Planning (Listed Buildings and Conservation Areas) Act 1990, section 48

Schedule of repairs to Hatt House, Old Jockey, Box, Corsham SN13 8DH (Rev B July 2023).

1 ACCESS, SAFETY AND SECURITY PROVISIONS

1.1 Provide and maintain while works are being carried out all boarding, screens and barriers necessary to keep the building secure.

1.2 Install temporary propping in accordance with the directions of a structural engineer in order to stabilise stairs, floor joists, and the structure generally. Provide sheeting or boarding wherever floor boarding and stair treads are missing. Cordon off floor areas where joists are missing or unsupportable and display warning signs for duration of works.

1.3 Ensure that internal spaces are cleared and that all areas are open to structural inspection.

Protect the following items:

a) Existing roof timbers including the various elements of the floor structure are covered with protective sheeting and boarding. Ensure access routes via the attic are clearly defined.
b) Existing slate roof covering is to be protected and unbroken slates are to be salvaged.
c) Area of unsupported ceiling in the Drawing Room is to be propped and temporarily supported until the roof is repaired.
d) Any loose masonry such as copings to parapet walls and ridge tiles is to be rebedded using lime mortar NHL 3.5 and consolidated with dowels where necessary.

for the duration of the course of works all loose historic materials shall be retained and stored within a secure area within the Coach House outbuilding.

2 SCAFFOLDING

2.1 Scaffold Design

a) Design Proposals for scaffold should aim to prevent any added load onto a historic structure or fixings into historic stonework.
b) Ensure that none of the scaffolding touch the building.
c) When bracing scaffolding, avoid the use of damaging masonry anchors. Consider the use of ‘free-standing scaffold or self -supporting scaffold with kentledge, raking support.

2.2 Scaffold Fixing

a) If anchors are required, they must not be fixed close to the edges of carved decorative features.
b) A strategy for the insertion and removal of fixings should be devised before scaffolding is erected. Scaffold protection tubes and sleeves should be used.

3 ROOF AND RAINWATER GOODS REPAIRS

3.1 Overhaul and reinstate salvageable rainwater goods. Reinstate missing or irreparable parts of the system. Clean rainwater goods through to inspection chambers and generally ensure that all rainwater run-off is conducted to drains.

3.2 Carefully strip the existing slates and hip/ridge tiles. Set aside all sound items for re-use. Strip off all battens and de-nail rafters. Carry out repairs to roof coverings, including renewal of central valley and parapet lead flashings.

3.3 Fix new treated battens to BS 1318 of same size as the originals, using aluminium nails to BS 1202: Part 3, set out to the same gauge as the original over reinforced sarking felt to BS 747, Type 1F. Re-roof using all original sound slates and tiles with new slates and to match, fixing with copper nails. Install soakers at hips and re-lay hip/ridge tiles in lime mortar NHL 3.5.

3.4 Renew all flashing, soakers, fillets, gutter linings and outlets using leadwork installed in accordance with the Lead Development Association - Lead Sheet in Building and Lead Sheet Flashings.

4 WINDOW AND DOOR REPAIRS

4.1 Replace the irreparable timber French doors ref. ED-02 (images 10-12) with timber door panels, and fixed fanlight in accordance with the Architects Proposed South West Elevation Drawing: GA-14 Rev B.

4.2 Overhaul all repairable windows as noted on the accompanying Window and Doors Repair Schedule Rev-B and . Replacing missing panes and parts; re-puttying and re-pointing externally; lubricating moving parts; refitting missing or defective ironmongery, cords and weights (adjusted as required for balance); preparing priming and redecorating including undercoat and two topcoats to all bare wood, using good-quality gloss paint in accordance with the paint manufacturer's recommendations; easing and adjusting to ensure smooth operation. Where

possible isolated areas of decayed wood shall be replaced by piecing in new treated timber with matching moulding profiles.

4.3 Irreparable timber decay to the window rails, frames, glazing bars and cills are to be replaced with new treated timber and decorated as 4.2 above.

4.4 Redecorate all previously painted external surfaces using good-quality paint in accordance with the paint manufacturer's recommendations, including painted metalwork and rendering.

5 INTERNAL ROOF TREATMENTS

5.1 Treat retained structural timbers affected by insect attack and rot.

6 EXTERNAL STONE REPAIRS

6.1 Repair cracked and spalled stonework to the front entrance portico columns (image 02) and stone surround and cill (image 03) to entrance window ref WG.01 and front window mullion to WG-17 (image 05). Only carry out repairs where it is necessary for functionality or because there are cracks. Don't cut out and piece in to make everything look like new. Re-lay parapet copings on damp proof course and point all joints in copings using lime mortar NHL 3.5. Repair broken stone cornice at the high-level parapet on the front Southeast (image 06) elevation and corner of the North east elevation (image 07). New mouldings are to match the existing.

6.2 Rake out loose or defective mortar joints at cornices and copings including chimneys and parapets (do not use hammer and chisel or pick hammer). Re-point using lime mortar NHL 3.5 with mix ratio of 1-part lime to 2.5 parts of well graded aggregates to make a stiff but workable mix. Ensure no plasticisers or cement is used.

and finish to a flush joint.

6.3 Cover chimney pots with stainless steel bird deterrent mesh or chicken wire. Ensure all fireplace flues are clear throughout their height and chimney pots are covered with rain caps and stainless-steel mesh or chicken wire bird deterrent.

7 INTERNAL REPAIRS

7.1 Take up and retain for re-use sound floor boarding and skirtings where required for access for services. Where timbers are decayed or defective, install new material to BS 4978 GS Grade; otherwise splice new material to existing timbers; new work shall match the original in all other respects. Install suitable ties where

recommended to tie timber framing to stonework walls. Reinstate floor boarding and skirtings including new material where required, to match existing.

7.2 Repair and reinstate internal plasterwork which has been lost or damaged at walls and ceilings using lime plaster.

7.3 Apply a single coat of Fat Lime putty and hemp plaster, allow to dry and carbonate then apply a second coat of the same and allow to dry and carbonate. When ready apply a setting coat of fine lime putty finishing plaster.

Retain historic timber laths and where possible. Retain historic cornices in the Drawing Room. If necessary for repairs / or replacement take moulds of existing cornices in the Drawing Room and reinstate to match existing. Repairs to mouldings and decorative work shall be carried out with the use of running moulds and squeezes.

7.4 Decorate all internal plaster and woodwork surfaces using good-quality paint in accordance with the paint manufacturer's recommendations.

7.5 Provide ventilation to all internal spaces in accordance with BSCP 5925: l991, whilst ensuring that crows and jackdaws are prevented from entering the building (ref item 6.3).

INFORMATIVE: All new external and internal works, and works of making good to the existing fabric, should match the existing adjacent work regarding the methods used and material, colour, texture and profile, unless specified otherwise in the above schedule, or agreed otherwise in writing by the local planning authority.

8 APPENDIX 1.

Hatt House Window and Doors Repair Schedule – Rev B
Hatt House Replacement Window Photos.