Materials Assessment - Church Cottage - Castle Coombe , Wiltshire

This document is to be read with pages 19 - 21 of the Architects Heritage Statement ' Proposals and Heritage Impact '
Where specifically refered to below has been stated in Bold text .

REF	AREA	MATERIAL DESCRIPTION	HERITAGE COMMENTS	NOTES
	GROUND FLOOR			
1	**FRONT SITTING ROOM (EAST)**			
	EXTERNAL WALLS	Painted Lime plaster system on Stone substrate .	The paint would have been updated and not original . No indication that Lime plaster system has been updated and could be original applied to the stone walls .	This area has been severely affected by water damage as seen on Photographs . This will need repair with same .
	INTERNAL WALLS	Painted Lime plaster system on Stone substrate .	The paint would have been updated and not original . No indication that Lime plaster system has been updated and could be original applied to the stone walls .	Water damage has blighted the walls with mould stains as seen on photographs .
	FLOORS	Stained Pine planks on Timber joists .	The floor linings have no heritage value and are modern , likely installed in 1950's or 60's . The floor joists are likely to be original .	Water damage has affected the Pine planks badly so area will have to be renewed .

	CEILINGS	Lathe and Lime plaster system on Timber joists .	Whether updated or not throughout the building history , the materials are part of the original building specification and are of Heritage value .	This area has been severely affected by water damage as seen on Photographs . This will need repair with same .
	WINDOWS	Timber casements with Leaded glass .	These are not original windows although have been installed to be sympathetic with the original date of the building . There are no plans to alter .	Modern secondary glazing with plastic frame . Not attached to window and is planned to be re-moved . **See Architects notes page 21 of Heritage statement .**
	TIMBER BEAMS / LINTELS	Oak Beams and Lintels .	Unknown age assume has heritage value . Not planning to alter .	Some treatment maybe required for Beetle infestation / affects from damp .
	FIRE	Metal wood burner and flue , surrounded by Modern stone Fire place and Timber Lintel .	As seen in photograph , none of the Fire and surround is of Heritage value . The surround was probably built in 1970's when this was a popular activity .	**See Architects notes on page 21 of Heritage statement .**
	INTERNAL DOORS	Stained Pine Panel doors with Brass furniture .	The internal doors have no heritage value and are modern supply and Design .	This would not feature in new upgrade of internal Design .
	SKIRTING	White gloss painted Bullnosed skirting 100mm	The skirting has no Heritage value and modern supply .	This would not feature in new upgrade of internal Design .
	ARCHITRAVES / DOOR LININGS	White gloss painted soft wood .	The Architraves and door linings have no Heritage value and would have been supplied and fitted in modern times.	This would not feature in new upgrade of internal Design .

	FEATURES	Niche within wall opposite window .	This is the opening of an original window opening that has subsequently been filled . Most likely at time extended area added at rear of dwelling .	This would be kept as a Niche and not altered in new Design .
2	**FRONT SITTING ROOM (WEST)**			
	EXTERNAL WALLS	Painted Lime plaster system on Stone substrate .	The paint would have been updated and not original . No indication that Lime plaster system has been updated and could be original applied to the stone walls .	No plans to alter plastering , new paint will be applied .
	INTERNAL WALLS	Painted Lime plaster system on Stone substrate .	The paint would have been updated and not original . No indication that Lime plaster system has been updated and could be original applied to the stone walls .	No plans to alter plastering , new paint will be applied .
	FLOORS	Stained Pine planks on Timber joists .	The floor linings have no heritage value and are modern , likely installed in 1950's or 60's . The floor joists are likely to be original .	Floor planks to be replaced with Elm similar to original .
	CEILINGS	Painted Gypsum plaster laid on Plasterboards . Fixed to battens on Plywood fixed to joists above .	The floor above would have been assessed by a Structural Engineer in modern times . This has led to the current construction being installed that aids to keep unconnected joists secure , with layer of Plywood added below . The original joists that are currently not connecting to main beam are planned to be kept . There is no Heritage value though in the existing ceiling with no original features or specification .	The Structural Engineer will Design a floor reinforcement that will keep the existing joists .

	WINDOWS	Timber casements with Leaded glass .	These are not original windows although have been installed to be sympathetic with the original date of the building . There are no plans to alter .	Modern secondary glazing with plastic frame . Not attached to window and is planned to be re-moved . **See Architects notes page 21 of Heritage statement .**
	TIMBER BEAMS / LINTELS	Oak Beams and Lintels .	Lintel adjacent Fire place has been installed in recent years and could be timber from original house .All Beams assume have heritage value and will be restored and not altered . Lintel over opening to access rear extended area would have been installed when area was extended .There are no plans to alter this .	Some treatment maybe required for Beetle infestation .
	FIRE	Metal wood burner and flue , surrounded by Modern opening , Stone in scripted Lintel and Metal decoration . Hearth is Concrete with metal surround decoration .	No heritage Value , all modern supply .	**See Architects notes on page 21 of Heritage statement .**
	INTERNAL DOORS	Stained Pine Panel doors with Brass furniture .	The internal doors have no heritage value and are modern supply and Design .	This would not feature in new upgrade of internal Design .
	SKIRTING	White gloss painted Bullnosed skirting 100mm	The skirting has no Heritage value and modern supply .	This would not feature in new upgrade of internal Design .

	ARCHITRAVES / DOOR LININGS FEATURES	White gloss painted soft wood . None	The Architraves and door linings have no Heritage value and would have been supplied and fitted in modern times.	This would not feature in new upgrade of internal Design .
3	**REAR RECEPTION (NORTH)** EXTERNAL WALLS	Painted Gypsum plaster on Lime plaster and Lime basecoat applied to Stone .	The whole area is an extension from the original building , however Lime plaster system was applied to allow wall to breathe and replicate original methods . We would aim to keep this aspect of the wall and remove the overlaying Gypsum plaster .	Wall would remain as original with new decoration on new Lime plaster .
	EXTERNAL WALLS	Painted Gypsum plaster on Lime plaster and Lime basecoat applied to Timber studs with External Stone skin .	This area of ' boxing out ' has no heritage value .	We would attempt to remove boxing and apply traditional Lime plaster on stone with breathable paint over .

	INTERNAL WALLS	Painted Gypsum plaster on Lime plaster and Lime basecoat applied to Stone .	Heritage Value in the Lime plaster skim and basecoat . However this was applied at time extension built . The Gypsum and paint will be removed as Method statement and repair to Lime carried out and painted over with suitable breathable paint .	Care taken to preserve as much of original Lime plaster as possible .
	INTERNAL WALLS	Painted Gypsum plaster to plasterboards on Timber studwork .	No Heritage value .	Where ever possible the original stone will be exposed and ' false ' walls removed .
	CEILINGS	Painted Gypsum plaster on Lime plaster and Lime basecoat to Lathe and Plaster .	Heritage Value in the Lime plaster skim and basecoat on Lathe . However this was applied at time extension built . The Gypsum and paint will be removed as Method statement and repair to Lime carried out and painted over with suitable breathable paint .	Care taken to preserve as much of original Lime plaster as possible and renew where required .
	WINDOWS	Timber Casement with Leaded Glazing .	These are not original windows although have been installed to be sympathetic with the original date of the building . There are no plans to alter .	Modern secondary glazing with plastic frame . Not attached to window and is planned to be re-moved . **See Architects notes page 21 of Architects Heritage statement .**
	WINDOWS	Timber rooflight fixed	No heritage Value , modern supply and Install .	Will be replaced with Velux Heritage rooflight within same opening .

	TIMBER BEAMS / LINTELS	Oak Rafters .	The oak rafters would have supported an existing ' Cat slide ' roof so would have some Heritage value .	The Oak Beams and Ties are in a poor state in places with evidence of heavy worm infestation from the past .
	FLOORS	Stained Pine planks on Timber joists .	The floor linings have no heritage value and are modern , likely installed in 1950's or 60's . The floor joists are likely to be original from when building extended .	Floor planks to be replaced with Elm similar to original .
	FIRE	Modern Wood burner and flue.	No Heritage value in Fire .	**See Architects notes on page 21 of Heritage statement .**
	INTERNAL DOORS	Stained Pine Panel doors with Brass furniture .	The internal doors have no heritage value and are modern supply and Design .	**See Architects notes on page 21 of Heritage statement .**
	SKIRTING	White gloss painted Bullnosed skirting 100mm	The skirting has no Heritage value and modern supply .	This would not feature in new upgrade of internal Design .
	ARCHITRAVES / DOOR LININGS	White gloss painted soft wood .	The Architraves and door linings have no Heritage value and would have been supplied and fitted in modern times.	This would not feature in new upgrade of internal Design .
	FEATURES	Loft opening into Cat slide area covered with modern roof .	As stated previously Cat Slide supports will be preserved and treated as required . All other areas have no Heritage Value , formed with plasterboards and Timber studs .	This would not feature in new upgrade of internal Design .

	KITCHEN			
	EXTERNAL WALLS	Painted Gypsum plaster on Lime plaster and Lime basecoat applied to Stone .	The whole area is an extension from the original building , however Lime plaster system was applied to allow wall to breathe and replicate original methods . We would aim to keep this aspect of the wall and remove the overlaying Gypsum plaster .	Wall would remain as original with new decoration on new Lime plaster .
	INTERNAL WALLS	Painted Gypsum plaster on Lime plaster and Lime basecoat applied to Stone .	Heritage Value in the Lime plaster skim and basecoat . However this was applied at time extension built . The Gypsum and paint will be removed as Method statement and repair to Lime carried out and painted over with suitable breathable paint .	Care taken to preserve as much of original Lime plaster as possible .
	WINDOWS	Timber Casement with Leaded Glazing .	These are not original windows although have been installed to be sympathetic with the original date of the building . There are no plans to alter .	Modern secondary glazing with plastic frame . Not attached to window and is planned to be re-moved . **See Architects notes page 21 of Heritage statement .**
	WINDOWS	Timber rooflight fixed	No heritage Value , modern supply and Install .	Will be replaced with Velux Heritage rooflight within same opening .
	FLOORS	Tiled	No heritage Value , modern supply and Install .	Will be replaced with lining sympathetic to age of building .
	FIRE	None		

	INTERNAL DOORS	Stained Pine Panel doors with Brass furniture .	The internal doors have no heritage value and are modern supply and Design .	**See Architects notes on page 21 of Heritage report .**
	SKIRTING	White gloss painted Bullnosed skirting 100mm	The skirting has no Heritage value and modern supply .	This would not feature in new upgrade of internal Design .
	ARCHITRAVES / DOOR LININGS	White gloss painted soft wood .	The Architraves and door linings have no Heritage value and would have been supplied and fitted in modern times.	This would not feature in new upgrade of internal Design .
	EXTERNAL DOOR	Shiplap timber , Stable door with latch .	No Heritage Value .	This maybe kept as part of new Design if suitable .
	WALL TILING	Modern Ceramic .	No Heritage Value	This would not feature in new upgrade of internal Design .
	KITCHEN UNITS	Modern Timber Units and work tops .	No Heritage Value	This would not feature in new upgrade of internal Design .
4	**HALL**			
	EXTERNAL WALLS	Painted Lime plaster system on Stone substrate .	The paint would have been updated and not original . No indication that Lime plaster system has been updated and could be original applied to the stone walls .	

	INTERNAL WALLS	Painted Lime plaster system on Stone substrate .	The paint would have been updated and not original . No indication that Lime plaster system has been updated and could be original applied to the stone walls .	
	FLOORS	Concrete	Concrete floor laid in modern times on ceramic tiles , not in keeping with other ground floor areas . May have been laid as solution to damp problem .	This will grubbed up and new timber suspended floor installed in keeping with original floors and historic specification .
	CEILINGS	Lathe and Lime plaster system on Timber joists .	Whether updated or not throughout the building history , the materials are part of the original building specification and are of Heritage value .	
	WINDOWS	N/A		
	TIMBER BEAMS / LINTELS	Oak Beams and Lintels .	Unknown age assume has heritage value . Not planning to alter .	
6	**WC**			
	EXTERNAL WALLS	Ceramic Tiles on Painted Lime plaster system on Stone substrate .	The paint would have been updated and not original . No indication that Lime plaster system has been updated and could be original applied to the stone walls .	Existing Tiles would not feature in new upgrade of internal Design .
	INTERNAL WALLS	Painted Lime plaster system on Stone substrate .	The paint would have been updated and not original . No indication that Lime plaster system has been updated and could be original applied to the stone walls .	

	FLOORS	Laminate on Concrete .	No Heritage value .	This would not feature in new upgrade of internal Design .
	CEILINGS	Lathe and Lime plaster system on Timber joists .	Whether updated or not throughout the building history , the materials are part of the original building specification and are of Heritage value .	
	WINDOWS	UPVC Casement Window .	No Heritage value	This would not feature in new upgrade of internal Design and likely to be replaced with others more in keeping with Building .
	SANITARY WARE	Modern fittings .	No Heritage value .	This would not feature in new upgrade of internal Design .
	INTERNAL DOORS	Stained Pine Panel doors with Brass furniture .	The internal doors have no heritage value and are modern supply and Design .	**See Architects notes on page 21 of Heritage statement .**
	SKIRTING	White gloss painted Bullnosed skirting 100mm	The skirting has no Heritage value and modern supply .	This would not feature in new upgrade of internal Design .
	ARCHITRAVES / DOOR LININGS	White gloss painted soft wood .	The Architraves and door linings have no Heritage value and would have been supplied and fitted in modern times.	This would not feature in new upgrade of internal Design .

	STAIR TO FIRST FLOOR			
	WALLS	Painted Lime plaster system on Stone substrate .	The paint would have been updated and not original . No indication that Lime plaster system has been updated and could be original applied to the stone walls .	New Decoration planned .
	ROOFLIGHTS	Modern Timber fixed light .	No Heritage Value	Will be replaced with Conservation rooflight .
	FIRST FLOOR			
	BATHROOM			
	EXTERNAL WALLS	Plasterboard on timber studs with painted gypsum plaster finish . Stone walls .	No Heritage Value to linings .	All areas of ' false ' walls will be removed where possible and Lime plaster finish applied .
	INTERNAL WALLS	Plasterboards on timber studs with painted gypsum plaster .	No Heritage Value .	These could be preserved if adequate for decoration .
	FLOORS	Timber planks	No Heritage Value.	This would not feature in new upgrade of internal Design .
	CEILINGS	Gypsum plaster on plasterboard to ceiling joists .	No Heritage Value to linings or Joists as all moderr	Plan to remove plasterboards and joists back to rafters .

	WINDOWS	Timber Casement with Leaded Glazing .	These are not original windows although have been installed to be sympathetic with the original date of the building . There are no plans to alter .	Modern secondary glazing with plastic frame . Not attached to window and is planned to be re-moved . **See Architects notes page 21 of Heritage statement.**
	INTERNAL DOORS	Stained Pine Panel doors with Brass furniture .	The internal doors have no heritage value and are modern supply and Design .	**See Architects notes on page 21 of Heritage statement .**
	SKIRTING	White gloss painted Bullnosed skirting 100mm	The skirting has no Heritage value and modern supply .	This would not feature in new upgrade of internal Design .
	ARCHITRAVES / DOOR LININGS	White gloss painted soft wood .	The Architraves and door linings have no Heritage value and would have been supplied and fitted in modern times.	This would not feature in new upgrade of internal Design .
	SANITARY WARE	Modern fittings .	No Heritage value .	This would not feature in new upgrade of internal Design .
8	**FIRST FLOOR CORRIDOR / LANDING**			
	EXTERNAL WALLS	Wallpaper on Lime plaster system to Stone .	All Lime plaster preserved as part of original Heritage specification .	
	INTERNAL WALLS ON STAIR SIDE .	Wallpaper on painted Lime plaster system to Stone .	All Lime plaster preserved as part of original Heritage specification .	
	CEILINGS	Lathe and Lime plaster system on Timber joists .	Whether updated or not throughout the building history , the materials are part of the original building specification and are of Heritage value .	

	FLOORS	Floor planks mixture of Pine and Elm .	All the original Elm floors preserved , Pine floors have no Heritage Value .	
	SPECIAL FEATURES	Opening through wall viewing stair well .	Possibly an original window opening .	No plans to fill in or alter .
9	**FRONT BEDROOM (SOUTH EAST)**			
	EXTERNAL WALLS	Lime plaster system on Stone .	The paint would have been updated and not original . No indication that Lime plaster system has been updated and could be original applied to the stone walls .	This area has been severely affected by water damage as seen on Photographs . This will need repair with same .
	INTERNAL WALLS	Painted Lime plaster system on Lathe fixed to Timber studs .	The studwork maybe original along with the Lathe and plaster .	This area has been severely affected by water damage as seen on Photographs . This will need repair with same .
	FLOORS	Timber planks , mixed origin .	As in most parts of First floor , some of original elm preserved but mixed with badly replicated pine , stained in same colour .	Aim to preserve original planks and install new Elm to replace the Pine replicas .
	CEILINGS	Lathe and Lime plaster system on Timber joists .	Whether updated or not throughout the building history , the materials are part of the original building specification and are of Heritage value .	
	WINDOWS	Timber Casement with Leaded Glazing .	These are not original windows although have been installed to be sympathetic with the original date of the building . There are no plans to alter .	Modern secondary glazing with plastic frame . Not attached to window and is planned to be re-moved . **See Architects notes page 21 on Heritage statement .**

	TIMBER BEAMS / LINTELS	None		
	INTERNAL DOORS	Stained Pine Panel doors with Brass furniture .	The internal doors have no heritage value and are modern supply and Design .	**See Architects notes on page 21 of Heritage statement .**
	SKIRTING	White gloss painted Bullnosed skirting 100mm	The skirting has no Heritage value and modern supply .	This would not feature in new upgrade of internal Design .
	ARCHITRAVES / DOOR LININGS	White gloss painted soft wood .	The Architraves and door linings have no Heritage value and would have been supplied and fitted in modern times.	This would not feature in new upgrade of internal Design .
	FIRE	Modern timber surround	No Heritage value	**See Architects notes on page 21 of Heritage statement .**
10	**MIDDLE BEDROOM (SOUTH)**			
	EXTERNAL WALLS	Lime plaster system on Stone .	The paint would have been updated and not original . No indication that Lime plaster system has been updated and could be original applied to the stone walls .	
	INTERNAL WALLS	Painted Lime plaster system on Lathe fixed to Timber studs .	The studwork maybe original along with the Lathe and plaster .	

	FLOORS	Timber planks , mixed origin .	As in most parts of First floor , some of original elm preserved but mixed with badly replicated pine , stained in same colour .	Aim to preserve original planks and install new Elm to replace the Pine replicas .
	CEILINGS	Lathe and Lime plaster system on Timber joists .	Whether updated or not throughout the building history , the materials are part of the original building specification and are of Heritage value .	
	WINDOWS	Timber Casement with Leaded Glazing .	These are not original windows although have been installed to be sympathetic with the original date of the building . There are no plans to alter .	Modern secondary glazing with plastic frame . Not attached to window and is planned to be re-moved . **See Architects notes page 21**
	TIMBER BEAMS / LINTELS	None		
	INTERNAL DOORS	Stained Pine Panel doors with Brass furniture .	The internal doors have no heritage value and are modern supply and Design .	**See Architects notes on page 21 of Heritage report .**
	SKIRTING	White gloss painted Bullnosed skirting 100mm	The skirting has no Heritage value and modern supply .	This would not feature in new upgrade of internal Design .
	ARCHITRAVES / DOOR LININGS	White gloss painted soft wood .	The Architraves and door linings have no Heritage value and would have been supplied and fitted in modern times.	This would not feature in new upgrade of internal Design .
	FIRE	Modern Timber surround	No Heritage Value	**See Architects notes on page 21 of Heritage statement .**

11	**MASTER BEDROOM (SOUTH WEST)**			
	EXTERNAL WALLS	Lime plaster system on Stone .	The paint would have been updated and not original . No indication that Lime plaster system has been updated and could be original applied to the stone walls .	
	INTERNAL WALLS	Painted Lime plaster system on Lathe fixed to Timber studs .	The studwork maybe original along with the Lathe and plaster .	
	FLOORS	Timber planks , mixed origin over original joists and Beam. Modern reinforcement below joists .	As in most parts of First floor , some of original elm preserved but mixed with badly replicated pine , stained in same colour . Many of the old joists do not connect with Beam , hence a risk in stability of floor .	Aim to preserve original planks and install new Elm to replace the Pine replicas .Joists not connected to be re-connected or to have partner joists connected to Beam .
	CEILINGS	Lathe and Lime plaster system on Timber joists .	Whether updated or not throughout the building history , the materials are part of the original building specification and are of Heritage value .	
	TIMBER BEAMS / LINTELS	None		
	WINDOWS	Timber Casement with Leaded Glazing .	These are not original windows although have been installed to be sympathetic with the original date of the building . There are no plans to alter .	Modern secondary glazing with plastic frame . Not attached to window and is planned to be re-moved . **See Architects notes page 21**
	FIRE	Modern Timber surround	No Heritage Value	**See Architects notes page 21 .**

	INTERNAL DOORS	Stained Pine Panel doors with Brass furniture .	The internal doors have no heritage value and are modern supply and Design .	**See Architects notes on page 21 of Heritage report .**
	SKIRTING	White gloss painted Bullnosed skirting 100mm	The skirting has no Heritage value and modern supply .	This would not feature in new upgrade of internal Design .
	ARCHITRAVES / DOOR LININGS	White gloss painted soft wood .	The Architraves and door linings have no Heritage value and would have been supplied and fitted in modern times.	This would not feature in new upgrade of internal Design .
	SECOND FLOOR			
	EXTERNAL WALLS	Plasterboard with skim plaster on timber studs .	No Heritage Value	This would not feature in new upgrade of internal Design .
	INTERNAL WALLS	Plasterboard with skim plaster on timber studs .	No Heritage Value	This would not feature in new upgrade of internal Design .
	CEILINGS	Plasterboard and skim plaster on timber Rafter supports .	No Heritage Value	

	WINDOWS	Timber Casement with Leaded Glazing .	These are not original windows although have been installed to be sympathetic with the original date of the building . There are no plans to alter .	Modern secondary glazing with plastic frame . Not attached to window and is planned to be re-moved . **See Architects notes page 21**
	BEAMS , KING POSTS , LINTELS .	Oak	There are many elements that are original that will be preserved where viable . Many of these elements are no longer acting as supports and have been superseded in later years with modern timber .	Much of this will be reliant on SE design and logical heritage value of rotten and infested existing timbers . Certainly some timbers can be preserved for Heritage and Aesthetic purposes but little would provide roof support in practical terms .
	FLOOR	Split level with steps to higher level 500mm differential . Materials mixed of Chipboard and Pine planks .	None has Heritage Value and all modern linings . Joists are modern and not original .	This would not feature in new upgrade of internal Design .
	EN SUITE (SHOWER ROOM)	En Suite surrounded by stud walls with plasterboard and skim finish .	No Heritage Value , modern stud timber and plasterboards with gypsum finish . Modern Sanitary ware.	This would not feature in new upgrade of internal Design .
	STAIR	Narrow winding with no handrails .	Unknown Heritage	Would be practical to remove stair on basis it is not compliant with regulations and is difficult to access with little natural light in area .

	EXTERNAL			
	RENDER AT REAR ON EXTERNAL WALL OF BATHROOM .	Modern Sand Cement render no doubt applied to prevent damp .	No Heritage Value	Plan to remove and repoint wall .
	WALLS	Random Rubble stone 450 - 500mm thick .	Heritage Value throughout .	Plan to repair / repoint where possible .
	WINDOWS	Leaded single glazed casement windows .	Not original but replicating windows of the age of Dwelling .	**See Architects notes page 21**
	GUTTERING	Plastic and some Cast	No Heritage Value and comprising of modern supply and install elements .	Planned to change to Heritage Aluminium .
	ROOF	Double Roman Clay tiles on timber battens on Bitumen felt .	Roof was probably relined in the 1960's .	We plan to re line roof with traditional Stone in keeping with other buildings in the village .
	DORMERS	Double Roman tiles on timber battens on Bitumen felt . Lead cheeks and exposed Timber frontage .	Dormers were probably relined in the 1960's .	Plan to re line in Code 4 Lead with Lead rolls .
	DRAINAGE	Exposed cast pipes taking waste and RW to drain at low level on East side in courtyard area .	No Heritage Value but care required to walls , foundations in any moving of pipework and connection to existing Man hole .	Plans to sink expose pipe in trough alongside dwelling with careful excavation .

GENERAL NOTES

1 **Intention to upgrade Insulation in the dwelling to more modern standards as follows :**

a) Cork Insulation with Lime plaster finish on external walls .
b) Modern Insulation boards within and over roof rafters .
c) Floor insulation between floor joists on ground floor .

2 **Heating :**

a) Air source heat pump installed with underfloor heating on each floor .

Electrics and Plumbing :

a) All renewed in entirety throughout .

3 **Plaster and Decorations**

a) All lathe and plaster repaired with Lathe and plaster and decorated with Limewash or similar breathable paint .
b) All Internal Stone walls to have Lime plaster and decorated with Limewash or similar breathable paint .
c) All existing Gypsum on Stone walls to be removed and made good with Lime plaster .
d) All existing original stud walls preserved and not altered .

4 **Roof**

a) Roof to be stripped of modern tiles and bitumen membrane and replaced with Traditional Stone tiles in keeping with local area .
b) The Tiles will sit on battens and counter battens on a modern breathable felt that will enable longer lifespan of new and Heritage roofing timbers .
c) Heritage Aluminium guttering to replace plastic .
d) Conservation Velux rooflights to replace bespoke timber fixed lights .
e) Traditional Lead work to carried out to cover Dormer roof , cheeks and front .

5 **Floors**

a) Replace living areas with Traditional Elm , retaining all original Elm .

6 **Windows**

a) Replace GF WC window to match existing . No others intended to be replaced .

7 **Stone work .**

a) If costs allow , hack out sand and cement mortar and replace with traditional Lime .

b) Repair Flaunching on Chimneys .

8 **Engineering**

a) Part of floor and Roof structures are unsafe for habitation currently . Essential repairs required which will be sympathetic to conservation and Heritage advisors recommendations .

METHOD STATEMENTS

INTRODUCTION NOTES

1 All work to be carried out to HSE recommendations and must comply with CDM 2015 regulations .

2 Work can only be carried out by suitably competent and qualified operatives .

3 Contractors carrying out the works must have a minimum of £5,000,000.00 Public Liability Insurance cover , prove of which must be forwarded to the Contract Administrator before commencing on the site .

4 All work must comply with current Building Regulations and Legislation regarding Construction work .

5 All work will follow English Heritage and Conservation officers instructions regarding conservation and retaining of Building Elements as described .

6 It is a criminal offence to deface , destroy , alter any listed building in England .
Any alterations MUST be approved by English Heritage or their appointed officers before commencing ANY work .

SPECIFICATIONS AND METHOD STATEMENTS

REF	ACTIVITY	METHOD	SPECIFICATIONS
1	REMOVAL OF GYPSUM PLASTER ON LIME	Ensure areas are clean and free from dust and debris . Wear correct PPE including appropriate face masks . Use electric scraper with long handle and fine 4" scraper attachment . Removal will take off Lime skim and small areas of Lime base coat , but care taken to minimise this . Lime base coat to be restored to previous thickness and allowed to dry . **As Exterior walls are to be Insulated with Cork insulation a further Lime skim coat is not required !**	Unhaired Lime Mortar from Mike Wye , 3:1 Sand and Lime .
2	REPAIR OF LATHE AND PLASTER CEILINGS .	Remove all areas of broken Lathe and plaster back to an point where existing elements are secured to timber substrate and substrate has adequate room for fixing new . Ensure all areas are clean and free from debris . Chestnut or Oak traditional Lathes fitted to line with existing and apply Lime plaster / Horsehair etc as suppliers recommendations .	Riven Oak Lathes 4 ft lenths from Mike Wye Horse Hair bundles Unhaired Lime Mortar from Mike Wye , 3:1 Sand/Lime . Mike Wye Heritage Lime Plaster.

3	REPAIR OF LATHE AND PLASTER PARTITIONS	Remove all areas of broken Lathe and plaster back to an point where existing elements are secured to timber substrate and substrate has adequate room for fixing new . Ensure all areas are clean and free from debris . Chestnut or Oak traditional Lathes fitted to line with existing and apply Lime plaster / Horsehair etc as suppliers recommendations .	Riven Oak Lathes 4 ft lenths from Mike Wye Horse Hair bundles Unhaired Lime Mortar from Mike Wye , 3:1 Sand/Lime . Mike Wye Heritage Lime Plaster.
4	CORK INSULATION TO EXTERNAL WALLS	Ty Mawr expanded Insulation Corkboard is a Proprietry Insulation and Lime plaster system . The supplier and products are approved by English Heritage to upgrade and renovate historic and other buildings whilst protecting the existing elements of the building . See attached data sheet examples of the system (These are external applications) and full details can be seen at www.Lime.org.uk	REABILTA CAL (Rebocco) Rendering Grout . Isovit E Cork (AdhereVit) NHL Adhesive mortar . Expanded Cork Insulating Board 40mm. 175mm Proprietry Masonry fixings . TY Mawr Lime Hemp fine plaster . Ty Mawr Render Mesh . Beecks Maxil Internal Silicate Paint .
5	FLOOR BOARDS	All modern Pine floor boards are to be carefully removed by lifting between board and floor joist with lever such as a wide chisel and easing up with Claw hammer . Care will be taken to avoid any unnecessary tearing or splitting of the existing joists . Boards can be taken to skip after lifting . Vacuum between the floor joists to remove sand and other unrequired debris .	Original Face 18th Century Elm engineered floor boards with 6mm antique elm veneer to upper side , total width 20mm . T&G 1650mm Lengths with varying widths of 220mm , 190mm, 120mm . Example photograph attached .

		All existing Elm plank positions to be marked and Planks secured vertically next to position after carefully de-nailing / preserving nails if possible . After under floor heating installed , re install the original Elm planks in the original positions and secure with existing / new nails to match . Replace all other areas with new Elm floor planks .	
6	REMOVAL OF ROOF LININGS	Before anyone accesses the roof area , check with the Structural Engineer that the roof is safe . After removal of plasterboard linings inside the building, roof structure should be assessed by SE and if necessary reinforced suitably so roof is safe to access by roofing contractor . Erect suitable scaffolding by Competent Scaffolding Contractor and follow HSE recommendations for ongoing safety inspections . Carefully remove all Lead dressings , roof tiles , battens and cart away .	

		De-nail , unfix Bitumen membrane carefully from roof rafters in sections of 1m2 .so care is taken not to damage the existing Rafters . Take all waste to skip .	
7	NEW ROOF LININGS	Lay Proctor roof shield over roof area as manufacturers instructions and lay primary battens @ 600mm centres to secure the membrane . Tile battens are to be fixed over primary battens to suit the diminishing coursing required for new Stone tiles . Cotswold Stone tiling laid and secured to battens using traditional coursing method . All above carried out by Competent and experienced roofing contractor , experienced in the laying of Cotswold stone roof tiles .	Roof Tiles from Marshfield Stone : www.marshfieldstone.com Type ' Traditional ' .
8	REPOINTING STONE	Ensure areas are clean and free from dust and debris . Wear correct PPE including appropriate face masks . Sand and Cement mortar to be removed carefully with Hammer and Chisel by hand . Clean joints thoroughly with Wire brush before applying new Lime mortar between stone joints .	Secil NHL 3.5 Lime Mortar .

9	CONSERVATION OF EXISTING ELEMENTS .	All contractors will be briefed and monitored into the conservation of Heritage elements . There will be a watching brief to the re construction of the roof structure and floors , where this is paramount to structural safety . Only operatives with proven skills and experience will be used to repair Heritage elements .	**See Architects Heritage notes .**
10	UNDERFLOOR HEATING	Modern system that allows no modern radiators to be installed and highlighting more the new features keeping with Heritage of building .	Wunda ' underfloor between joists system with spreader plates over PIR Floor insulation on 15 x 15mm soft wood battens tacked to bottom to joists sides .
11	BUILDERS WORK FOR SERVICES .	Work can only be carried out within openings pre made for Structural work improvements and repair works carried out .	
12	NEW STRUCTURAL IMPLICATIONS .	Watching brief employed to direct contractors around Heritage elements and conservation .	Only traditional materials used where possible .
13	GLAZING	Only one window to be replaced in Ground floor WC . This will be carried out by Competent Window specialist fitter .	Timber with Leaded Glass to match existing .
14	DECORATION	Painting carried out by Competent and experienced in Conservation work in listed buildings .	Fresco Lime paints (Attached Leaflet) Tile Adhesive Secil Tek Adhere Cal Tile Adhesive from Mike Wye .
15	JOINERY	Carried out by Competent and experienced operatives with experience of working in similar environments .	Painted or stained Sustainable Soft woods to match era of the dwelling .

PHOTOGRAPHS

1



Typical Gypsum over Lime in SW Living room .

2



Modern Render to external wall of Bathroom .

3



Roof view at rear .

4



Typical Pine boards on FF Corridor .

5



Typical Plasterboard covering to roof rafters , noting modern timbers .

6



Floor vent within rear reception Pine flooring .

7



Typical modern skirting around original Elm floor boards .

8



Typical damage in SE Bedroom .

9



FF Window detail.

10



Typical Plasterboard covering Second floor.

11



Detail in rear reception ceiling with Gypsum plaster .

12



Typical diseased Rafter on Second floor.

13



Closer detail of modern connection original Rafter .

14



Typical former Infestation of Beam .

15



View towards Gable end on Second floor.

16



Kitchen View

17



Ttypical Gypsum exposed at bottom of wall in rear Reception room .

18



Fire and door in Master Bedroom .

19



Second floor view with step in floor.

20



Master Bedroom

21



Fire place , Hearth etc in SE GF Living room

22



Supected Former window filled in the rear of SE Living room now Niche feature.

23



Ceiling damage in SE Living room .

24



Further detail of former Cat slide Construction .

25



Roof Light in rear GF reception

26



Existing Kitchen back door

27



Kitchen cabinets with Rooflight above.

28



View across rear Reception

29



Example of Gypsum on Lime

30



Plaster Damage in SE FF Bedroom .

31



32



33



34



Further detail of Beams in rear reception room .

35



Un - connected original Rafter on Second floor .

36



Dormer and Rooflight at rear.

37



Rear roof on extension and roof lights

38



Beams and King Post .

39



SW Living room.

40



View from SW Living room to rear reception

41



SE Living Room ceiling damage

42



Ground WC

43



Typical Window

44



Existing joists un-connected to beam .

45



Rear Reception with Cat slide covered

46



Hallway looking towards Kitchen

47



Fire , Mantle and surround SW Living room.

48



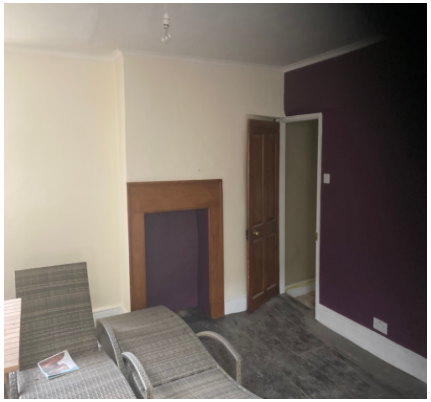
SE Living room looking into Hall .

49



Looking back into Stair Lobby FF

50



Master Bedroom Fire place

51



Master Bedroom

52



Master Bedroom Elm / Pine floor .

53



SE FF Bedroom damage .

54



Plastic Guttering

55



Ceiling Damage in SE Bedroom FF

56



SE Bedroom FF

57



View from stair on FF .

58



First floor Corridor

59



WC UPVC Window

60



Stair to First Floor from Hall

61



Front Living Room SW

62



Front Living Room SW

63



Front Living Roon SE

64



Hallway

65



Typical of Gypsum on Plywood substrate on SW Living room .

66



Typical Pine floor stained to blend in with Elm on bedroom floor .

67



Second Floor Shower Room
Labelled as En Suite.

68



Kitchen

69



false' timber detailing on FF
Bathroom side wall , overlayed on plasterboard .

70



FF Bathroom

71



Typical door and frame as throughout .