

DOCUMENT 4

FENTON HOUSE, HIGHER ARDWICK, MANCHESTER

CONDITION COMPLIANCE:

Timetable for Programme of Repairs and Samples/Specifications including
Details of Quality Control Management Input.

Conditions 3 and 4



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Development programme for repairs and timetable for issue of samples/specifications of internal & external elevations, including window, rooflights & landscaping to the front and rear courtyard with timetable for input of quality control/specialist conservation advice during implementation.

START SITE PREPARATIONS – WEEK 2

Commencement – Preliminaries- site office, site security/fencing & scaffolding:

Link to submission of details – Fence standard 2.00 metre high security fencing [see attached illustration] Portacabin type site office in rear yard. For scaffolding – see specification/method statement?

FIRST SITE VISIT BY CONSERVATION ADVISER AS A START UP/INTRODUCTION MEETING. CONSERVATION APPROACH EXPLAINED TO REPAIRS AND ADAPTATION WORKS AND MAIN ASPECTS OF SIGNIFICANCE EXPLAINED. [REFER TO CONSERVATION REPORT] RECOMMENDED PROTOCOLS AND PROCEDURES DESCRIBED IN THE EVENT OF UNFORESEEN SITUATIONS AND CLARIFICATION POINTS. CONSERVATION ADVISER INPUT AND SITE VISIT PROGRAMME OUTLINED.

WEEKS 2 – WEEK 12

External Elevation Works –

- **Works to chimney stacks, roofs and parapets:**

a) **Chimney Stacks x 2 and Abutments** – Photographs are to be taken of each elevation prior to commencement of works to all three stacks. Check the condition of the existing leadwork at abutments, flaunching, chimney pots and render – check for cracking and voids. Check the condition of the underlying brick work and mortar joints. Remove existing sound chimney pots and deposit in a secure on-site store. If the existing brickwork of the chimney stacks are damaged rebuild any loose course of brickwork/replace all individual spalled bricks with matching bricks. Dependent on the results of the assessment of the existing render and brick/mortared joints etc.

After completion of any other necessary chimney stack repairs Reposition the salvaged chimney pots and replace any damaged/missing pots like-for like or close match and apply new lime mortar flaunching.

Dependent on the results of the assessment of the existing leadwork remove existing unsound leadwork and replace with new leadwork flashings to meet LSA technical advice relay new lead flashings/soakers and re-point degraded mortar in a hot lime mix.

Any loose or damaged brick courses should be taken down and rebuilt in matching bricks to recreate the pre-existing corbelled courses and reproduce the height of the chimney stacks. If, following an assessment of condition of the brickwork on all the stacks, the underlying brick courses are to be left exposed – the joints shall

be raked out and repointed with lime based mortar. If the chimney stacks are to be rendered, all the elevations shall be re-rendered in a smooth two coat lime-based render.

Linked to sample submission – of new pots if required, replacement bricks. Sample panel for LPA approval of repointing/render and flaunching mortar and style. Prior agreement of code of lead for flashings etc.

SECOND SITE INSPECTION/VISIT BY CONSERVATION SPECIALIST ADVISER TO ADVISE AND ASSIST WITH SAMPLES IN CONNECTION WITH CHIMNEY/ROOF WORKS INCLUDING RENDER/FLAUNCHING MAKE-UP AND SAMPLE PANELS.

b) **Roofs** - Investigative work/opening up of existing roof coverings, roof structures & other features, including ridge tiles etc. [eg – waterproof membranes] to main roof and porch/flat roof to ground floor bay. Examine/report on condition of existing roof coverings and underlying structures. Strip off, repair/splice in or replace like-for-like all missing/rotten/damaged/fire damaged timber components with new material. Retain as much sound timber roof fabric as possible. Treat all new and existing timbers to be retained with rot & infestation treatment application.

Rebuild any defective courses of brickwork to parapets and mortar joints. check the condition of the existing roof covering. Carefully strip off any rotten or defective roof covering and repair/replace underlying rotten or infested timber. Install new waterproof membrane and lead sheet cover material.

Re-use salvaged terracotta ridge rooftiles and where these need to be supplemented by additional tiles- these should match the salvaged pre-existing tiles in form, material, finish, dimensions and colour.

Linked to sample submission – Waterproof membrane/flat roof covering/slates/new replacement ridge tiles to match pre-existing flat roof covering/underlying timberwork. [rafters & battens] Agreement of code of lead for abutments.

c) **Gables, Parapets to main roof and extensions** – Photographs. Check condition of existing copings and masonry, including stone features such as kneelers. [Particularly west termination of the north parapet] Replace missing stonework [including stonework and copings and those damaged beyond repair – replace like-for-like] Rebuild damaged or loose parapet masonry walls with lime-based mortar. Replace missing or defective leadwork to abutments and copings with new lead flashings and soakers. Repoint masonry where existing mortar is perished.

Linked to submission of samples/details – Submission of kneeler and coping samples. Sample panel of repointing to masonry joints and smooth render if required.

WEEKS 4 – 12

d) **Flat Roofs & Leadwork Details** -Replace defective leadwork flashings to all abutments and copings including chimney stacks and parapets. Lay breathable waterproof membrane and slate coverings, for the latter utilising copper nails.

e) **Rooflights and dormer to rear roof slope** – Remove existing defective rooflights and dormer to east roof slope. Carefully remove all existing damaged/infested/rotten roof timberwork. Retain existing sound rafters and purlins. Fit new fully treated timber rafters & purlins to match pre-existing timber elements. Install new low profile traditional metal rooflights.

Linked to submission of details – Details of lead sheets/flashings etc, new rooflight details and product specification.

WEEKS 4 - 8

- **Works to External Elevations:**

a) **External wall covering** - Photograph all existing elevations – options available for wall coverings are: Remove render and expose brickwork or replace or repair/preserve external existing wall render covering. Check condition of existing render, underlying bricks and mortar joints, include examination of condition of all cills & lintels to openings. from scaffolding lifts. Investigative work/opening up of existing render to north/south/west elevations – check specification of the existing render and condition and presence of voids throughout.

Apply new render layers in line with evidence from historic 20th century photographs or, if brickwork in good condition – clean and repoint with lime mortar as necessary.

For all elevations ensure that underlying masonry to walls has dried out, including the large brickwork wall to the east elevation that shows signs of extensive damp penetration due to the absence of rainwater goods.

Linked to submission of samples/details – Representative photographs of underlying brickwork in all elevations. Samples of re-rendering, or repair/replacement and repointing of exposed brickwork on all elevations to be prepared for LPA approval. [including brickwork on east elevation] - samples of replacement bricks and re-pointing in a matching lime base (hot mix) mortar to be prepared for LPA approval. New render options if re-rendering – smooth or with etched ashlar detail. [evidence of latter in historic photographs]

COMBINED WITH SECOND VISIT OR THIRD SITE VISIT BY CONSERVATION ADVISER TO ASSESS CONDITION OF BRICK COURSES, LINTELS AND CILLS ON REMOVAL OF THE EXISTING RENDER AND TO ASSESS MOISTURE CONTENT IN WALLS. ALSO, TO ADVISE AND ASSIST WITH SAMPLES IN CONNECTION WITH THE RENDER SAMPLES AND DETAILS OF DECORATIVE RENDER FINISHES AND CORNERS ETC.

WEEKS 6 – 12

b) **Rainwater goods** – The roof gutter to the west elevation of the main house is likely to be a lead box type gutter. All other existing rainwater goods are plastic. Check falls and condition of all gutters, downpipes, hoppers, shoes and brackets.

To the rear [east] roof slope install a conventional gutter and downpipe. [depending on discussions and consideration of legal party wall issues] No evidence of surviving historic cast iron rainwater goods. Replacement of all existing goods

including damaged with new round/half round cast aluminium down pipes and gutters with accompanying accessories painted black.

Reinstate the existing west roof box gutter and north/south returns with lead and timber fascias to match the existing.

Linked to submission of samples/details – Replacement cast aluminium wares are required - samples or product specifications/illustrations submitted of these components. [see details attached] Photographs of existing box gutter details to act as templates for reinstatement.

COMBINED WITH THIRD SITE VISIT BY CONSERVATION ADVISER TO ASSESS CONDITION OF WEST BOX GUTTER AND TO ADVISE ON REINSTATEMENT AND RECONSTRUCTION WORKS TO THIS FEATURE AND OUTLETS.

WEEKS 12 – 20

c) **Windows & doors** – Check condition and style/dating style of all existing external windows & doors by reference to the window and door schedule. [see attached] Damaged or altered early windows to be repaired to restore 19th century type. All glass in early windows to be retained, paintwork stripped/rubbed down in situ, refurbished to fully functioning balanced weighted vertical sliding sashes, repainted and repainted. All damaged/missing fittings replaced with new mid-19th century period catches etc.

If thermal upgrading of windows required for Building Regulation approval – recommend secondary glazing system - see typical drawing/cross section details included in this bundle. Secondary glazing omitted where existing windows possess shutters. [see Door and Window Schedule and accompanying illustration sheet]

For external doors - No surviving early doors so all doors and associated frames etc to be designed with reference to doors of appropriate period design and detail. For details of all new external doors see drawings in bundle. Sample of a single door of each type door to be provided to the LPA for approval following completion

Linked to submission of details – Refer to Door and Window Schedule and accompanying drawings, including cross sections. Detailed joinery drawings of new windows and locations of parts of windows to be replaced. Tender brief for joinery manufacture to include requirement for joiner to undertake measurement on site prior to manufacture. Single sample of each different size/type of new window or replacement part of window to be submitted/made available to the LPA for approval on completion of the first example. Product specifications/illustrations of replacement window fittings submitted as part of this submission. Replacement single glazed panes to be 4mm horticultural glass.

FOURTH & FIFTH SITE VISITS BY CONSERVATION ADVISER TO ASSESS CONDITION OF WINDOWS AND TO ADVISE ON INDIVIDUAL REINSTATEMENT AND RECONSTRUCTION WORKS TO THESE FEATURES AND TO ASSIST IN DETERMINING WHETHER ITEMS MAY NEED TO BE REPLACED OR REPAIRED ETC WHEN DETAILED INVESTIGATION AND OPENING UP IS COMMENCED IN EACH ROOM. ALSO, TO LIAISE WITH SELECTED JOINERY TO ADVISE ON FLOOR JOINERY DETAILS/SAMPLES.

WEEKS 16 – 20

d) **Porch and ironwork** – Existing timber panels fitted to the rear of the vase balustrades to be removed. All existing cast/wrought ironwork to entrance porch and steps to be retained in situ. All existing paint on the wrought and cast iron decoration of the porch to the main entrance to be carefully removed in-situ by using an abrasive system of appropriate intensity to prevent damage to the underlying ironwork. Repair or replace damaged and missing parts of ironwork in the workshop, paint prior to restoration with three coat of specialist metal paint. Replace rear panels with close fitting hardwood timber panels and paint.

Check condition of stone steps/floor coverings, pillars and wall to the porch and access steps. Remove existing paintwork on natural stone elements and damaged render. Assess condition of underlying material. Decision on repair/restoration reached following examination of areas opened up.

Linked to submission of details – Assessment of underlying materials and agreement of the make-up of samples if new replacement materials required. Details of paint finishes.

COMBINED WITH THE FIFTH SITE VISIT BY CONSERVATION ADVISER TO ASSESS CONDITION AND ADVISE ON DETAILS OF IRONWORK REPAIRS TO ENTRANCE BALUSTRADES AND STONE STAIR DETAILS.

WEEKS 4 - 16

- **Internal Works:**

a) **Timber/wall components suffering from rot** – Wet and dry rot repairs and treatment to those areas highlighted in the accompanying plans and adjoining areas that are likely to have come in contact with rot shall be carried out with the minimum loss of historic fabric. A specialist contractor with experience of working on listed buildings shall be engaged to carry out the work in accordance with a method statement to be agreed beforehand and includes recommendations for the extent, replacement and retention of the treatment of timber and other affected internal fabric. On completion of the treatment any replacement or altered items shall be restored like-for-like and exposed surfaces re-installed in accord with relevant method statements in this bundle.

Blocking existing openings or adding new internal partitions should ensure that skirting/cornice and other internal features marry in with the existing and no historic style coving runs are damaged.

b) **Floors** – New sections of floor too be installed in positions currently occupied by staircases should be rebuilt using timber joists and boards to match. On removal of the existing modern flight of stairs between the first floor and the attic floor the ceiling/floor in this area is to be rebuilt with timber members that match the adjacent attic floor. The existing void in the attic room SF06 is to be similarly rebuilt.

Timber floor on the basement, upper ground and first floors are modern narrow tongue and groove floorboards. These and the attic floorboards should be carefully

lifted and stored in order to install new service runs, fire separation and noise attenuation measures. [see typical details in the submitted bundle] Existing historic skirting boards and architraves/plinths should be carefully removed without damage and re-fitted on completion of the relaying of floors. Any areas of missing floorboards should be re-laid with timber floorboards of the same type, species and dimension to the pre-existing boards in that room.

Linked to submission of details – Recommendations of specialist report to be submitted and agreed prior to commencement of work. Recommendations of specialist report to also including future monitoring measures to be submitted and agreed prior to commencement of work. Advice on the extent of rot treatment. Details of the locations for new floors/timbers of the adapted first and attic floors in the areas of the above modifications are submitted in this bundle.

c) **Mechanical Services** – Existing routes for pipes and outlet points to be used as far as possible. Pipes etc to run parallel with existing floor joists. Room by room schedule details show the direction of existing joists but floor voids are to be checked in each room when floorboards are raised. External outlets to be agreed beforehand with the conservation adviser. Internal fittings to be positioned to avoid intruding upon historic features such as windows with low cills.

d) **Electrical Services** – Existing wiring routes and outlet points/switch locations to be used as far as possible. Wires etc to be chased into plasterwork and to avoid damage to existing wall features. Wiring runs to utilis voids behind skirting boards, within stud walls and in under-floor locations running parallel with floor joists as much as possible; otherwise, discrete boxing of wires to be considered if there are no alternative routes.

Linked to submission of samples/details – Replacement floorboards to be like-for-like and agreed prior to commencement of work floor repair work. Extraction and ventilation equipment and outlet features etc.

FIFTH SITE VISIT BY CONSERVATION ADVISER TO ADVISE ON THE REPAIR IN-SITU/OR IN THE WORKSHOP OF DAMAGED WINDOWS AND TO ASSIST WITH DETAILS OF MOULDINGS ETC IN CONNECTION WITH THE MANUFACTURE OF NEW WINDOWS ANS DOORS ETC. ALSO, TO ADVISE AND MONITOR PROGRESS IN THE CONSERVATION REPAIR OF EXISTING HISTORIC STONE AND IRONWORK AND RESTORATION PROPOSALS AT THE MAIN HIGHER ARDWICK ENTRANCE.

THIS VISIT BY CONSERVATION ADVISER TO COINCIDE WITH INITIAL INTERIOR CLEAN UP AND CAREFUL REMOVAL OF FLOORS TO ADVISE AND ASSIST IN DETERMINING WHETHER NEW PIPEWORK AND ELECTRIC WIRING ITEMS MAY NEED TO BE REROUTED TO AVOID DAMAGE TO EXISTING FABRIC AND FEATURES OF SIGNIFICANCE WHEN DETAILED ON-SITE INTERNAL INVESTIGATION AND OPENING UP IS CARRIED OUT.

e) **Wall features – Internal windows and doors and associated features including shutters/panels/casings etc skirting boards and architraves** – There are no early/historic doors within the listed building. New external doors on the west and north elevations will be manufactured in accordance with details included in the application bundle. These will be painted timber doors/frames and fanlights. As there is no evidence of the design/appearance of the pre-existing historic doors,

these will be manufactured to a design that reflects the 19th century period of construction of Fenton House.

Existing windows can be categorised as falling within the following types:

- Original/early window parts. Some of these may need refurbishment or repair - [see information in the application bundle] These are to be retained and repaired/refurbished.
- Entire or parts of windows that have been altered to designs that generally reflect early windows - The majority of these windows can be replaced as above.
- Windows that have been replaced entirely or partly in a modern design that does not reflect historic designs - These are all to be replaced with windows of more suitable design.
- Damaged or missing windows or parts of windows - These are to be repaired/replaced with windows of more suitable design.

Windows or parts of historic significance will be retained in situ where possible and repaired to ensure the maximum retention of historic/authentic fabric. There may be a need in some instances to carry out repairs in the workshop – to be determined. New/replacement windows/parts for modern or severely damaged windows will be manufactured and fitted in accord with historic patterns/joinery. [see submitted information in the bundle]

Only rooms that have evidence of existing wall features such as early architraves, skirting boards/plinths, shutters, casings and panels, will have replicated items following historic designs. Where rooms at the basement and second [attic] floors have modern features, these will be retained in situ if in sound condition and modern features in keeping with the period and character of the building will be installed in areas of missing items.

All internal doors will be replaced with openings on the upper ground and first floor being more refined type shown in the accompanying information to suit the evidence of the higher status of rooms on these floors. The new basement and attic floor doors [details also shown in the bundle] are designed to complement the subsidiary /lower status character of these floors. This principle also applies to architraves/plinths and skirtings.

Linked to submission of samples/details – Details and samples of wall features will be made available for the approval of the local authority when joinery samples are first manufactured.

f) Staircase and stair extension from first to attic floor – The existing main staircase between the upper ground floor and the first floor is to be retained and protected during the course of the works. The existing fire screen located on the first floor landing shall be removed without causing damage to the historic stairs. Repairs to damaged components including the existing banister, should be completed using traditional joinery repairs. Missing components such as balustrades will be replaced like-for-like.

The second/attic and first floor in the area of the proposed addition of the new stair flight is to be removed and the floor rebuilt with timber hangers. Work should be undertaken to ensure that all new skirting/cornice runs continue existing retained runs.

Linked to submission of samples/details – Details of new stair arrangement for attic access submitted. Details of stair features such as balustrade/handrail/other decorative details including cross sections.

g) **Ceilings** – Areas of ceilings possessing modern finishes such as Artex plaster in sound condition and modern 20th century coving to be retained and replicated where missing in the room. Artex over-skimmed with gypsum plaster.

Historic plaster/lath and plaster ceilings to be retained and over lying plasterboard removed with historic plaster repaired. Lath and missing plaster ceilings and historic coving /including areas of ceiling/coving that are damaged beyond repair to be restored like-for-like in rooms where evidence of previous lath and plaster and existing early coving runs.

Linked to submission of samples/details – Details of areas of restoration of ceilings and coving and coving profiles are provided in the information bundle.

FIFTH SITE VISIT BY CONSERVATION ADVISER TO ASSESS THE CONDITION OF EXISTING CEILINGS AND DECORATIVE FEATURES/CORNICES. ALSO, TO ADVISE ON REPAIRS AND NEW REINSTATEMENT WORKS.

- **External treatments including boundary proposals and landscape/surfacing works** –

Historic curtilage features such as gate pillars and dwarf boundary walls are to be retained in situ. Erect and install new boundary features in accordance with the accompanying information in the submission bundle.

No significant changes proposed to the layout of the approved scheme. However, boundary treatments and surface treatments and planting will be introduced to enhance appearance and increase security.

Linked to submission of samples/details –Details of new means of enclosure and ground surface treatments are forwarded as part of the application bundle. Future agreement on limited amounts of discrete external lighting for residents.