window in a blank arch at ground floor, and a 9-pane sash above. The colonnades have fluted friezes enriched with antique ox-skulls (bucrania), and very tall 15-pane windows (those of the left wing now boarded). The pavilions each have pilasters and a frieze like the colonnades, a cornice and high parapet, a large Venetian window in the centre and swagged panels over the windows in the canted side bays.

The north front of the main block, 2:3:2 bays, with pedimented centre breaking forwards, 1st-floor sill-band, moulded cornice and blocking course, has a tetrastyle portico mounted on steps, tall 12-pane sashed windows at ground floor, horizontal panels above these, and 9-pane sashed windows at 1st floor; and attached at each side of this are the 1823 additions to the rear of the wings, 2 lower storeys and 7 bays each, with pilasters and sashed windows (differing slightly), and massive clustered chimney stacks.

The former orangery to the east, facing south, is a long symmetrical single-storey range, 3:3:5:3:3 bays, with projected polygonal centre, the ends colonnaded and the rest pilastered with a full-height window in each bay, a moulded cornice and blocking course carried round the whole, and now with a flat roof replacing the original glazed central dome and pitched roofs.

1.1 Interior Aspects

Fine original features including entrance hall, staircase hall with imperial staircase and colonnaded landing, saloon, dining room, billiard room, music room, library, and at 1st floor the Cupola Room which has very rare survival of complete Etruscan style decoration.

East wing and kitchen are currently derelict and restoration suspended at time of survey, containing some original features, e.g., servants' stairs, fielded panel cupboards in former house-keeper's room, and 2 large segmental-arched fireplaces in opposed walls of kitchen.

2. ASSESSMENT OF EXISTING ELECTRICAL INSTALLATION

2.1 Introduction

In 2021 Manchester City Councils Capital Programme Division were appointed to investigate condition of the existing Electrical installation in Heaton Hall and make recommendations as to the rewiring works required along with budget cost.

2.2 Existing Installation

The Electrical Installations where last rewired in 1979, the electrical installation has mixed wiring systems within the building. Much of the original wiring is MICC but there are also PVC insulated cables in conduit/trunking and armoured cables installed within the Hall.

The west wing was damaged by a fire in 1983 and this area has not been rewired, there is a limited electrical installation in this area with 110-volt lighting provided by festoons

2.3 Electricity Supply

There is an HV transformer and switchgear located in the switch-room in the Basement of the west wing, the ownership of the equipment is unknown, Electricity Northwest have been contacted to ascertain the ownership of the transformer and HV switchgear.

From the transformer there are several meters which supply the main Hall, as well as other buildings and power supplies in Heaton Park. The switch room is in poor condition and is damp, this has had a detrimental effect on the metering equipment which is in poor condition and corroding.

Initial Proposed Works

Electricity Northwest will be contacted to discuss the requirements for any works to the Electricity Supply.

2.4 Main Switchgear and Sub Mains Wiring

The main switchgear is located in the switch-room in the west wing (same room as HV transformer) fixed to the damp walls. The main switchgear dates back to the 1970s and is in poor condition.

Initial Proposed Works

Install new main switchgear in electrical room fixed to new water-resistant back board spaced off the wall. New sub-mains to be installed to local distribution boards as required within the building.

2.5 Lighting Installation

The lighting installation in the building varies in building areas. In the decorative parts of the building there are chandeliers and bespoke vintage light fittings whilst in the staff and plant room areas there are fluorescent and tungsten light fittings. The wiring is a mixture of different methods and generally in poor condition.

Initial Proposed Works

The lighting installation is to be rewired with existing chandeliers and historic light fittings being re-furbished by specialist contractors, any new light fittings to decorative areas will be bespoke light fittings of types to be agreed with the client and conservation officer. The lighting will include for an emergency lighting back-up system and in some location integral lighting controls.

In service and staff areas general light fitting would be installed as appropriate. Within the fire damaged west wing service lighting would be installed to allow safe access to the areas.
Include for exterior floodlighting to illuminate the exterior elevations of the building.

2.6 Power Installation

Generally, power is provided by 13 Amp rated sockets outlets distributed around the building, there appears to be a shortage of socket outlets. The wiring is a mixture of different methods and generally in poor condition.

Initial Proposed Works

Socket outlets are to be installed as required by the client, current thinking is two socket outlets per room using the same location as the existing where possible. Types and locations of socket outlets would be agreed with both the client and conservation officer.

2.7 Intruder Alarm

The existing Intruder Alarm has recently been upgraded to try to stabilize the system and provide cover to the Hall. There is now coverage to all areas of the hall but some of the detections (mainly window shutter contacts) are not working.

Much of the wiring is in excess of 20 years old and in poor condition will little of the cabling on any form of containment.

Initial Proposed Works

A new Intruder Alarm is to be installed throughout the building and would be a designed and installed in accordance with BS 50131 and would be a grade 3 system.

Locations and types of detectors would be agreed with the client and conservation officer but generally install PIR detectors in existing locations were possible.

2.8 CCTV System

A small 240 volts mains CCTV system is installed in the building to capture images from the display rooms, this system is past its expected life and is not operational. The cameras are over 20 years, unsightly, quite intrusive and large.

Initial Proposed Works

CCTV cameras are to be installed to the decorative rooms, main circulation areas and other key areas the CCTV NVR controls and recorder would be installed within the building and if possible linked into a monitoring system.

Cameras are also be installed on the roof which would be viewable off site by the CCTV monitoring station. It is hoped that the building can allow IP security POE cameras to be used.

2.9 Fire Alarm

The fire alarm system and been recently upgraded to stabilize the system, a new control panel was installed and new detection throughout the building.

The system is functional and reliable at present but much of the wiring is not installed in accordance with the current fire alarm standards and is at the end of its serviceable life.

Initial Proposed Works

A new fire alarm is to be installed throughout the building, this would be designed and installed in accordance with BS5839 Part 1 and would be a L1 grade system and linked back to a monitoring centre.

To minimise the visual impact on the building wireless equipment may be considered for some areas along with aspirating systems where appropriate as agreed with the client and conservation officer.

2.10 Emergency Lighting

There is no evidence of emergency lighting within the building.

Initial Proposed Works

Emergency lighting would be installed throughout the building, the emergency lighting would be designed and installed in accordance with BS5266.

As stated above conversions to mains light fittings will be used wherever possible with separate emergency lighting to be installed so as to be as discrete as practicable as agreed with the client and conservation officer.

2.11 External Lighting

The hall in the past had existing external floodlights located within the grassed areas on both elevations of the main building facades The installation was carried out in PVC/SWA/PVC cables enclosed in underground ducting from the main building basement area. The Orangery building has a number of different external lighting luminaires fixed to the fabric of the building.

Initial Proposed Works

New external floodlighting is to be installed to the former existing locations using new ducting and cables, the floodlighting will be discrete and provide a number of colour options to allow the Hall and Park management to highlight the building on key dates – Armistice

2.12 Wi-Fi, Data and Communications

There is no evidence of the hall having any real systems of data and communication currently.

Initial Proposed Works

Include works to improve the data and Wi-Fi capability in the building.

3. GENERAL AND KEY PRINCIPLES ON WORKING IN THE HALL

- All equipment and wiring will be of the type to be sympathetic to the grade 1 listed building, the client and conservation officer will be consulted throughout the design and installation process.

- Permissions as required from Building Control/English heritage will be sought as required for the works prior to any works being commenced on the building.

- All works will be carried out by contractors with experience of working on listed buildings and a record of completing works to a high standard.

- Any building works (including floor void access) will be carried out by suitably qualified and specialised tradesman again with experience of working on listed buildings.

- **Existing plaster** should not be chased to install as a flush installation listed building officer would rather have installation and accessories clipped surface and which can be easily removed in future rather than intrude on the building fabric

- **New electrical outlets** should be surface mounted or within the skirting board if existing outlets have already been installed in the skirting board

- **Electrical cables** will be best suited for key areas/rooms are to be bare MICC cable painted to match existing finish. Listed building office expects limited amount of MICC cabling to be seen and careful location of sockets, intruder alarm detectors etc. will need to be agreed

- **Floorboards –** Within Heaton Park Hall, there are a number of types of floor boarding systems ranging from wide to narrow floorboards. Upon examination, it has been determined that the existing floorboards are pinned together using timber dowels.

  Where floorboards need to be removed, it is proposed that the removal of these boards is undertaken in line with the Historic England guidance relating to the removal of this type of flooring system. This involves a narrow cut into the existing timber dowels, allowing the floorboards to be removed.

  However, it was also noted during survey that existing floorboards have been removed in many locations. It is proposed to initially map the locations where floorboards have been removed so that cable routes can be selected which will allow these floorboards to be removed and replaced again, thus minimising damage to floorboards that have never been removed. CAD drawing developed showing both existing and new requirements.

  This is in line with the CIBSE guide to ‘Building Services for Historic Buildings’ recommendations.

The following photograph shows a partially removed floorboard complete with a timber dowel:



- Careful removal and making good will need to be taken of the existing surface mounted cables particularly intruder alarm currently fixed to windows and architraves.

- **First Floor Servants Quarters** – this area requires a large amount of future restoration so the electrical installation can be surface mounted where possible using MICC bare cable and suitable heritage lightning luminaires.

- **Installation within the roof void** - shall be PVC twin + earth cables or FP200 white laid on galvanised cable basket tray installed above the joists to allow future roof insulation to be installed. Cable basket tray will include for general power, FA cables and Intruder/Data cables.

- **Basement area –** installation will be either galvanised conduit/trunking clipped surface for the basement electrical installation Lighting will be bulkhead LED type luminaire and for the electrical installation main containment routes PVC twin + earth cables laid on galvanised cable basket tray FA and Intruder/Data cables will have separate tray.

- **Vacant /Fire Damaged Areas –** areas such as the fire damaged wing will have limited installation clipped direct to the mortar (not the brickwork) with just circulation and escape route lighting with integral emergency lighting and small amount of general power. Fire and intruder alarm detection clipped direct to damaged fabric.

- **Bakery Building -** areas such as this damaged wing will have limited installation clipped direct to the mortar (not the brickwork) with just circulation and escape route lighting with integral emergency lighting and small amount of general power. Fire and intruder alarm detection clipped direct to damaged fabric.

- **Orangery Area –** Works only to include new electrical supply and metering with switch fuse and distribution board in one location - no final circuits or lighting to be installed. New Fire alarm, Intruder Alarm and CCTV are also be included.

3.1 Protection of Artwork and Artefacts

The existing building houses a number of artefacts which, if not protected, will pose a risk during the rewiring works in relation to potential damage. These artefacts range from statues to pieces of furniture.

It is proposed that a detailed audit is undertaken on a room-by-room basis in order to determine the type of artefact and a strategy in relation to conservation.

It is proposed that large heavy items such as statues, are enclosed within timber frame stud work complete with ply board finish to provide protection during the works. An example of this can be seen in the Orangery and is detailed in the photograph below:



The following photographs show typical statue that would require protection.





The ground floor main areas include a number of wall-hung paintings. It is proposed that prior to these works, these paintings are removed from site and stored elsewhere by Manchester City Council Art Department Team. There are however, a series of paintings that form part of decorative ceiling friezes. It is proposed that these paintings are covered to protect them from dust damage. In addition to this, the location of these paintings will require mapping on the above floor so that floorboards in this area are not removed and it is designated as a sterile zone in relation to the routing of cabling systems.

Currently the concept has been agreed, further development is required with the conservation surveyor. CAD drawings have been produced highlighting all artefacts and areas to be designated a sterile area.



3.2 Routing Cabling Systems within Chamber Voids

The chamber voids comprise of timber joists with cross battens beneath them to which the ceiling lathes are fixed. This cross-batten arrangement provides a cable route where cables can to be routed across the path of a series of timber joists. The result of this is that the timber joist will not be required to be drilled.

Where cables are routed parallel to the timber joists, they shall be clipped direct and segregated from band one and band two type by a minimum of 300mm.

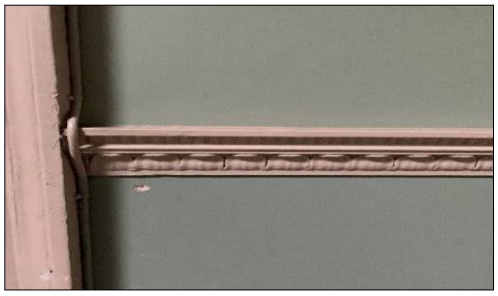
The following photographs shows the construction within the chamber void.





3.3 Routing behind Fibre Plaster and Dado Rail

These works will not be allowed for any removal of wall plaster at both the top and bottom sections of the plaster dado. The following photograph details the plaster dado rails.

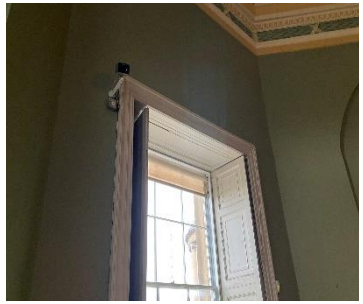


3.1 Routing behind Skirting Boards

These works will not be allowed for any removal of skirting boards or installation behind the skirting boards

It is proposed that as part of these works, the locations of all cabling that will rise from the chamber floor will be clipped surface on the skirting boards to accessory positions will be identified. The works to form the wire-way behind the skirting board will comprise of installing the MICC bare cable clipping surface to the surface mounted socket outlet

A pilot hole will then be drilled from above into the floorboard. A second larger hole will then be drilled from within the chamber void using a 25mm angled drill bit through the floorboard.

Short Description of the Proposed Works	Works for which listed building consent is not required, with exceptions highlighted	Further Information and Discussion	ECS Comment	Photo
Repairs to Windows	Careful repairs by piecing in members of timber windows, such as rotten sills and sections of the window which match in dimensions and species of timber, and matching or similar in finish, would not result in a change that affects the special interest of the building. They would not therefore need LBC; nor would renewal of broken sash cords with new cords of the same material. A similarly frequent repair to windows is the replacement of plain panes of glass, where broken. Where the glass to be replaced is modern float glass, its replacement is unlikely to affect special interest and therefore would not need LBC. Further information on glass is given in note 12 below.	See note 12 for the replacement of post-war clear glass windowpanes and notes 1 and 38 for re-painting or re-coating a window. Repairs, compatible both physically and visually, using an appropriately skilled and experienced craftsperson, are unlikely to affect special interest and therefore to need LBC (see paragraphs 34-36 for further information). However, complete replacement of a historic window or sash or casement, or of the surround, are always likely to affect special interest and therefore to need LBC, as would the re-formation of windows where later re-glazing has led to change in the size and/or format of the openings. Shop fronts (current and former now in domestic use) also need to be considered as replacement glazing in shop windows is often justified via the building regulations for safety and/or condensation issues. Heavier glass can affect the structure of a shop front and also the visual qualities by the introduction of thicker modern glass. Replacement of historic windows with double glazing will ordinarily affect special interest and need LBC except in circumstances where there would be no harm to significance. Some of these are	**Note 1:** No actual window repairs or replacement are part of this project however, a number of windows currently have intruder alarm and CCTV cables clipped to the windows, sill, architraves and will need to be carefully removed. It is proposed to employ a skilled and experienced craftsperson to make good and repair any small defects the existing cables have made. **Note 2:** It is also proposed to install cables for new intruder alarm and CCTV equipment in a number of the existing locations but using improved installation of the cables to hide the works. **Photos 1-3** highlight the existing works / equipment that is to be removed.	  

Short Description of the Proposed Works	Works for which listed building consent is not required, with exceptions highlighted	Further Information and Discussion	ECS Comment	Photo
		mentioned in2Modifying Historic Windows as Part of Retrofitting Energy-Saving Measures, in particular replacing a window that has already been replaced with a modern version that is not of historic design; replacement of a demonstrably modern window in a demonstrably modern part of a building of little or no significance which is attached to the listed building, or a modern window inserted in a totally new opening where the special interest of the listed building would not be affected. But these are rare situations, more common in larger buildings. Specialist advice is important and it would be useful to gain certainty by an exchange of correspondence with the LPA. Historic England has published advice on historic buildings and energy efficiency and on the subject of windows. See Traditional Windows: Their Care, Repair and Upgrading; Energy Efficiency and Historic Buildings: How to Improve Energy Efficiency; and Modifying Historic Windows as Part of Retrofitting Energy-Saving Measures.		

Short Description of the Proposed Works	Works for which listed building consent is not required, with exceptions highlighted	Further Information and Discussion	ECS Comment	Photo
The main exceptions are:				
	♦ Removal of historic glass including crown or cylinder glass, polished plate glass or drawn glad, or early machine-made glass or stained, painted, etched or other decorative glass.	Where early glass is present in a window it should be retained if possible and matching modern glass used to replace any broken or missing panes.	Not applicable.	
	♦ Any form of reinstatement of features believed to be 'missing'.	There will always be occasions where it is right to reinstate glazing bars, where their detailed form is known, but research should be undertaken to ensure that glazing bars are not re-instated where they were never present, or where the surrounding elevation has been altered. Many houses were updated in the Victorian period with more elaborate decoration than would have been popular earlier and windows without glazing bars may accompany such alterations.	Not applicable.	
	♦ Alteration and removal of blind boxes and external shutters and other weather protection.	Like-for-like repair of blind boxes and external shutters, and internal shutters, would not affect special interest and therefore not need LBC. See also note 50 below.	Not applicable.	
	♦ Reinstatement of external blinds where there is adequate evidence of their former presence.	Reinstatement may be encouraged, subject to LBC, to improve passive solar energy management. See also note 50 below.	Not applicable.	

Short Description of the Proposed Works	Works for which listed building consent is not required, with exceptions highlighted	Further Information and Discussion	ECS Comment	Photo
External Fixtures				
External Lighting	LBC is not required for the changing of non-historic external light fittings, provided that the fittings are broadly similar and cable routes are re-used or new routes provided which are unobtrusive (i.e., hidden behind downpipes and other elevational features, or provided internally where they do not affect historic internal features).	New or replacement lighting is best introduced in as unobtrusive a manner as possible. Exposed cabling may affect special interest and therefore may need LBC. Any associated re-pointing or stopping up of fixing holes should be carried out using an appropriate mortar rather than resins or adhesives.	The hall in the past had existing external floodlights located within the grassed areas on both elevations of the main building facades The installation was carried out in PVC/SWA/PVC cables enclosed in underground ducting from the main building basement area. The Orangery building has a number of different external lighting luminaires fixed to the fabric of the building. **Photo 1: Portico Existing Description of Luminaire** – six recessed square down lighters to illuminate access to door way – investigation required to ascertain if existing conduits can be reused if so new luminaires to be installed. **Photo 2:** New external floodlighting is to be installed to the former existing locations using new ducting and cables.	

			Photo 3: Entrance to Orangery **Existing Description:** Floodlight, bulkhead and emergency lighting installed under canopy. **Proposal:** Install new decorative lighting in more discrete locations and manner of	  

Short Description of the Proposed Works	Works for which listed building consent is not required, with exceptions highlighted	Further Information and Discussion	ECS Comment	Photo
The main exceptions are:				
	♦ The removal or alteration of historically significant light-fittings, such as nineteenth century gas light fittings. ♦ Cable routes which cross or are channelled through significant fabric and elevations etc.	Such light fittings are rare and therefore their retention may be important. Care should be taken with cable routes, so as not to harm the visual appearance of external elevations nor to damage internal features.	Proposal: The floodlighting will be discrete and provide a number of colour options to allow the Hall and Park management to highlight the building on key dates – Armistice.	
Utility Meter Boxes	Utility meter boxes are usually located where practical for utility companies. If they, and any associated cables, can be located where there is little visual impact, the impact on special interest would be very low and thus there would be no need for LBC.	The cumulative impact of multiple meter boxes, as in the case of flats and apartments, and associated wiring, may affect special interest and need LBC. Any associated re-pointing or stopping up of fixing holes should be carried out using an appropriate mortar rather than resins or adhesives.	Not applicable. Utility meter boxes located in basement.	
The main exception is:				
	♦ The installation of utility meter boxes on prominent elevations, or the installation of multiple utility meter boxes may affect special interest and therefore need LBC.			

Short Description of the Proposed Works	Works for which listed building consent is not required, with exceptions highlighted	Further Information and Discussion	ECS Comment	Photo
Key Safes	Key safes are a growing requirement, to allow access to houses, perhaps for home care of residents. They are generally small and not intrusive or highly visible, so would generally have little impact on special interest and it is rare that LBC would be needed.		Not applicable.	
The main exception is:				
	♦ Key safes sited in a prominent location may affect special interest and need LBC.			
Telephone & Electricity Cables	Unobtrusive linking to the grid by telephone and electricity cables, etc, would not affect special interest and therefore not need LBC.	New or replacement telephone and electricity cables are best introduced in as unobtrusive a manner as possible. Exposed cabling may affect special interest and therefore may need LBC. Care should be taken with cable routes, so as not to harm the visual appearance of external elevations nor to damage internal features. Any associated re-pointing or stopping up of fixing holes should be carried out using an appropriate mortar rather than resins or adhesives.	Works currently do not include for any works to the existing telephone and electricity cables. - Will map out current locations and provided photographic evidence.	
The main exception is:				
	♦ Electricity and telephone cables which cross or otherwise disrupt main elevations and important external features.			

Short Description of the Proposed Works	Works for which listed building consent is not required, with exceptions highlighted	Further Information and Discussion	ECS Comment	Photo
Television Aerials	The replacement of TV aerials (in such a way as to avoid damaging the building when fixing) does not affect special interest and thus not need LBC.	Although it is important to receive a signal, most TV aerials are placed relatively inconspicuously and therefore do not affect special interest. Replacement to the same broad dimensions and in a similar location is unlikely to affect special interest. Equally, TV aerials of whatever size located in a roof valley or some other location not visible from the ground or adjacent buildings, would not need LBC, nor would an internal television aerial, such as an aerial within an attic or loft. Care should be taken with cable routes, so as not to damage internal features. New cables are best introduced in as unobtrusive a manner as possible.	Not applicable.	
The main exception is:				
	♦ The replacement of an inconspicuous TV aerial with a much more visible TV aerial or one of much greater dimensions.			

Short Description of the Proposed Works	Works for which listed building consent is not required, with exceptions highlighted	Further Information and Discussion	ECS Comment	Photo
Satellite Dishes	Satellite dishes can be problematic to site on a building because of the need to face a geostationary satellite. Dishes mounted unobtrusively on relatively inconspicuous elevations or in roof valleys and carefully fixed so as to minimise damage to the building would not affect special interest and therefore, would not need LBC.	Many of the same considerations apply to satellite dishes as to TV aerials. Replacement of an existing satellite dish to the same broad dimensions and in a similar location as a consented dish is unlikely to affect special interest and therefore not need LBC. Equally, dishes located in a roof valley or some other location not visible from the ground or adjacent buildings, would not need LBC, nor would a dish mounted at ground level within the surrounding area, such as the garden of a domestic house. Care should be taken with cable routes, so as not to damage internal features.	Currently not applicable as the hall has no satellite dish. - Investigation will be carried out if we propose to install a satellite for data and recording purposes. If required, location will be in roof valley and not visible from ground.	
The main exception is:				
	♦ A satellite dish mounted on a conspicuous or main elevation or roof of significance, are very likely to affect special interest and need LBC.			

Short Description of the Proposed Works	Works for which listed building consent is not required, with exceptions highlighted	Further Information and Discussion	ECS Comment	Photo
Lightning Conductors	If the lightning conductor can take an unobtrusive route from high point to ground, the installation of a lightning conductor is unlikely to affect special interest and unlikely therefore to require LBC, as long as the path from high point to ground is generally hidden.	Often there is little choice about the route of a lightning conductor, and in some cases, it will need to take a prominent route from high point to ground, and will therefore, need LBC. Careful design, particularly when passing cornices, string courses and plinths, will help minimise impact. See Lightning Protection: Design and Installation for Historic Buildings for further advice.		
The main exception is:				
	♦ Where the lightning conductor needs to take a prominent and visible path from high point to ground and/or where the path to ground interferes with cornices, string courses and plinths, the conductor is likely to affect special interest and therefore need LBC. ♦ The reversible fitting of pigeon spikes to horizontal surfaces at a great scale may affect special interest and therefore need LBC.		Not applicable.	

Short Description of the Proposed Works	Works for which listed building consent is not required, with exceptions highlighted	Further Information and Discussion	ECS Comment	Photo
Electrical Installations, including Re-Wiring	Renewal of electrical installations, including where cables can be routed through existing metal wire ways (conduit or trunking) that are in good condition, is unlikely to affect special interest and would therefore not need LBC. For larger mains cabling, that is surface run, which reuses the same containment system (ladder or tray) and involves no changes to the route or fixings, LBC is unlikely to be needed. Buried cables in the ground reusing exactly the same route/depth/entry into the building they serve and where the ground has been disturbed before are unlikely to require consent.	Exposed plastic conduit is hardly ever appropriate in any kind of listed building – if cabling has to be surface- mounted it is generally better simply to use cable that is colour-matched to the surface to which it is attached. For surface-mounted multiple cable runs, metal trunking is preferable for containment; this can be painted or powder- coated to match the internal decorative finishes. The same considerations apply for computer controls and wi-fi units and their cabling. Air conditioning and electrical comfort cooling are likely to affect special interest and thus need LBC, as would loudspeakers inset into walls and CCTV systems, internal and external.	Key Principles of the Rewiring Project 1. Client and conservation officer will be consulted throughout the design and installation process 2. Permissions as required from Building Control/English heritage will be sought as required 3. All works will be carried out by contractors with experience of working on listed buildings 4. Any building works (including floor void access) will be carried out by suitably qualified and specialised tradesman 5. Existing plaster should not be chased to install as a flush installation, new installation and accessories clipped surface and which can be easily removed in future rather than intrude on the building fabric 6. New electrical outlets should be surface mounted or within the	 

Short Description of the Proposed Works	Works for which listed building consent is not required, with exceptions highlighted	Further Information and Discussion	ECS Comment	Photo
			skirting board if existing outlets have already been installed in the skirting board 7. Electrical cables will be best suited for key areas/rooms are to be bare MICC cable painted to match existing finish 8. Floorboards – where existing floorboards have been removed previously these will be tagged and identified and should be used to allow access to the sub floor. Where possible limit the taking up of new areas of floorboard 9. First Floor Servants Quarters – this area requires a large amount of future restoration so the electrical installation can be surface mounted where possible using PVC trunking/conduit and twin+ earth cables and standard lightning luminaires 10. Basement area – installation will be either galvanised conduit/trunking clipped	 

Short Description of the Proposed Works	Works for which listed building consent is not required, with exceptions highlighted	Further Information and Discussion	ECS Comment	Photo
			surface for the basement electrical installation Lighting will be bulkhead LED type luminaire and for the electrical installation main containment routes PVC twin + earth cables laid on galvanised cable basket tray FA and Intruder/Data cables will have separate tray 11. Vacant /Fire Damaged Areas such as the fire damaged wing will have limited installation clipped direct to the mortar (not the brickwork) with just circulation and escape route lighting with integral emergency lighting and small amount of general power. Fire and intruder alarm detection clipped direct to damaged fabric 12. The lighting installation is to be rewired with existing chandeliers and historic light fittings being re-furbished by specialist contractors,	 

Short Description of the Proposed Works	Works for which listed building consent is not required, with exceptions highlighted	Further Information and Discussion	ECS Comment	Photo
			any new light fittings to decorative areas will be bespoke light fittings of types to be agreed with the client and conservation officer. The lighting will include for an emergency lighting back-up system and in some location integral lighting controls 13. In service and staff areas general light fitting would be installed as appropriate. Within the fire damaged west wing service lighting would be installed to allow safe access to the areas. 14. Include for exterior floodlighting to illuminate the exterior elevations of the building. 15. Vacant/Bakery Building areas such as this fire damaged wing will have limited installation clipped direct to the mortar (not the brickwork) with just circulation and escape route lighting with integral emergency	

Short Description of the Proposed Works	Works for which listed building consent is not required, with exceptions highlighted	Further Information and Discussion	ECS Comment	Photo
			lighting and small amount of general power. Fire and intruder alarm detection clipped direct to damaged fabric. Photos show examples of existing installation.	

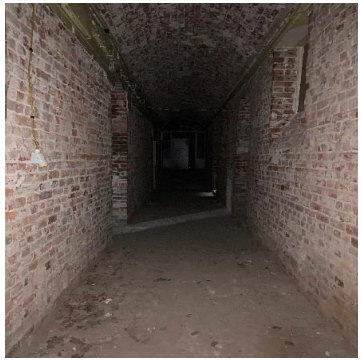
Short Description of the Proposed Works	Works for which listed building consent is not required, with exceptions highlighted	Further Information and Discussion	ECS Comment	Photo
The main exceptions are:				
	♦ Where the intention is to use existing cable runs buried in walls but these are not run in metal wire ways, and where, to comply with current electrical safety regulations, an earthed metal covering or conduit is required, LBC would be needed if this would involve removal of more historic plaster or surrounding historic fabric.		Photos of Existing Areas that can allow standard installations as a temporary solution until areas can be refurbished and returned to original features **Photo 1 -** Basement **Photo 2 -** First Floor Servants Areas Floorboards **Photo 3 -** Basement voids **Photo 4 -** Fire Damaged Area taken back to bare brick **Photo 5 -** First Floor Servants Areas with access to roof void	  

Short Description of the Proposed Works	Works for which listed building consent is not required, with exceptions highlighted	Further Information and Discussion	ECS Comment	Photo
				 
	♦ New installations, or re-used installations, where it is necessary to cut into wall and ceiling fabric or to notch floor joists, may affect special interest and LBC therefore be needed.			

Short Description of the Proposed Works	Works for which listed building consent is not required, with exceptions highlighted	Further Information and Discussion	ECS Comment	Photo
	♦ Cable routes which cross or are channelled through historically important plasterwork, painted decoration, wallpaper, panelling, etc.			

Short Description of the Proposed Works	Works for which listed building consent is not required, with exceptions highlighted	Further Information and Discussion	ECS Comment	Photo
Lighting	LBC is not required for the changing of non-historic light fittings, switches and sockets using the existing pattress boxes or using new pattress boxes in the same position or fitted into an existing recess, provided that cable routes are re-used or new routes provided which are inconspicuous (i.e., beneath floor boards, behind wall panelling, provided this can be done without damaging existing fabric, etc). Joists should generally not be channelled for cable routes but old ones re-used.	For installation of lighting cabling, see electrical installations, note 36 above. See Internal Lighting in Historic Buildings and External Lighting of Historic Buildings for more detailed information. Some light switches and sockets may have historic interest. **Note** MCC have requested that we commission Heritage Lighting Specialist such as Chelson Lighting for any new luminaires and Brotherridge Specialist Lighting Ltd to refurbish and maintain the crystal chandelier and larger Heritage fittings.	The lighting installation in the building varies in building areas. In the decorative parts of the building there are chandeliers and bespoke vintage light fittings whilst in the staff and plant room areas there are fluorescent and tungsten light fittings. The wiring is a mixture of different methods and generally in poor condition Initial Proposed Works - The lighting installation is to be rewired with existing chandeliers and historic light fittings being re-furbished by specialist contractors, any new light fittings to decorative areas will be bespoke light fittings of types to be agreed with the client and conservation officer. The lighting will include for an emergency lighting back-up system and in some location integral lighting controls.	  

Short Description of the Proposed Works	Works for which listed building consent is not required, with exceptions highlighted	Further Information and Discussion	ECS Comment	Photo
			In service and staff areas general light fitting would be installed as appropriate. Within the fire damaged west wing service lighting would be installed to allow safe access to the areas. Include for exterior floodlighting to illuminate the exterior elevations of the building. A sample of photos are included of a number of type of luminaires which will be taken down (video & photo evidence) and will be refurbished with LED lighting Please see attached Schedule of Luminaires which highlights all rooms existing lighting and proposed solution subject to approval.	  

Short Description of the Proposed Works	Works for which listed building consent is not required, with exceptions highlighted	Further Information and Discussion	ECS Comment	Photo
				 
The main exceptions are:				
	♦ Works to replace or adapt historically significant light fittings or light fittings in post-war listed buildings which are appropriate to their date.	Early light fittings, and light fittings contemporary with twentieth century LBs, both internal and external, may have special interest. Very early gas light fittings, etc, are of substantial interest but are consequently very rare.	LBC is required.	

Short Description of the Proposed Works	Works for which listed building consent is not required, with exceptions highlighted	Further Information and Discussion	ECS Comment	Photo
		The removal or alteration of historically significant light-fittings, such as eighteenth and nineteenth century hanging chandeliers and strengthening works for new heavy lighting, such as chandeliers, may affect special interest and need LBC.		
	♦ Cable routes which cross or are channelled through historically important plasterwork, painted decoration, wallpaper, panelling, etc.			
Internal Works				
Internal Decoration	Most buildings have undergone many cycles of internal redecoration, and most internal redecoration would not affect special interest, in which case it would not need LBC.	This category includes redecoration of previously decorated internal walls, doors, windows and frames, metalwork, etc. It does not include new plastering or removal of plaster (see 39 below). Exposed timber, brick- and stonework, etc, both internally and externally, and features such as tool marks, carpenters' marks, smoke blackening, decorative painting, plasterwork, pargetting or sgraffito work are always damaged by abrasive cleaning methods. Such work to timber and to other substrates is always likely to affect special interest, to need LBC and therefore full expert assessment before consent is granted, as well as expert handling.	It is envisaged that no works to the existing decorations will form part of the project apart from the following: 1. Careful removal of existing intruder alarm cables to the windows and architraves and making good to comply with conservation officer specification in terms of paint. 2. Painting of any new bare MICC cable to meet the existing colour of the skirting boards – Type and colour to be agreed with conservation officer.	

Short Description of the Proposed Works	Works for which listed building consent is not required, with exceptions highlighted	Further Information and Discussion	ECS Comment	Photo
The main exceptions are:				
	♦ Changing from a traditional paint type to a modern type or other breathable wall finish to a non- breathable wall finish, e.g., from limewash or distemper to modern vinyl or acrylic emulsion paint. Many modern paints and coatings, like plasticised paints and coatings, and moisture-retardant coatings, fall into this category.	Traditional finishes are important to buildings of traditional construction, as they contribute to the appearance and authenticity of the building and perform in ways that are often beneficial for building fabric, for example by allowing moisture to pass out of the building. Many modern paints and coatings, like plasticised and moisture-retardant coatings, do not perform in the same way and may result in moisture accumulation in the building fabric. As changing to modern finishes is likely to affect special interest due to physical damage, its use would need LBC. Care is needed in stripping paint from panelling and historic surfaces, not only because stripping may harm the substrate and remove evidence of previous decorative schemes but because many historic interiors were intended to be painted. For example, many eighteenth-century panelled interiors were originally painted and therefore were panelled in relatively cheap timber panelling which was not intended to be exposed. Conversely, some higher quality seventeenth- and eighteenth-century panelling was certainly intended to be unpainted.		

Short Description of the Proposed Works	Works for which listed building consent is not required, with exceptions highlighted	Further Information and Discussion	ECS Comment	Photo
		Proposals for stripping painted timber, or painting unpainted timber, would benefit from expert advice as they may affect special interest and need LBC.		
	♦ Alteration to a historic decorative scheme which contributes to special interest is likely to need LBC.	Surviving historic decoration is likely to contribute to special interest. Change including re-decoration would therefore need LBC.		
	♦ Removing or decorating over hand-painted special finishes like grained timber, wall-paintings, murals, etc, is likely to affect special interest and therefore need LBC.	Change to pre-1945 special finishes may affect special interest and need LBC. This may also be true of post-1945 special finishes if architect/artist-designed and/or craftsperson-executed.		
	♦ Decorating surfaces which were previously undecorated, e.g., previously unpainted brickwork, stonework, or timber.	This would usually affect special interest (unless in a clearly non-significant part of a building) and would therefore need LBC.		
	♦ Removing decorative finishes from surfaces which were previously decorated, e.g., stripping brick or stone which was previously painted.	This would usually affect special interest (unless in a clearly non-significant part of a building) and would therefore need LBC.		
	♦ Causing damage to or concealing features of special interest, like mason's marks, etc.	Such damage would affect special interest and need LBC, but the key is to identify any such features in advance and to use tradespeople with the skills to conserve them.		

Short Description of the Proposed Works	Works for which listed building consent is not required, with exceptions highlighted	Further Information and Discussion	ECS Comment	Photo
Internal plaster, decorative plaster (including papier maché and carton pierre), and other plaster features such as cornices and ceiling roses	Compatible patch repairs to minor surface damage or cracks to internal wall and ceiling plaster often accompanies redecoration works. Filling cracks or repairs to minor surface damage using appropriate matching materials and finishes, even if quite widespread across a wall, is unlikely to affect special interest and would thus not need LBC. Such repairs should be redecorated to match the rest of the wall.	Careful repair of internal wall and ceiling plaster, physically and visually compatible, using an appropriately skilled and experienced craftsperson, is unlikely to affect special interest and therefore to need LBC (see paragraphs 34-36 for the importance of professional and craft advice). Removing internal plaster to expose walls and ceilings that were intended to be plastered to leave visible the stonework, brickwork or infill in timber-framing, etc, is very likely to affect special interest, both in appearance as well as in performance terms (moisture-buffering) and need LBC.	The conservation officer has instructed that no areas of plaster, cornices and ceiling roses are to be removed and it is envisaged that limited works will be taken near or adjacent to them.	
The main exceptions are:				
	♦ Patch repair using inappropriate materials or a non-matching finish.			
	♦ Repair, replacement and re-decoration of decorative and/ or moulded plasterwork and architectural features is likely to affect special interest and need LBC.	Repair, replacement and re-decoration (including stripping of clogged paintwork) of decorative wall and ceiling plasterwork and architectural features would normally affect special interest and need LBC because of the sensitivity of such features. Assessment by a suitably qualified specialist is likely to be helpful (see paragraphs 34-36 above).		

Short Description of the Proposed Works	Works for which listed building consent is not required, with exceptions highlighted	Further Information and Discussion	ECS Comment	Photo
	♦ The repair of plaster under wall paintings and other mural or ceiling decorations.	Figural and abstract or decorative wall and ceiling paintings of whichever era are rare survivals and their conservation is of great importance. Plaster and timber surfaces with this kind of painted decoration will need appropriate assessment by a suitably qualified specialist before repairs to substrate is attempted, to ensure preservation of the decoration.		
Fitted Furniture	Many listed buildings retain historic fitted furniture, such as corner cupboards, fitted dressers in kitchens, window seats and understairs cupboards, and even rarer fittings such as dais beams, which is likely to be of special interest. Minor repair, maintenance and redecoration are very unlikely to need LBC.	Removal of historic fitted furniture would affect special interest and therefore require LBC. This is a type of proposal where it may be useful to check with a suitably qualified specialist and/or LPA through an exchange of correspondence including photographs of the fittings in question.	Not applicable.	
Wall panelling, dado rails, skirting boards, cornices, picture rails, architraves and other interior architectural features	Minor repairs or re-decoration of wall panelling and other interior architectural features do not affect special interest and therefore do not need LBC.	Wall panelling and related architectural features including internal shutters can be of particular importance and rarity – and not simply because they are lavish or decorative – and most works, apart from very minor works listed opposite, need to be carefully developed. Plain painted panelling is likely to be less sensitive to drilling for hanging pictures, etc, because any making good of holes can be hidden when re-decorated. Some painted panelling, where historic figurative and patterned decorative schemes	A detailed audit has been undertaken on a room-by-room basis in order to determine the type of artefact and a strategy in relation to conservation challenges. All doors, wall panelling, dado rails, skirting boards, cornices, picture rails, architraves and other interior architectural	

Short Description of the Proposed Works	Works for which listed building consent is not required, with exceptions highlighted	Further Information and Discussion	ECS Comment	Photo
		survive, is however, likely to be more sensitive. Unpainted panelling is more sensitive but localised drilling, when not extensive, is unlikely to affect special interest, and thus need LBC, except where panelling is of very high interest. Reinstatement of missing architectural features, or introduction of new architectural features would normally need LBC.	features will be protected with timber studded structures during the works. Photos show a sample of areas that will be protected during the works programme including the organ, columns doors and associated architraves etc. It is envisaged only on some occasions cable will be clipped on the surface near the ornate cornice and picture rails, architraves.	 

Short Description of the Proposed Works	Works for which listed building consent is not required, with exceptions highlighted	Further Information and Discussion	ECS Comment	Photo
				
The main exceptions are:				
	♦ Alteration and/or replacement of wall panelling and related wooden features is likely to affect special interest and generally needs LBC.			
	♦ Painting unpainted wall panelling or stripping painted wall panelling of its paintwork is likely to harm special interest and needs LBC.	For internal re-decoration see above (note 38).		

Short Description of the Proposed Works	Works for which listed building consent is not required, with exceptions highlighted	Further Information and Discussion	ECS Comment	Photo
Chimneys, fire surrounds, mantels and overmantels	While the redecoration of chimneys and fire surrounds would not require LBC, more intrusive works are likely to affect special interest and therefore need LBC.	Installing a woodburning stove is unlikely to affect special interest but installing the flue may need LBC as would the removal of a historic timber fire-surround, historic range or inset to make space or comply with safety regulations.	All fire surrounds, mantels and over-mantels will be protected with screening and bubble wrap.	
The main exception is:				
	♦ reinstatement of hearths, removal of fireplace surrounds or replacement or addition of new, removal of ranges and insets, major structural repairs to internal flue elements, such as mid (i) Opening up of blocked or altered fireplaces, r-feathers, etc.			
Curtains and curtain rails, hangings and fabric	In general, the replacement of recent dressing and soft decorations to windows does not affect special interest and does not require LBC.	There are examples of curtain rails and hangings which are of special interest in terms of the history of interior decoration and the development of taste from the sixteenth century onwards, such as schemes by Robert Adam and others, but these are rare and usually well-known to their owners.	All items of fabric and curtains will be protected either by removal from MCC Art Gallery Team or by protection with screening and bubble wrap.	

Short Description of the Proposed Works	Works for which listed building consent is not required, with exceptions highlighted	Further Information and Discussion	ECS Comment	Photo
The main exceptions are:				
	♦ The removal or alteration of historically significant curtain rails and other fixtures related to windows.			
	♦ The removal or alteration of historically significant fixings for hangings, schemes of hangings and other related decorations.			
Wallpaper and other wall-coverings	LBC is not required for the removal or painting over of post-1945 wallpaper, except where the building post-dates 1945, and then only where the wallpaper is decoratively or otherwise significant. LBC is not required for the removal of wall tapestries where these are not clearly fixed to the walls but simply hung. However, the removal of members from which tapestries are hung, if fixtures, would need LBC if they contribute to special interest.	LBC is generally only likely to be required for the removal or painting over of wallpaper in those rare circumstances where the paper is particularly early or of high decorative quality – eighteenth and early nineteenth century wallpaper is of particular interest, as also panoramic wallpapers of French manufacture, dating from the nineteenth and twentieth centuries. LBC is required for the removal or painting over of other forms of wall-covering, such as painted leather, though these are very rare indeed. See also note 39 Internal Plaster for painted wall and ceiling decoration.	Not applicable.	

Short Description of the Proposed Works	Works for which listed building consent is not required, with exceptions highlighted	Further Information and Discussion	ECS Comment	Photo
The main exception is:				
	♦ The removal or painting over of historically significant wallpaper or other forms of wall-covering.			
Floors	Minor repair works to historic floors using appropriate matching materials would not affect special interest or need LBC.	Many historic floors have special interest, including quarry tiles and brick pamments, stone and slate flags and tiles, beaten earth, lime ash, gypsum plaster, ceramic tiles and marble floors, wide oak- or elm-boarded floors, timber floors edge-to-edge nailed and dowelled, and marquetry and parquetry floors. Works to these may affect special interest and may therefore need LBC as would removal. The installation of underfloor heating and the replacement of suspended floors with solid floors are likely to affect special interest and thus need LBC.	Floorboards – where existing floorboards have been removed previously these will highlighted on a tender drawing, when on site be tagged and identified and generally these should be used to allow access to the sub floor for the new wiring. Where possible we will limit the taking up of new areas of floorboard. We will endeavour to use the store areas hidden walls for new cabling as we are planning to locate any new socket outlets nearby. Existing stone paving slabs in areas have been taken up and replaced back previously particular for the wiring to the staircase lighting, heating pipes and small number of socket outlets.	 

Short Description of the Proposed Works	Works for which listed building consent is not required, with exceptions highlighted	Further Information and Discussion	ECS Comment	Photo
			We will remove and reinstate the stone slabs previously removed. Attached are sample of photographs of the existing floor boards that have been removed, the depth of the void and sample of the stone slabs previously taken up.	  

Short Description of the Proposed Works	Works for which listed building consent is not required, with exceptions highlighted	Further Information and Discussion	ECS Comment	Photo
The main exceptions are:				
	♦ Fitting carpet directly to decorative historic floors of importance, for instance marquetry floors, would affect special interest and need LBC.	Installation of acoustic and thermal insulation to existing floors may require lifting and re-laying of historic floor surfaces, which can be damaging, and/or may result in a change in floor level; both will affect special interest and so LBC will be needed. Rubber underlay below carpets acts as a vapour barrier and can lead to deterioration of historic floors where there is no under-floor ventilation.	Not applicable.	
	♦ Works to historically significant floors – e.g., those listed above.		Not applicable.	
	♦ Raising floor levels to accommodate insulation or underfloor electric heating.	Raising floor levels to allow for the insertion of insulation and underfloor heating will need LBC due to the impact of alterations not only to substrate, etc, but to changes to skirtings, doors, steps, etc, and consequent possible harm to special interest.	Not applicable.	

Short Description of the Proposed Works	Works for which listed building consent is not required, with exceptions highlighted	Further Information and Discussion	ECS Comment	Photo
Kitchen Fittings	Kitchen fittings are changed frequently and replacement of modern fittings are unlikely to harm special interest, nor need LBC.	See also notes 33-37 for advice on services; pipework, new vents and flues, associated with new kitchen fittings, may affect special interest and need LBC.	Not applicable.	
The main exception is:				
	♦ The removal or alteration of rare surviving historic kitchen and other service fittings, including cast iron ranges, coppers, their former housings, historic sinks, bread ovens, the remains of spits, hooks for smoking hams in chimneys, etc, which may harm special interest and which would therefore need LBC.	Related fittings include racks in wine cellars, staging for beer barrels, fittings and cupboards in pantries, the remnants of servants' bell systems, dumb waiters, laundry and drying racks, etc.	Not applicable.	
Bathroom Fittings	The great majority of bathroom fittings are modern and of no special interest; LBC is therefore not needed for their removal and replacement.	See also paragraphs 33-37 for advice on services; pipework and new ventilation, associated with new bathroom fittings, may affect special interest and need LBC.	Not applicable.	
The main exceptions are:				
	♦ LBC is required for the removal or replacement of rare survivals of fittings of historic special interest, for example old thunderboxes, eighteenth and nineteenth century panelled cupboards, nineteenth century		Not applicable.	

Short Description of the Proposed Works	Works for which listed building consent is not required, with exceptions highlighted	Further Information and Discussion	ECS Comment	Photo
	decorated, embossed or painted lavatory pans, with or without timber seats and panelling, early shower fittings, Art Deco bathroom fittings, etc.			
	♦ The removal or alteration of bathroom fittings from a small number of highly elaborate ensembles dating from the later nineteenth and earlier twentieth centuries, for instance Art Deco bathrooms.		Not applicable.	
	♦ The removal or alteration of fittings which survive from a previous use of the room, for instance an eighteenth-century cupboard in a room recently converted into a bathroom.		Not applicable.	
	♦ The removal or alteration of bathroom fittings in post-war listed buildings which may be of special interest in the context of their setting.		Not applicable.	

Short Description of the Proposed Works	Works for which listed building consent is not required, with exceptions highlighted	Further Information and Discussion	ECS Comment	Photo
Loft Insulation	Amongst the simplest of insulation methods, loft insulation does not affect special interest where it is a simple matter of laying insulation above flat ceilings in the roof space, between the joists of the ceiling below (creating what is known as a cold roof) without alteration of roof and ceiling structures; it therefore does not need LBC.	The impact of insulation on the potential for moisture accumulation in building fabric, when insulating at ceiling level should always be considered before installation. Insulation should never be fastened to or sprayed on the underside of slates or tiles, as this makes it impossible to maintain or reuse the roof coverings.	Not applicable.	
The main exception is:				
	♦ Any additional ventilation installed to reduce the risk of moisture accumulation may affect special interest and need LBC.		Not applicable.	
Draught Proofing	Draught-proofing covers a lot of works which may not affect special interest, like curtains, using bolsters to reduce draughts under doors, and rugs and carpets to floors. None of these would need LBC.	Self-adhesive strips fitted to windows as draught-proofing do not affect special interest and do not need LBC. More intrusive methods of draught-proofing, with damage to structure and features, may affect special interest and need LBC. See also notes 6 and 10 above. If an open fire or solid-fuel stove is in use, care must be taken to maintain adequate ventilation into the room to ensure proper functioning and combustion.	Not applicable.	

Short Description of the Proposed Works	Works for which listed building consent is not required, with exceptions highlighted	Further Information and Discussion	ECS Comment	Photo
The main exceptions are:				
	♦ The fitting of elaborate mechanisms to windows to prevent draughts.		Not applicable.	
	♦ The fixing of intrusive draught- proofing to doors and windows requiring cutting into them or otherwise damaging them.	See notes 6 and 10 above on draught-proofing works to doors and windows.		
Refurbishing or replacing lost shutters, blinds and awnings	Appropriate repair of shutters and external blinds or awnings would not affect special interest and therefore not need LBC.	External shutters, blinds and awnings protect against solar gain, whilst shutters also reduce heat loss. Such shutters are good at reducing heat loss but are less effective against heat gain. Some listed buildings formerly had external shutters, awnings and blinds; on many buildings it would be entirely appropriate for these missing features to be reinstated. Similarly, reinstatement of internal shutters can bring many benefits and their reinstatement would be appropriate too. However, LBC is likely to be needed for the reinstatement of missing shutters, awnings and blinds, or for entirely new shutters, awnings and blinds. See also note 8.	Not applicable.	