Oswick Ltd (Head Office)
5/7 Head Street, Halstead
Essex, CO9 2AT

Oswicks
Architectural Services

Tel: 01787 477559
Email: info@oswicks.co.uk
Web: www.oswicks.co.uk

Natwest Branch
30 High Street
Chippenham
SN15 3HB

Repairs Statement



Date: July 2023

Our Reference: 23-118-AS-RS

RICS the mark of property professionalism worldwide

CONTENTS

1. Introduction 3
2. Bibliography 15

The copyright of this document is vested with Oswick Ltd and may not be reproduced in part or whole without express written permission. No beneficial rights to its content or the usage thereof shall accrue to the client until full payment has been received. The report and the contents thereof are subject to Oswick Ltd standard terms and conditions.

The document and the information contained herein are for the exclusive use of the client and Oswick Ltd accepts no responsibility for any consequences arising from unauthorised use by any other person(s).

1. Introduction

The following Repairs Statement has been prepared to accompany an application for Listed building consent for proposed roofing and maintenance works to the Natwest branch at 30 High Street, Chippenham, SN15 3HB. The document should be read in association with the following documentation:

- 23-118-AS-RS: Repairs Statement
- 23-118-AS-HS: Heritage Statement

This statement should also be read in conjunction with the following drawings:

- 23-118-AS-01-REVA: Existing plans & elevation
- 23-118-AS-02-REVA: Existing plans & elevation
- 23-118-AS-03: Site plans

The building is Grade II Listed under the Planning (Listed Buildings/Conservation Areas) Act 1990 and is situated within the prime retail district of Chippenham which also incorporates the Chippenham Conservation Area. The proposal comprises the undertaking of sympathetic, “like for like,” repairs to the main roof and all elevations.

The proposed works relate to the part refurbishment of the main roof, repairs to chimney stack and parapet channel gutter. Further maintenance works include window repairs and decorations to all elevations, rainwater goods replacement and repairs and isolated internal repairs and decorations. This will have minimal visual, or aesthetic impact.

All repair works to be carried out in accordance with relevant legislation and Historic England Guidance.

MAIN ROOF

Refurbishment of west facing hipped end to rear portion of main roof including removal of all vegetation, slate repairs and re-dressing of leadwork.

Preparation

Careful removal of all remnants of vegetation and debris to affected pitches. Allow to clean and flush through rainwater goods prior to stripping off existing coverings and detailing.

Strip up

Taking care to avoid damaging the adjoining building fabric carefully remove all slate and battens to hipped end to main roof. Cart away all redundant materials to a registered tip. Allow for stripping all protruding fixings ensuring that minimum disturbance to the remaining roof covering is made.

The Contractor is to carry out stripping works to roofs in a phased manner in order to minimise exposure of the internal fabric. Only one pitched roof is to be stripped at a time. Adequate protection is also to be provided around any access hatches into roof spaces to prevent the ingress of dust and debris.

The contractor is to salvage as many slates as possible during the stripping off process, disposing of those that are unsuitable for re-use. Those set aside are to be sorted and prepared ready for reuse as detailed within this schedule.

On removal of slate roof covering the contractor is to clean down all roof boarding, removing all nails and making good to any works or surfaces disturbed in the removal process.

Reconstruction/ timber repairs

Carry out timber repairs to main roof-space. All timber sections to be Grade C24 to match existing profile and installed fully in accordance with BS 5268 Part 2: 2002. All timber to be high pressure treated with Green Tanalith E, or similarly approved to ensure free from decay.

Allowance for the following Provisional Quantities:

5no. 80mm x 130mm rafters
2no. 50mm x 175mm collars
5 lm of 90mm x 130mm purlins
5no. 50mm x 100mm struts

All timber work to be fixed using BAT metalwork including straps, clips, hangers and restraints manufactured from pre-galvanised steel strips with zinc coated edges to BS EN 10142 : 1991, DX51D + Z275 fixed to timber using MAT 3.75mm x 30mm square twisted sherardised nails.

Breather membrane

To exposed rafters provide and install DuPont Tyvek Supro Plus breathable membrane laid horizontally over the entire roof surface, parallel with the eaves and secured with non-ferrous felt nails or staples as follows: (Horizontal centres = max 600mm; vertical centres = max 300mm). Ensure underlay is taut and has a minimum overlap of 150mm and 300mm at ridge details. Fit in accordance with manufacturers instructions and utilise Tyvek tape products accordingly.

Battens

Supply and fix double vacuum treated softwood replacement battens (counter-battens 50 x 19mm; battens 50 X 25mm) to BS 5534: Part 1 ensuring a moisture content of less than 22% at time of covering and set out to meet the existing gauge requirement to eliminate uplift rotation. Battens are to be fixed using zinc or zinc alloy sherardised / ring shank nails (85 x 3.35mm) and are to conform with BS EN 10230-1.

New slates

To newly constructed roof, provide and lay natural roof slates, laid broken bonded to a maximum 250mm batten gauge to provide a minimum 100mm headlap.

Fix to battens salvaged slates of equal dimensions double lapped fixed in accordance with BS 5534, code of practice for slating and tiling. Slates are to be fixed to batten using 2 aluminium alloy nails (to BS 1202: part 3) per slate. Front facing roof pitches are to be covered first with salvaged slates, any shortfall to be made up with slate to match existing. Any roof pitches laid in diminishing courses should be re-laid to match the existing configuration.

Where there is insufficient salvaged slate then new shall be supplied and fitted accordingly. Replacement slates to be locally sourced to match existing - samples to be agreed with Conservation Officer. Allow the Provisional Quantity of 50m2 to be expended upon Employer Representative's instruction.

Slates are to be laid with an even overall appearance with slightly open butt joints and with tails aligned. Use extra wide or slate and halves at the end of courses to ensure that side lap is maintained. Centre fix each slate with two copper nails to BS1201 Part 2, 3.35 x 35-40mm long, through countersunk holes 20-25mm from side edges. Use slates of consistent thickness in any one course and ensure lap is maintained. The existing layout of diminishing courses shall be accurately recorded so that the new roof covering can be installed to match.

Ridge and hip leadwork

Price to replace leadwork detailing including any valleys, ridge rolls, hip rolls, flashings, cappings, gutters and the like. All lead works to be carried out in accordance with Lead Sheet Association guidance.

All leadwork to be treated with patination oil fully in accordance with manufacturers recommendations including cover flashings, soakers, aprons, bell housings, rolls, guttering, dormer roofs and cheeks and the like.

Allow for the application of lead based sealant to the perimeter of leadwork at junction with adjoining masonry.

Ventilation

Supply and fit a proprietary eaves ventilator to the base of roof pitches in accordance with manufacturer details and design details on page 201 of the LSA The Complete Manual. Ensure that through ventilation into the roof space is provided through all 'Scottish' boarded roofs.

Allow for ridge ventilation system to be included within ridge lead details to all pitched roofs as shown in fig 2 on page 200 of the LSA The Complete Manual. An alternative method of ridge ventilation may be used where hollow roll details positioned at right angles to the main ridge provide high level ventilation into the roof void - allow for insect guard at end of each hollow roll detail.

Insulation

Upgrade mineral wool insulation to all loft spaces to improve thermal performance of the building. Provide and install Knauf Ekoroll Loft Insulation to entire roof-space in accordance with manufacturers recommendations. Insulation to be laid in 2no. layers of 100mm thickness, ensuring 50mm gap is retained at eaves for ventilation purposes.

Chimney stack repairs

Carry out repairs to chimney stack at main roof level to west facing elevation. Allow for removal of all vegetation, flaunching repairs and re-pointing of stonework.

Taking care to minimise disruption to adjoining mortar carefully remove all remnants of vegetation growth to all elevations of each chimney stack.

Re-pointing works

Re-point stonework to all elevations complete. Allow the Provisional Quantity of 20m2 to be expended by Employer's Representative's instruction.

Using a suitable raking out tool and ensuring the brickwork is not damaged, carefully rake out joints to a minimum depth of 25mm.

Using a suitable soft bristled brush gently brush out all loose mortar, dust and debris etc. Dampen all brickwork in preparation for new pointing work to prevent new mortar drying out too quickly thus avoiding shrinkage cracking.

Re-point all joints using a hydraulic lime based mortar. Mortar to be 1 part lime to 3 parts aggregate. Ensure an aggregate is used to best match existing brickwork in colour and texture. Bag rub joints on completion.

Using a suitable pointing tool ram mortar as far back as possible into the joint taking care to leave joint slightly recessed or flush to match existing. When the mortar starts to harden brush the joint with a stiff bristle brush (not steel wire) in order to expose the aggregate. After 24 hours remoisten all joints with a spray ensuring all cracks are worked out.

Flaunching repairs

Carry out flaunching repairs to 4no chimney stacks to main roof.

Carefully remove de-bonded and spalling sections of flaunching back to sound substrate. Allow for preparing masonry bed in preparation to receive new mortar.

To newly prepared bed provide and lay new hydraulic lime based mortar to form flaunching detail. Mortar to be 1 part lime to 3 parts aggregate.

Lead flashing

Where leadwork has been removed as part of the roof stripping works provide and lay new Code 4 lead cover flashing fully in accordance with Lead Sheet Association guidance.

Leadwork to be installed in lengths n.e. 1500mm, end laps minimum 100mm in accordance with Lead Sheet Association guidance. Provide and fix copper clips at equal centres along free edges. Cut, joint and dress lead neatly and accurately to provide fully waterproof covering, free from ripples, kinks, buckling and cracks. Finished lead work to be fully supported, adequately fixed to resist wind forces and able to accommodate thermal movement without distortion or distress.

Cut 25mm chases into brickwork to ensure a minimum 150mm clearance is maintained between finished roof covering and upstand.

Flashing to be fixed using standard fixing clips including the application of Leadmate or equally approved mastic at junction between flashing and chase.

Parapet gutter

Refurbish parapet channel gutter to rear and side elevation above area of water ingress including; asphalt repairs and lining with leadwork.

Preparation

Remove all meshed pigeon netting and cart away to a registered tip. Allow for the removal of all timber frames and fixings etc.

Power wash all surfaces in order to reveal a clean surface suitable for repair, where necessary. A minimum 2000 psi is recommended for preparation. There is no specific maximum as this may vary according to the equipment used and the surfaces being cleaned. At no time should the pressure jet be so high as to cause damage to the substrate being cleaned. Adjust pressure to clean away contamination and friable material from the surface. Note: Exercise suitable precautions when using high pressure equipment.

Carefully scrub and clean existing asphalt covering. Allow to remove all loose or damaged areas of asphalt and disposing of all debris to a registered tip. Ensure that the finished surface is clean and free from loose dirt etc.

Carefully remove surface, base course and sub-grade to the effected area in order to reach a firm substrate, making square or rectangular cuts. Trim and compact subgrade.

To newly prepared subgrade provide and lay new tack coat with ASTM D 2397 or D 3628 asphalt emulsion types SS-1, SS-1h, CSS-1 or CSS-1h diluted with equal parts of water.

Backfill with hot mix, hot laid asphaltic concrete while temperature stays above one hundred eighty five (185) degrees F. Prevent segregation of mixture. Allow for compacting in layers simultaneously checking quality and alignment of patch with a straight edge or string line.

Waterproofing - Leadwork

Supply and install Code 6 lead to form a parapet gutters to perimeter of roof between adjoining walls and pitched sections.

The tops are to be dressed back to a welted edge up the roof slope over the tile batten and are to extend 150mm on both sides over the slates.

At abutments with walls the lead is to be dressed 150mm up the brickwork/stone detailing. A 150mm cover flashing is to be fixed over the up stand and is to be formed of sections of code 6 lead. These are to be secured at abutment with brickwork/stonework in 25mm raked out mortar course or cut stone section, wedged with lead wedges at 400mm centres and pointed using traditional lime mortar (sample to be prepared for approval) to match existing. Lengths are not to exceed 1.5m between laps and lap joints are to be 150mm

Chute openings

The Contractor is to allow for forming lead chute outlet through existing parapet wall finishes at determined locations upon erection of a scaffold.

Chute opening to be 200mm deep and 300mm wide above the top edge of the existing and proposed hopper head levels.

The Contractor is to cut the existing timber boarding and form timber tanalised softwood framing and 25mm thick tanalised WBP plywood lining to form a chute outlet below the level of the existing gutter detail. The width of the chute will equal the gutter width and will be 300mm wide and 200mm deep with the catch pit lining extending through the opening to the wall and falling towards the external hopper head.

The Contractor is to supply and install Code 7 lead to form chute outlet details to existing chute openings

Hopper and downpipe

Provide and install new aluminium hopper and downpipe to rear elevation. Installation to be manufactured by Alumasc - Heritage range and installed fully in accordance with manufacturers instructions and this specification,

Rainwater goods

Replace damaged sections of PVCu rainwater downpipes with cast aluminium substitutes at the following locations:

East facing elevation - 2no. Downpipes
West facing elevation - 2no. Downpipes
Rear elevation - 2no. Hoppers and downpipes
Single storey projection to RHS - 2no. Downpipes
Single storey projection to LHS - 2no. Downpipes
Front facing elevation of rear portion - 2no. Downpipes
Single storey projection to LHS - 1no. Gutter

Where defective sections have been removed provide and install replacement cast aluminium downpipes to match existing in dimension and profile. New sections to be manufacture red by Alumasc:

Alumasc Water Management Solutions
Telephone: 01536 383844
Email: info@alumasc.co.uk
Web: www.alumascwms.co.uk

New sections to be Alumasc Heritage with black finish to match existing. Allow for all necessary sealant, gaskets and the like required to ensure a waterproof seal - fully in accordance with manufacturers instructions.

Downpipes to be fixed using suitably dimensioned saddle brackets at regular centres in accordance with manufacturers recommendations and instructions. Allow for the provision of all coupling connections and shoes to ensure pipes discharge into existing gullies.

Allow the Provisional Sum of £1,000 for any necessary adaptation to rainwater downpipes to be expended upon Employers Representative's instruction.

Cast iron sections

Repair and decorate cast iron rainwater goods to rear elevation adjacent to west facing elevation - including the following:

Downpipe to west facing elevation
SVP to west facing elevation
Gutter to west facing elevation of main roof eaves

Repairs to corroded sections

Taking care to protect the remainder of the installation carefully cut out existing corroded sections and cart away redundant materials to a registered tip. Allow to cut back corroded metalwork back to sound sections.

To newly prepared sections provide and apply isolated patch repairs. Price to carry out all cutting, fabricating, assembling and joining / welding necessary to complete the repairs. New sections to be pieced in to match existing.

Decoration

To all previously decorated metalwork degrease where necessary with ICI Oil and Grease Remover. Wash down the surfaces with a suitable detergent solution to remove dirt, chalking paint and other contaminants. Rinse off with clean water and allow to dry.

Carefully scrape back to a firm edge all areas of poorly adhering or defective coatings. Prepare all exposed metal to remove corrosion products. Rub down sound paintwork with a suitable abrasive to remove 'nibs' and provide a 'mechanical' key. Dust off. Ensure the surface is clean and dry before proceeding with redecoration works.

Prime metalwork with 1no. coat of Dulux Trade Metalshield Zinc Phosphate Primer in accordance with manufacturers recommendations.

To newly prepared metalwork provide and apply 1no. coat of Dulux Trade Weathershield Exterior Flexible Undercoat in accordance with manufacturers recommendations.

Provide and apply 2no. coats of Dulux Trade Weathershield Exterior High Gloss in accordance with manufacturers recommendations - Colour to be black.

EXTERNAL ELEVATIONS

Carry out part refurbishment of external elevations including the replacement of lead aprons to cornice, repair and decoration of all windows, stone cleaning to front elevation and placement of damaged coping stones to side projection.

Lead apron

Strip out and replace 2no. Lead cover flashings/ aprons to front facing elevation.

Taking care to minimise and damage to the adjoining building fabric carefully remove existing leadwork and dispose to a registered recycling unit.

Where leadwork has been removed provide and install new Code 5 lead cover flashing complete with drip detail fully in accordance with Lead Sheet Association guidance.

Leadwork to be installed in lengths n.e. 1500mm, end laps minimum 100mm in accordance with Lead Sheet Association guidance. Provide and fix copper clips at equal centres along free edges. Cut, joint and dress lead neatly and accurately to provide fully waterproof covering, free from ripples, kinks, buckling and cracks. Finished lead work to be fully supported, adequately fixed to resist wind forces and able to accommodate thermal movement without distortion or distress.

Cut 25mm chases into stonework work to ensure a minimum 150mm clearance is maintained between finished roof covering and upstand.

Flashing to be fixed using standard fixing clips including the application of Leadmate or equally approved mastic at junction between flashing and chase.

Provide and apply patination oil to all leadwork fully in accordance with manufacturers instructions.

Window & Doors

Repair and decorate all timber windows and doors to all elevations listed below and as indicated on the drawing number: 23-118-AS-02.

Front facing elevation
9no. Windows
main entrance door

West facing side elevation
7no. Windows
1no. door

East facing side elevation
12no. Windows
3no. Doors

Rear facing elevation
7no. Windows
1no. Door

Timber repairs

Using a suitable diluted cleaning detergent wash down all timber in order to remove all dust and debris etc. Lightly sand timber work to form a key, remove debris and bring forward for decoration.

Carefully remove / cut out damaged and decaying sections of timber back to a sound substrate. Allow for the removal of all infected timber in preparation to receive repairs.

Treat exposed grain with Boron Ultra Paste or similar approved. Undertake repair letting in matching well seasoned hardwood timber using a neat scarf joint. Repairs are to use non ferrous screws/pins as well as glue to create mechanical fixings and employ splayed and undercut joints. Price to carry out repairs to the following windows:

Putty renewal

Carefully rake out damaged putty back to metal/glazing surface. Clean and degrease exposed rebates and ensure all glazing panels are secured and pinned in. Fill rebate with Linseed Oil Putty (BS 544) and smooth off with one stroke of putty knife so that cross section forms a triangular area. Allow putty to harden and apply coat of wood primer. Prepare ready for decoration.

Mortar fillet

Provide and apply lime based mortar fillet to perimeter of all structural openings at junction with frames to windows and doors. Mortar to be 1 part lime to 3 parts aggregate. Ensure an aggregate is used to best match existing masonry in colour and texture.

Decoration

Prepare and redecorate external timber joinery items repaired previously - as listed below:

Windows
35 no.

Doors
6 no.

Wash down all previous painted timber with sugar soap solution and rinse off. Rub down back to a sound base and brush away all dirt and grit etc. Fill all cracks and joints with epoxy filler and sand ready to receive decorations.

Allow for the application of knotting fluid and primer to any areas of exposed bare wood. Putty mixed with the correct and suitable amount of white spirit should be carefully rubbed into hairline cracks in sound putty after it has been suitably cut back.

Allow for the application of knotting fluid and primer to any areas of exposed bare wood. Putty mixed with the correct and suitable amount of white spirit should be carefully rubbed into hairline cracks in sound putty after it has been suitably cut back.

To prepared timber provide and apply 2no. coats of undercoat and finish with 2no. coats of gloss paint, all in accordance with manufacturers recommendations. Colours to match existing.

Cleaning of stonework to front elevation

Clean down stonework to front elevation complete including allowance for isolated re-pointing works.

Stone cleaning

Remove all remnants of vegetation to all elevations including all foliage, algae, moss growth and the like.

Clean down front facing elevation complete including all stonework, corbelling, cornicing etc to remove all grime and deposits including soot, algae, bird lime etc. Cleaning to be undertaken using proprietary low-pressure silica-free powder blasting with minimal water use. Allow for using a proprietary masonry cleaning system such as ‘DOFF, ‘Softkleen’ or similar approved. Allow particular attention to the cleaning down and removal of all growth to all cornice work.

Re-pointing works

Following completion of cleaning, price to re-point sections of stonework.

Using a suitable raking out tool and ensuring the brickwork is not damaged, carefully rake out joints to a minimum depth of 25mm.

Using a suitable soft bristled brush gently brush out all loose mortar, dust and debris etc. Dampen all brickwork in preparation for new pointing work to prevent new mortar drying out too quickly thus avoiding shrinkage cracking.

Re-point all joints using a hydraulic lime based mortar. Mortar to be 1 part lime to 3 parts aggregate. Ensure an aggregate is used to best match existing brickwork in colour and texture. Bag rub joints on completion.

Using a suitable pointing tool ram mortar as far back as possible into the joint taking care to leave joint slightly recessed or flush to match existing. When the mortar starts to harden brush the joint with a stiff bristle brush (not steel wire) in order to expose the aggregate. After 24 hours remoisten all joints with a spray ensuring all cracks are worked out.

Metalwork

Carry out repairs and redecorate metalwork to front facing elevation. Allow for replacement of damaged and corroded sections to the following areas:

Railings to boundary walls
Spikes to ground floor cills
Flag pole holders
Signage brackets

Repairs to corroded sections

Taking care to protect the remainder of the installation carefully cut out existing corroded sections and cart away redundant materials to a registered tip. Allow to cut back corroded metalwork back to sound sections.

To newly prepared sections provide and apply isolated patch repairs. Price to carry out all cutting, fabricating, assembling and joining / welding necessary to complete the repairs. New sections to be pieced in to match existing.

Decoration

To all previously decorated metalwork degrease where necessary with ICI Oil and Grease Remover. Wash down the surfaces with a suitable detergent solution to remove dirt, chalking paint and other contaminants. Rinse off with clean water and allow to dry.

Carefully scrape back to a firm edge all areas of poorly adhering or defective coatings. Prepare all exposed metal to remove corrosion products. Rub down sound paintwork with a suitable abrasive to remove 'nibs' and provide a 'mechanical' key. Dust off. Ensure the surface is clean and dry before proceeding with redecoration works.

Prime metalwork with 1no. coat of Dulux Trade Metalshield Zinc Phosphate Primer in accordance with manufacturers recommendations.

To newly prepared metalwork provide and apply 1no. coat of Dulux Trade Weathershield Exterior Flexible Undercoat in accordance with manufacturers recommendations.

Provide and apply 2no. coats of Dulux Trade Weathershield Exterior High Gloss in accordance with manufacturers recommendations - Colour to be black.

Coping stone replacement

Replace damaged and missing coping stones to east facing side elevation.

Replacement stones to once weathered and formed from locally sourced Wiltshire limestone to match existing in profile and dimension.

New coping stones to be bed on lime based mortar (3:1 mix). Allow for jointing as required and point up leadwork with “Leadmate” or similar approved.

Anti-roosting netting

Replace anti-roosting netting to rear courtyard area affronting west facing elevation and main roof.

Allow to supply & install new bird netting including all fixings, zipped access and associated sundry items.

Supply and fit new knotless netting to main roof. Netting to be attached to walls using non ferrous anchors. Approval for all anchor locations to be provided by Employers Representative prior to installation.

INTERNAL MAKING GOOD

Reinstate internal building fabric to meeting room located at first floor level where ongoing water ingress has been experienced. Works include, plaster repairs, decoration and replacement of carpet covering.

Plaster repairs

Hack off plaster to walls and ceilings to the affected areas. Allow for disposal of all arisings to a registered disposal unit.

Works to be undertaken upon commencement of the works to ensure sufficient time for drying period during the Construction Phase.

Reinstatement

To affected areas provide and apply lime plaster formed with NHL 2 mixed 1 part sand to 1 part hydraulic lime. Sand to be fine silica 0.8mm down to 0.075mm clean and free from silt or clays.

Apply coat with a laying-on trowel in two passes to an overall thickness of approximately 2mm. Tighten in with a cross grained wooden float, dampening as necessary as the set takes up. Allow for achieving a final finish by trowelling the surface with a steel float and dampening as necessary. Finish in one direction - top to bottom.

Fill all holes and cracks with lime putty to leave a smooth finish and bring forward for decoration.

Decoration

Wash down all walls to the affected areas with suitable detergent and lightly sand. Allow for all preparation works to be undertaken on previously decorated surfaces. All cracks gouges and dents included those made as result of installation of temporary hoarding are to be in-filled to ensure a smooth and even finish to walls before redecoration. Allow for the application of all decorators caulking where necessary.

Redecorate all previously painted walls and ceilings scheduled below, walls to receive 2no. coats of plaster matt emulsion, colour: White – BS 00 E 55.

Carpet floor covering

Reinstate carpet floor covering to Meeting Room as indicated on the drawings. Allow for all necessary preparation and sundry items as required.

Carefully strip up any remnants of existing floor coverings, scrape back adhesives and prepare substrate to receive new vinyl floor covering.

Make good to sub floor, prime and prepare with latex smoothing compound if necessary, in accordance with manufacturer's instructions, ready for laying new floor finish.

Where coverings have been removed provide and lay new carpet tiles as per RBS Design Guide. Allow for all necessary underlay, grippers, carpet trim threshold strips and manufacturers adhesives etc.

Allow for all necessary cutting, trimming, edge details such as skirting, trunking, partitions and the like to complete installation:

2. Bibliography

- Design and access statements guide, CABE, 2007
- http://www.heritagegateway.org.uk
- http://www.planningportal.gov.uk
- http://www.communities.gov.uk

VERIFICATION
Approved for issue ……. Job Manager Date

Oswick Ltd
5/7 Head Street
Halstead
Essex
CO9 2AT
Telephone: 01787 477559
Email: info@oswick.co.uk