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WILDERNESS COTTAGE, GODOLPHIN SCHOOL, MILFORD HILL, SALISBURY, SP1 2RA

DESIGN AND ACCESS STATEMENT

GENERAL

The works involve rectification of outstanding repairs and remedial works to the property following a condition survey. The photographs are referenced on the drawings.

The property is listed as being of Special Architectural or Historic Interest, and therefore a number of the works do require consent from Wiltshire Council.





South elevation

These can be categorized as follows:-

EXTERNAL WORKS

1. Rear Door

As can be seen on the attached photograph, there is a lintel with inadequate bearing over the rear door. This needs to be replaced with a longer lintel having a 150mm bearing. As part of this work a small amount of work above will need to be taken out and refitted and a new timber lintel installed to exactly the same proportions but with the adequate bearing. The doorframe and door will be removed and refitted and a sympathetic repair undertaken to the base of the door by scarfing a new treated timber before redecorating.





2. Lean-to Roof

The existing lead cover flashing at the abutment of the roof and wall needs to be removed and a new cover flashing installed. This to be dressed down a minimum 150mm onto the roof slating. The leadwork would be then re-bedded into the brickwork and bedded on a lime rich mortar. As part of this work the verge board at high level needs to be reconfigured where it has rotted to provide for a tight

abutment to the wall. This will provide for a better weathering detail and prevent water penetration from occurring internally. The leadwork will be Code 4 laid in lengths of no longer than 1.1m and properly jointed, all in accordance with the Lead Development Association guidelines.



3. Loose Render

To the west return of the rear wall of the building there is a cement rendered panel which is cracked and is loose.

It is proposed that this be replaced with a lime rich render self-coloured using yellow sand and NHL lime.



4. South Door

The door to the southern section of the storeroom onto the road is a ledged and braced unit with a fanlight over. There is rot to this door which requires sympathetic replacement, particularly to the frame and to the fanlight.

Above it there is a lintel which has failed and requires the concrete lintel to be removed together with the render and a new lintel installed before re-rendering to match the existing and redecorating.

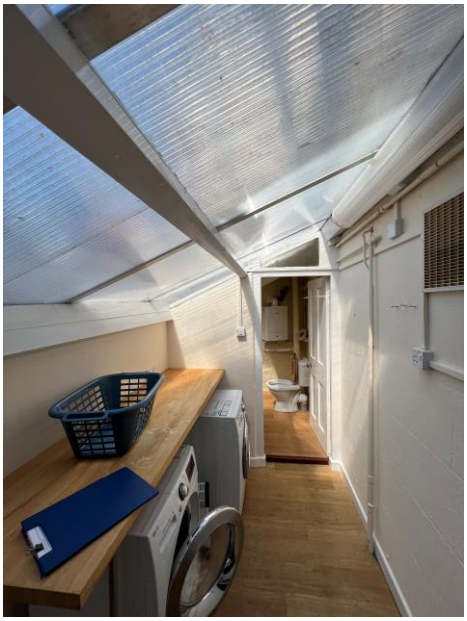




5. Utility Room Roof

The existing utility room roof comprises of timber framework with thermoplastic polycarbonate sheeting. There is a mix of both leadwork and Flashband adhesive at the wall abutment and this is failing, as is the roof itself.

The roof is not in keeping with a Listed Building and the proposal therefore is to reconfigure, keeping this as a lean-to roof but with double glazed units. This will provide for better insulation, light and as glass will be more in keeping with a Listed Building. See the attached photographs, to provide for elevational drawings would be difficult in this situation.









INTERNAL WORKS

6. Sitting Room Window

Where damp is occurring below the south facing window of the sitting room remove and set aside window and provide for a vertical and horizontal damp proof course to the window reveal before refitting and redecorating. This will result in no visual difference internally or externally but will provide for a better weathering detail and would overcome the water ingress in this position.



7. Kitchen Wall

To the north wall of the kitchen hack off contaminated wall plaster and replaster with a render coat and plaster skim to match the existing.



8. Roof Access

There is currently a single roof access hatch to the west side of the building with none to the main building. It is proposed therefore to provide for a simple 600mm x 600mm conventional roof access hatch on the landing. This would involve the removal of a small section of ceiling, trimming of the joists and the provision of a softwood timber lining with a blockboard timber cover on hinges and a simple timber architrave, all to be painted.

Following this work, 350mm of mineral fibre insulation can be provided within the roof space between the roof joists. Provision will be made for this to be kept clear of the eaves to allow proper cross ventilation.



9. Damp Proofing

Within the rear lobby and adjoining storeroom there is significant water penetration occurring through the relatively thin (100mm solid brick) walls. The proposal is to remove the plasterwork and provide for a Delta P type damp tanking membrane to the wall before plasterboarded in insulated plasterboard to these areas to upgrade them and to reduce heat losses (100mm thick brick wall

is neither watertight, nor would it provide any insulation value). All would then be redecorated on completion.

The areas affected have been allocated and shown on the attached floor plans and elevational drawings for ease of identification.





May 2023