

Document 10

FENTON HOUSE, HIGHER ARDWICK, MANCHESTER CONDITION COMPLIANCE:

Proposals for the External Areas - Notes and Details to Accompany Drawings
9A & 9B.

[Background Information Document on External Features Conditions 4{part} and 16]



Fenton House, North Elevation.

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Prepared November 2021*

1. Introduction:

1.1 Condition 16 of the listed building consent requires a detailed method statement, specification and repair strategy for repairs and reinstatements of boundary treatments.

1.2 The information required by condition 16 of the listed building consent is provided in the following appendices:

- The specifications for the proposed repair and reinstatement of walls, railings, materials, colour, sections and fixings are included in **Appendix A**. [page 8 - 17 below]
- Although not included as a stipulation in condition 16, **Appendix B** [from page 18] has details of the proposed external surfacing scheme.
- Likewise, **Appendix C** below [from page 23 on] includes information on the planting scheme to be implemented in the area to the north of Fenton House.

1.3 The existing open areas within the approved application site comprise a small area to the rear and south east of Fenton House and frontage areas facing Higher Ardwick and Harkness Street. The former area has been used for tipping waste items and is very unsightly. The latter area is bounded to the back of highway footpaths by low rendered/painted walls and some similarly rendered masonry columns with stone capping. The areas within the site enclosed by these walls are open and also subject to fly tipping. The boundary facing Harkness Road possesses a modern red brick low wall with sections in poor condition. This area is also unkempt. A low, partly retaining, red brick wall is also positioned at the approach to the new entrance door in the north elevation.



Left: Low painted boundary wall fronting Higher Ardwick. **Right:** The pillars flanking the main entrance. Modern low quality railings to right with cast iron balustrades to left.



Left: Low painted boundary wall modern low quality railings fronting Higher Ardwick. **Right:** The pillar and wall facing the south alleyway.



Left: Modern low poor quality red brick wall and railings to the north of Fenton House fronting Higher Ardwick and Harkness Road. **Right:** Enclosures viewed from Higher Ardwick with low wall by north basement entrance to the right.

1.4 A photograph of the Higher Ardwick frontage of Fenton House taken in the 1960s shows that significant loss and alterations had taken place to the boundary treatments by that time. The low walls and some pillars appear not to have been rendered in the 1960s. The two columns at the main entrance to the building look to be rendered and painted white. A gap in the Higher Ardwick wall allows access to the steps up to the subsidiary recessed north wing. There are no railings, and the north end of the enclosure possesses what appears to be a high wall or fence. This enclosure is likely to have been for the purpose of providing privacy for the small open area to the north of Fenton House.



1960s photograph of the Higher Ardwick frontage.

1.5 To the rear it is evident that the area currently suffering from fly tipping was enclosed by a high brick wall with a door opening for access off the side alley. This wall already appears to be in poor condition in the 1960s with evidence of vegetation growth on the wall tops.



Present day photograph of the Higher Ardwick frontage.

1.6 The present day arrangements shows the survival of the three columns shown in the 1960s photo. The low walls and rounded capping have also been rendered/painted and a modern flimsy looking railing has been added to the section in front of the building's bay projection. The gap for the entrance to the recess part of Fenton House has been blocked. To the north a low pressed face red brick wall has been built to replace the previous enclosure. This has an unsubstantial low railing enclosing the area fronting Harkness Road on three sides. A further 1.0 metre high modern red brick wall encloses the pathway down to the new door entrance in the north elevation.

1.7 The proposals for the external areas and proposed means of enclosure/door/gates are shown on **Drawings 9A & 9B**.

2. Proposal Design Principles and Security for External Areas:

2.1 New railings should be wrought or cast iron. There are still foundries that produce prefabricated cast iron railings similar to local historic examples. Hooped railings were popular but if they are to be reproduced, they should be constructed in a continuous run rather than in panels and match the original base detail continuing to ground level without terminating at a rail. Square rails should have square arrises rather than the rounded corners characteristic of hollow rolled section steel and they should be at least 20mm wide. Traditional paint colours are mid to dark blue, black, dark green, brown and grey.

2.2 Gates can be wrought or cast iron. Hanging rails and meeting rails are often taller than the rest of the gate. The design of a gate within railings should match the height, horizontal levels and general design of the railings. The size, materials and design of gates should be compatible with the status of the building and

entrance. Masonry walls may be capped using a traditional capping tile. Capping tiles are usually clay and can be half-round, angle or double curved.

2.3 Brickwork should be in soft red bricks to match the house, using a traditional bond such as Flemish bond, English bond or garden wall bond. Stretcher bond dates from the introduction of cavity walling and so is only appropriate for walls around 19th century buildings and this context. Soft red bricks should not be bedded or pointed in a cement mortar. A lime mortar should be used that is softer than the brick. A flush joint is usually the most appropriate joint for a traditional brick wall.

2.4 The surviving walls and pillars shown in the 1960s photograph are of historical significance and are to be repaired and retained. If these possessed railings before the 1960s there is currently no sign of their previous existence. It is likely that a cementitious capping has been applied to the wall tops in the post-war period. The smooth render on the surviving pillars is generally sound but any areas of cracking and possible underlying voids would need to be removed and prerendered. Natural stone features have been utilised in these pillars and therefore it is recommended that the existing paint layers on the walls and pillars are removed.

2.5 The original railings at Fenton House may have been removed during the Second World War. It is proposed that traditional cast iron railings and matching gates should be restored and that additional pillars are constructed, and these will improve the security of the areas facing Harkness Road and Higher Ardwick. Railings were clearly the early enclosure treatment and in aesthetic terms these are appropriate in this context. The area to the north of the building would also be enclosed and these proposals will unify the boundary treatment of the site.

2.6 The new means of enclosures have been design to provide features of a more imposing height and scale befitting the appearance of the listed building. Notwithstanding the aesthetic considerations for providing new enclosing railings and high brick walls to enclose the curtilage of the listed building, there are strong justifications on security grounds to install treatments that would prove to be more daunting to those attempting unauthorised entry. The proposals are designed to reflect and achieve this objective.

2.7 The exterior areas within the curtilage frontages are also proposed for a simple surface treatment of large natural stone slabs with a French drain installed to minimise damp ingress from the ground into the walls of the listed building. This will improve building condition/performance. A small area of low maintenance shrub planting is proposed for the Harkness Road frontage to add interest to the streetscape.



*The existing compound area to the rear and south east of Fenton House.
Note the preservation of historic stone setts/cobbles.*

2.8 The area to the rear and south east of the building is currently occupied by a substantial quantity of tipped material. The evidence provided by the 1960s photograph of the south elevation and the compound to the rear of the building shows a high brick wall with a gated opening fronting the alleyway. The proposal for the compound is to reproduce the historic arrangement. A high wall and painted timber boarded door would provide an excellent screen for the enclosure and would also provide good security for bicycles etc. This traditional rear yard treatment would also be suitable for the context, the alley to the south retains its early cobbled surface and stone kerbing.

3. Repair & Reinstatement Strategy for Means of Enclosure, Boundary Treatments including Gates and Railings:

3.1 It is clear that the Higher Ardwick front of Fenton House is the principal higher status side of the building. In contrast the blank rear wall and cramped rear yard has historically been the service yard of the house. The proposed design of the external areas and boundary treatments reflects this hierarchy in the status of the areas. The highway frontages are more decorative whilst the rear yard is proposed to have a much more plain and functional appearance.



Model of historic railings referenced in the design of new railings at Fenton House.

3.2 The strategy for the enclosures at Fenton House has been designed to take account of the historic context and setting of the grade II listed building and with a recognition of the need to provide enhanced security for the property. With the latter in mind it is proposed to provide higher railings at the highway frontage and to erect a substantial 2.00 metre high brick enclosing the rear courtyard. All new gates and timber doors will be fitted with high quality mechanical or digital electronic locks for future occupiers. Details of the types of fittings is indicated in paragraph 5.8 of Appendix A.

3.3 The proposed boundary treatments at Fenton House are also designed to preserve and repair those existing features where possible that are remnants of historic treatments. The repairs will be undertaken in accordance with sound conservation principles and will use selective high quality conservation materials that will harmonise with the setting of the listed building but will have a neutral impact that will not be seen as intrusive when viewing the external elevations. The proposed scheme is designed to minimise on-going issues that adversely affect the condition of the listed building and curtilage structures. The installation of drains at the base of the walls will prevent water collecting in these areas to the detriment of historic fabric.

3.4 Where new features are required, these will be based upon historic evidence. The recently constructed low pressed face brick wall to the north of the building is inappropriate and detracts from the setting of the Harkness Road side of the listed building. The construction of a replacement screen wall is not considered to be suitable here and would prevent natural surveillance of the area around the north elevation external door. A continuation of the existing low wall and pillars with railings as proposed on the Higher Ardwick frontage is considered to be a better option.

3.5 A high brick wall enclosing the rear service yard was part of the approved scheme and is shown in the mid-20th century photograph. This area is going to be lacking in pedestrian movement and it will need to be well-secured from intrusion. The present fly tipping problem is ample evidence of the need to provide good screening and security for this area.

Appendix A

Method Statements and Specifications for Repairs, Reinstatements and New Features:

1. Metalwork:

1.1 The historic metal balustrades, handrails with the dolphin motif, columns and wrought iron frieze panel and that make up the decorative detailing in the covered entrance portico and steps should be retained insitu as these are of historic and aesthetic significance. There may be justification in the careful removal of these items to the workshop if this is agreed following inspection by the conservation adviser*, conservation officer* and by the specialist by contractors engaged to carry out the repairs.*



Left: Painted balustrades, handrail, support column and wrought iron screen at the main entrance fronting Higher Ardwick. **Right:** A rear view of the upper cast iron balustrades by the main entrance. Evidence of a previous plate enclosing the open rear faces of the balustrades.

1.2 The rear of the upper porch balustrades shows evidence of loss and alteration, possibly in the 20th century. The crude timber filets to the rear of the vase balustrades are considered to be recent additions. There is evidence to suggest that a painted metal paint was attached by bolts/rivets to hide the hollow vase balustrades and to provide a backdrop for these features when viewed from Higher Ardwick.

1.3 On removal of the timber pieces within each balustrade with the careful use of hand tools only. **Cleaning of the balustrades and other decorative metal** shall be completed by using a refined compressed soda blasting method. [see general Specification and Method Statement Document 5 of this bundle] **Lead may be present in the older paint coatings at Fenton House.** Prepare a formal risk assessment and submit to the CA prior to starting any paint removal. Take all

necessary precautions to protect workers, visitors and the public from contamination.

1.4 Rust, mill scale, grease or other unwanted coatings are to be removed from ferrous metals prior to re-coating. Non-ferrous fittings are to be cleaned using chemical strippers, abrasive materials such as wire wool and metal scrapers are not to be used on any important objects. On completion of cleaning of all elements of the metalwork, **all areas of the existing features are to be assessed** for structural defects and damage by those listed as * in paragraph 1.1 above. Materials to be used for repairs/reinstatement/new work shall match the existing and samples shall also be agreed beforehand with all the above.*



Damage to the bottom of the main cast iron banister at the main entrance steps.



Left & Right: *Rear close up views of the upper cast iron balustrades by the main entrance. Evidence of a previous plate enclosing the open rear faces of the balustrades.*

1.5 A small section of the **existing handrail has delaminated**. [see above photograph] This section should be considered for a welding repair, but due to the potential brittle nature of cast iron the preferred approach may be to fix and solder in place a new piece of metal to the handrail to reproduce the original design. This

work should be carried out on site or in the workshop if agreed beforehand by the * above.

1.6 The missing section of **steel plate of the appropriate gauge shall be reinstated** and fixed across the upper porch balustrades in order to protect the back faces of the cast iron spindles and for aesthetic reasons. [see photographs on the previous page]

1.7 Prior to re-decoration, the lower render walls abutting and to the north and west of the steps to the main upper ground floor entrance shall be assessed for defects, including the existing condition of the render covering. Any **damage or defects found in the walls** shall be assessed and repaired and reinstated whilst ensuring the protection of all historic cast iron decorative details. If the existing render needs to be removed, the repair work to the render and any defects in the underlying masonry shall be undertaken in accordance with the relevant specifications and method statements included in Document 5 of the bundle.

1.8 No external painting is to take place only in conditions that are not likely to spoil or otherwise affect the quality or durability of the finish. Following the completion of all cleaning/repairs/reinstatements all the historic metalwork in the porch and steps leading to the main entrance shall be decorated to the following specifications:

1. One coat of primer.
2. One base coat of high zinc undercoat.
3. Two coats of gloss paint – colour to be agreed.

1.9 Paint for external masonry and render, 'Earthborn' Silicate Masonry Paint and stabiliser or traditional lime wash. Paint for exterior woodwork, Farrow and Ball or other good quality manufacturer 'Exterior Wood Primer and Undercoat, Farrow and Ball Exterior Water Based Eggshell finish, colours TBC. Primers for metal shall be lead oxide primer.

2. Existing Wall/Pillar repairs & New Masonry Walls/Render:

2.1 Components of the existing four remaining historic pillars are likely to be made up of dressed natural stone that has been over-painted. These parts are covered with a gloss finish masonry paint. There should be an initial identification of the geological type of the existing natural stone accompanied by an assessment of the condition of underlying stone items by the careful opening up of trial areas. Any recommendations for paint removal and stone cleaning will comply with BS 8221.1 – 2012. Unless otherwise agreed by * the work shall be completed by using a refined compressed soda blasting method. [see general Specification and Method Statement Document 5 of this bundle] Thereafter the natural stone faces shall be protected from staining/damage during other adjacent work carried out to the existing render/capping of the walls and pillars.



Left: Rear view of existing stone [?] pillars flanking the former main entrance gate fronting Higher Ardwick. **Right:** Front view of the main entrance gate fronting Higher Ardwick. with cast iron balustrades to the left. Modern low railings to the right.



View looking south at the existing Higher Ardwick wall, Modern low railings and brick buttress survives for previous railing stanchion.

2.2 If, on completion of a detailed assessment and prior agreement by * above the condition of the underlying stone is found to be defective, stonework repairs shall be carried out and a decision shall be made by * above on whether to repaint the stone in a breathable external masonry paint of a colour to be determined.

2.3 The condition of the remaining walls located to the west of Fenton House curtilage, including the existing cement capping and painted render, shall be assessed and all existing wall/pillar render coverings shall be carefully removed with hand tools only. Any cement capping on top of the wall shall be carefully removed using hand tools.

2.4 It is likely that the condition of the underlying masonry/brickwork of the walls/boundary features will be poor, in which case the walls and capping are to be

re-rendered/painted without replacing any bricks unless it is necessary. The tops of the walls are to be re-mortared in a curved profile in accordance with the detail shown in Site Plan Drawing 11 included in the application bundle. The decision on re-rendering is to be made by the agreement of the * above [to include specialist advice from brick specialist such as the York Handmade Brick Company as recommended for other brick work in **Document 5** of the application bundle]

3. Render

Method:

3.1 The existing cement render to be removed from all wall elevations. This is to be done using hand tools only holding a bolster or similar at an acute angle against the advancing edge of the render. Percussion drills must not be used. Cart away all debris.

3.2 **Hold and Inspection Point.** Architect and Conservation Officer to assess condition of brick. At this point a decision can be made whether to clean and repair the brick elevations and repoint, or alternatively re-render.

3.3 New rendering to be completed in two coats of hydraulic lime: sand with an overall thickness of 15 mm. First coat to be one part NHL 3.5 two-part sharp sand laid at 10 mm thick. This should be keyed and allowed to cure until green hard before applying the final coat. Shrinkage is likely in the initial coat, dampen the render with clean water, tighten back and re-key where required.

3.4 Ensure background is stable, free from defects and well brushed down to remove any loose material and sufficiently dampened prior to plastering. Variations in thickness should be dubbed out before applying first coat. Each coat is to be applied evenly and firmly in order to achieve good adhesion and be free from hollows ridges or cracks.

3.5 Second coat to be one part NHL 3.5 three part clean sharp sand laid at 5 mm thick, maximum aggregate size of 2 mm, sieve if required. Once mortar is sufficiently firm, use a wooden cross grain float to achieve a finely textured smooth finish. A sample panel shall be completed prior to commencement of re-rendering for inspection and approval by the * above.

3.6 Adequate protection is to be provided during the application and curing of the render. Render is to be protected from frost, rain, strong sun and wind. Contractor to provide method statement

Render Mix:

3.7 Hydraulic lime: Generally, NHL 3.5, use NHL 5 for exposed - recommended manufacturer: St Astier. Thoroughly mix hydraulic lime powder with sand, first in the dry state and then with water. Follow the manufacturer's recommendations for each stage of the mix. Add only sufficient water to produce a workable mix. Use mortar within the time limits recommended by the lime manufacturer, generally within 24 hours of mixing.

Workmanship

Ready prepared lime putty:

3.8 Use lime putty slaked directly from CL 90 (high calcium) quicklime to BS 890, using an excess of water and matured in pits/containers that allow excess water to drain away. Density of matured lime putty: 1.3 to 1.4 kg/litre. Maturity of lime putty before use: not less than 30 days after slaking. Supplier of lime putty-contractors choice to be approved by CA.

3.9 Pozzolanic admixtures for non-hydraulic lime: sand mortars. Type and ratio as recommended by the lime manufacturer, who should be consulted for advice

Site storage of lime: sand mortar materials:

3.10 Store different sands and aggregates in different stockpiles on hard clean bases which allow free drainage. Store bags of hydraulic lime in dry conditions, raised off the ground and not touching damp surfaces. Do not use hydraulic lime affected by damp. Store ready prepared non-hydraulic lime: sand mortar either on clean bases or in clean containers that allow free drainage. Keep covered to prevent drying out or wetting and protect from frost. Avoid intermixing and contamination between stored materials and other building materials, debris and other deleterious matter.

Making lime: sand mortars generally:

3.11 Use operatives who are skilled and experienced in the making and use of lime: sand mortars. Provide evidence of their experience to the CA on request. Keep plant and banker boards clean at all times. Avoid contamination of lime: sand mortar by other materials or by any set material. (Including Portland cement) Measure materials accurately by volume using clean gauge boxes or clean undamaged buckets. Do not mix mortar when the air temperature is at or below 5°C and falling or below 3°C and rising.

Site preparation of non-hydraulic lime: sand mortar:

3.12 Lime putty: Thoroughly mix lime putty and sand together by compressing beating and chopping using a roller pan mixer, or other approved mixing method. Do not add water. Store mortar in conditions that prevent drying out or wetting allow to mature for at least seven days.

Ready mixed non-hydraulic lime: sand mortar:

3.13 Any repointing mortar to be supplied by www.angliallime.com use pre-bagged pointing mortar, selection to suit colour and joint width, produce test panel for approval by CA and Conservation Officer. For copings and other exposed areas use pre-bagged 'Above Roofline' products only or site prepared Hydraulic lime: sand mix. Store prepared mortar in conditions that prevent drying out or wetting.

Knocking up non-hydraulic lime: sand mortar:

3.14 When required for use, thoroughly knock up mortar to a workable consistency by compressing, beating and chopping using a roller pan mixer, or

other approved mixing method. Do not add water. During use, prevent drying out or wetting. Retain workability by chopping and beating.

4. New Walls

4.1 The existing late 20th century red brick walls and modern metal railings located to the north of Fenton House fronting Harkness Road and the return boundary onto Higher Ardwick shall be removed and a new low wall/pillar shall be built to match the dimensions and render finish of the adjacent existing wall and pillars in the position shown in proposed **Site Plan Drawing 9A**.



Left: Modern low poor quality red brick wall and railings to the north of Fenton House fronting Higher Ardwick and Harkness Road. **Right:** Enclosures viewed from Higher Ardwick with low wall by north basement entrance to the right.

4.2 The 1.00 metre high red brick wall adjacent to the proposed ground/basement floor north elevation entrance door shall be carefully lowered in height to a height of three brick courses above the adjoining ground level. A new header course using cleaned and salvaged sound bricks from the wall shall be built to cap the top of the wall. Any repointing of the wall shall be carried out in accordance with the relevant specification and method statement contained in Document 5 of the application bundle.

4.3 New low boundary walls and pillars to match the existing rendered wall and pillars on Higher Ardwick shall then be constructed as specified in Appendix A Section 2.

4.4 The land within the rear curtilage of Fenton House shall be cleared of all waste material and the material shall be carted off site. The condition of the existing length of brick wall to the west of the alley frontage shall be assessed by the CA on completion of the removal of any remaining render coverings. These walls are assumed to be in very poor condition and can be removed. The previously mentioned wall and other remaining masonry of the covered rear porch shall be carefully removed with the use of hand tools only and avoiding damage to the rear east wall of the listed building. The material shall be carted away.

4.5 A new 2.0 metre high 300mm thick solid brick wall shall be constructed to enclose the south, east and north sides of the rear yard. The wall should be constructed in an English Garden Wall or a Flemish Garden Wall bond made up of the a choice of the following traditional red blend facing bricks as shown in **Drawings 9A & 9B**:

- **For the first five ‘plinth’ courses above ground level –**

+ London Brick – 65mm [red multi] Regency facing brick.

- **For the brick courses above plinth level -**

- + Traditional Brick & Stone [TBS] – 65 mm Felsham Red Multi; 65mm Middleton Blend, Old Puckley Blend 65 mm Red facing brick or Moreton Red Multi facing bricks. [traditionalbrickandstone.co.uk; T – 01889 574466]
- + Carlton Weathered red, Light Victorian Red. [see – *Mickelmersh Brick Holdings*. T – 0844 931 0022]
- + Freshfield Lane 65 mm Selected Light facing bricks. [see – *Mickelmersh Brick Holdings*. T – 0844 931 0022]

- **For the coping –**

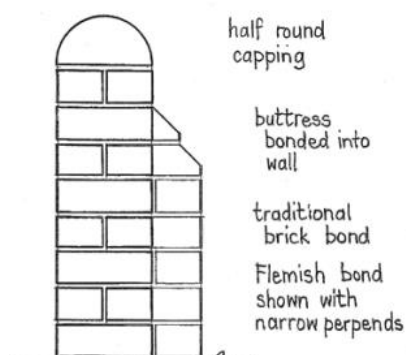
Natural sandstone coping stones - 900mm x 400mm x 60mm secured by lime mortar and pinned to the top brick course. TBS Twice Weathered architectural coping could be considered as an alternative. Or, salvaged black/purple half round or wedged/splayed clay capping tiles as shown below.



salvaged black/purple half round or wedged/splayed clay capping tiles

4.6 The mortar to be used for the wall shall be as specified in the above section on **Workmanship**. A sample panel of flush pointing should be prepared for inspection and approval of the CA prior to commencement of construction of the wall.

4.7 **Details of the new wall is shown in Drawing 9B** of the application bundle. The wall shall have tied in internal buttresses at 1.80 metre intervals as shown on Drawing 11 of the application bundle and in the typical cross section detail below.



Typical cross section of rear yard wall with supporting brick buttresses.

4.8 The new painted door and frame to be installed in the new south wall of the rear yard will be in accordance with the details shown on **Drawing 9B** in the accompanying application bundle.

5. Railings & Fixings:

Removing Existing Modern 20th Century Railings

5.1 The existing modern metal railings and the cement wall capping located to the south of the main entrance pillars shall be carefully removed with hand tools only. The areas on pillars where existing fixings have been removed will be made good. The new steel/cast iron railings shall be 900 mm high with square section 950 mm high posts/with finials at 2.00 metre centres. Internal flat top masonry buttresses shall be utilised to provide plinths for supporting steel/cast iron stanchions for intermediate railing posts. Existing buttresses will be retained and also used as stanchion points.



Left: The existing length of 20th century railings to the south of the main entrance pillar.
Right: An existing internal masonry plinth showing previous use as a stanchion base for railings.

New Railings & Fixings

5.2 Materials samples and full drawing details to scale of the new railings and fixings are to be submitted to the CA for specification and design agreement prior to the commencement of any manufacturing work on these items. The new railings shall be in accordance with details/cross sections shown in **Drawing 9A & 9B** in the application bundle. On completion of works specified in Appendix A paragraph

5.3 The agreed railing and fixings of a colour to be agreed with the CA [to be a colour choice of either dark grey, black or dark blue in an exterior quality gloss paint finish] shall then be installed on the west, north and east low walls in accord with **Drawing 9A & 9B**.

5.4 The new railings, posts and rails should be solid square section steel and shall not be made of fabricated metal. The posts, [at 1.00 metre centres] should be fixed

by sinking the posts into 120 mm deep holes in the wall top. The posts are to be secured in the holes by external quality epoxy resin. The railings should be fixed to terminating pillars/walls by painted stainless steel brackets bolted to the railing frame. Details of the railings are shown in **Drawing 9B** included in the application bundle.

5.5 The railing /stanchion installation fixings shall be of stainless steel and shall be painted in a metal primer and two coats of gloss paint to match the colour of the railings. The new railing/stanchion treatment will be treated in the workshop which will comprise:

1. One coat of metal primer.
2. One base coat of high zinc undercoat.
3. Two coats of gloss paint – colour to be agreed.

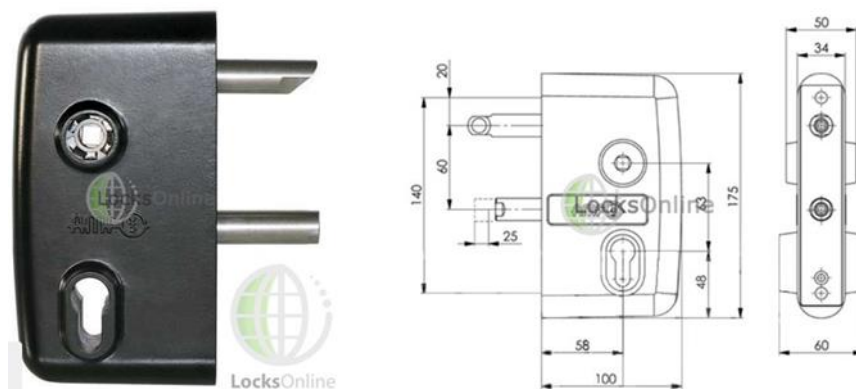
Workmanship

5.6 All work on fitting the new railings in the positions shown on accompanying **Drawing 9A** shall be carried out in accordance with guidance contained in BS 1722 PART 9. [2006]

New Gates & Doors

5.7 Materials samples and full drawing details to scale of the new steel/cast iron gates and painted timber door/frame to the rear yard manufactured are to be submitted to the CA for specification and design agreement prior to the commencement of any manufacturing work on these items. The new gates and external yard door shall be in accordance with details/cross sections shown in **Drawing 9B** in the application bundle. On completion of works specified in Appendix A paragraph 5.1 the agreed gate/door items will be installed in their approved positions.

5.8 The new gates and all installation fixings shall be of stainless steel and shall be treated/painted in a similar manner to that specified in paragraph 5.3 above and painted to match the colour of the railings.



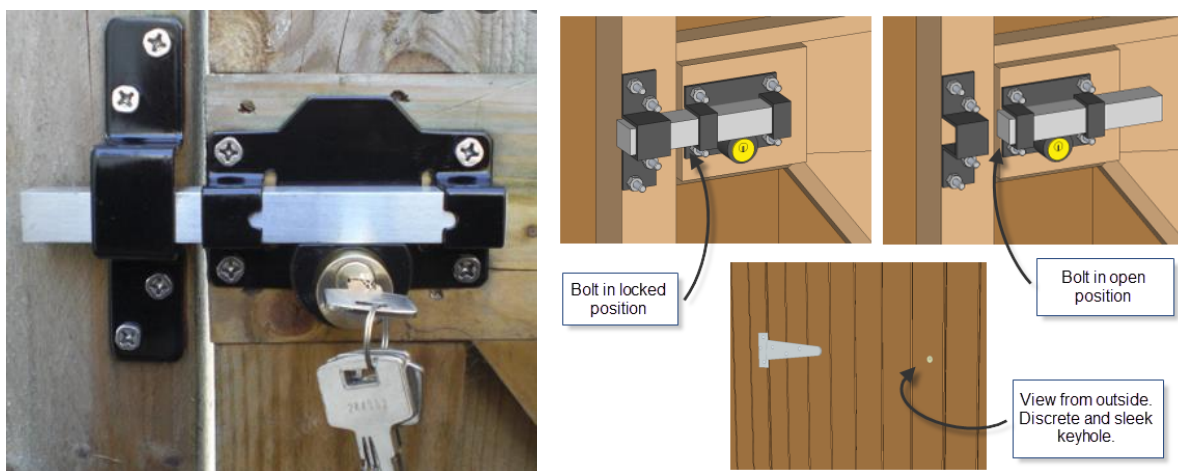
Mechanical lock suitable for iron gates.

5.9 The door and ironwork gates shall be provided with furniture and locks that meet the standards contained in BS 3621:2007 and are to marine quality. These lock types are discreet in appearance and provide strong and efficient gate security. It is specified that the rear courtyard door, which is away from public surveillance,

should had a combination type and two throw bolt type locks. Examples of appropriate combination and long throw bolt lock type are illustrated below.



Mechanical and combination locks suitable for iron gates manufactured by Ironcraft Gate Furniture and Signet Locks



Long throw bolt lock type suitable for exterior timber boarded doors.

5.10 A scaled/dimensioned joinery drawing shall be prepared for the new timber door for the approval of the CA prior to manufacture.

Appendix B

Details of Surfacing and Paths:

1. Flagstones & other Hard-Surface Details:

Specifications

1.1 Minimum 50 mm thick durable riven or sawn sandstone (eg Yorkstone) regular width (600mm or 450mm), regular length (900 mm) paving slabs. Underside to be coated with proprietary bonding mortar (eg Easipoint Bond Plus). Paving joints to be 7 – 10mm wide, gun injected with proprietary pointing mortar (eg Easipoint Standard in Yorkstone colour), tooled with flush finish.

1.3 Paving bedding: 30mm minimum thickness proprietary bedding mortar (eg Easipoint FBC) applied evenly to base slab. Base Slab: 125mm thick concrete, in mix proportions to approval of CA/Specialist contractor, laid on compacted sub-base to even falls.

1.4 Small gas/water covers: Metal or plastics access plates and inspection covers smaller than 450 x 450mm in size, set flush with surrounding paving slabs. Access inset covers: Inspection / manhole covers larger than 450mm square to be 100mm minimum deep galvanised steel frames with inset covers, of FACTA loading capacity and frequency of use category to approval of CA/specialist contractor. Covers to be of suitable depth to take paving slabs and bedding and set flush with surrounding paving.

1.5 Suitable paving slab suppliers include:

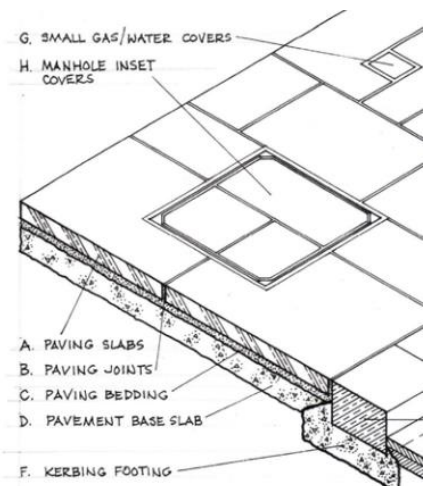
Enquiries@naturalstoneconsulting.co.uk
sales@yorkstonedirect.co.uk
exworks.marshalls@web-response.co.uk

Method

1.5 New hard surfaces in open areas to the north, west and east of the listed building are to be cleared of waste and other materials and cleaned. The areas shown on **Proposed Site Drawing 9A** as surfaced with stone flags are to be laid with large 900 mm x 500 mm x minimum 50 mm natural sandstone slabs are preferred in a regular stretcher pattern with narrow joints and new ground levels designed to channel surface water away from the building into soakaways.

1.6 See method statement and typical cross section drawing below:

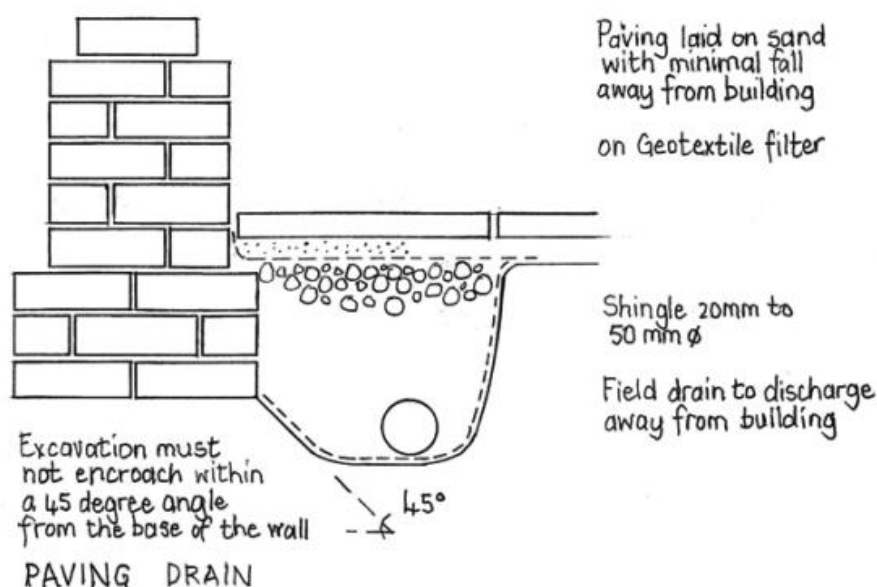
1. Remove 125mm (plus the depth of the paving) of top soil/vegetation.
2. Create adequate falls for drainage.
3. Install edge restraints, these should be sufficiently robust.
4. Lay a minimum of 130mm sub-base.



5. Thoroughly compact each layer with a plate vibrator.
6. Wash the flagstone units with a sponge and clean water.
7. Prime the back of the flags with cement-based primer.
8. Add a mortar base layer of 4:1 sand to cement
9. Lay the sandstone Paving in the bed, 8-10mm apart.
10. Fill in the joints with 4:1 sand to cement mix and leave to set.

2. French Drains:

2.1 Prior to the commencement of any drain installation test pits will be excavated to identify the depth of existing foundations. This Where there are existing high relative ground levels in relation to internal floor levels in the locations shown on **Drawing 9A** new French drains shall be constructed in accordance with the cross section detail shown below.



Above: Typical section of new French drain to minimise moisture penetration to the masonry walls of the listed building.

3. Waste Storage:

3.1 A small 2/3 cycle covered bicycle store structure shall be installed in the rear enclosed courtyard. Prior to commencement of this work full details of the structure and will be submitted to the CA for approval. The store will be similar in design to the structure shown in the photograph below.



Above: Cycle store type to be installed at Fenton House.

Appendix C

Details of Landscaping and Planting:

1. Landscaping Measures:

1.1 The open area to the north of Fenton House lies in a prominent corner position fronting Higher Ardwick and Harkness Road. The general area in the vicinity of the property does possess greenery and mature trees however it is considered that the Fenton House curtilage would be greatly enhanced by the addition of low maintenance planting/shrubs to relief the current open stark appearance of the areas fronting the adjoining highways.

2. Planting:

2.1 Following completion of new enclosure works it is proposed to clear the open area to the north of Fenton House of all debris and waste and cart away to a registered waste disposal site. Any surface covering will be removed, and underground services encountered will be recorded. The ground will then be prepared for planting and topsoil/compost will be imported to the site to assist in establishing shrubs and plants.

2.2 Proposed Planting Specification:

2.21 Preparation:

- Planting will be carried out if possible, in late autumn, after mid-November or anytime between October and March, provided the ground is not frozen or flooded.
- A weed free area will be created by digging or in limited cases, treating with a systemic herbicide. The bare roots of the plants should not be allowed to dry out before planting.

2.22 Planting:

- The planting scheme shall be implemented in full in the first full planting season following the completion of the approved apartment adaptation scheme.
- The proposed species to be planted from a selection of the species listed below:

Ground cover plants – Lavender *Lavandula*; Thyme *Thymus Serpyllum*; Hebe *Speciosa*; Mahonia; Smokebush *Cotinus Royal Purple*; Cotoneaster *Dammerii*; Wintergreen *Gaultheria Procumbens*; Aubrietia; *Campanula Portenschlagiana*.

Shrubs/Small trees - Chamaecyparis *Pisifera/ Lawsoniana*; –; Dwarf Juniper *Juniperus Squamata Blue Star/ Juniperus Communis Repanda*. Hydrangea *Hydrangea arborescens Annabelle*. Japanese Maple *Acer Palmatum*

Atropurpureum/Dissectum Viridis; Ceanothus Thyrsifolus
Victoria

- Plants will be supplied in accordance with the Horticultural Trade Association's National Plant specification and be sourced from a nursery that is a Member of the Horticultural Trades Association Nursery Certification Scheme.
- Planting will be in pits to take full spread of roots (20cm depth x 40cm width). Following planting the pits will be back filled with a previously prepared mixture of topsoil excavated from the pit, together with suitable compost and additional topsoil as required.
- Plants will be set out using a detailed planting diagram of the area to be prepared by the contractor beforehand and submitted to the CA for approval.
- Plant density will be determined by the contractor in consultation with the CA.
- The base of the new plantings will be well-mulched with a 50-75mm layer of composted bark to stop weed growth and retain moisture in the soil.

2.23 Maintenance:

- The new plantings will be watered regularly for the first summer or any dry period within the first 12 months.
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- Weed control will be maintained for at least 2 seasons following planting.
- The condition of the planting will be regularly monitored and any stock that dies within the first year will be replaced.
- To encourage wildlife, the plants will be trimmed no more regularly than every second year. This will allow the shrubs and trees to produce more flowers, nuts and berries.
- If any trimming is necessary the shrub plants will not be trimmed between the beginning of March and the end of August in any year when it would be harmful to invertebrates and nesting birds.