

HERITAGE STATEMENT

REVISION D

FULL RENOVATION OF EXISTING No 11 TERRACE HOUSES

St Bees, 1-11 Lonsdale Terrace, Parish Council, Cumbria

Copeland District

CA27 0BW



M.A.C Architects, Project Number: 2019:303

April 2021

ABSTRACT

The proposed development involves full renovation of No 11 Grade II listed houses, located at 1-11 Lonsdale Terrace, Cumbria, Copeland District CA27 0BW LS2 8BA.

The design proposal has the potential to cause as little as possible harm to interior of the 11 houses and protect the importance of exterior appearance of the building. The proposed external work will be limited to maintenance of existing structure, including roof, wall etc. and repairs / replacements to windows (to be subject to planning condition).

Brief work schedule included with this statement.

Overall, the proposed development has been found to accord with local and national planning policy in relation to conservation of the historic environment.

1.0 INTRODUCTION

1.01 This statement, prepared by M.A.C Architects Ltd, in support of full planning and listed building consent application and sets out an assessment of the potential impact upon the historic environment of the 11 houses development proposal at St Bees, 1-11 Lonsdale Terrace, Copeland District, CA27 0BW (Plate1)

1.02 The site is a Grade II listed building, List Entry Number: 1137383. Date first listed :09-Aug-1984, Located at 1-11, LONGSDALE TERRACE.

1.03 Paragraph 189 of the National Planning Policy Framework ('NPPF') requires applicants to describe the significance of any heritage assets affected by a development proposal with a view to understanding the potential impact upon their significance. This Heritage Impact Assessment aims to satisfy the requirements of NPPF Paragraph 189.

1.04 In preparing the assessment regard has been made for the guidance contained National Planning Policy Framework 2019 (the 'Framework') which sets out the information requirements for proposals affecting heritage assets. It states that:

1.05
"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting."

Regard has also been made to Policy HE6 of PPS5 which requires applicants seeking consent affecting heritage assets to provide:

"a description of the significance of the heritage assets affected, and the contribution of their setting to that significance."

1.06 This Statement has been produced in order to inform the considerations for the renovation and refurbishment of the existing building to 11 new houses along with associated internal works and alterations.

1.07 This Statement follows Framework and good practice guidance in assessing the heritage significance of those identified designated and non-designated assets potentially affected by the proposed development and the contribution made by their setting.

1.08 The assessment is based primarily on published and archival information and this is referenced as appropriate within the report. A site visit and internal inspections were undertaken during June 2019.



Plate 1 – Location of application site.

1.09 Historical Background

Historic maps showing the development of the site from the mid – 18th Century to the present day is shown below in figures 1 – 9.

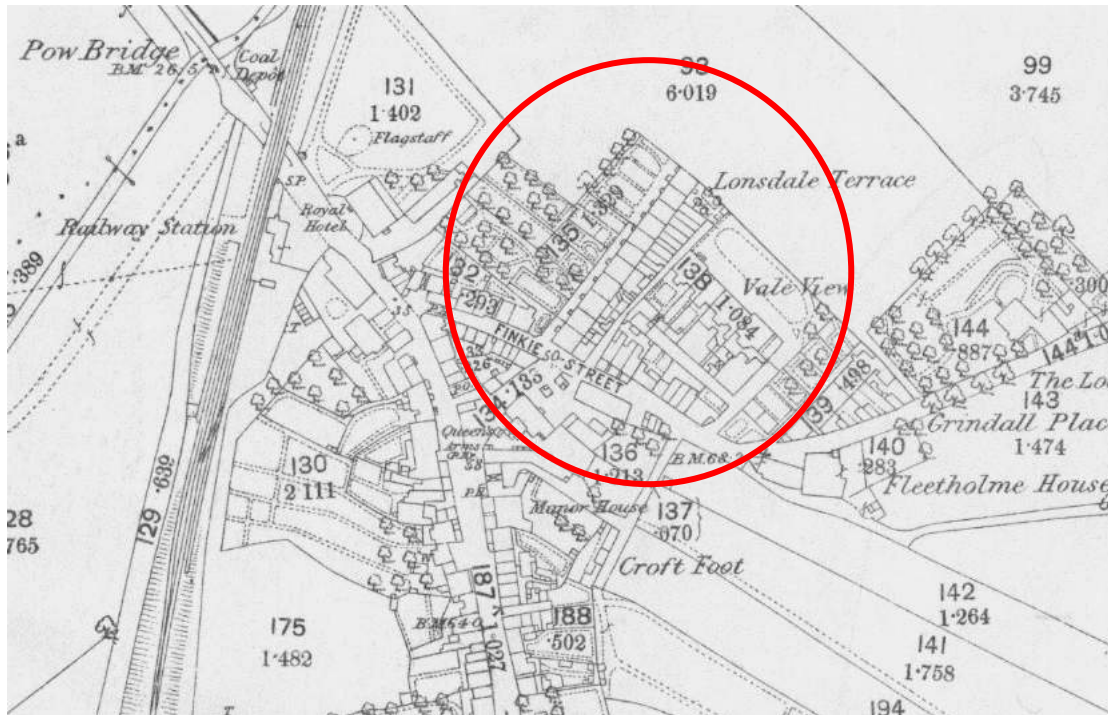


Figure 1 OS map of 1863



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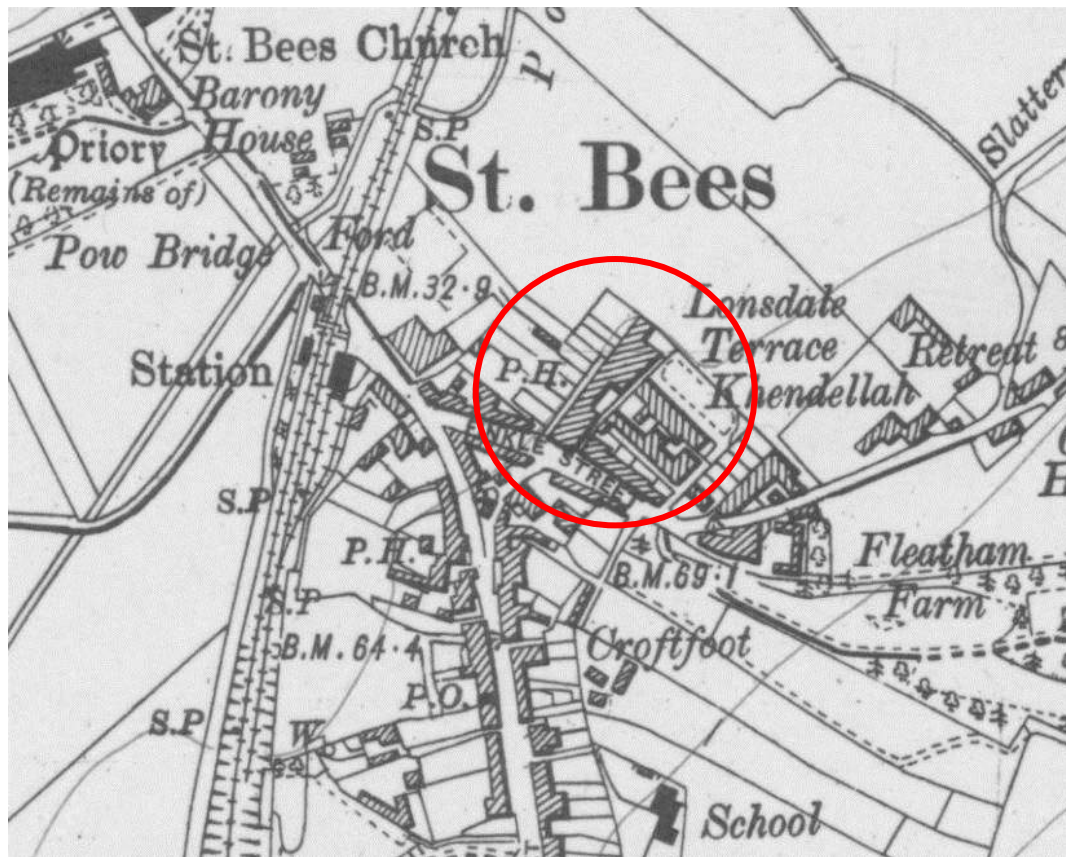


Figure 4 OS map 1922

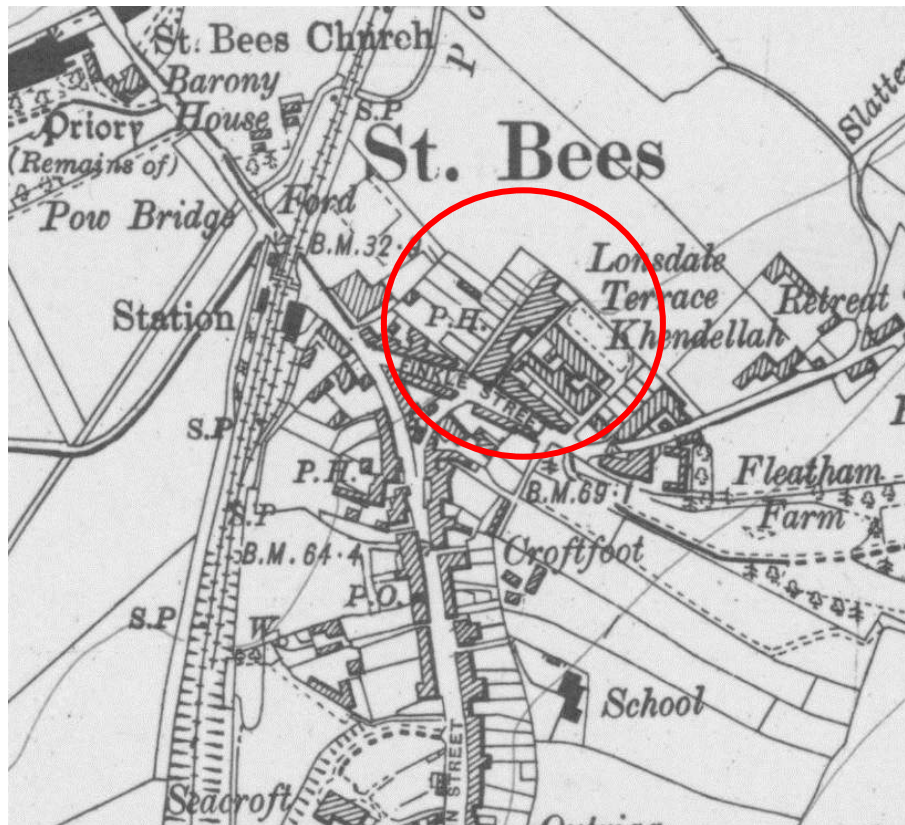


Figure 5 OS map 1952





Figure 6 Google map 2021

1.10 Historical Background

The school was founded in 1583 by Edmund Grindal Archbishop of Canterbury, who was born in St Bees, at Cross Hill House. The oldest part of the school, now known as Foundation opposite the Priory Church, was built by 1587. Thanks to an agreement with Queen's College Oxford, and the purchase of local tithes, the school prospered both financially and academically.

Although specifically incorporated for the education of boys from Cumberland and Westmorland, as early as 1604 pupils from outside those counties were being educated at St Bees, but the school only slowly expanded. The school enjoyed financial security for many years, but this was threatened from 1742 onwards when Sir James Lowther fraudulently obtained an 867-year lease for the extensive mineral rights for a paltry sum, on which much of the prosperity of the Lowthers was built.^[6] As a result of this fraud being exposed in 1812, the case eventually went to Court of Chancery and in 1842 enough compensation was paid by the Lowthers to build the present open quadrangle, incorporating the original schoolhouse. Further expansion followed, helped by more equitable mineral revenues, with the purchase of the Royal Hotel to become Grindal House, and the construction of School House and the headmaster's residence on Wood Lane. By 1900, the school's chapel, additional classrooms, the library, swimming baths, Gymnasium, science labs and lecture theatre had been built. By the outbreak of the First World War, the school had reached three hundred pupils.

Following a national trend, in the 1930's the number of boys dropped significantly, and by 1938 negotiations were being held with Cumberland County Council to bring the school into the state scheme of secondary education.

The Old Beghians Club mounted a campaign which resulted in sufficient funds being raised to allow the school to continue, under a plan approved by the Board of Education.

The post war history has been a story of continual growth and improvement. The biggest change was to come in the 1970's with the admission of girls to the school. This is what led to the acquisition of Lonsdale Terrace in the village of St Bees, and the establishment of two girl's houses – Bega and Lonsdale.

It was only recently that the school again fell upon financial problems, which is why Lonsdale Terrace was put on the market in 2019 and enabled our client to purchase the properties. The school undertook works to the former boarding accommodation in 2019, to return the houses back to individual properties, however, there remains a significant amount of work to be undertaken to restore them to their former glory and make suitable for families of this era.

2.0 POLICY CONTEXT

2.1 The policies contained within the Revised (February 2019) National Planning Policy Framework (hereafter the Framework), It establishes that the purpose of the planning system is to contribute to the achievement of sustainable development by pursuing three interdependent objectives, which are economic, social, and environmental. Taken together, comprise the Government's view of what sustainable development should constitute in practice. It is considered that the historic environment poses implications and opportunities for the achievement of sustainable development in relation to all three objectives.

A key dimension of sustainability is protecting and enhancing our historic environment (paragraph 7) and the pursuit of sustainable development involves, amongst other things, seeking positive improvements to the quality of the historic environment.

2.2 A core planning principle set out within the Framework (paragraph 17) is to: "Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations".

2.01 A heritage asset is defined within the Framework as:

"A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing)"

2.02 Significance, for heritage policy, is defined in the Framework as:

"The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."

2.03 In undertaking any heritage assessment, the aim should be to demonstrate understanding of the nature of significance and the particular interest which contributes to that significance, the extent of the building fabric that holds this interest and its comparative level of importance in the national and local context. In considering heritage interest the Framework defines the nature of the archaeological interest a heritage asset may hold:

"There will be archaeological interest in a heritage asset if it holds, or may potentially hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them."

2.04 The Framework does not provide a definition of what constitutes architectural, artistic, or historic interest. Guidance can however be derived from Paragraph 9 of Principles of Selection for Listed Buildings (DCMS March 2010) which provides definitions of architectural and historic interest in the national context:

“Architectural Interest. *To be of special architectural interest a building must be of importance in its architectural design, decoration, or craftsmanship; special interest may also apply to nationally important examples of particular building types and techniques (e.g., buildings displaying technological innovation or virtuosity) and significant plan forms:*

Historic Interest. *To be of special historic interest a building must illustrate important aspects of the nation’s social economic, cultural or military history and/or have close historical associations. with nationally important people. There should normally be some quality of interest in the physical fabric of the building itself to justify the statutory protection afforded by listing.”*

2.05 In determining the scope and extent of assessment the Framework, at paragraph 128, states that in describing significance:

“The level of detail should be proportionate to the asset’s importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.”

2.06 The assessment of significance of a place provides a baseline from which to assess the impact of development proposals. Paragraph 131 of the Framework indicates that, in determining planning applications, local planning authorities should take account of:

- “The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of proposed development making a positive contribution to local character and distinctiveness”.

2.07 Further at 132 paragraph the Framework sets out that: “When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation”.

2.08 Where proposals give rise to harm to the significance of a designated heritage asset paragraph 133 of the Framework sets out that:

“Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss...”

2.09 It continues at paragraph 134 that:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.”

3.0 EXTERNAL AND INTERNAL FEATURES

3.1 Apartments no 1 and 1A

3.1.1 External Features



The entrance to the apartment at first and second floor is accessed from Finkle Street and it is proposed to retain this.

Left: The main entrance on the west facade is mentioned in the listing text and is to be entirely retained.

Investigations to the blind windows have confirmed that that the walls behind are solid masonry and no internal openings were in these locations, so they have never actually been windows.



Both front and rear elevations are currently rendered, with colour to the front and side and natural to the rear. All elevations require to be prepared for render repairs and redecoration by specialist using lime render and stucco (Parax LTD) to be applied by specialist.

The stucco features above the windows and door on the front elevation will be carefully restored by a specialist. Colour of all render and stucco to match existing.



The existing door and frame are to be retained and made good with the provision of new ironmongery. Once repaired full decoration will be undertaken.

Existing gutters and downpipes to be retained, repaired where necessary and decorated.

All existing single glazed windows to either be repaired / replaced (subject to planning condition).



Left: View of the rear of Apartment 1 and 1A.



Left: The ground floor window to the rear is not original and requires repair / replacement subject to planning condition.

All existing features are to be retained.

Existing external cills to be repaired and decorated.

Existing Velux windows to be replaced with Velux conservation rooflights (or rooflight company, heritage rooflights) (size to match existing), and new flashings to suit.

Localised lead repair work may be required to chimneys, to prevent leaking.

Roof to be repaired where necessary with slates to match existing to make the roof completely watertight.

3.1.2 Internal Features (Apartment 1)



Much of the original historic internal fabric has been removed, although there are elements that have been saved and it is intended to reinstate elements of the building that have been removed, such as the cornices and skirtings.

The existing door and fanlight are to be refurbished and decorated.



Modern strip light fittings are to be removed and all walls, ceilings and floors made good. The existing floor has been over-boarded. It is intended to overlay an oak engineered floor.

Finish with Georgian style skirting to match existing (there are examples of skirting within the rooms, and it is proposed to match up with these and repair / replace, as necessary).



Coving to be reinstated as original to the proposed new living kitchen / dining area, including the down stand beam that will be required. The down stand will accommodate the new steel beam and but will be covered with a new cornice to both sides that would be made to match the existing cornices.



Both existing windows have the original shutters to the inside of the windows which are in excellent condition. It is proposed for these to be retained and carefully restored and decorated.

New doors at ground floor to be provided as heritage style four panel painted timber fire doors to enhance the heritage asset. Where possible it is proposed to refurbish any original doors with door closers and intumescent paint subject to building control approval.



3.1.2 Internal Features (Apartment 1A)



Above and left:

The existing staircase at ground floor has been modified as part of later alterations to the building. It is proposed to reinstate balusters and rails to match the existing to the lower part of the staircase, where they have been removed.

The existing staircase is to be retained as existing throughout the rest of the building.





Left:

Existing kitchen, bathroom and living area at the front of the first floor, has lost most of the original heritage features.

It is proposed to remain as existing subject to minor decorative repairs. Flush panel doors to be replaced with heritage style 4 panel painted timber fire doors to enhance the heritage asset. Where possible it is proposed to refurbish any original doors with door closers and intumescent paint subject to building control approval.

Original floors to be made good using T & G flooring to match existing where required.



Where skirtings are missing it is proposed to replace with new skirtings in the same style as the original.

The proposal is to create an open plan living / dining kitchen.

The existing wall that separates the existing kitchen and living area has already an opening walled up, however it is proposed to fully open up the space to fulfil the requirements of modern day living.





Left:

Existing living area at the rear of the first floor is proposed to remain as existing subject to minor decorative repairs. Flush panel doors to be replaced with heritage style 4 panel painted timber fire doors to enhance the heritage asset. Where possible it is proposed to refurbish any original doors with door closers and intumescent paint subject to building control approval.



Left:

Existing living area at first floor is proposed to remain as existing subject to minor decorative repairs. Flush panel doors to be replaced with heritage style four panel painted timber fire doors to enhance the heritage asset.

Above:

Existing living area at first floor is proposed to remain as existing subject to minor decorative repairs. Flush panel doors to be replaced with heritage style 4 panel painted timber fire doors to enhance the heritage asset.

Where possible it is proposed to refurbish any original doors with door closers and intumescent paint subject to building control approval.



Left:

Handrail, balusters and rails are original and are to be retained.

Apply an insulated plasterboard 62mm thick to underside of sloping ceiling. The laminated plasterboard and PIR has a vapour barrier incorporated so interstitial moisture would be prevented, tape and skim and undertake full decorations.

Remove existing Velux and replace with heritage style rooflight (Velux or similar) with flashing kit that mounts unit flush with the roof surface.



Left; existing store between bedrooms:

All redundant M&E to be removed and surfaces made good.

Minor fabric repairs to be undertaken to existing lath and plaster ceiling and walls.

Apply an insulated plasterboard 62mm thick to underside of sloping ceiling, the laminated plasterboard and PIR has a vapour barrier incorporated so interstitial moisture would be prevented, tape and skim and undertake full decorations, to improve the building fabric

tape and skim and undertake full decorations, to improve the building fabric. Existing flush panel door is to be removed and replaced with new heritage style four panel fire rated doors.





Attic Bedroom (gable end)

Remove all damp and damaged / blown plasterwork and repair with lime plaster. (Solo lime plaster from Lime Centre).

Apply an insulated plasterboard 62mm thick to underside of ceiling. The Laminated plasterboard and PIR has a vapour barrier incorporated so interstitial moisture would be prevented. New rooflights to be installed with flashing kit that mounts unit flush with the roof surface.

The existing single glazed window gable end window to be either repaired / replaced (subject to planning condition). And new heritage rooflight windows (Velux or similar with flashing kit that mounts unit flush with the roof surface).



Floorboards are in good condition (but may require minor repairs).

Existing flush panel doors are not original and it is proposed for these to be removed and replaced with new heritage style four panel fire rated doors.





Attic Bedroom

Remove all damp and damaged / blown plasterwork and repair with lime plaster and skim and decorate throughout.

Apply an insulated plasterboard 62mm thick to underside of ceiling tape and skim, and undertake full decorations. The laminated plasterboard and PIR has a vapour barrier incorporated so interstitial moisture would be prevented. New rooflights to be installed with flashing kit that mounts unit flush with the roof surface.



Provide and install new heritage rooflight windows (Velux or similar) with flashing kit that mounts unit flush with the roof surface.

Floorboards are in good condition (but may require minor repairs).

Existing flush panel doors are not original and are to be removed and replaced with new heritage style four panel fire rated doors.



3.2 House no 2

3.2.1 External Features



Left: The main entrance is mentioned in the listing text and is to be entirely retained.

Both front and rear elevations are currently rendered, with colour to the front and side and natural to the rear. All elevations require to be prepared for render repairs and redecoration by specialist using lime render and stucco (Parax LTD) to be applied by specialist.

The stucco features above the windows and door on the front elevation will be carefully restored by a specialist. Colour of all render and stucco to match existing.



The existing door and frame are to be retained and made good with the provision of new ironmongery. Once repaired full decoration will be undertaken.

Existing gutters and downpipes to be retained, repaired where necessary and decorated.

All existing single glazed windows to either be repaired / replaced (subject to planning condition).



The existing stone steps to be cleaned up, and new painted metal handrails provided, that would have originally been installed.



Left and below:

The rear courtyard is divided by a single storey 'link' building to an outbuilding at the rear. It is proposed to demolish both these structures. The link building is in extremely poor condition, and also to demolish the existing rear building, as they were a later mid-century addition to the property and the intention is to restore the rear garden to its original state to provide additional amenity space for the property and allow more light into the existing dwelling.



All existing single glazed windows to either be repaired / replaced (subject to planning condition).

Existing cills to be repaired and decorated.

Existing roof windows to be replaced with Velux conservation rooflights (or rooflight company, heritage rooflights)

(Size to match existing), and new flashings to suit.

New heritage rooflight windows (Velux or similar) with flashing kit that mounts unit flush with the roof surface.

Localised lead repair work required to chimneys, to prevent leaking.





Left: The ground floor window to the kitchen is not original and requires replacement. The proposal is to remove the existing modern window and reinstate the original Georgian style of window, in the original opening (which has been walled up), with a double-glazed slimline heritage painted timber sash – albeit this will be subject to planning condition to reflect what would have been originally installed.



Poorly constructed 'link' building and out-building to be removed to return the original building back to its former configuration.

3.2.2 Internal Features



Left: The existing walls and floor are generally in good condition.

Redundant M&E to be removed and wall / ceiling finishes made good, and primed, prepared, and fully decorated.

The ramp in the hallway is proposed to be removed and the original step down to be reinstated.

Handrails, balusters, and rails are original, and to be retained.

Flush panel doors to be replaced with heritage style four panel painted timber fire doors to enhance the heritage asset.

Where possible it is proposed to refurbish any original doors with door closers and intumescent paint subject to building control approval.





Left: period features to be retained, including archway and architraves. (Modern lighting to all be stripped out and make good surfaces). All architraves and plaster features to be retained.



Above: In the existing study, the period features below and to the sides of the existing window are in good condition, it is proposed to carefully refurbish the existing timber shutters.



Left: Existing cornice to be made good in locations where redundant services are to be removed and where hairline cracks have appeared.

Existing architraves, and skirtings to be retained and made good.

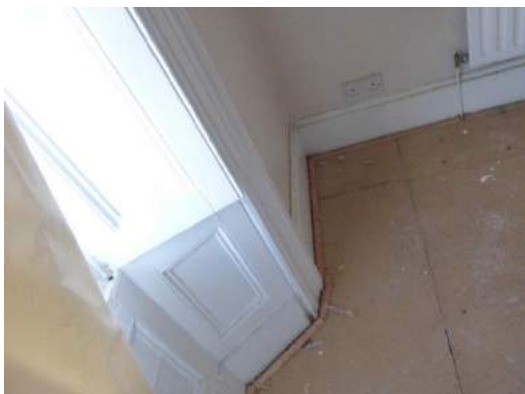
Flush panel doors to be replaced with heritage style four panel painted timber fire doors to enhance the heritage asset.

Where possible it is proposed to refurbish any original doors with door closers and intumescent paint subject to building control approval.



Above: In the existing lounge at the front of the property and

Left and below: the existing dining area to the rear of the property, the period features below and to the sides of the existing window are in good condition, it is proposed to carefully refurbish the existing timber shutters.



Below: Existing cornice to be made good in locations and where hairline cracks have appeared.



Above: Existing architraves, and skirtings to be retained and made good



Left: In the existing lounge, the period features below and to the sides of the existing windows both front and back are in good condition, it is proposed to carefully refurbish the existing timber shutters.

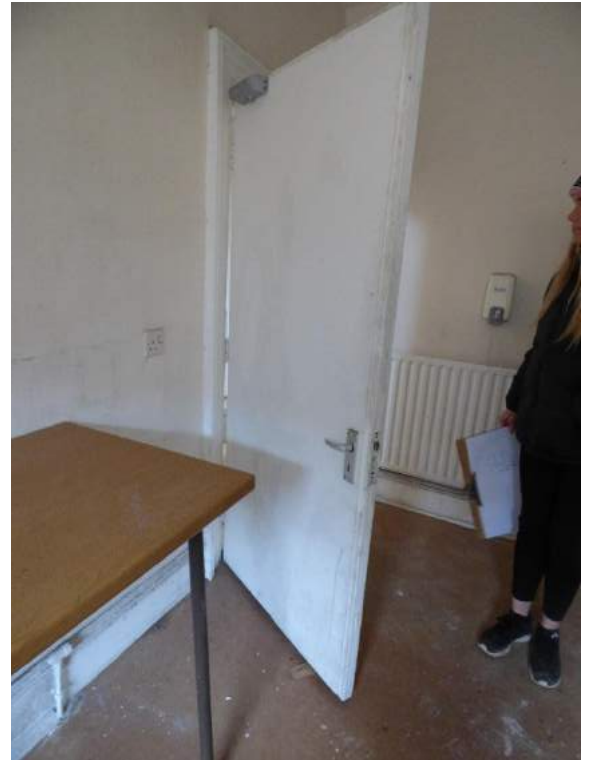
Existing cornice to be made good in locations where redundant services are to be removed and where hairline cracks have appeared.

Existing architraves, and skirtings to be retained and made good.

Flush panel doors to be replaced with heritage style four panel painted timber fire doors to enhance the heritage asset.

Where possible it is proposed to refurbish any original doors with door closers and intumescent paint subject to building control approval.





Above:

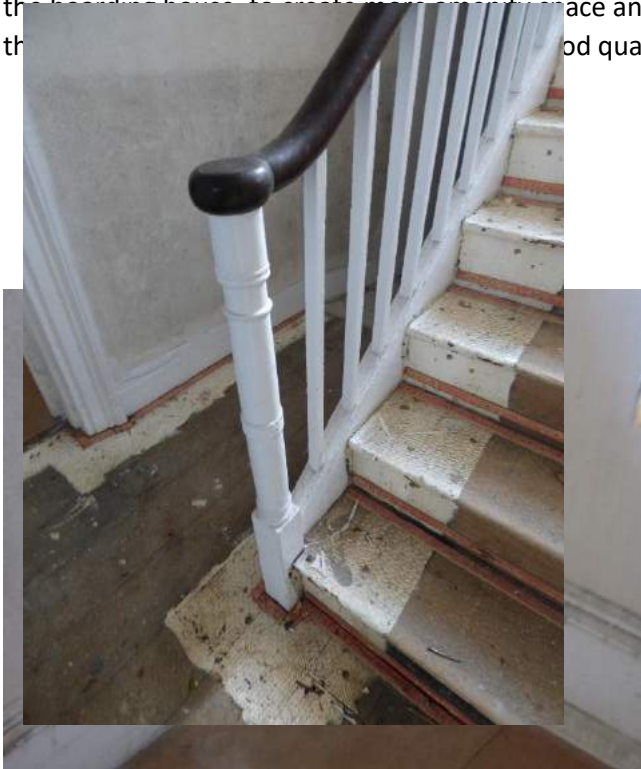
Flush panel doors to be replaced with heritage style four panel painted timber fire doors to enhance the heritage asset. Where possible it is proposed to refurbish any original doors with door closers and intumescent paint subject to building control approval.

Existing modern single glazed window to be repaired / replaced subject to planning condition.



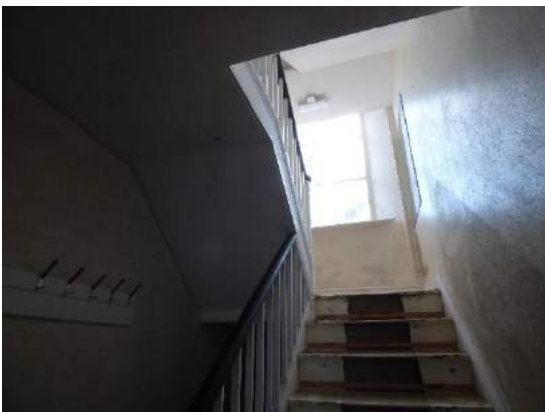
Left: The outbuilding to the rear of the property.

It is proposed to remove this building, which was a later addition to the property to provide washroom facilities to the boarding house, to create more open space and reduce the overbearing impact on the ground floor rooms of the main building. The building was of good quality and was added mid century to provide washroom facilities to the boarding school.





condition. One missing baluster between first and second floor match existing.



Left and Below: Existing bathroom, all to be completely renovated. All existing FF&E and M&E to be removed and all surface finishes to be completely removed and walls made good.

New Georgian heritage style 4 panel door to be provided to replace modern internal door, and installed by specialist joinery company such as Batty Joinery Ltd. All fabric damage to be

carefully repaired. New four panelled heritage door to be provided and installed.

Bathroom to be reduced in size to accommodate new en-suite to master bedroom.



First floor
landing area:

Period features
to be retained.



All architraves, to be retained. New Georgian four panel doors to be provided in lieu of flush panel doors.



Front bedroom (First floor RHS), cornice, skirtings, and architraves to be retained. Existing flush panelled door to be replaced with new Georgian heritage style 4 panel fire door to be provided and installed by specialist joinery company such as Batty Joinery Ltd.

Existing floorboards in good condition.

It is proposed to form new doorway with architraves to match existing, and new four panelled door, into a new ensuite to be formed from part of the existing over large bathroom to make efficient use of the space and reflect the requirements of modern-day living.



Front bedroom (First floor LHS), cornice, skirtings, and architraves to be retained. Existing flush panelled door to be replaced with new Georgian heritage style four panel fire door to be provided and installed by specialist joinery company such as Batty Joinery Ltd. Where possible it is proposed to refurbish any original doors with door closers and intumescent paint subject to building control approval.



Existing floorboards in good condition. Minor repairs may be necessary.



Rear bedroom existing skirtings and architraves to be retained. Existing modern flush panelled door to be replaced with new Georgian heritage style 4 panel door fire door to be provided and installed by specialist joinery company such as Batty Joinery Ltd.

Damp ingress has affected plasterwork by window. It is proposed to rake back existing blown plaster and repair with new lime plaster.

Existing floorboards in good condition. Minor repairs may be necessary.



Left and below:

Handrail, balusters, and rails are original and are to be retained. Missing baluster to be replaced with matching baluster and decorated to match existing.

Apply an insulated plasterboard 62mm thick to underside of ceiling. The Laminated plasterboard and PIR has a vapour barrier incorporated so interstitial moisture would be prevented. Tape and skim and undertake full decorations.





Left: Attic Store is proposed to be converted into a bathroom to be shared by the attic bedrooms by increasing the size of the room to each side to allow for the new



Left: Attic Bedroom

New plasterboard stud partition to be installed in lieu of removal of part of existing store / bedroom partition (existing lath and plaster) to allow for bathroom to be useable size.

In the bedroom remove all damp and damaged / blown plasterwork and repair with lime plaster (Solo lime plaster from Lime Centre).and skim and decorate throughout.

Apply an insulated plasterboard 62mm thick to underside of ceiling. The Laminated plasterboard and PIR has a vapour barrier incorporated so interstitial moisture would be prevented. New rooflights to be installed with flashing kit that mounts unit flush with the roof surface.

Floorboards are in good condition (but may require minor repairs).

Existing flush panel doors are to be removed and replaced with new heritage style 4 panel fire doors.



Above and below: Attic Bedroom

New plasterboard stud partition to be installed in lieu of removal of part of existing store / bedroom partition to allow for bathroom to be useable size.

In the bedroom remove all damp and damaged / blown plasterwork and repair with lime plaster (Solo lime plaster) and skim and decorate throughout.

Apply an insulated plasterboard 62mm thick to underside of ceiling tape and skim. The laminated plasterboard and PIR has a vapour barrier incorporated so interstitial moisture would be prevented and undertake full decorations. New heritage style rooflights to be installed replacing the existing modern velux rooflights with flashing kit that mounts unit flush with the roof surface.

Floorboards are in good condition (but may require minor repairs).

Existing flush panel doors are to be removed and replaced with new heritage style 4 panel fire doors.



3.3 House no 3

3.3.1 External Features

Left: The main entrance is mentioned in the listing text and is to be entirely retained.

Both front and rear elevations are currently rendered, with colour to be retained. All elevations require to be prepared for render repairs and redecoration by specialist using lime render and stucco (Parax LTD) to be applied by specialist.

The stucco features above the windows and door on the front elevation will be carefully restored by a specialist. Colour of all render and stucco to match existing.

The existing door and frame are to be retained and made good with the provision of new ironmongery. Once repaired full decoration will be undertaken.

Existing gutters and downpipes to be retained, repaired where necessary and decorated. All existing single glazed windows to either be repaired / replaced (subject to planning condition).

Above: Commemoration stone to be cleaned and restored to mark the opening of Lonsdale House on 28th June 1983 by HRH Princess Ann. The slate plaque will be cleaned by a specialist using a Wet air-abrasive system, subject to specialist inspection prior to works being undertaken.



The existing stone steps to be cleaned up, and new painted metal handrails provided, that would have

originally been installed.

(Refer to D&A statement for details).







Existing gutters and downpipes to be retained, repaired where necessary and decorated.

All existing single glazed windows to either be repaired / replaced (subject to planning condition).

Existing cills to be repaired and decorated.
Existing Velux windows to be replaced with Velux conservation rooflights (or Rooflight company, heritage rooflights) (size to match existing), and new flashings to suit.

Localised lead repair work may be required to chimneys, to prevent damp ingress.



Rear of property, – render to be repaired by specialist and decorated with off white colour.



Existing link building to be completely removed and the existing house to be made good. New door to rear to be Georgian style as front door as although the estimate for the date of the buildings is mid-19th Century, which would be some years after the end of the Georgian period, even if the counting the Regency, but reflect the style none the less.



ter mid-century addition to the property and are not good quality construction, so it is the intention is to restore the rear garden to its original state to allow for additional recreation space for the property.

3.3 House no 3

3.3.2 Internal Features



Left: The existing walls and floors are generally in good condition.

Redundant M&E to be removed and wall / ceiling finishes made good, and primed, prepared, and fully decorated.

The ramp in the hallway is proposed to be removed and the original step down to be reinstated.

Handrails, balusters, and rails are original, and to be retained.



Flush panel doors to be replaced with heritage style four panel painted timber fire doors to enhance the heritage asset.

Where possible it is proposed to refurbish any original doors with door closers and intumescent paint subject to building control approval.

Left: Period features to be retained, including archway and architraves. (Modern lighting to all be stripped out and make good surfaces). All architraves and plaster features to be retained.

Left: The basement



Kloster NB1 is a breathable water proof system which will enhance the thermal value of the building without increasing the moisture content of the wall.



The walls down to the basement also require the full treatment.

In the basement all existing services are to be carefully stripped out and replaced with new compliant infrastructure.



services installed.

Exist
/ re



either be repaired
and reveals made
good.
All
existing
services
to be
carefully
removed
and new
gas and
electric



Above:

In the existing study, the period features below and to the sides of the existing window are in good condition, it is proposed to carefully refurbish the existing timber shutters.



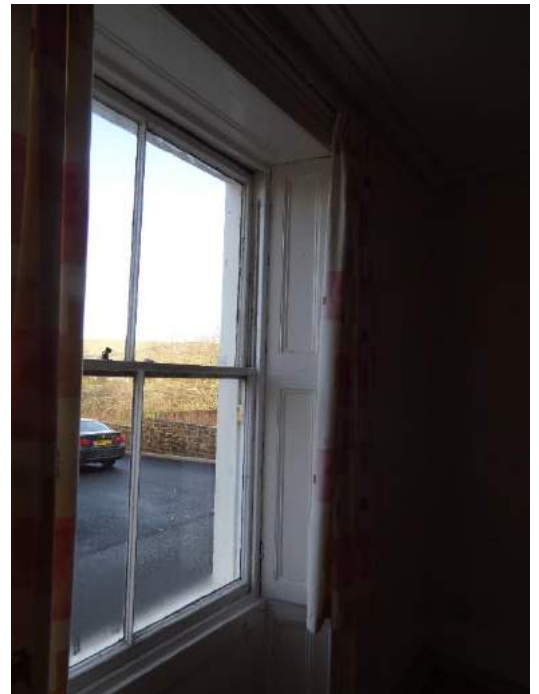
Where redundant services are to be removed and where hairline cracks have appeared.

Existing architraves, and skirtings to be retained and made good.

Flush panel doors to be replaced with heritage style 4 panel painted timber fire doors to enhance the heritage asset.

Where possible it is proposed to refurbish any original doors with door closers and intumescent paint subject to building control approval.





Above: In the existing lounge at the front of the property and

Right and below: The existing dining area to the rear of the property, the period features below and to the sides of the existing window are in good condition, it is proposed to carefully refurbish the existing timber shutters.

Below: Existing cornice to be made good in locations and where hairline cracks have appeared.

Existing architraves, and skirtings to be retained and made good.

Flush panel fire door to be replaced with heritage style four panelled fire doors to enhance the heritage asset.

Where possible it is proposed to refurbish any original doors with door closers and intumescent paint subject to building control approval.



Above, Right, and below: In the existing lounge, the period features below and to the sides of the existing windows both front and back are in good condition, it is proposed to carefully refurbish the existing timber shutters.

Existing cornice to be made good in locations where redundant services are to be removed and where hairline cracks have appeared.

Existing architraves, and skirtings to be retained and made good.

Flush panel doors to be replaced with heritage style four panel painted timber fire doors to enhance the heritage asset.



Left: The existing outbuilding is reached by a small, dilapidated corridor. It is proposed to remove this building and the link corridor in their entirety.

The existing outbuilding and link building were constructed mid-20th century to provide washroom facilities for the boarding school, however they are not good quality and conversion would be extremely difficult, so it is proposed to remove these and revert the former back garden to its former state allowing for more amenity space externally.





Retain original

All period features to be retained.

Retain architraves and skirtings. Replace existing flush panel doors with new four panelled heritage style fire doors by specialist joinery company.





Left: Existing bathroom to be reduced in size to allow for new en-suite to master which backs on to the bathroom. This allows for a decent sized family bathroom and a new en-suite providing accommodation suitable for modern day living.

Existing ceiling to be made good and provide and install new extract fan linked back to light switch.

Existing single glazed windows to either be repaired / replaced (subject to planning condition).

New bathroom door to be new four panelled heritage style door - bathroom door does not need to be a fire rated door.



Rear bedroom skirtings and architraves to be retained. Existing flush panelled door to be replaced with new Georgian heritage style 4 panel door to be provided and installed by specialist joinery company such as Batty Joinery Ltd.

Existing floorboards generally in good condition.

Damp and associated blown plaster below window and to window reveals to be repaired with lime plaster. All existing single glazed windows to either be repaired / replaced (subject to planning condition).





Front bedroom (First floor RHS), skirtings and architraves to be retained. Existing flush panelled door to be replaced with new Georgian heritage style 4 panel door to be provided and installed by specialist joinery company such as Batty Joinery Ltd. Where possible it is proposed to refurbish any original doors with door closers and intumescent paint subject to building control approval.

Existing floorboards in good condition.

It is proposed to form new doorway with architraves to match existing, and new four panelled door, into a new en-suite to be formed from part of the existing over large bathroom to make efficient use of the space and reflect the requirements of modern-day living.





Front bedroom (First floor LHS), cornice, skirtings and architraves to be retained. Existing flush panelled door to be replaced with new Georgian heritage style 4 panel door to be provided and installed by specialist joinery company such as Batty Joinery Ltd.

Where possible it is proposed to refurbish any original doors with door closers and intumescent paint subject to building control approval.

Existing floorboards generally in good condition.





Left and below:

Handrail, balusters, and rails are original and are to be retained.

Apply an insulated plasterboard 62mm thick to underside of ceiling. The Laminated plasterboard and PIR has a vapour barrier incorporated so interstitial moisture would be prevented.





Left: Attic Store is proposed to be converted into a bathroom to be shared by the attic bedrooms by increasing the size of the room to each side to allow for the new bathroom.

Left and below: Attic Bedroom.

New plasterboard std partition to be installed in lieu of removal of part of existing store / bedroom partition to allow for bathroom to be useable size.

In the bedroom remove all damp and damaged / blown plasterwork and repair with lime plaster and skim and decorate throughout.



Apply an insulated plasterboard 62mm thick to underside of ceiling tape and skim and undertake full decorations. New rooflights to be installed.

Replace modern Velux rooflight with new heritage rooflight windows (Velux or similar).

Floorboards are in good condition (but may require minor repairs).

Existing modern flush panel doors are to be removed and replaced with new heritage style 4 panel doors.





Left and below: Attic Bedroom.

New plasterboard stud partition to be installed in lieu of removal of part of existing store / bedroom partition to allow for bathroom to be useable size.

In the bedroom remove all damp and damaged / blown plasterwork and repair with lime plaster (Solo lime plaster from Lime Centre) and skim and decorate throughout.

Apply an insulated plasterboard 62mm thick to underside of ceiling tape and skim and undertake full decorations. Replace existing rooflights to with new heritage style rooflights (Velux or similar).

Floorboards are generally in good condition (but may require minor repairs).

Existing modern flush panel doors are to be removed and replaced with new heritage style 4 panel fire doors.



3.4 House no 4

3.4.1 External Features



Left: The main entrance is mentioned in the listing text and is to be entirely retained.

Both front and rear elevations are currently rendered, with colour to the front and side and natural to the rear. All elevations require to be prepared for render repairs and redecoration by specialist using lime render and stucco (Parax LTD) to be applied by specialist.

The stucco features above the windows and door on the front elevation will be carefully restored by a specialist. Colour of all render and stucco to match existing.



The existing door and frame are to be retained and made good with the provision of new ironmongery. Once repaired full decoration will be undertaken.

Existing gutters and downpipes to be retained, repaired where necessary and decorated.

All existing single glazed windows to either be repaired / replaced (subject to planning condition).





It is proposed to reinstate the handrails that would have originally been either side of the steps. Refer to details in D&A statement.

Below: Existing front door to be made good and redecorated.

The existing stone steps to be cleaned up, and new painted metal handrails provided, that would have originally been installed.





Left and below:

The rear courtyard is divided by a single storey 'link' building to an outbuilding at the rear. It is proposed to demolish this link structure as it is in extremely poor condition, and also to demolish the existing rear building, which was a mid-20th Century addition to the property to facilitate washroom accommodation for the boarding house, to provide additional amenity space for the property and allow more light into the existing dwelling.

All existing single glazed windows to either be repaired / replaced (subject to planning condition).



Rear of property – render to be repaired by specialist and decorated with off white render.



3.4.2 Internal Features



Left: The existing walls and floor are generally in good condition.

Redundant M&E to be removed and wall / ceiling finishes made good, and primed, prepared, and fully decorated.

The ramp in the hallway is proposed to be removed and the original step down to be reinstated.

Handrails, balusters, and rails are original, and to be retained.

Flush panel doors to be replaced with heritage style 4 panel heritage asset. Where possible it is proposed to refurbish any original doors with door closers and intumescent paint subject to building control approval.



Left: period features to be retained, including archway and architraves. (Modern lighting to all be stripped out and make good surfaces). All architraves and plaster features to be retained.





Left: In the existing study, the period features below and to the sides of the existing window are in good condition, it is proposed to carefully refurbish the existing timber shutters.

Left: Existing cornice to be made good in locations where redundant services are to be removed and where hairline cracks have appeared.

Existing architraves, and skirtings to be retained and made good.



Flush panel doors to be replaced with heritage style 4 panel painted timber fire doors to enhance the heritage asset.

Where possible it is proposed to refurbish any original doors with door closers and intumescent paint subject to building control approval.



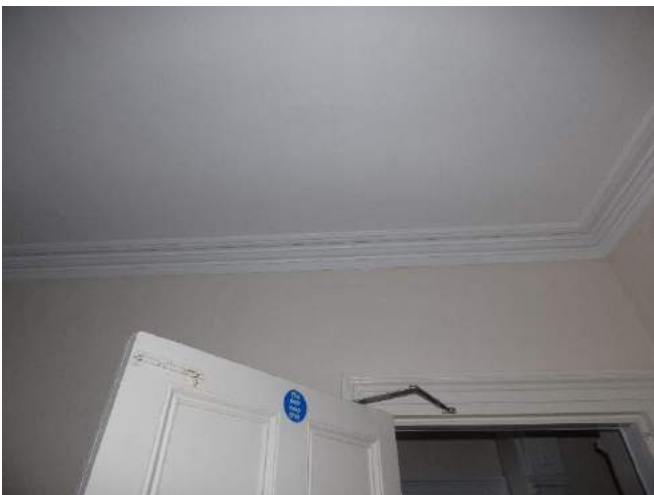
Left and below: the existing kitchen area to the rear of the property, the period features below and to the sides of the existing window are in good condition.

Below: Existing cornice to be made good in locations and where hairline cracks have appeared.

Existing architraves, and skirtings to be retained and made good.

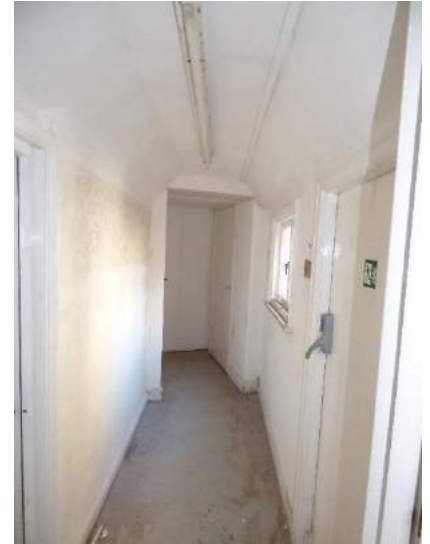
Flush panel doors to be replaced with heritage style 4 panel painted timber fire doors to enhance the heritage asset.

Where possible it is proposed to refurbish any original doors with door closers and intumescent paint subject to building control approval.





Left: Existing single skin link building extension to be removed.



Left: Shower block to be removed to provide additional amenity space to the property. Not original building. Constructed mid-20th Century to provide washroom facilities for the boarding house.





The existing walls and floor to the basement are generally in sound condition so would be suitable for the application of damp proof slurry system. All existing paint and surface finishes must be removed and made good including all snots removed, and damage to existing surfaces, prior to the installation of a Koster Polysil NB1. This migratory crystalline tanking slurry is used to seal below ground structures against water ingress.

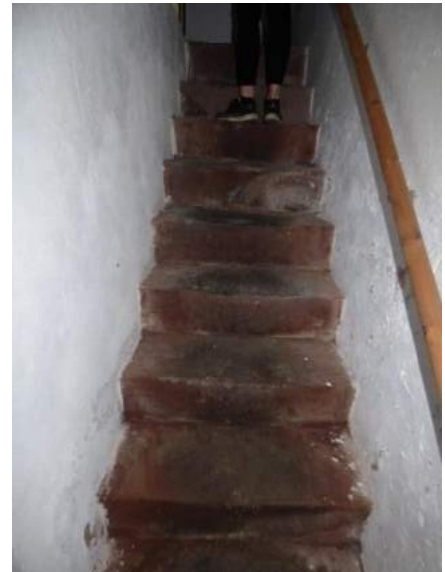


Koster NB1 is considered to be a Type A waterproofing system as defined by BS8102:2009 and is generally used to seal the inside face of basement structures, slabs and retaining walls.

Koster NB1 works by both providing a physical barrier against water ingress as well as providing a migratory crystal sealant that penetrates deep into the structure to seal micropores and cracks against water ingress.

Once applied then the walls can be prepared and primed for decorating and for the floor finish to be installed. Complete new boiler and heating system is required, new distribution boards etc.

Kloster NB1 is a breathable water proof system which will enhance the thermal value of the building without increasing the moisture content of the wall.



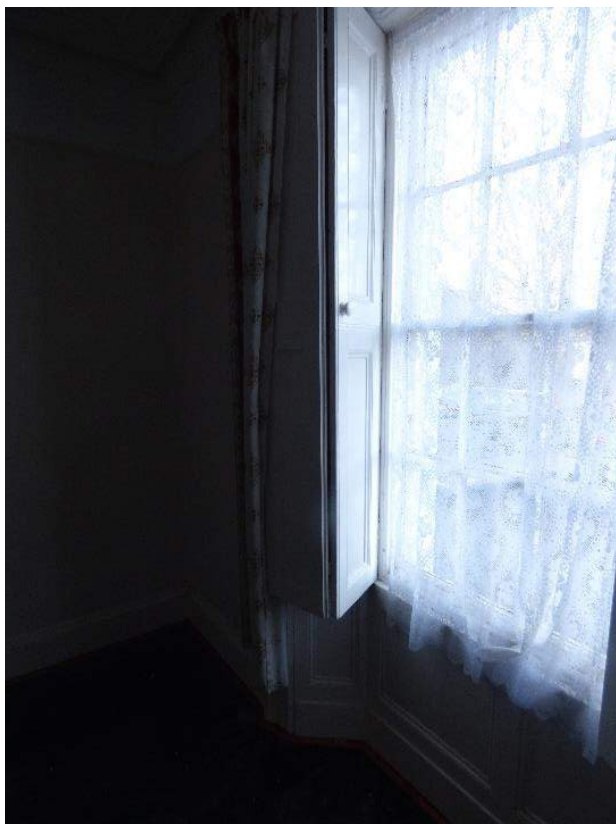
Above:

The walls down to the basement also require the full treatment.

In the basement all existing services are to be carefully stripped out and replaced with new compliant infrastructure.

Existing window to basement has been walled up. This is to be removed and reveals made good. The proposed new window to the basement to be subject to planning condition.

All existing services to be carefully removed and new gas and electric services installed.



Above and Left: In the existing study, the period features below and to the sides of the existing windows both front and back are in good condition, it is proposed to carefully refurbish the existing timber shutters.

Existing cornice to be made good in locations where redundant services are to be removed and where hairline cracks have appeared.

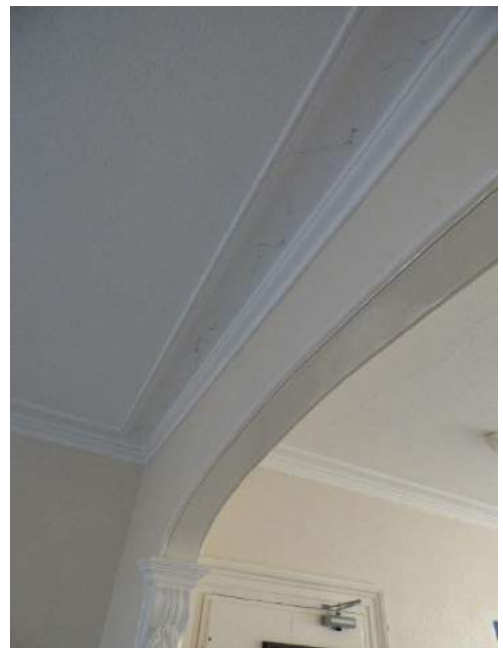
Existing architraves, and skirtings to be retained and made good.

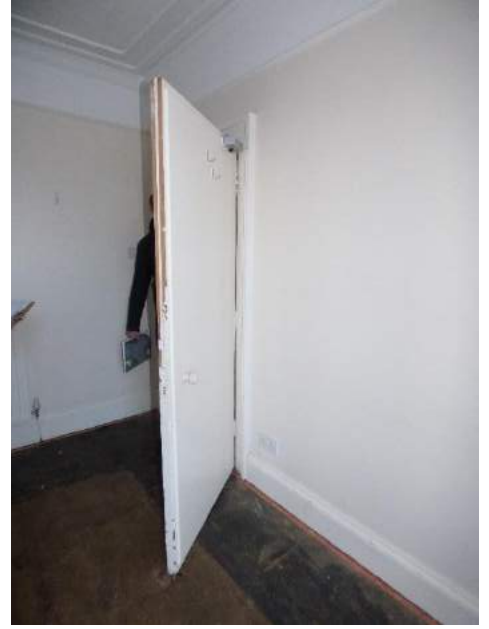
Flush panel doors to be replaced with heritage style 4 panel painted timber fire doors to enhance the heritage asset.

Where possible it is proposed to refurbish any original doors with door closers and intumescent paint subject to building control approval.



Left: period features to be retained, including archway and architraves. (Modern lighting to all be stripped out and make good surfaces). All architraves and plaster features to be retained.





Above and Left: In the existing lounge, the period features below and to the sides of the existing windows both front and back are in good condition, it is proposed to carefully refurbish the existing timber shutters.

Existing cornice to be made good in locations where redundant services are to be removed and where hairline cracks have appeared.

Existing architraves, and skirtings to be retained and made good.

Flush panel doors to be replaced with heritage style four panel painted timber fire doors to enhance the heritage asset. Where possible it is proposed to refurbish any original doors with door closers and intumescent paint subject to building control approval.



Above: In the existing lounge, the period features below and to the sides of the existing windows both front and back are in good condition, it is proposed to carefully refurbish the existing timber shutters.

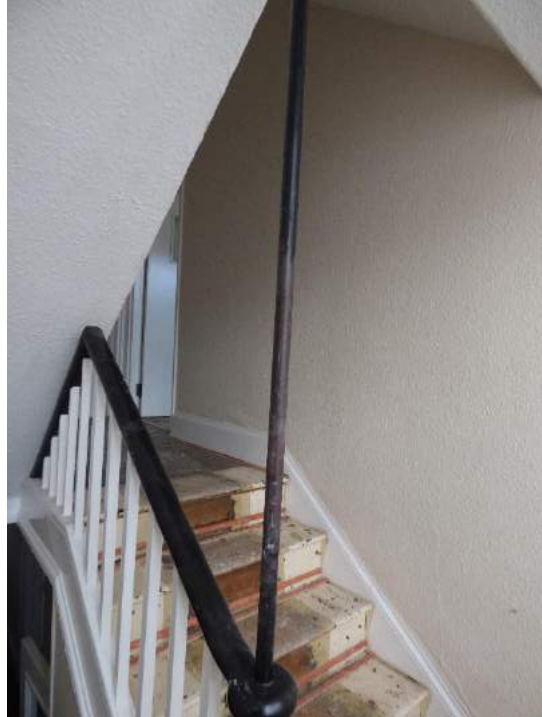


Retain original staircase, which is in good condition.

The requirement for the steel post at the top of the staircase

To be confirmed by structural engineer, if possible, the intention is to remove and strengthen the balusters if required to revert to the original staircase detail.





Original architraves to be retained.

Redundant M&E fixtures and fittings to be removed and surfaces made good.

Flush panel doors to be replaced with heritage style Georgian 4 panel fire doors.

Where possible it is proposed to refurbish any original doors with door closers and intumescent paint subject to building control approval.



Left and above: Existing bathroom, to be completely renovated. All existing FF&E and M&E to be removed and all surface finishes to be completely removed and walls made good.

New Georgian heritage style four panel door to be provided and installed by specialist joinery company such as Batt Joinery Ltd. All fabric damage to be carefully repaired. To replace existing modern flush glazed door.

Bathroom to be reduced in size to allow for the installation of a new en-suite to the master bedroom.





Left and above: Rear bedroom existing skirtings and architraves to be retained. Existing modern flush panelled door to be replaced with new Georgian heritage style four panel door to be provided and installed by specialist joinery company such as Batty Joinery Ltd.

Existing floorboards in good condition.





Front bedroom (First floor LHS), cornice, skirtings, and architraves to be retained.

Existing flush panelled door to be replaced with new Georgian heritage style four panel door to be provided and installed by specialist joinery company such as Batty Joinery Ltd. Where possible it is proposed to refurbish any original doors with door closers and intumescent paint subject to building control approval.

Existing floorboards in good condition.



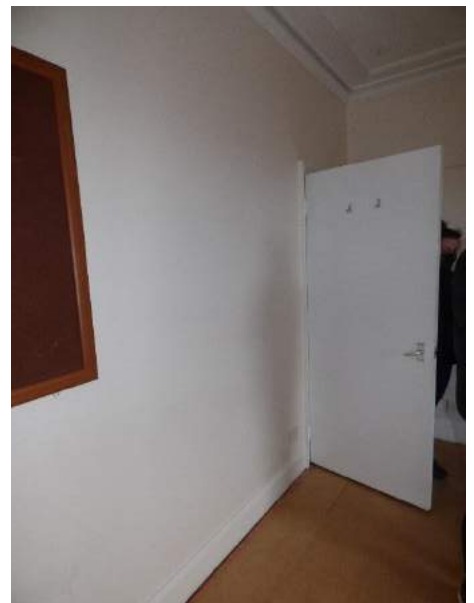


Front bedroom (First floor RHS), cornice, skirtings and architraves to be retained. Existing flush panelled door to be replaced with new Georgian heritage style 4 panel door to be provided and installed by specialist joinery company such as Batty Joinery Ltd. Where possible it is proposed to refurbish any original doors with door closers and intumescent paint subject to building control approval.



Existing floorboards generally in good condition.

It is proposed to form new doorway with architraves to match existing, and new four panelled door, into a new en-suite to be formed from part of the existing over large bathroom to make efficient use of the space and reflect the requirements of modern-day living.



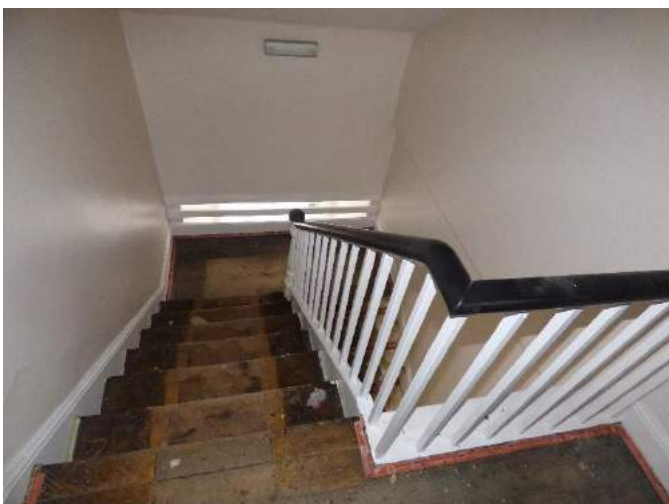


Left and below:

Landings at first floor and second floor.

Handrail, balusters, and rails are original and are to be retained.

Apply an insulated plasterboard 62mm thick to underside of ceiling. The Laminated plasterboard and PIR has a vapour barrier incorporated so interstitial moisture would be prevented.





Left and below: Attic Bedroom.

New plasterboard stud partition to be installed in lieu of removal of part of existing store / bedroom partition to allow for bathroom to be useable size.

In the bedroom remove all damp and damaged / blown plasterwork and repair with lime plaster (Solo lime plaster from Lime Centre) and skim and decorate throughout.

Apply an insulated plasterboard 62mm thick to underside of ceiling. The Laminated plasterboard and PIR has a vapour barrier incorporated so interstitial moisture would be prevented and skim and undertake full decorations. New heritage style rooflights to be installed, to replace modern Velux windows currently installed to restore heritage asset (Velux or similar with flashing kit that mounts unit flush with the roof surface).



Floorboards are in good condition (but may require minor repairs).

Existing flush panel doors are to be removed and replaced with new heritage style four panel fire doors.





Left: Attic Store is proposed to be converted into a bathroom to be shared by the attic bedrooms by increasing the size of the room to each side to allow for the new bathroom.





Left: Attic Bedroom

New plasterboard stud partition to be installed in lieu of removal of part of existing store / bedroom partition to allow for bathroom to be useable size.

In the bedroom remove all damp and damaged / blown plasterwork and repair with lime plaster (Solo lime plaster from Lime Centre) and skim and decorate throughout.

Apply an insulated plasterboard 62mm thick to underside of ceiling. The Laminated plasterboard and PIR has a vapour barrier incorporated so interstitial moisture would be prevented.

Floorboards are in good condition (but may require minor repairs).

Replace modern Velux windows with heritage rooflight windows (Velux or similar with flashing kit that mounts unit flush with the roof surface).



Existing flush panel doors are to be removed and replaced with new heritage style four panel fire doors.

3.5 House no 5

3.5.1 External Features



Left: The main entrance is mentioned in the listing text and is to be entirely retained.

Both front and rear elevations are currently rendered, with colour to the front and side and natural to the rear. All elevations require to be prepared for render repairs and redecoration by specialist using lime render and stucco (Parax LTD) to be applied by specialist.

The stucco features above the windows and door on the front elevation will be carefully restored by a specialist. Colour of all render and stucco to match existing.



The existing door and frame are to be retained and made good with the provision of new ironmongery. Once repaired full decoration will be undertaken.

Existing gutters and downpipes to be retained, repaired where necessary and decorated.

All existing single glazed windows to either be repaired / replaced (subject to planning condition).





The existing stone steps to be cleaned up, and new painted metal handrails to be provided (refer to D&A statement), that would have originally been installed.



Door to be fully refurbished, redecorated and furnished with new period feature ironmongery.





Existing cills to be repaired and decorated.

Existing Velux windows to be replaced with Velux conservation rooflights (or Rooflight company, heritage rooflights) (size to match existing) and new flashings to suit.

Localised lead repair work repair required to chimneys, to prevent leaking.

Rear of property – render to be repaired by specialist and decorated with off white render.

3.5 House no 5

3.5.2 Internal Features



Left and above: Basement.

The existing walls and floor are generally in sound condition so would be suitable for the application of damp proof slurry system. All existing paint and surface finishes must be removed, and damage to existing paint and surface finishes must be removed and made good including all snots removed, and damage to existing surfaces, prior to the

installation of a Koster Polysil NB1. This migratory crystalline tanking slurry is used to seal below ground structures against water ingress.

Koster NB1 is considered to be a Type A waterproofing system as defined by BS8102:2009 and is generally used to seal the inside face of basement structures, slabs and retaining walls.

Koster NB1 works by both providing a physical barrier against water ingress as well as

Providing a migratory crystal sealant that penetrates deep into the structure to seal micropores and cracks against water ingress. Klostet NB1 is a breathable water proof system which will enhance the thermal value of the building without increasing the moisture content of the wall.

Once applied then the walls can be prepared and primed for decorating and for the floor finish to be installed. Complete new boiler and heating system is required, new distribution boards etc.

The walls down to the basement also require the full treatment.

Existing window to basement to be repaired / replaced (subject to planning condition).

All existing services to be carefully removed and new gas and electric services installed.





Left and below: The existing walls and floor are generally in good condition.

Redundant M&E to be removed and wall/ceiling finishes made good, and primed, prepared and fully decorated.

The ramp in the hallway is proposed to be removed and the original step down to be reinstated.

Handrails, balusters, and rails are original and to be retained.

Flush panel doors to be replaced with heritage style panel painted timber fire doors to enhance the heritage asset.

Where possible it is proposed to refurbish any original doors with door closers and intumescent paint subject to building control approval.





Retain original staircase, which is in good condition.





Left: Period features to be retained, including archway and architraves. (Modern lighting to all be stripped out and make good surfaces). All architraves and plaster features to be retained.





Left and below:

In the existing study, the period features below and to the sides of the existing window are in good condition, it is proposed to carefully refurbish the existing timber shutters.



Below: Existing cornice to be made good in locations where redundant services are to be removed and where hairline cracks have appeared.

Existing architraves, and skirtings to be retained and made good.

Flush panel doors to be replaced with heritage style four panel painted timber fire doors to enhance the heritage asset.

Where possible it is proposed to refurbish any original doors with door closers and intumescent paint subject to building control approval.





Above, right, and below: In the existing lounge at the front of the property and the existing dining area to the rear of the property, the period features below and to the sides of the existing window are in good condition, it is proposed to carefully refurbish the exiting timber shutters.

Below: Existing cornice to be made good in locations and where hairline cracks have appeared.

Existing architraves and skirtings to be retained and made good.

Below: In the existing lounge, the period features below and to the sides of the existing windows both front and back are in good condition, it is proposed to carefully refurbish the existing timber shutters

Existing cornice to be made good in locations where redundant services are to be removed and where hairline cracks have appeared.

Existing architraves and skirtings to be retained and repaired where necessary.

Flush panel doors to be replaced with heritage style for panel painted timber fire doors to enhance the heritage asset.



paint subject to building control approval.

Where possible it is proposed to refurbish any original





Left and below: In the existing lounge, the period features below and to the sides of the existing windows both front and back are in good condition, it is proposed to carefully refurbish the existing timber shutters.

Existing cornice to be made good in locations where redundant services are to be removed and where hairline cracks have appeared.



Existing architraves and skirtings to be retained and made good.

Flush panel doors to be replaced with heritage style four panel painted timber fire doors to enhance the heritage asset.

Where possible it is proposed to refurbish any original doors with door closers and intumescent paint subject to building control approval. Above: period features to be retained, including archway and architraves. (Modern lighting to all be stripped out and make good surfaces). All architraves and plaster features to be retained.

Left and below: The period features below and to the sides of the existing window are in good conditions, it is proposed to carefully refurbish the existing timber shutters.

Existing cornice to be made good in locations where redundant services are to be removed and where hairline cracks have appeared.

Existing architraves and skirtings with heritage style four panel painted timber fire doors.





Left and below: The period features below and to the sides of the existing window are in good conditions, it is proposed to carefully refurbish the existing timber shutters.

Existing cornice to be made good in locations where redundant services are to be removed and where hairline cracks have appeared.



Existing architraves and skirtings with heritage style four panel painted timber fire doors.

Left and below: Ceiling to be repaired to original lath and plaster ceiling by specialist using lime plaster.



Left and below: The period features below and to the sides of the existing window are in good conditions, it is proposed to carefully refurbish the existing timber shutters.

Existing cornice to be made good in locations where redundant services are to be removed and where hairline cracks have appeared.

Existing architraves and skirtings with heritage style four panel painted timber fire doors.





Retain original staircase, which is in good condition.





Left:

Bathroom at first floor:

Existing tiles, fixtures and fittings are currently being completely removed.

The existing ceiling will be made good with the installation of a new extract fan linked back to light switch



Bathroom door does not need to be a fire rated door but will be replaced with new four panel Georgian style door, to match all the doors throughout.

It is proposed to reduce the size of the family bathroom to provide an en-suite to the master bedroom and provide a more usable family bathroom.





Left:

Rear bedroom skirtings and architraves to be retained. Existing flush panelled door to be replaced with new Georgian heritage style four panel fire door to be provided by specialist joinery company such as Batty Joinery Ltd.

Existing floorboards are generally in good condition.





Left:

Front bedroom (master) skirtings and architraves to be retained. Existing flush panelled door to be replaced with new Georgian heritage style 4 panel door to be provided and installed by specialist joinery company such as Batty Joinery Ltd.

Where possible it is proposed to refurbish any original doors with door closers and intumescent paint subject to building control approval.

Existing floorboards in generally good condition.

Form new opening into new en-suite with new architraves and door to match the rest of the property.





Left:

Front bedroom skirtings and architraves to be retained. Existing flush panelled door to be replaced with new Georgian heritage style 4 panel door to be provided and installed by specialist joinery company such as Batty Joinery Ltd.

Where possible it is proposed to refurbish any original doors with door closers and intumescent paint subject to building control approval.

Existing floorboards have been concealed and over-boarded using large chipboard planks. It is proposed to lift the chipboard and evaluate the condition of the existing flooring underneath.

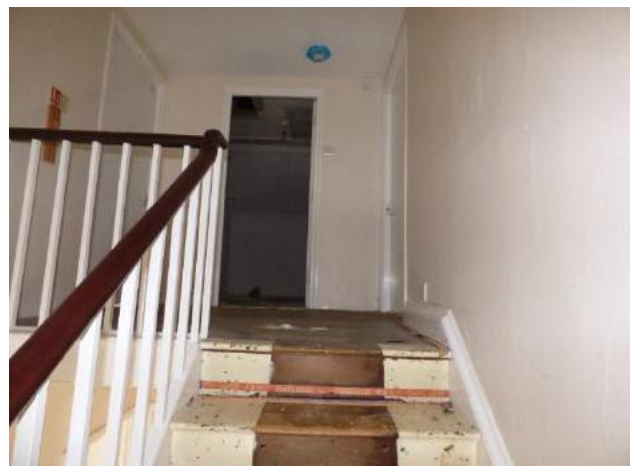
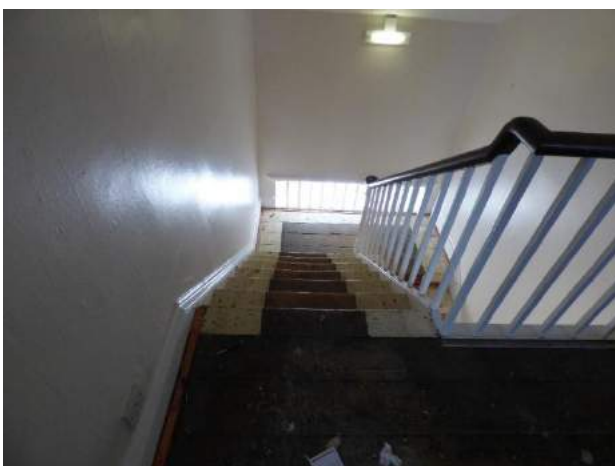
It is likely that the existing timber floorboards may require significant replacement, if this is the case, the floorboards will be replaced as required on a like for like basis.





Left and below: Handrail, balusters and rails are original and are to be retained. Missing baluster to be replaced with matching baluster and decorated to match existing.

Apply an insulated plasterboard 62mm thick to underside of ceiling. The Laminated plasterboard and PIR has a vapour barrier incorporated so interstitial moisture would be prevented.





Left: Existing attic store is proposed to be converted into a bathroom to be shared by the attic bedrooms by increasing the size of room to each side to allow for the new bathroom.



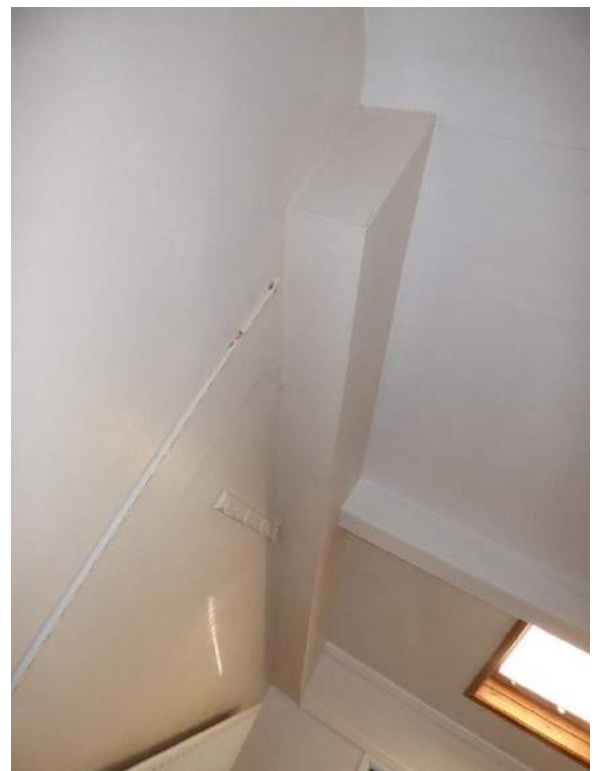
Left and below: Attic bedroom.



New plasterboard stud partition to be installed in lieu of removal of part of existing store/bedroom partition to allow for bathroom to be useable size.

Apply an insulated plasterboard 62mm thick to underside of ceiling. The Laminated plasterboard and PIR has a vapour barrier incorporated so interstitial moisture would be prevented.

New heritage style rooflights to replace modern Velux rooflights (Velux or similar with flashing kit that mounts unit flush with the roof surface).





Left and below: Attic bedroom.

In the bedroom, remove all damp and damaged/blown plasterwork and repair with lime plaster and skim and decorate throughout.

Apply an insulated plasterboard 62mm thick to underside of ceiling tape and skim and undertake full decoration. New rooflight to be installed.



Provide and install new heritage rooflight window to replace the existing modern rooflights.

Floorboards are in good condition (but may require minor repairs)

Existing flush panel doors are to be removed and replaced with new heritage style 4 panel doors.



3.6 House no 6

3.6.1 External Features



Left: The main entrance is mentioned in the listing text and is to be entirely retained.

Both front and rear elevations are currently rendered, with colour to the front and side and natural to the rear. All elevations require to be prepared for render repairs and redecoration by specialist using lime render and stucco (Parax LTD) to be applied by specialist.

The stucco features above the windows and door on the front elevation will be carefully restored by a specialist. Colour of all render and stucco to match existing.

The existing door and frame are to be retained and made good with the provision of new ironmongery. Once repaired full decoration will be undertaken.

Existing gutters and downpipes to be retained,



All existing single glazed windows to either be repaired / replaced subject to planning condition.

The blue plaque by the door states that this property was for the Lonsdale house Mistress. It is not proposed to retain this as it is a modern sign, and it is proposed to revert the property back to its historic purpose.

The existing stone steps to be cleaned up, and new painted metal handrails provided, that would have originally been installed.



Left and below: Existing gutters and downpipes to be retained, repaired where necessary and decorated.

All existing single glazed windows to be repaired / replaced subject to planning condition.

Existing cills to be repaired and decorated.

Existing modern Velux rooflight windows to be replaced with Velux conservation rooflights (Velux or Rooflight Company, or similar with flashing kit that mounts unit flush with the roof surface).







Left: View of rear of property – render to be repaired by specialist and decorated with off white render.

Cills to be repaired, as necessary.

3.6 House no 6

3.6.2 Internal Features



Left: The basement.

The existing walls and floor are generally in sound condition so would be suitable for the application of damp proof slurry system. All existing paint and surface finishes must be removed and made good including all snots removed, and damage to existing surfaces, prior to the installation of a Koster Polysil NB1.

This migratory crystalline tanking slurry is used to seal below ground structures against water ingress.

Koster NB1 is considered to be a type A waterproofing system as defined by BS8102:2009 and is generally used to seal the inside face of basement structures, slabs and retaining walls.

Koster NB1 works by both providing a physical barrier against water ingress as well as providing a migratory crystal sealant that penetrates deep into the structure to seal micropores and cracks against water ingress.

Once applied then the walls can be prepared and primed for decorating and for the floor finishes to be installed. Complete new boiler and heating system is required, new distribution boards, etc.

Kloster NB1 is a breathable water proof system which will enhance the thermal value of the building without increasing the moisture content of the wall.

The walls down to the basement also require full treatment.

In the basement all existing services are to be carefully stripped out and replaced with new compliant infrastructure.



Existing services to be carefully removed and new gas and electric services installed.





Existing window to basement to be repaired / replaced subject to planning condition.



Left: Repairs to Fireline board or reinstatement to ensure fire resistance required to basement.





Left: Entrance, hall, and stairs.

The existing walls and floor are generally in good condition.

Redundant M&E to be removed and wall/ceiling finishes made good, and primed and fully decorated.



The ramp in the hallway is proposed to be removed and the original step down to be reinstated.

Left: Period features to be retained, including archway and architraves. (Modern lighting to all be stripped out and make good surfaces). All architraves and plaster features to be retained.



Flush panel doors to be replaced with heritage style four panel painted timber fire doors by Batty joinery Ltd or similar to enhance the heritage asset.

Where possible it is proposed to refurbish any original doors with door closers and intumescent paint subject to building control approval.



The handrails, balusters, and rails are not original; however, it is proposed to be retain them, and decorate so they are more in keeping with the historic context of

th







Left: Existing lounge architraves, cornices, and skirtings to be retained and repaired where hairline cracks have appeared.



It is proposed to form a new opening between the lounge and dining area to create more open plan living as already undertaken in properties 1-5. The fireplace is not original, and it is proposed to replace with a more in keeping fireplace.

The period features below and to the sides of the existing windows both front and back are in good condition, it is proposed to carefully refurbish the existing timber shutters.



Left: The existing fireplace is to be retained, however it is proposed to replace the surround and tiles (which are not original), with a more in keeping traditional fire surround with traditional tiles that reflect the period of the property.



Left:

In the existing lounge, the period features below and to the sides of the existing windows both front and back are in good condition, it is proposed to carefully refurbish the existing timber shutters.

Existing cornice to be made good in locations where redundant services are to be removed and where hairline cracks have appeared.

Existing architraves and skirtings to be retained and made good.



Flush panel doors to be replaced with heritage style four panel painted timber fire doors by Batty joinery Ltd or like enhance the heritage asset.

The existing four panel door present is proposed to be utilised for the new en-suite being installed on the first floor.

Where possible it is proposed to refurbish any original doors with door closers and intumescent paint subject to building control approval.





Flush panel doors to be replaced with heritage style four panel painted timber fire doors to enhance heritage asset. Where possible it is proposed to refurbish any original doors with door closers and intumescent paint subject to building control approval.

The dining room requires repairs to the ceiling and walls affected by damp ingress.

Blown plaster will be removed and replaced with lime plaster.



The existing shutters are generally in good condition but require minor restoration works to restore them.



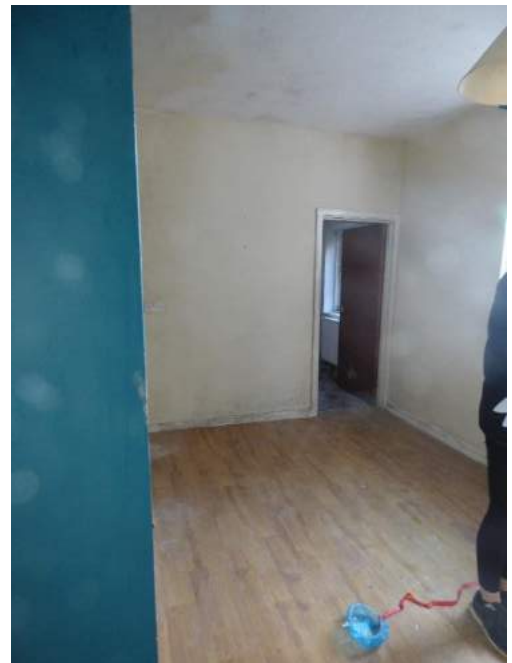
Not all the skirting is consistent. It is proposed to remove the recently installed skirting (where a doorway was walled up from the properties previous use as a school building) and replace with skirting to match the existing. It is proposed to reinstate the picture rail to match existing. It is proposed to form a new opening between dining and living as undertaken historically in houses 1-5, to make more suitable living accommodation for the present day.





Left and below: Flush panel doors to be replaced with heritage style four panel painted timber fire doors to enhance heritage asset.

Where possible it is proposed to refurbish any original doors with door closers and intumescent paint subject to building control approval.



Left: Rear door to be replaced with a Georgian style as front door.





Left: Existing utility spaces to be fully renovated.

All damp and damaged/blown plasterwork and repair with lime plaster (Solo lime plaster from Lime Centre).and skim and decorate throughout.

Apply an insulated plasterboard 62mm thick to underside of ceiling. The Laminated plasterboard and PIR has a vapour barrier incorporated so interstitial moisture would be prevented. New heritage style rooflights to replace existing modern style rooflights and to be installed with flashing kit that mounts unit





Left Retain staircase, which although not original is in good condition. Its is proposed to redecorate.





Existing rear bedroom requires considerable plaster repair work, due to damp ingress. Remove all damp and damaged / blown plasterwork and repair with lime plaster (Solo lime plaster from Lime Centre).

Lath and plaster generally requires repair and damaged plasterwork will require specialist reinstatement.

Existing flush panel door to be replaced with new Georgian heritage style 4 panel door to be provided and installed by specialist Joinery Company such as Batty Joinery Ltd. Where possible it is proposed to refurbish any original doors with door closers and intumescent paint subject to building control approval.

Skirtings to be repaired / replaced to match existing as required.



Left: Damp ingress to be resolved by repairs to external wall and render. Blown plaster to be removed and new plastering to be undertaken using lime plaster (Solo lime plaster from Lime Centre).



Above, right, and below: Rear bedroom skirtings, cornices and architraves to be retained. Flush panel door to be replaced with new Georgian heritage style 4 panel door to be provided and installed by specialist joinery company such as Batty joinery ltd.

Where possible it is proposed to refurbish any original doors with door closers and intumescent paint subject to building control approval.

Existing floorboards in generally good condition, with minor repairs being required. Damaged floorboards to be replaced with boards to match existing.





Front bedroom (First floor LHS) cornice, skirtings, and architraves to be retained. Existing flush panelled door to be replaced with new Georgian heritage style 4 panelled door to be provided and installed by specialist joinery company such as Batty Joinery Ltd.

Where possible it is proposed to refurbish any original doors with door closers and intumescent paint subject to building control approval.

Damaged lath and plaster ceilings to be repaired and restored.

Existing floorboards in good condition.



Front bedroom (First floor LHS) cornice, skirtings, and architraves to be retained. Existing flush panelled door to be replaced with new Georgian heritage style 4 panelled door to be provided and installed by specialist joinery company such as Batty Joinery Ltd.

Where possible it is proposed to refurbish any original doors with door closers and intumescent paint subject to building control approval.





Front bedroom (First floor RHS), cornices, skirtings and architraves to be retained. Existing flush panelled door to be replaced with new Georgian heritage style 4 panelled fire door to be provided and installed by specialist joinery company such as Batty Joinery Ltd. Where possible it is proposed to refurbish any original doors with door closers and intumescent paint subject to building control approval.

Existing floorboards generally in good condition

Left: Damp ingress around windows has blown the existing plaster. It is proposed to replace damaged plaster with lime plaster.

Damp damage to plaster ceiling to be removed and reinstated. Any damage to lath and plaster to be repaired by specialist.





Existing w.c. to be removed and landing area to be reconfigured.

Partitions are not original.

Floors to be made good using timber floorboards to match existing.

All finishes to be made good, and skirtings to match the original to be installed.



Left and below: Existing ceiling to be made good and provide and install new extract fan linked back to light switch.

New bathroom door to be 4 panelled heritage style door to replace exiting modern door – bathroom door does not need to be a fire rated door.

All finishes to be made good and skirtings to match the original to be installed.

Blown plaster to be removed and new lime plaster repairs to be undertaken. Floor to be made good with floorboards to match the existing.



Existing ceiling to be made good.





Balustrading is not original but will be retained and decorated to be in keeping with the property.

New handrail and balusters to be installed where railings have been installed (below), and half landing returned to former layout.



All finishes to be made good.





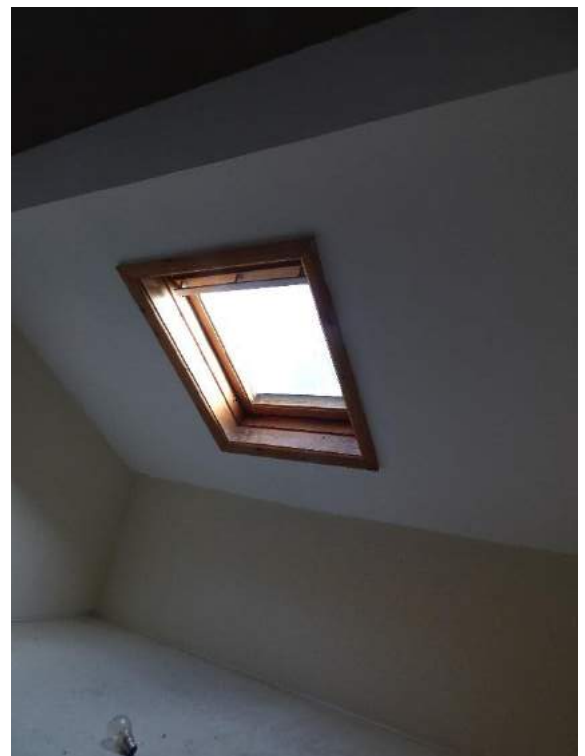
Left and below:

Second Floor Landing area to be reconfigured along with the layout of the second floor.

Apply an insulated plasterboard 62mm thick to underside of ceiling. The Laminated plasterboard and PIR has a vapour barrier incorporated so interstitial moisture would be prevented. New heritage style rooflights to be installed to replace existing modern style Velux rooflights with flashing kit that mounts unit flush with the roof surface.

Existing rooflights to be replaced with new heritage style rooflights.

Existing flush panel doors are to be removed and replaced with heritage style 4 panel fire doors by specialist joinery company such as Batty Joinery Ltd.





Damaged plasterwork to be repaired with lime plaster

(Solo lime plaster from Lime Centre).

Apply an insulated plasterboard 62mm thick to underside of ceiling. The Laminated plasterboard and PIR has a vapour barrier incorporated so interstitial moisture would be prevented. Existing store is not original and is proposed to be removed as part of the reconfiguration of the space.

All joinery items such as skirtings architraves and new fire doors to all match with the existing at ground and first floor.



Left and below: Attic bedroom.

Bedrooms to be reconfigured to improve the space at second floor.

In the bedroom all damp and damaged/blown plasterwork will be repaired with lime plaster (Solo lime plaster from Lime Centre). and skim and decorate throughout.

Areas of water ingress to be investigated and roof repairs undertaken a necessary.



Apply an insulated plasterboard 62mm thick to underside of ceiling. The Laminated plasterboard and PIR has a vapour barrier incorporated so interstitial moisture would be prevented tape and skim and undertake full decorations. New heritage style rooflights to be installed in lieu of the modern style Velux windows. New heritage rooflight windows (Velux or similar with flashing kit that mounts unit flush with the roof surface).

Floorboards are in good condition (but may require minor repairs, due to damp ingress).

Existing flush panel doors are to be removed and replaced with new heritage style 4 panel fire doors.





Left and below: Small attic bedroom.

Bedrooms to be reconfigured to improve the space at second floor.

In the bedroom all damp and damaged/blown plasterwork will be repaired with lime plaster (Solo lime plaster from Lime Centre) and skim and decorate

throughout



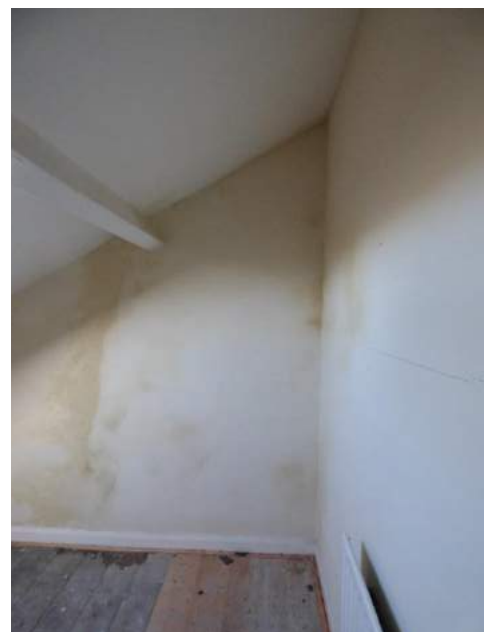
Areas of water ingress to be investigated and roof repairs undertaken a necessary.

Apply an insulated plasterboard 62mm thick to underside of ceiling. The Laminated plasterboard and PIR has a vapour barrier incorporated so interstitial moisture would be prevented.

New heritage style rooflights to be installed in lieu of the modern style Velux windows with flashing kit that mounts unit flush with the roof surface

Floorboards are in good condition (but may require minor repairs, due to damp ingress).

Existing flush panel doors are to be removed and replaced with new heritage style 4 panel fire doors.



3.7 House no 7

3.7.1 External Features



Left: The main entrance is mentioned in the listing text and is to be entirely retained.

Both front and rear elevations are currently rendered, with colour to the front and side and natural to the rear. All elevations require to be prepared for render repairs and redecoration by specialist using lime render and stucco (Parax LTD) to be applied by specialist.

The stucco features above the windows and door on the front elevation will be carefully restored by a specialist. Colour of all render and stucco to match existing.

The existing door and frame are to be retained and made good with the provision of new ironmongery. Once repaired full decoration will be undertaken.



Existing gutters and downpipes to be retained, repaired where necessary and decorated. All existing single glazed windows to be repaired / replaced subject to planning condition.

The existing stone steps to be cleaned up, and existing painted metal handrails replaced with new (refer to detail in D&A statement) and decorated.



Existing gutters and downpipes to be retained, repaired where necessary and decorated.



All single glazed windows to be repaired / replaced subject to planning condition





Existing cills to be repaired and decorated.

Existing Velux rooflight windows to be replaced with Velux conservation rooflights (or Rooflight Company, heritage rooflights) (sizes to match existing) and new flashings to suit).

Localised lead repair work required to chimneys, to prevent leaking.



Existing dormer windows are in extremely poor condition. Considerable fabric damage internally has been the result of the extent of damage to these dormers. It is proposed to completely rebuild these in the same style as indicated on the proposed elevations with windows details of which are to be confirmed subject to planning condition.





Modern timber / UPVC windows installed to the rear of the property, to be repaired / replaced subject to planning condition.

Existing external walls to be repaired with lime render and decorated off white, to create a more aesthetically pleasing rear courtyard area.

3.7.2 Internal Features



The existing basement walls and floor are generally in sound condition but suffering from damp ingress. It is proposed to protect the basement by the application of damp proof slurry system. All existing paint and surface finishes must be removed and made good including all snots removed and damage to existing surfaces, prior to the installation of a Koster Polysil NB1.

Koster NB1 is considered to be a type A waterproofing system as defined by BS8102:2009 and is generally used to seal the inside of basement structures, slabs and retaining walls. Koster NB1 works by both providing a physical barrier against water ingress as well as providing a migratory crystal sealant that penetrates deep into the structure to seal micropores and cracks against ingress.

Once applied then the walls can be prepared and primed for decorating and for the floor finish to be installed. Complete new boiler and heating system is required, new distribution boards etc.

Kloster NB1 is a breathable waterproof system which will enhance the thermal value of the building without increasing the moisture content of the wall.



The walls down to the basement also require the full treatment.

In the basement all existing services are to be carefully stripped out and replaced with compliant infrastructure.

Existing window to basement to be replaced or repaired subject to planning condition, and reveals made good. New double glazed heritage timber painted windows.

All existing services to be carefully removed and new gas and electric services installed.





Left and above:

Views of basement to be renovated.

It is clear to identify where damp is penetrating the structure.



The existing window is proposed to be repaired / replaced subject to planning condition.



Left and below:

Views of basement to be renovated to create a dry area for basement storage.





Entrance and hallway Left: The existing walls and floor are generally in good condition.

Redundant M&E to be removed and wall/ceiling finishes made good, primed, prepared and fully decorated.

The ramp in the hallway is proposed to be removed and the original step down to be reinstated.

Handrail, baluster, and rails are original and to be retained.

Flush panel doors to be replaced with heritage style 4 panel painted timber fire doors to enhance the heritage asset.

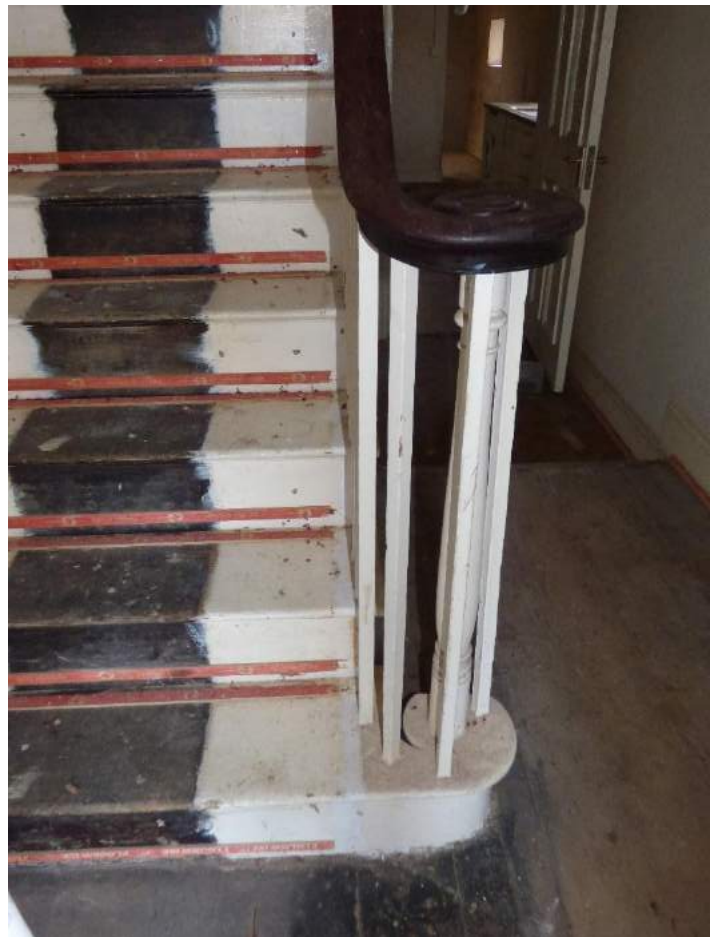
Where possible it is proposed to refurbish any original doors with door closers and intumescent paint subject to building control approval.





Left: Period features to be retained, including archway and architraves. (Modern lighting to all be stripped out and make good surfaces). All architraves and plaster features to be retained.

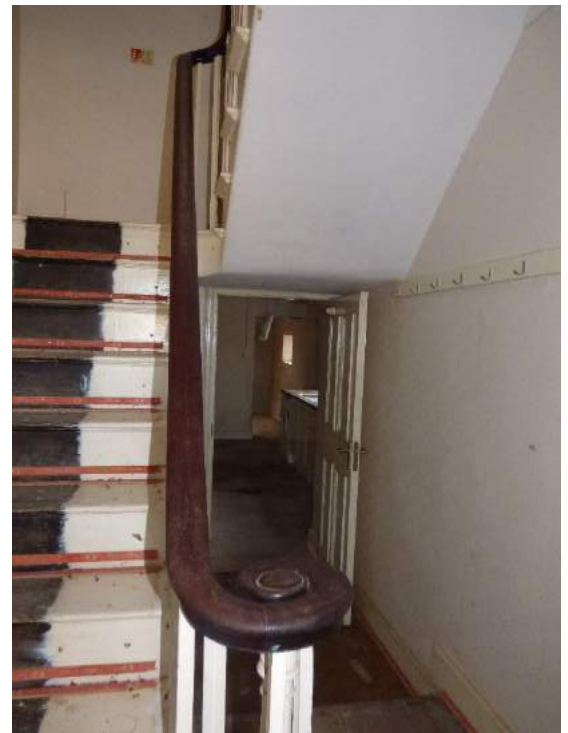
Original staircase to be retained.





Existing doors potentially could be refurbished with intumescent paint to create fire doors alternatively they may need to be replaced with new 4 panelled Fire doors in the same style. Fire protection will be required by building control.

Where possible it is proposed to refurbish any original doors with door closers and intumescent paint subject to building control approval.



Left: Existing ramp to be removed and original step to be reinstated.





Left: In the existing lounge, the period features below and to the sides of the existing window are generally in good condition, it is proposed to carefully refurbish the existing timber shutters, which require careful minor repairs by a specialist.



Left: Existing cornice to be made good in locations where redundant services are to be removed and where hairline cracks have appeared.

Existing architraves and skirtings to be retained and made good.

Flush panel doors to be replaced with heritage style 4 panel painted timber fire doors to enhance heritage asset, unless the existing can be suitably refurbished and then an apply an intumescent paint.



Where possible it is proposed to refurbish any original doors with door closers and intumescent paint subject to building control approval.

Right: Existing cornice is in excellent condition.

Existing architraves and skirtings to be retained and made good, where required.

Retain existing ceiling rose.





Left: In the existing dining room, the period features below and to the sides of the existing windows are in good condition, it is proposed to carefully refurbish the existing timber shutters.

Existing cornice to be made good in locations where redundant services are to be removed, here the stud partition to a bathroom has been installed and where

Existing architraves and skirtings to be retained and made good.

Flush panel doors to be replaced with heritage style 4 panel timber fire doors to enhance the heritage asset. Where possible it is proposed to refurbish any original doors with door closers and intumescent paint subject to building control approval.

Left: The existing room is partitioned with a stud partition to provide a downstairs bathroom. It is proposed to remove this bathroom and all the associated fixtures and fittings. None are original.

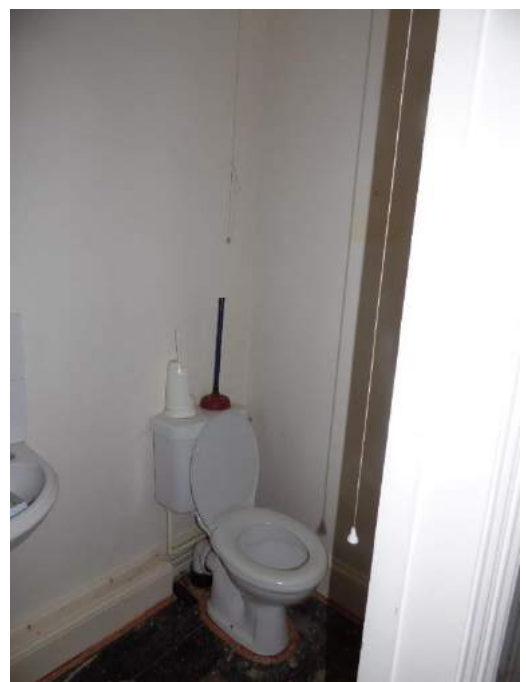
It is proposed to return the room back to its original state, except for forming a new opening between dining and lounge (in keeping with the openings





Left and below: Existing bathroom to be completely removed including stud partitions.

Cornices and skirtings to be made good where partitions removed.





Left and below; In the existing kitchen, the existing kitchen will be completely removed. The existing modern single glazed windows will be replaced / repaired subject to planning condition. The existing floor has been over-boarded with a ply decking. It is proposed to lift the ply decking and examine the original floors. It is proposed to apply water resistant chipboard, subject to the sub floor and the condition of the joists etc which may require replacement.

Existing services to be removed and walls, and ceilings made good.





Above: Existing utility and WC to be reconfigured.

Blown plasterwork to be removed and reinstated with lime plaster and skim finish.

Apply an insulated plasterboard 62mm thick to underside of ceiling. The Laminated plasterboard and PIR has a vapour barrier incorporated so interstitial moisture would be prevented. New rooflights to be installed with flashing kit that mounts unit flush with the roof surface.

Below: Roof above utility and w.c. requires significant repairs to slate roof and to lead flashings (which require replacement). Blown plasterwork to be removed and reinstated with lime plaster and skim finish. (Solo lime plaster from Lime Centre).



Apply an insulated plasterboard 62mm thick to underside of ceiling. The Laminated plasterboard and PIR has a vapour barrier incorporated so interstitial moisture would be prevented. New rooflights to be installed with flashing kit that mounts unit flush with the roof surface.

All walls, floor, ceilings to be made good and prepared for full decoration.



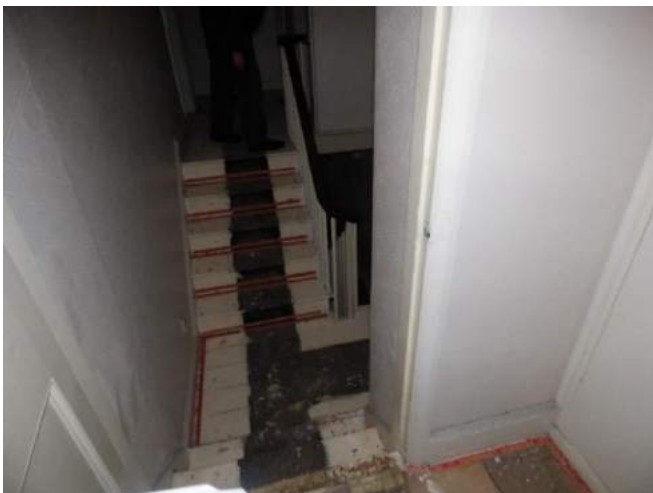
Above and below: Existing wc to be removed, as part of the reconfiguration of the area, and new sanitaryware to be provided. All walls, floor, ceilings to be made good and prepared for full decoration.

Existing rear door to be removed and replaced with a new hardwood painted door to match the front door (in style), and Georgian style ironmongery.





Left: Handrail, balusters and rails are original and are to be retained.



Left: Ceiling glass to be removed and ceiling to be boarded up and cornice to be reinstated where it has been cut out to form glazed aperture.



Left: At first floor all existing architraves and skirting to be retained.



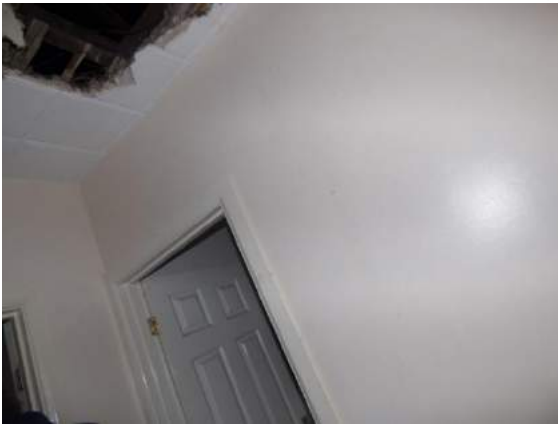
Left: The existing shower room is not original, and it is proposed to remove to reconfigure the space.

skirtings to be reinstated to match the existing.



Left: existing corridor to bathroom.

Recent features added as part of the room as part of the conversion to dormitory accommodation to be removed and walls reinstated as original.



Above, left, and below: Existing bathroom. The existing ceiling finishes to be removed, and the ceiling to be made good including remediation of lath and plaster ceiling by specialist.

Existing modern window to be removed and repaired / replaced subject to planning condition.

Existing modern replica six panel door to be replaced with new traditional timber four panelled Georgian style door – bathroom door does not need to be a fire door.



All finishes to be made good, and cornice to be reinstated where currently removed and new skirtings to match the original to be installed.

Existing floor is not original, so it is proposed to replace with moisture resistant chipboard.





Above:

Rear bedroom.

Skirtings and architraves to be retained and repaired where necessary. Existing door to be replaced with new Georgian heritage style 4 panel door to be provided and installed by specialist joinery company such as Batty Joinery Ltd.

Where possible it is proposed to refurbish any original doors with door closers and intumescent paint subject to building control approval.

Existing floorboards generally in good condition. Minor repairs to plaster work in window reveals to be repaired.

(Below).





Left and above: Large front bedroom. Skirtings, cornices, and architraves to be retained and minor repairs where necessary. Existing flush panelled door to be replaced with new Georgian heritage style 4 panel door to be provided and installed by specialist joinery company such as Batty Joinery Ltd. Where possible it is proposed to refurbish any original doors with door closers and intumescent paint subject to building control approval.

Existing floorboards in good condition.



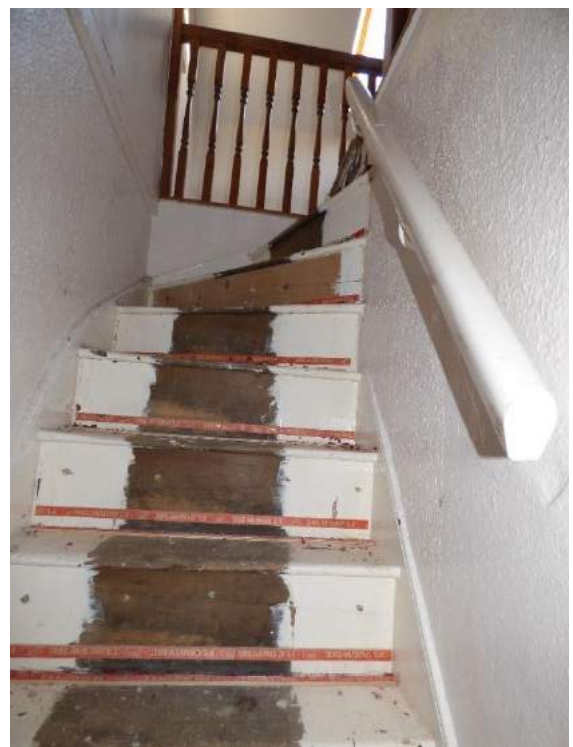
Left: Front Bedroom (small) skirtings and architraves to be retained, existing door to be replaced with new Georgian heritage style 4 panel door to be provided and installed by specialist joinery company such as Batty Joinery Ltd. Where possible it is proposed to refurbish any original doors with door closers and intumescent paint subject to building control approval.

Damp damage to plastered ceiling to be repaired due to water ingress in attic.

Existing floorboards generally in good condition.

Below Left: Existing cornice damaged due to water ingress from attic room above. Cornice to be repaired.





Above and right: Staircase to attic room.

Handrail, balusters, and rails are not original; however, it is proposed to replace to suit reconfigured attic space with handrails and balusters to match the existing.

Apply an insulated plasterboard 62mm thick to underside of sloping ceiling, above staircase. Boards to be taped and skimmed.



Left:

Existing attic space is proposed to be reconfigured to provide additional bedroom accommodation.

New plasterboard stud partitions to be installed to form new spaces.



All damp and damaged/blown plasterwork to be repaired with lime plaster (Solo lime plaster from Lime Centre) and skim and decorate throughout.

Apply an insulated plasterboard 62mm thick to underside of ceiling. The Laminated plasterboard and PIR has a vapour barrier incorporated so interstitial moisture would be prevented. New rooflights to be installed with flashing kit that mounts unit flush with the roof surface.

Tape and skim and undertake full decorations. Replace existing modern rooflights with new heritage style Velux rooflight (or Rooflight company equivalent).

Floorboards are not the original and likely to have been installed due to water ingress. It is proposed to replace with softwood timber floorboards. The skirtings are not original, and it is proposed to remove them and replace with new soft wood skirtings to match the skirtings throughout the rest of the property.

New doors to be provided to newly formed rooms to be 4 panelled Georgian style timber doors to match the doors being reinstated throughout the rest of the property. Doors to be fire rated.



Left:

The existing dormer window has suffered considerable damage, with windows missing and considerable fabric damage due to water ingress.



It is proposed to reconstruct the dormer windows to the same details as the existing, with new windows subject to planning condition. Refer to plan and elevations as proposed.



3.8 House no 8

3.8.1 External Features



Left: The main entrance is mentioned in the listing text and is to be entirely retained.

Both front and rear elevations are currently rendered, with colour to the front and side and natural to the rear. All elevations require to be prepared for render repairs and redecoration by specialist using lime render and stucco (Parax LTD) to be applied by specialist. The stucco features above the windows and door on the front elevation will be carefully restored by a specialist. Colour of all render and stucco to match existing.

The existing door and frame are to be retained and made good with the provision of new ironmongery. Once repaired full decoration will be undertaken.



Existing gutters and downpipes to be retained, repaired where necessary and decorated.

All existing single glazed windows to either be refurbished or replaced subject to planning condition.

The existing stone steps to be cleaned up, and existing painted metal handrails to be replaced with new handrails (refer to D&A statement).



Left:

Existing door and fanlight to be retained and repaired.

All existing single glazed windows to be repaired / replaced subject to planning condition.



Localised lead repair work required to chimneys, to prevent leaking.



Left: Dormer windows to front of property have been damaged beyond repair, and it is therefore proposed to repair / replace dormer window, subject to planning condition.



Left:

Boarded up window to basement on front elevation, to have new windows installed subject to planning condition.

Right and below:

Rear of property – render to be repaired by specialist and decorated with off white render.



New door to be provided to rear to be Georgian style as front door.





Above and below:

Rear of property – render to be repaired by specialist and decorated with off white render.

Windows to be repaired / replaced subject to planning condition.



3.8.2 Internal Features



Left and below: New lobby installed when the building was converted into a dormitory to be removed.

Existing parquet floor to be retained and restored.



Left: Modern doors and clerestory glazing to be removed and walls, floor, and ceiling to be made good.





Left:

Existing staircase. Handrails, balusters, and rails are original and to be retained.





Above and below: Redundant M&E to be removed and wall/ceiling finishes made good.

Period features to be retained, including archway and architraves.

(Modern lighting to all be stripped out and surfaces restored.



Flush panel doors to be replaced with heritage style four panel painted timber fire doors to enhance the heritage asset.

Where possible it is proposed to refurbish any original doors with door closers and intumescent paint subject to building control approval.

Existing ramp to be removed and original step down to kitchen to be reinstated.

Existing floorboards in good condition.



Left: Doors to all existing rooms to be replaced with new 4 panel fire doors to match existing. All existing architraves and skirtings to be retained.

Where possible it is proposed to refurbish any original doors with door closers and intumescent paint subject to building control approval.





Left: Basement.

The existing walls and floor are generally in sound condition so would be suitable for the application of damp proof slurry system. All existing paint and surface finished must be removed and made good including all snots removed and damage to existing surfaces, prior to the installation of a Koster Polysil NB1.

This migratory crystalline tanking slurry is used to seal below



Koster NB1 is considered to be a Type A waterproofing system as defined by BS8102:2009 and is generally used to seal the inside face of basement structures, slabs and retaining walls.

Koster NB1 works by providing both a physical barrier against water ingress as well as providing a migratory crystal sealant that penetrates deep into the structure to seal micropores and cracks against water ingress.

Kloster NB1 is a breathable water proof system which will enhance the thermal value of the building without increasing the moisture content of the wall.

Once applied then the walls can be prepared and primed for decorating and for the floor finish to be installed. Complete new boiler and heating system is required, new distribution boards etc.

Existing walls have previously been plastered, but not with a suitable waterproof system and damp is penetrating through.



The walls down to the basement also require the full treatment.



In the basement all existing services are to be carefully stripped out and replaced with new compliant infrastructure.

Existing window to basement to be repaired / replaced subject to planning condition. Existing reveals to be made good.

All existing services to be carefully removed and new gas and electric services installed.





Left: Existing window to be repaired / replaced subject to planning condition.





Views of existing basement.

Existing doors to be replaced with new heritage style four panelled Georgian style fire doors.





Above: In the existing front room, the features below and to the sides of the existing window are in good condition, it is proposed to carefully refurbish the existing timber shutters.

Left: Existing cornice to be retained and period features to walls to be retained and made good where required.

Existing architraves, and skirtings to be retained and made good.

Below: Existing door to be replaced with heritage style four panel painted timber fire door to enhance the heritage asset.





Left and below: In the existing dining room at the rear of the property, the period features below and to the sides of the existing window are in good condition, it is proposed to carefully refurbish the existing timber shutters.

Existing cornice to be made good in locations and where hairline cracks have appeared.

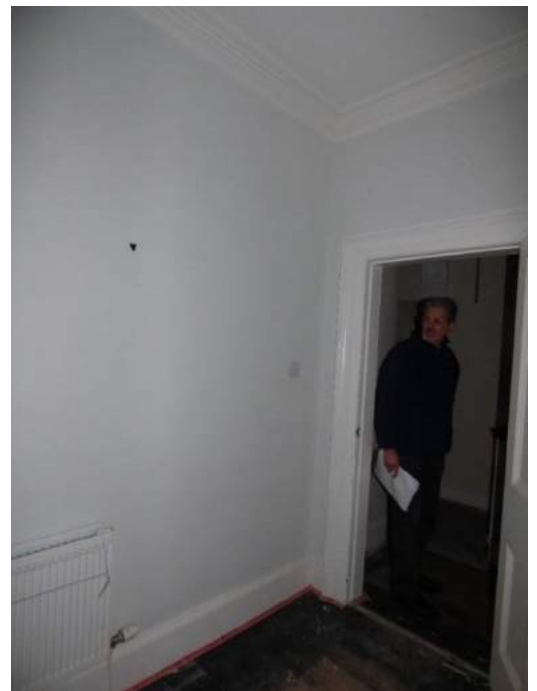
Existing architraves and skirtings to be retained and made good.

Here plasterwork has been damaged from damp ingress, blown plaster is to be removed, and reinstated with lime plaster finish.

Existing door to be replaced with heritage style four panel painted timber fire door to enhance the heritage asset.



Wall between dining and lounge to be opened (in the same style as the houses 1-5), to provide through living space to reflect the requirements of modern-day living.





Left: In the existing dining room, the existing window is proposed to be repaired / replaced subject to planning condition.





Above, left, and below: In the existing kitchen, the existing M&E services are to be removed and modern kitchen removed. Internal walls and ceilings to be made good.

Existing cornice to be made good in locations where redundant services are to be removed and where hairline cracks have appeared.

Existing architraves and skirtings to be retained and made repaired.



Left: Water ingress through the roof has damaged the existing ceiling.

Roof and ceiling to be repaired to match existing.

New skirtings and architraves to be installed to match the existing in the property.

Existing doors to be replaced with heritage style four panel painted timber fire door to enhance the heritage asset.





Left and below: The existing wc and utility area is to be reconfigured. All internal finishes to be stripped out and ceilings, walls, and floors to be made good.

Roof to be repaired and ceiling to receive new insulated plasterboard.

Apply an insulated plasterboard 62mm thick to underside of ceiling. The Laminated plasterboard and PIR has a vapour barrier incorporated so interstitial moisture would be prevented. New rooflights to be installed with flashing kit that mounts unit flush with the roof surface.



Modern windows to be repaired / replaced subject to planning condition.





Left: Existing wc area to be reconfigured. Existing ceiling to be repaired.

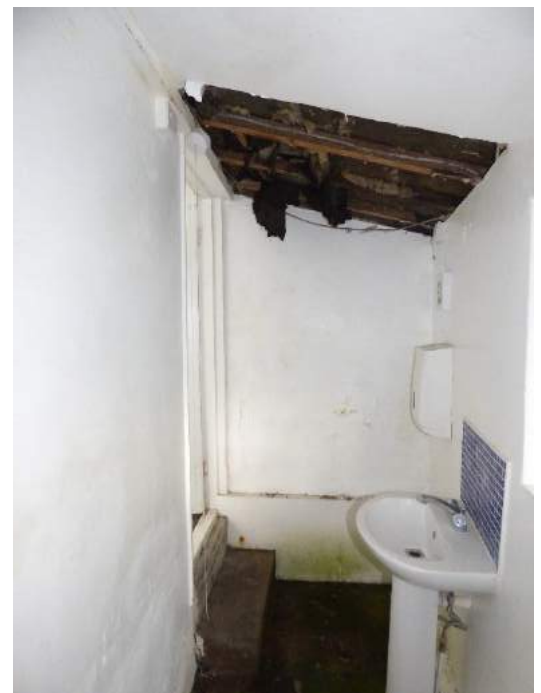
Damp treatment is to be provided as Koster NB1 system.

Koster NB1 works by providing both a physical barrier against water ingress as well as providing a migratory crystal sealant that penetrates deep into the structure to seal micropores and cracks against water ingress.



Apply an insulated plasterboard 62mm thick to underside of ceiling. The Laminated plasterboard and PIR has a vapour barrier incorporated so interstitial moisture would be prevented. New rooflights to be installed with flashing kit that mounts unit flush with the roof surface.

Existing window (on rear boundary wall) to be walled up to match existing.

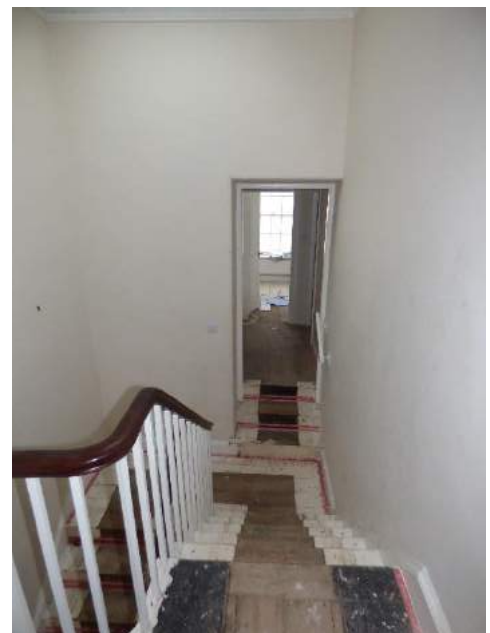
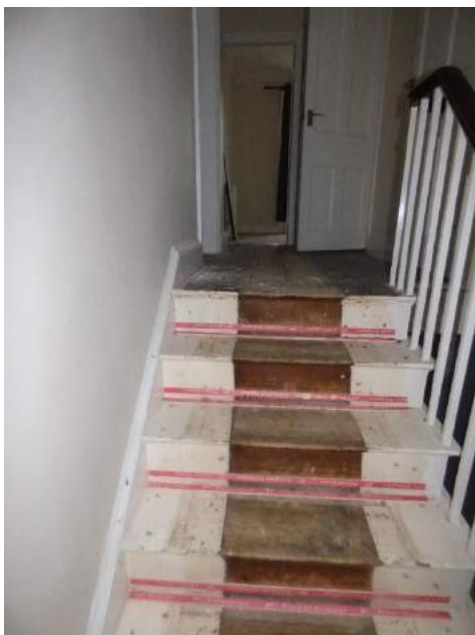




Retain original staircase, which is in good condition.

Handrail, balusters, and rails are original and are to be retained. Missing

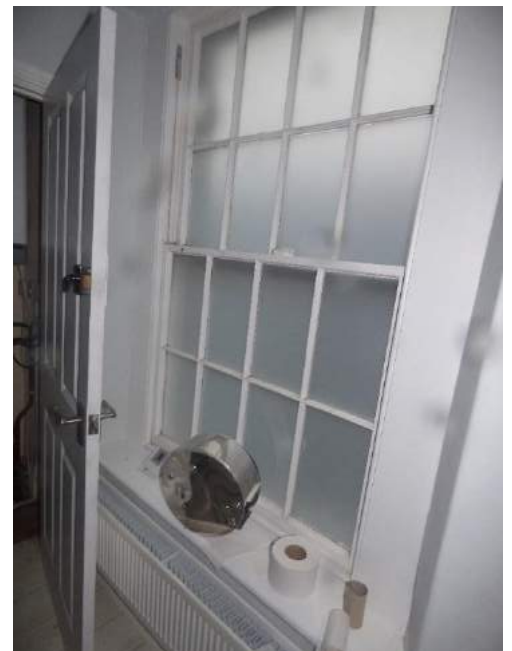
Baluster to be replaced with matching baluster and decorated to match existing.





Existing bathroom - skirtings and architraves to be retained. Existing flush panelled door to be replaced with new Georgian heritage style 4 panel door to be provided and installed by specialist joinery company such as Batty Joinery Ltd. Where possible it is proposed to refurbish any original doors with door closers and intumescent paint subject to building control approval.

Ceiling and walls to be repaired where damaged from moisture ingress from leaking roof. Localised repairs to roof to be undertaken to ensure watertightness is achieved. All repairs to match existing.





Above and right: Cornice to be installed to match existing on stud partition wall. Blown plaster to be carefully removed and new lime plaster finish to be carefully applied to repair finishes.



Left and above: Lobby to bathroom and existing wc to be reconfigured to make better use of space. Ceiling and walls to be repaired further to damp ingress damage.

Cornice to be provided where missing.

Existing non original fixtures and fittings to be removed and walls to be made good.



Left: Existing w.c. (not original) to be stripped out and space reconfigured. All skirtings and cornices to be reinstated to match existing.

Existing window to be repaired / replaced subject to planning condition.



Rear bedroom skirtings, cornices, and architraves to be retained. Existing flush panel door to be replaced with new Georgian heritage style four panel door to be provided and installed by specialist joinery company such as Batty Joinery Ltd.

Where possible it is proposed to refurbish any original doors with door closers and intumescent paint subject to building control approval.

Left and below: Blown plasterwork to be repaired with lime plaster (Solo lime plaster from Lime Centre) below window.





Large front bedroom, skirtings, covings, and architraves to be retained. Existing panelled door to be replaced with new Georgian heritage style four fire panel door.

Where possible it is proposed to refurbish any original doors with door closers and intumescent paint subject to building control approval.

Existing floorboards in good condition.



Fire surround to be retained.



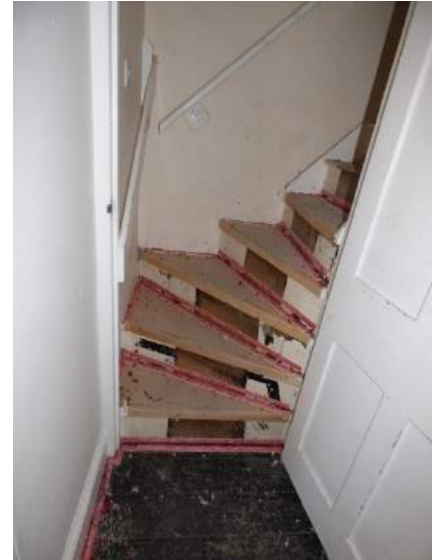


Existing small front bedroom - cornice, skirtings, and architraves to be retained. Existing door to be removed and new Georgian heritage style four panel door to be provided and installed by specialist joinery company such as Batty Joinery Ltd. In new location. Where possible it is proposed to refurbish any original doors with door closers and intumescent paint subject to building control approval.

Existing doorway to be walled up to match existing.

Blown plaster to walls and ceiling to be replaced and repaired with lime plaster (Solo lime plaster from Lime Centre) all to match existing.





Above and left: Staircase to attic rooms.

Provide and install new Georgian style heritage four panelled fire door to match existing (refer also to D&A statement). Where possible it is proposed to refurbish any original doors with door closers and intumescent paint subject to building control approval.

At the top of the staircase on the landing, remove all damp and damaged/blown plasterwork and repair with lime plaster and skim and decorate throughout.

Apply an insulated plasterboard 62mm thick to underside of ceiling. The Laminated plasterboard and PIR has a vapour barrier incorporated so interstitial moisture would be prevented underside of ceiling tape and skim and undertake full decorations.



Replace existing modern rooflights with new heritage rooflight windows (Velux or Rooflight company or similar) A with flashing kit that mounts unit flush with the roof surface).

Floorboards are in good condition (but may require minor repairs)

Left: Landing at the top of the staircase.

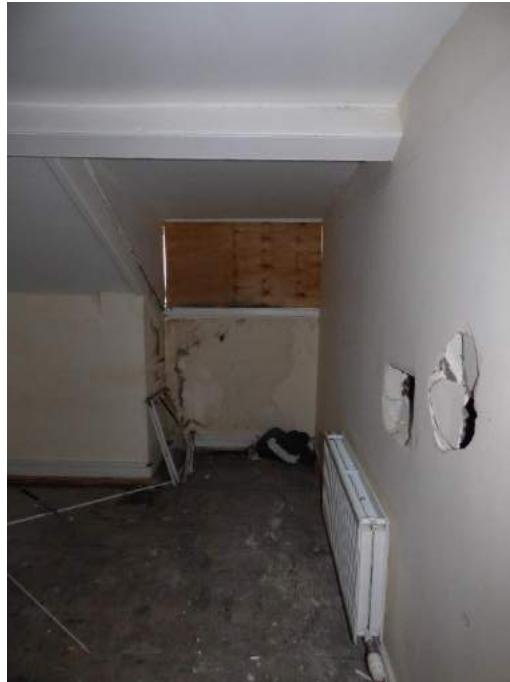


Left: the attic space has suffered from severe damp ingress which has caused considerable fabric damage.

The dormer window has degraded to a considerable extent.

The window will be subject to a planning condition. The dormer between two existing rooms, which are to be reconfigured to make the space within the attic more usable.





Left - Attic bedroom:

In the bedroom remove all damp and damaged/blown plasterwork and repair with lime plaster and skim and



Apply an insulated plasterboard 62mm thick to underside of ceiling. The Laminated plasterboard and PIR has a vapour barrier incorporated so interstitial moisture would be prevented. tape and skim and undertake full decorations. New rooflights to be installed.

Provide and install new heritage rooflight windows (Velux or similar), to replace existing velux windows.

Floorboards require minor repairs.

Existing doors are to be removed and replaced with new heritage style four panel fire doors.

Where possible it is proposed to refurbish any original doors with door closers and intumescent paint subject to building control approval.



Left:

The existing bedroom partition is damaged. It is proposed to remove this wall and reconfigure the space.

In the bedroom remove all damp and damaged/blown plasterwork and repair with lime plaster and skim and decorate throughout.



Apply an insulated plasterboard 62mm thick to underside of ceiling. The Laminated plasterboard and PIR has a vapour barrier incorporated so interstitial moisture would be prevented tape and skim and undertake full decorations.

Floorboards are in good condition (but may require minor repairs)

Existing doors are to be removed and replaced with new heritage style four panel fire doors.

New skirtings and architraves are to be provided and installed to match the style of the existing throughout the rest of the property.



3.9 House no 9

3.9.1 External Features



Left: The main entrance is mentioned in the listing text and is to be entirely retained.

Both front and rear elevations are currently rendered, with colour to the front and side and natural to the rear. All elevations require to be prepared for render repairs and redecoration by specialist using lime render and stucco (Parax LTD) to be applied by specialist.

The stucco features above the windows and door on the front elevation will be carefully restored by a specialist. Colour of all render and stucco to match existing.

The existing door and frame are to be retained and made good with the provision of new ironmongery. Once repaired full decoration will be undertaken.

Existing gutters and downpipes to be retained, repaired where necessary and decorated.



All existing single glazed windows to be repaired / replaced subject to planning condition.

Existing handrail and balusters to be carefully removed and replaced in the same style as the existing. (Refer also to the D&A statement).



Existing gutters and downpipes to be retained, repaired where necessary and decorated.

All existing single glazed windows to be replaced / repaired subject to planning condition.



Existing modern Velux windows to be replaced with Velux conservation rooflights (or Rooflight company, heritage rooflights) with flashing kit that mounts unit flush with the roof surface).

Localised lead repair work required to chimneys, to prevent leaking.

Rear of property – render to be repaired by specialist and decorated with off white render.



Left and below: Existing door and fanlight to be carefully restored and redecorated.



3.9 House no 9

3.9.2 Internal Features



Left: The existing walls and floor are generally in good condition.

Redundant M&E to be removed and wall/ceiling finishes made good and primed, prepared and fully decorated.

Handrails, balusters, and rails are original and to be retained.

Existing doors to be replaced with heritage style four panel painted timber fire doors to enhance heritage asset. Where possible it is proposed to refurbish any original doors with door closers and intumescent paint subject to building control approval.

Period features to be retained, including archway and architraves. (Modern lighting to all be stripped out and make

All architraves and plaster features to be retained.





Period features to be retained, including archway and architraves. (Modern lighting to all be stripped out and make good surfaces). All architraves and plaster features to be retained.



Redundant M&E to be removed and wall/ceiling finishes made good, and primed, prepared and fully decorated.





Left:

Existing staircase is original and is in excellent condition.

Below: Existing door and fanlight to be retained.





Left: The basement

The existing walls and floor are generally in sound condition so would be suitable for this application of damp proof slurry system. All existing paint and surface finishes must be removed and made good including all snots removed, and damage to existing surfaces, prior to the installation of a Koster Polysil NB1.

This migratory crystalline tanking slurry is used to seal below ground structures against water ingress.



Koster NB1 is considered to be a Type A waterproofing system as defined by BS8102:2009 and is generally used to seal the inside face of basement structures against water ingress.

Kloster NB1 is a breathable water proof system which will enhance the thermal value of the building without increasing the moisture content of the wall.

Once applied then the walls can be prepared and primed for decorating and for the floor finish to be installed. Complete new boiler and heating system is required, new distribution boards etc.





The walls down to the basement also require the full treatment.

Existing window to basement to be removed and reveals made good. Windows to be repaired / replaced subject to planning condition.





Left and above: New boiler installations have been undertaken prior to the sale of the properties.



The rear of the basement requires new fire doors which will be plain fire rated flush panel doors, to replace the existing.

Below, left: Former window has been walled up. It is proposed to wall up properly with insulation and masonry.





Left and below: In the existing front room, the period features below and to the sides of the existing window are in good condition, it is proposed to carefully refurbish the existing timber shutters.

Existing cornices, picture rail is all in excellent condition and are to be retained.

Existing architraves and skirtings to be retained and made good.

Existing doors to be replaced with heritage style four panel painted timber fire doors to enhance the heritage asset.

Where possible it is proposed to refurbish any original doors with door closers and intumescent paint subject to building control approval.





Right, above, and below: In the existing lounge at the front of the property, it is proposed to carefully refurbish the existing timber shutters.

Existing architraves and skirtings to be retained and made good.

Decorative features above picture rail all to be retained.

Fireplace is not original and is not proposed to retain it.

It is proposed to form a new opening between lounge and dining to create a more open plan living environment. The new opening will be formed 300mm beneath the cornice to ensure cornice features are retained.





In the existing dining room, the period features below and to the sides of the features below and to the sides of the existing windows both front and back are in good condition, it is proposed to carefully refurbish the existing timber shutters.

Existing cornice to be retained.

Existing architraves and skirtings to be retained and made good.

Existing door to be replaced with heritage style four panel painted timber fire door to enhance the heritage asset. Where possible it is proposed to refurbish any original doors with door closers and intumescent paint subject to building control approval.

New opening to be formed between existing dining and lounge to accommodate open space living area (as with houses 1-5). Openings to be below cornices, which will remain intact.



In the existing kitchen it is proposed to remove all fixtures and fittings.

Blown plaster to existing walls to be repaired with new lime paster and made good.





Left: The existing former shower area is to be reconfigured to provide a new utility and w.c. at ground floor.

The existing modern rooflight is proposed to be replaced with a new heritage style rooflight (Velux or Rooflight company or similar). New rooflights to be installed with flashing kit that mounts unit flush with the roof surface

Apply an insulated plasterboard 62mm thick to underside of ceiling. The Laminated plasterboard and PIR has a vapour barrier incorporated so interstitial moisture would be prevented to be taped and skimmed.





Left and below: The existing shower block to be reconfigured.
The roof may require some minor repairs to make watertight.





Left: Handrail, balusters and rails are original and are to be retained.





Left and above: Existing ceiling to be made good by removing mould and replacing blown plaster with lime plaster as required.

Windows to be repaired / replaced subject to planning condition.

New bathroom to be four panelled door to match the existing – bathroom door does not need to be a fire rated door. To replace existing modern bathroom door.

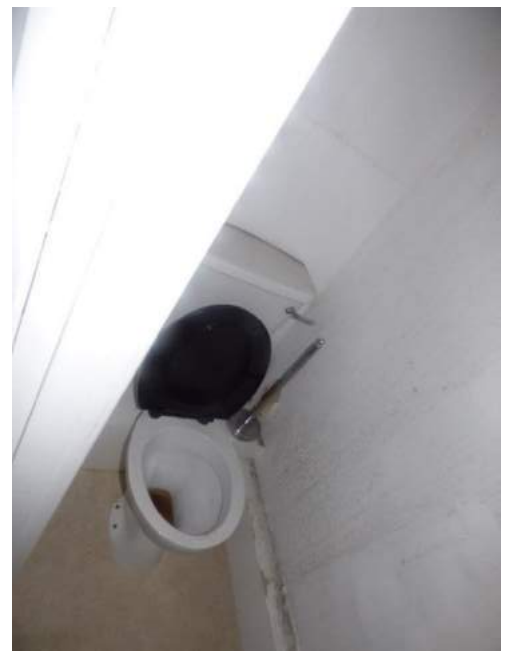
All finishes to be made good, and skirtings to match the original to be installed.

Existing cornices to be made good and skirtings to match existing to be reinstated.





First floor w.c. to be reconfigured, and cornices and skirtings to be reinstated. All existing plasterwork affected by damp to be repaired and or reinstated as required. Roof to be repaired to ensure completely watertight.





Left and below:



Rear bedroom - skirtings and architraves to be retained. Existing flush panelled door to be replaced with Georgian heritage style four panel fire door to be provided and installed by specialist such as Batty joinery ltd. Where possible it is proposed to refurbish any original doors with door closers and intumescent paint subject to building control approval.

Existing floorboards in good condition.

Cornice in good condition and to be retained.





Left:

Large front bedroom, skirtings and architraves to be retained. Existing door to be replaced with new Georgian heritage style four panel door to be provided and installed by specialist joinery company such as Batty Joinery Ltd. Where possible it is proposed to refurbish any original doors with door closers and intumescent paint subject to building control approval.

Damp ingress evident with mould to walls and ceiling.

Attic and roof to be made watertight.



Existing floorboards in good condition



Existing small bedroom skirtings and architraves to be retained. Existing door to be removed and new doorway from proposed master bedroom to be provided and installed with new Georgian heritage style four panel door to be provided and installed by specialist joinery company such as Batty Joinery Ltd. Where possible it is proposed to refurbish any original doors with door closers and intumescent paint subject to building control approval.

Existing floorboards in good condition.





Existing staircase to attic. Existing walls require minor fabric repairs.

New four panelled fire door to be installed at first floor.

Where possible it is proposed to refurbish any original doors with door closers and intumescent paint subject to building control approval.





Left: Attic landing.

Existing internal window is proposed to be walled up subject to planning condition.



Existing damaged plaster to be replaced and repaired with lime plaster (Solo lime plaster from Lime Centre)..

Apply an insulated plasterboard 62mm thick to underside of ceiling. The Laminated plasterboard and PIR has a vapour barrier incorporated so interstitial moisture would be prevented. New rooflights to be installed with flashing kit that mounts unit flush with the roof surface.

Provide and install new heritage rooflight windows (Velux or similar) to replace existing modern Velux rooflights.

Floorboards are in good condition (but require minor repairs).





Left: Attic bedroom

The existing attic bedrooms are to be reconfigured to maximise the space.

In the bedroom it is proposed to remove all blown plasterwork and repair with lime plaster and skim.



Apply an insulated plasterboard 62mm thick to underside of ceiling. The Laminated plasterboard and PIR has a vapour barrier incorporated so interstitial moisture would be prevented. New rooflights to be installed with flashing kit that mounts unit flush with the roof surface.

Provide and install new heritage rooflight windows (Velux or Rooflight company or similar) to replace existing modern Velux windows.

Floorboards are in good condition (but require minor repairs).



Existing doors are to be removed and replaced with new heritage style four panel fire doors.



Left: Attic bedroom

The existing small attic bedroom will be reconfigured to maximise the space.

In the bedroom it is proposed to remove all blown plasterwork and repair with lime plaster and skim.

Apply an insulated plasterboard 62mm thick to underside of ceiling. The Laminated plasterboard and PIR has a vapour barrier incorporated so interstitial moisture would be prevented. New rooflights to be installed with flashing kit that mounts unit flush with the roof surface.

Provide and install new heritage rooflight windows (Velux or Rooflight company or similar) to replace modern Velux rooflights.

Floorboards are not original and it is proposed to replace with T&G timber floorboards

Existing doors are to be removed and replaced with new heritage style four panel fire doors.



3.10 House no 10

3.10.1 External Features



Left: The main entrance is mentioned in the listing text and is to be entirely retained.

Both front and rear elevations are currently rendered, with colour to the front and side and natural to the rear. All elevations require to be prepared for render repairs and redecoration by specialist using lime render and stucco (Parax LTD) to be applied by specialist.

The stucco features above the windows and door on the front elevation will be carefully restored by a specialist. Colour of all render and stucco to match existing.

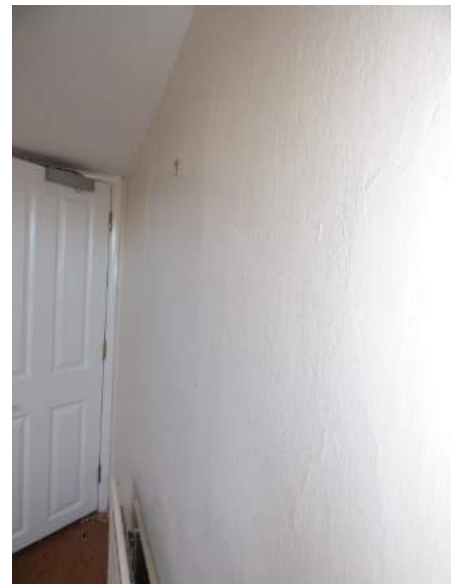
The existing door and frame are to be retained and made good with the provision of new ironmongery. Once repaired full decoration will be undertaken.

Existing gutters and downpipes to be retained, repaired where necessary and decorated.

All existing single glazed windows to be replaced / repaired subject to planning condition.



The existing stone steps to be cleaned up, and new painted metal handrails provided, that would have originally been installed to be reinstated – refer to D&A statement for details.





All existing single glazed windows to be repaired / replaced subject to planning condition.

Existing dormer window is in extremely poor condition and it is proposed to completely reconstruct the dormer, in a style to match the other dormer windows on the adjacent buildings.





Left and below:

Rear of property – render to be repaired by specialist and decorated with off white render.

Modern windows to be repaired / replaced subject to planning condition.



3.10.2 Internal Features



Left: The existing walls and floor are generally in good condition.

Redundant M&E to be removed and wall/ceiling finishes made good, primed, prepared and fully decorated.

Handrail, balusters and rails to the staircase are original and to be retained.

Doors to be replaced with heritage style four panel painted timber fire doors to enhance the heritage asset.

Where possible it is proposed to refurbish any original doors with door closers and intumescent paint subject to building control approval.



Below: Period features to be retained, including archway and architraves, (Modern lighting to all be stripped out and make good surfaces). All architraves and plaster features to be retained.



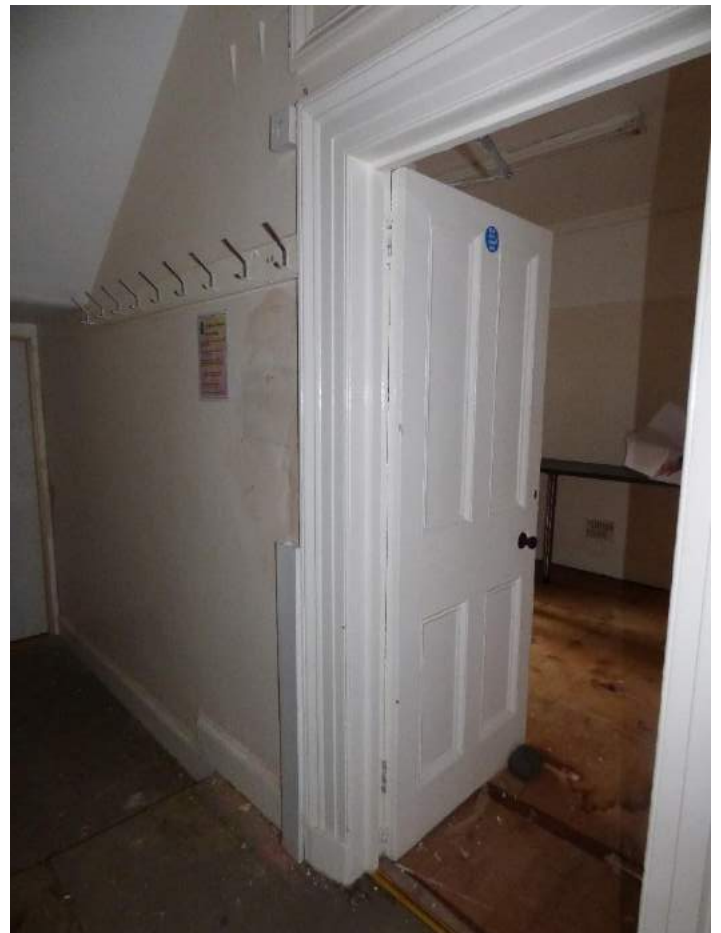
Left: Cornices, architraves and skirtings all in good condition and to be retained.





Left and below: The existing walls and skirtings and floor are generally in good condition.

Redundant M&E to be removed and wall ceiling finishes made





Left: The existing basement, the existing walls and floor are generally in sound condition so would be suitable for the application of damp proof slurry system.

Walls have been boarded over but not treated properly for damp, so it is proposed to remove the boards and apply waterproofing.

All existing paint and surface finishes must be removed and made good including all snots removed, and damage to existing surfaces, prior to the installation of a Koster Polysil NB1.

This migratory crystalline tanking slurry is used to seal below ground structures against water ingress.

Koster NB1 is considered to be a Type A waterproofing system as defined by BS8102:2009

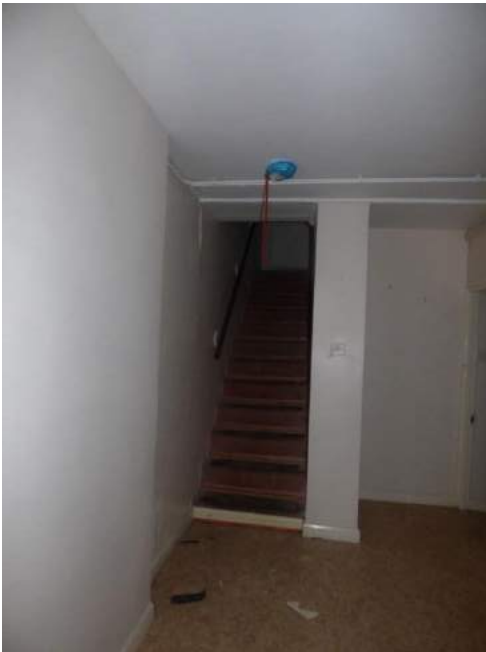
And is generally used to seal the inside face of basement structures, slabs and retaining walls.

Koster NB1 works by both providing a physical barrier against water ingress as well as providing a migratory crystal sealant that penetrates deep into the structure to seal micropores and cracks against water ingress.

Kloster NB1 is a breathable water proof system which will enhance the thermal value of the building without increasing the moisture content of the wall.

Once applied then the walls can be prepared and primed for decorating and for the floor finishes to be installed. Complete new boiler and heating system is required, new distribution boards, etc.





Left and below:

The walls down to the basement also require the full treatment.

In the basement all existing services are to be carefully stripped out and replaced with new compliant infrastructure.

Existing window to basement to be repaired / replaced subject to planning condition.

All existing services to be carefully removed and new gas and electric services installed.





Left:

In the existing lounge, the period features below and to the side of the existing window are in good condition, it is proposed to carefully refurbish the existing shutters.

The existing cornice to be made good in locations where redundant services are to be removed and where hairline cracks have appeared.

Existing architraves and skirting to be retained and made good.

Flush panel doors to be replaced with heritage style four panel painted timber fire doors to enhance the heritage asset.





Left: Existing services to be stripped out and walls made good.

Architraves, skirtings, and cornices are all in good condition and are to be retained.





Left and below:

The exiting kitchen dining area to the rear of the property.

The period features below and to the sides of the existing window are in good condition, it is proposed to carefully refurbish the existing timber shutters.

Below: Existing cornice to be made good in locations and where hairline cracks have appeared.



Flush panel doors to be replaced with heritage style four panel painted timber fire doors to enhance the heritage asset.

Where possible it is proposed to refurbish any original doors with door closers and intumescent paint subject to building control approval.

The existing floor is not original as it is plywood boarded, so it is proposed to lift the existing floor and investigate the condition of floor joists and then replace with timber floorboards.





Above and right: The existing former shower block is to be converted back into a kitchen.

All the existing walls and floor finishes are to be stripped out and walls and floors made good. The existing window which has been boarded over will be replaced / repaired subject to planning condition.



Left: Views of the existing shower block. The area behind the proposed new kitchen will be reconfigured to accommodate a new utility and w.c.





The original staircase is in good condition and is to be retained.





Above left; under stairs storage to be reconfigured to make better use of space.

Above and left: Existing bathroom to be stripped out and the existing walls to be removed to reconfigure this space to be more conducive to modern day living.



Existing bedroom to be reconfigured into a new family bathroom. The existing bathroom is too small for use as a family bathroom.

New bathroom door to be anew four panelled door – bathroom door does not need to be a fire rated door. Where possible it is proposed to refurbish any original doors with door closers and intumescent paint subject to building control approval.

The damaged ceiling is to be repaired with lime plaster.

All finishes to be made good and skirting to match the original to be installed.

The reconfigured spaces will have architraves, cornices and skirtings to match existing.





Left and below:

Rear bedroom skirtings and architraves to be retained. Existing flush panelled door to be replaced with new heritage style four panel door to be provided and installed by specialist joinery company such as Batty Joinery Ltd. Where possible it is proposed to refurbish any original doors with door closers and intumescent paint subject to building control approval.

Existing floorboards in good condition.

Evidence of damp damage to ceiling and surrounding the existing window are to be repaired with lime plaster (Solo lime plaster from Lime Centre).





Above and left:

Front bedroom skirtings and architraves to be retained. Wall to be reinstated (where existing down stand is) between bedroom and new En-Suite, and existing doorway to be walled up to where the small bedroom would once have been to form the En-suite.

Existing flush panelled door to be replaced with new heritage style four panel fire door to be provided and installed by specialist joinery company such as Batty Joinery Ltd. In original location (has been walled up). Where possible it is proposed to refurbish any original doors with door closers and intumescent paint subject to building control approval.

With architraves to match the existing.

Existing floorboards in good condition.





Left:

Damaged down stand timber beam to be replaced. Damaged cornice to be repaired and reinstated.



Left:

Location of original doorway which has been walled up. Original doorway to be reinstated.



Above and below:

Existing staircase to attic rooms. New balustrade and handrail to be installed to match the existing at ground / first floor and at a height to comply with building regulations.

Apply an insulated plasterboard 62mm thick to underside of ceiling. The Laminated plasterboard and PIR has a vapour barrier incorporated so interstitial moisture would be prevented. Tape and skim and undertake full decorations.





Existing Attic space is proposed to be reconfigured to maximise the space.

The modern doors are to be replaced with four panelled fire doors to match the rest of the property.



Damaged plaster to ceiling to be repaired with a lime plaster finish (Solo lime plaster from Lime Centre)..

New plasterboard stud partitions to be installed to reconfigured space.

In the bedroom remove all damp and damaged/blown plaster and repair with lime plaster and skim and decorate throughout.



Apply an insulated plasterboard 62mm thick to underside of ceiling. The Laminated plasterboard and PIR has a vapour barrier incorporated so interstitial moisture would be prevented. New rooflights to be installed with flashing kit that mounts unit flush with the roof surface.

Tape and skim plasterboard and undertake full decoration. Existing rooflights to be replaced with new heritage style rooflights by Velux or the Rooflight company or similar.

Floorboards are generally in good condition (but may require some minor repairs).

Left:

Apply an insulated plasterboard 62mm thick to underside of ceiling. The Laminated plasterboard and PIR has a vapour barrier incorporated so interstitial moisture would be prevented. New heritage style rooflights to be installed with flashing kit that mounts unit flush with the roof surface.

Floorboards are in good condition (but may require some minor repairs)



Left: Attic bedroom

New plasterboard stud partitions to be installed in reconfigured attic space.

Remove all damp and damaged/blown plaster and repair with lime plaster and skim and decorate throughout.

Apply an insulated plasterboard 62mm thick to underside of ceiling. The Laminated plasterboard and PIR has a vapour barrier incorporated so interstitial moisture would be prevented. New rooflights to be installed with flashing kit that mounts unit flush with the roof surface.

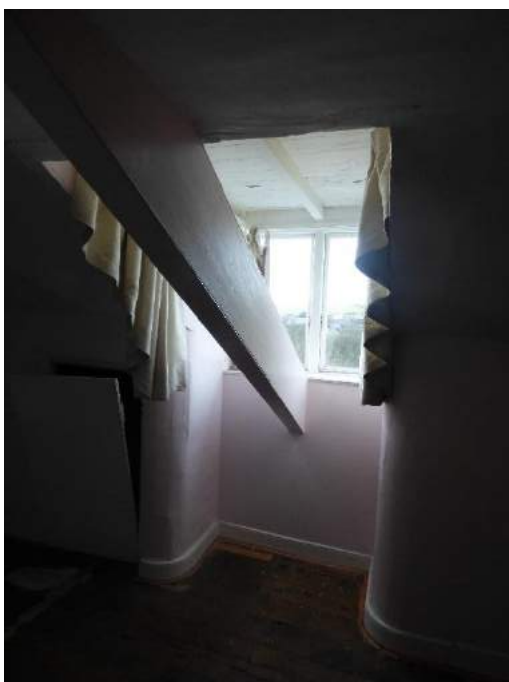
Tape and skim and undertake full decoration.



New heritage style window to be installed subject to planning condition. and new heritage rooflights (Velux or similar), in lieu of existing modern rooflights. And new heritage rooflight windows (Velux or similar with flashing kit that mounts unit flush with the roof surface).

Floorboards are in good condition (but may require some minor repairs)

It is proposed to remove the timber beam that slices through the existing dormer and for the structural engineer to design supports either side of the new dormer window.



3.11 House no 11

3.11.1 External Features



Left: The main entrance is mentioned in the listing text and is to be entirely retained.

Both front and rear elevations are currently rendered, with colour to the front and white render to the side side and rear.

All elevations require to be prepared for render repairs and redecoration by specialist using lime render and stucco (Parax LTD) to be applied by specialist. The stucco features above the windows and door on the front elevation will be carefully restored by a specialist. Colour of all render and stucco to match existing.

The existing door and frame are to be retained and made good with the provision of new ironmongery. Once repaired full decoration will be undertaken.

Existing gutters and downpipes to be retained, repaired where necessary and decorated.

All existing single glazed windows to either be replaced / repaired subject to planning condition.



The existing stone steps to be cleaned up and the portico at the front to be restored to original sandstone with paint removed.





Existing gutters and downpipes to be retained, repaired where necessary and decorated.

All existing single glazed windows to either be replaced / repaired subject to planning condition.

Existing cills to be repaired and decorated.

Localised lead repair work required to chimneys, to prevent leaking.





Left: Existing door to be repaired and rehung. Existing portico to be fully repaired and pillars to have paint removed and original stone restored.



3.11.2 Internal Features



Left: The existing walls and floor are generally in good condition.

Redundant M& E to be removed and wall/ceiling finishes made good and primed, prepared and fully decorated.

The ramp in the hallway is proposed to be removed and the

Handrails, balusters and rails are original and to be retained.

Flush panel doors to be replaced with heritage style four panel painted timber fire doors to enhance the heritage asset.

Where possible it is proposed to refurbish any original doors with door closers and intumescent paint subject to building control approval.



Left: Period features to be retained, including archway and architraves. (Modern lighting to all be stripped out and make good services./ All architraves and plaster features to be retained.



Left and below:

Period features are in extremely good condition and all are to be retained.

Ceiling to be repaired where existing light fittings are to be removed.





Above:

Joinery details to be retained.



Above and left:

All architraves and skirtings to be retained.



The existing basement. The existing walls and floor are generally in sound condition so would be suitable for the application of damp proof slurry system.

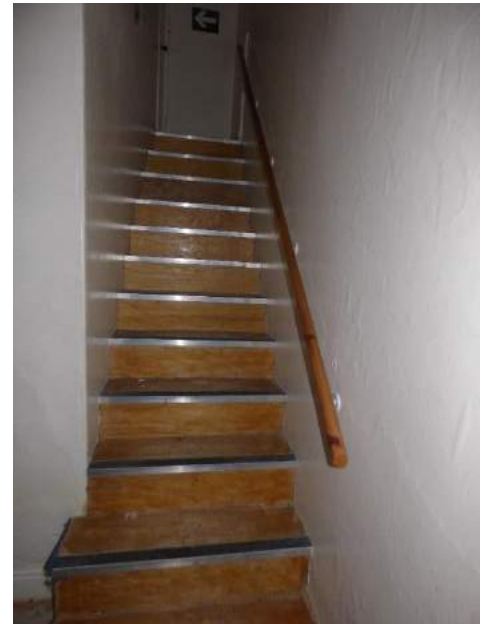
Some of the walls have been overboarded, but the basement has not been treated for damp and moisture is penetrating the walls that have been overboarded.

All existing paint and surface finishes must be removed and made good including all snots removed, and damage to existing surfaces, prior to the installation of a Kloster Polysil NB1. This migratory crystalline tanking slurry is used to seal below ground structures against water ingress.

Kloster NB1 is a breathable water proof system which will enhance the thermal value of the building without increasing the moisture content of the wall.

Koster NB1 is considered to be a Type A waterproofing system as defined by BS8102:2009 and is generally used to seal the inside face of basement structures, slabs and retaining walls.

Koster NB1 works by both providing a physical barrier against water ingress as well as providing a migratory crystal sealant that penetrates deep into the structure to seal micropores and cracks against water ingress.



Above and right:

The basement is sub divided into a number of rooms, and it is proposed for these rooms to remain as existing, with the exception of replacing the existing doors with new flush painted fire doors.





Above and left:

Damp affects the entire basement.

All redundant M&E, conduits and FF&E to be removed.

Ceiling to be repaired with fire resistant plasterboard.





Left and below:



Existing windows to basement to be repaired / replaced subject to planning condition, and reveals made good, and new heritage style painted timber double glazed units to be installed.

All existing services to be carefully removed and new gas and electric services installed.

Any pipework to remain to have suitable fire collars / intumescent sealant to protect and give compliant fire protection though walls and ceilings.





Above:

Existing windows to be replaced / repaired subject to planning condition, and all reveals and openings to be made good throughout.

All existing furniture to be removed and walls made good.





Above and Left:

Existing front room requires minor damp treatment and walls to be made good following repairs.



The period features below and to the sides of the existing window are in good condition, it is proposed to carefully refurbish the existing timber shutters.

Left: Existing cornice to be made good in locations where redundant services are to be removed and where hairline cracks have appeared.

Existing architraves and skirtings to be retained and made good.

Flush panel doors to be replaced with heritage style four panel painted timber fire doors to enhance the heritage asset.

Where possible it is proposed to refurbish any original doors with door closers and

intumescent paint subject to building control approval.



In the existing dining room at the rear of the property the period features below and to the sides of the existing window are in good condition, it is proposed to carefully refurbish the existing timber shutters.

Below: existing cornice to be made good in locations and where hairline cracks have appeared.

Existing architraves and skirtings to be retained and made good.





Above and below: In the existing through lounge, the period features below and to the sides of the existing windows both front and back are in good condition. It is proposed to carefully refurbish the existing timber shutters.

Existing cornice to be made good in locations where redundant services are to be removed and where hairline cracks have appeared.

Existing architraves and skirtings to be retained and made good.

Flush panel doors to be replaced with heritage style painted timber fire doors to enhance the heritage asset. Where possible it is proposed to refurbish any original doors with door closers and intumescent paint subject to building control approval.

The existing floor is not original and is plywood. It is proposed to lift the plywood boards and examine the existing joists to ensure that they are in good condition, and reinstate and repair as necessary.



Right and below.

Existing cornice to be made good in locations where redundant services are to be removed and where hairline cracks have appeared.

Existing architraves and skirtings to be retained and made good.

Flush panel doors to be replaced with heritage style painted timber fire doors to enhance the heritage asset.

Where possible it is proposed to refurbish any original doors with door closers and intumescent paint subject to building control approval.





Above: Period features have remained in excellent condition and are to be retained.

Left: In the existing dining room at the rear of the property

the period features below and to the sides of the existing windows are in good condition, it is proposed to carefully refurbish the existing timber shutters.

Below: existing cornice to be made good in locations and where hairline cracks have appeared.

Existing architraves and skirtings to be retained and made good.



Left:



The existing rear porch is in addition to the original building and is in poor condition. The porch conceals the original rear entrance door which it is proposed to reinstate.

It is proposed to remove the porch completely, and reconstruct a new porch to the same design but to contemporary building stand





Retain the original staircase, which is in good condition.





Left and above:

Existing bathroom area at first floor to be reconfigured, to make use as a house bathroom.

Ceiling to be made good following reconfiguration works.





Left:

Existing bathroom to be made good and provide and install new extract fan linked back to light switch.

New bathroom door to replace modern glazed bathroom door with new heritage style four panelled door – bathroom door does not need to be fire rated door.



New skirtings and architraves to be provided and installed to match existing.

Bathroom windows to be repaired / replaced subject to planning condition.





Left and below:

Rear bedroom, skirting and architraves to be retained. Existing flush panelled door to be replaced with new Georgian heritage style four panel fire door to be provided and installed by specialist joinery company such as Batty Joinery Ltd . Where possible it is proposed to refurbish any original doors with door closers and intumescent paint subject to building control approval.

Existing floorboards in good condition.





Above and left:

Front bedroom has stunning heritage features in excellent condition. Skirtings, cornices and architraves to be retained. Existing flush panelled door to be replaced with new Georgian heritage style four panel fire door to be provided and installed by specialist joinery company such as Batty Joinery Ltd.

Where possible it is proposed to refurbish any original doors with door closers and





Left: Intricate ceiling moulds are to be retained, and existing lighting to be removed.

Left Cornice to be retained.



All walls, floors ceilings etc to be made good, following removal of redundant services.

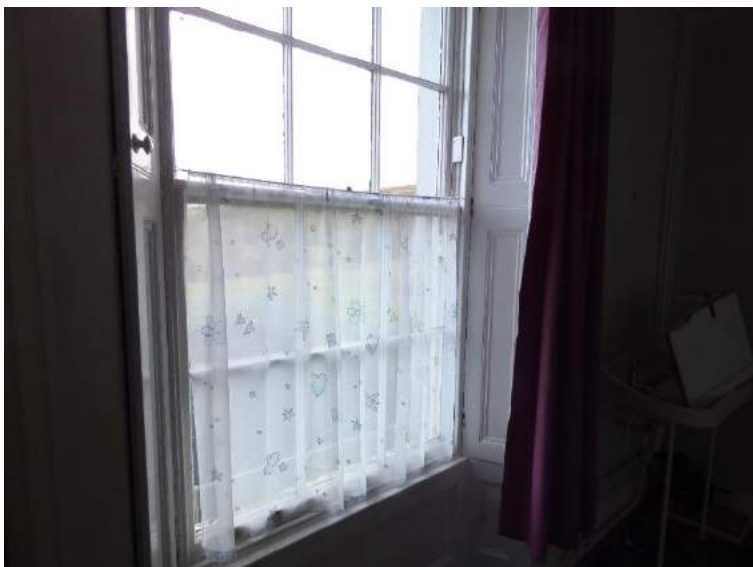
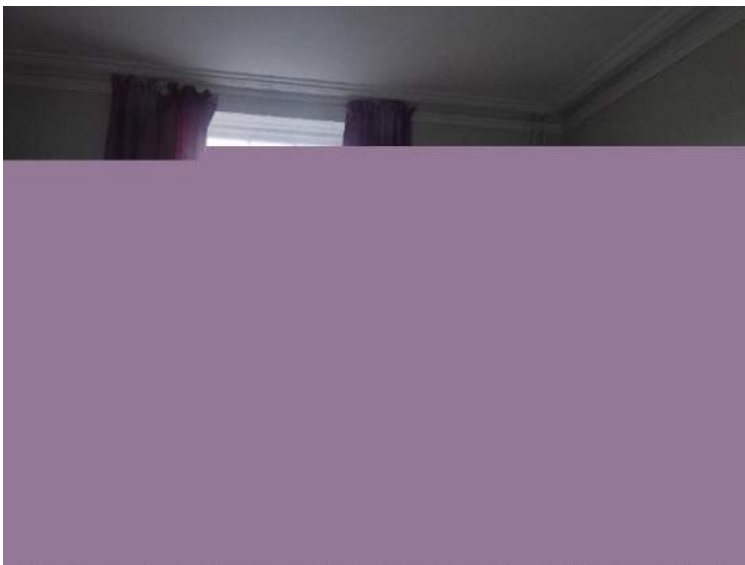




Left:

Front bedroom, skirtings, cornices and architraves to be retained. Existing flush panelled door to be replaced with new Georgian heritage style four panel door to provided and installed by specialist joinery company such as Batty Joinery Ltd. Where possible it is proposed to refurbish any original doors with door closers and intumescent paint subject to building control approval.

Bedroom to become En-suite to master bedroom.





Above and below:

Handrail, balusters and rails are original and are to be retained.

Apply an insulated plasterboard 62mm thick to underside of sloping ceiling, tape and skim and undertake full decorations.



C



Left and following pages:

Kitchen / Living areas

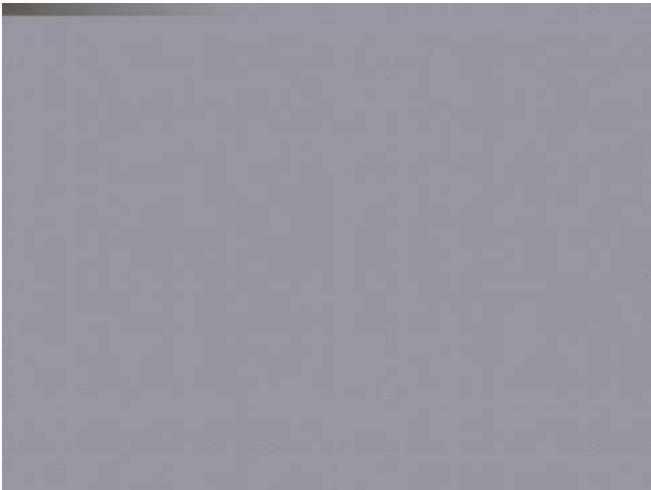
Repair existing ceiling following repairs to slate roof and replacement lead flashings to chimneys.

Remove all damp and damaged / blown plasterwork and repair with lime plaster and skim and decorate throughout.

Once ceiling has been repaired, apply an insulated plasterboard 62mm thick to underside of ceiling tape and skim, and undertake full decorations.

Completely remove existing dormer and reconstruct new dormer (compliant with statutory requirements).





Left and below: All redundant fixtures and fittings to be removed and rooms to be reconfigured to convert existing 'apartment' back into bedroom accommodation.





Right and above:

Existing flush panel fire doors to be replaced with four panel heritage style doors.

Apply an insulated plasterboard 62mm thick to underside of ceiling. The Laminated plasterboard and PIR has a vapour barrier incorporated so interstitial moisture would be prevented. New rooflights to be installed with flashing kit that mounts unit flush with the roof surface.



Above and left:

Existing bathroom.

Replace existing sanitaryware with new. Remove existing wall finishes and install new tile finishes to walls and floor.

New heritage rooflight to be provided and installed. Ceiling and walls to be made good.

Replace existing modern door with new four panelled Georgian style traditional door.

Apply an insulated plasterboard 62mm thick to underside of ceiling. The Laminated plasterboard and PIR has a vapour barrier incorporated so interstitial moisture would be prevented. New rooflights to be installed with flashing kit that mounts unit flush with the roof surface.



3.11

General Specification Summary for works to be undertaken to all properties:

- Original floor boards in good condition, floor boards to be repaired where necessary with matching reclaimed boards.
- Where the original plaster has blown from the masonry walls behind, strip back the plaster and replace with new lime plaster (Solo lime plaster from Lime Centre).
- Full decoration throughout.
- All original skirtings doors, architraves to be retained and doors to be replaced or refurbished (if possible).
- New internal partitions to be timber stud with plasterboard and skim to both sides with rockwool fill.
- All walls, skirtings, architraves etc to all be made good, prepared for decoration and then to receive full decoration throughout.
- Existing external doors to the front of properties to be repaired and refurbished. Doors to the rear or sides of the existing properties to be provided to match the front doors. All to have new ironmongery.
- Missing sections of cornice, skirting and dado are to be replaced with matching sections.
- Each internal door is to be supplied with new ironmongery.
- All work to be carried out in accordance with the Building Regulations.
- Windows to be replaced / repaired subject to planning condition.

Lime Plaster Details:

St Astier NHL Hydraulic lime mortar – in this quality of Victorian House – in 2 coats.

This lime plaster is made with feebly or moderately slaked hydraulic lime and sand and is the basis of this specification.

The curing time will be approximately 3-5 days per coat depending on the hydraulic lime used.

With a background of timber laths, the laths to be fixed by butt and break joints to vertical studding with approximately 8mm between laths. The studding to be limited to 450 centres.

Sawn or riven laths should be damp before fixing, fixing to be by thin shanked to avoid splitting the lath ends. First coat stuff to be made with NHL 3.5 or NHL 2 in 1:2 mix with well graded sharp sand 3.5 down. First coat stuff to be mixed as manufacturer's data sheet.

Application to laths to be trowel applied as evenly as possible and pressed home to form rivets between and behind laths. The coat to be 8/10mm thick.

The finishing coat to be made of NHL 2 in a 1:1 mix with fine silica sand 0.8/0.075mm clean and free from silt or clay.

Apply with a laying-on trowel in 2 passes to an O/A thickness of 3mm.

Where modern techniques are used to extend bathroom walls the stud walls will be vertical studs at 600 centres with wall board or cement board (to wet side) with a finishing coat of NHL 2, 3mm thick. The partitions will be insulated with acoustic mineral wool.

Basement Waterproofing:

In our Heritage Statement we have specified a crystallising and capillary-plugging agent; Koster N.B.1 Grey, as suggested by English Heritage, as breathable/waterproof membrane suitable for these conditions. (Listed buildings)

We have, of course, investigated other systems all complying with B.S. 8102.2009. In which are listed group 1, 2 and 3 for the level of waterproofing and types A, B and C, the types and positioning of these systems.

A level of waterproofing to grade 1 is suggested which allows some water seepage and damp spots as the intended use will be for storage, workshop etc. (all non-habitable). The waterproofing, type A, B.S. 8102.2009, again, suggests a waterproofer. Type B systems are integrated at the time of construction (not viable).

Type C, a cavity wall 'egg crate' membrane with wet sumps and pumps. This, it could be argued, have merit as it could be removed but the basement walls are castellated in plan, with plinths and indentations and would not lend itself to this type of waterproofing.

In reply to the Consultation Response, the suggested Koster N.B.1 is a breathable screed (veneer) is only 3.5mm thick and applied to grade 1 (B.S. 8102.2009).

As for the stones thermal mass, its K value of 1.6 w/mK and the reducing of temperatures due to 3.5mm of sand/cement coating is somewhat fatuous, again the drying of clothes in an unventilated space is the same.

Concerning temperature fluctuations we suggest the structural walls below ground will be a fairly constant 10/12°C with no variations due to external air temperature.

4.0 ASSESSMENT OF DEVELOPMENT IMPACT

This section provides a summary of the significance of 11 Houses, and description of the development proposal. It then considers the significance of the proposal on the saint Bees village and assesses the potential impact upon this significance in the context of relevant national and local policy.

Summary of Proposed Works

- 4.01 Limited external works are proposed to the existing property and are not considered to impact upon the significance of the external fabric.
- 4.02 The proposed development comprises the renovation and refurbishment of the existing No 11 terrace houses at St Bees 1-11 Lonsdale Terrace, Cumbria, Copeland District CA27 0BW LS2 8BA, to provide high specification residential terrace houses, which are predominantly internal works. To accommodate the new units a number of existing internal walls and partitions will be removed to provide quality space to new residents and their families. The existing staircases, structure and other existing period features will be retained.
- 4.03 The proposed development includes the repair / replacement of existing windows or replacement of all existing windows subject to planning condition.
- 4.04 All existing rooflight windows to be replaced with new double-glazed openable conservation rooflight windows. New conservation rooflight windows proposed as shown on submitted drawings. Existing roof tiles and rendered chimneys/vents to be retained and repaired, as necessary.
- 4.05 All four existing dormer structures and their windows located in front elevation as shown on submitted drawings, are in extremely poor condition with major damages and should be replaced with new dormers and dormer windows (windows subject to planning condition) with upgraded insulation and thermal element to conform with current Approved Document L1B.
- 4.06 All window stone cills and cast stone hood mould to be retained, refurbished, and repaired, as necessary.
- 4.07 All house doors at front elevation to be retained and refurbished/repared, as necessary. Doors located at rear elevation to be replaced with new to much front doors.
- 4.08 Render repair to be undertaken as necessary to match existing texture and colour.
- 4.09 All existing gutters and rainwater goods to be retained as existing and repaired as necessary with new imported as required to match existing.
- 4.10 Details of the proposed Works are contained in the design drawings and Design and Access Statement submitted for the Planning Application.
- 4.11 Reconfigurations of the room layouts on the second floor of properties no 2 , 6,8 9 and 10 results in the removal of lath and plaster walls to form a new bathroom necessary to accommodate the bedrooms and to satisfy modern living requirements. This requires the removal of existing lath and plaster walls. New timber stud partitions will be constructed using cement board substrates to allow for tiled wall finishes and sufficient space to form these new bathroom areas.

5.0 CONCLUSIONS

5.01 This statement has considered the impact upon the historic environment of the proposed Works of 11 Houses at Lonsdale Terrace, Cumbria, Copeland District CA27 0BW LS2 8BA . The internal renovation and changes of the existing houses will have positive impact on its external appearance and therefore will have positive impact on the local heritage because part of the proposal is to repair or replace missing or damage parts of the building such windows stone cills or cast stone hood mould and façade render of the existing building as shown and proposed submitted elevations.

5.02 The proposed use is considered acceptable within the area and the Works proposed will have no substantive impact upon the significance of Saint Bees area. As such the policy tests set out within paragraphs 133 or 134 of the Framework are not engaged and it is considered that the proposals are consistent with paragraph 131 principles. Similarly, the development does not conflict with adopted development plan policies in respect of the historic environment.