Wiltshire Council

Melksham House,
Wiltshire

Repair and Refurbishment

project ref. 10106 / 10977

Supporting Document to Application for approval of details reserved by condition
Prepared 23/10/2023
Rev B - Jan 2024

1.0 OVERVIEW

SUMMARY

Application for partial approval of details reserved by condition as noted below;

LBC PL/2021/07395

- Condition 4 - New Finishes, Treatment/making good of all new/existing doors and windows
- Condition 5 - Structures
- Condition 7 - M&E Services
- Condition 9 - Mortar Specification
- Condition 10 - New Windows and Doors
- Condition 11 - New external vents, extracts and flue terminals
- Condition 12 - Signage, Lighting/CCTV, and Cellar Access

Where applicable further details will be submitted separately for subsequent approvals.

1.1 SUBMISSIONS

Submitted documents for approval listed below;

Condition 4 -

i. New finishes
TDS_Thermal_plaster-2023
TDS_Universal_plaster

ii. Treatment of door, window and other openings
10106-S(3)001 C Door Schedule
Youngs Doors A-01-YD0572rev00_NP
Youngs Doors HE23YD0591-v1_NP incl DataShts
Solar Screen safety film spec sheet_safe-4-c_en
Granada Secondary Glazing Product Brochure Jan 2023

Condition 5 - Structures
None

Condition 7 - M&E Services
10106-L(0)001 M Proposed Ground Floor Plan
10106-L(4)021 F Proposed Ceiling Finishes Ground Floor
10106-L(4)022 D Proposed Ceiling Finishes First Floor
AquaGem - Melksham UFH

Condition 9 - Mortar Specification
None

Condition 10 - New Windows and Doors
Glazed Windows and Doors;
10106 RL_XX_ZZ_DR_A 35001 P01 Sections
10106 RL_XX_ZZ_DR_A 35002 P01 Elevations
10106 RL_XX_ZZ_DR_A 35003 P01 Elevations
10106 RL_XX_ZZ_DR_A 35004 P01 Elevations
Steel Doors;
Guardian Doors 51717-1 (assets 1,2 and 11)
Guardian Doors 51717-2 (assets 4,5 and 6)
Guardian Doors 51717-3 (assets 7,8 and 12)
Guardian Doors 51717-4 (assets 9,10 and 13)

Condition 11 - External Vents
None

Condition 12 -

i. Signage
None

ii. Lighting/CCTV
External Lighting-32181-E6 f
Lighting-32181-E-2 GF d
Melksham House - External Lux Levels
Various lighting and CCTV product specification sheets

iii. Cellar Access
None

Further supporting information is also provided within this document.

1.2 PRE-CONSULTATION

Prior to the preparation and submission of this application, consultation was sought from Helen Garside, the Conservation Officer assigned to the original application.

Site visits were undertaken both during and after Demolition works to discuss the condition of the building and key proposals.

See pages 4-12 for supporting information.

2.0 INTERNAL WORKS

CONDITION 4 - NEW FINISHES
CONDITION 7 - SERVICES

CONDITION 4(i)
NEW FINISHES

2.1 PLASTER REPAIRS

Historic Fabric (pre-1900)

- Large scale areas of plastering following structural repairs or other remedial works (primarily, but not limited to, Ground floor rooms G.005, 6, 7, 8, 9, and 10);
  - Base layer of BreathAplasta Thermal to prepare solid masonry wall substrate, to thickness required to consolidate or dub out any deep holes or surface variations.
  - Top Layer 10-12mm + 3mm Skim of BreathAplasta Universal

- Small scale repairs to existing Lath and Plaster partitions and ceilings (primarily, first floor. Typically <2m²);
  - Traditional Lime Plaster and lath repairs to match existing materials so far as practicable.
  - Note; there are a mixture of plaster materials in these historic areas, including gypsum plasterboard and cement render. Where multiple materials are present, priority will be given to reinstating a breathable finish where the susceptibility to cracking or failure will not be compromised.

- Finishes to the Second floor were previously agreed as part of the package of thermal upgrades to the building, ref. PL/2022/08275 approved 16 Dec 2022.

'Modern' Fabric (post-1900)

- Large scale areas of replastering, e.g. ceilings and sloped eaves to G.024 and G.032 following structural repairs to roof structure)
  - Gypsum wall board with Class 4 VCL and a modern plaster skim finish.
- Patch repairs to walls and main hall ceiling;
  - Gypsum plaster or cement render to match existing, at the contractor's discretion. Where multiple materials are present priority will be given to reinstating a breathable finish where the susceptibility to cracking or failure will not be compromised.

Product Specification

BreathAplasta is a breathable plaster made from a combination of natural lime and 'biocrop'; the type of lime used is described by the manufacturers below.

> *"primarily comprised of Hydrated Lime which is a high quality ultra-fine/ ultra-white hydrated building lime. We also have a small proportion of NHL 3.5 in the mix. The overall composition makes for a product soft enough to use in older and heritage buildings that require a more sensitive approach and durable enough to be used in areas that are subject to higher levels of wear and tear."*

Technical data sheets are submitted for further information.

2.2 NEW PARTITIONS

New Partitions are proposed as MF studwork with gypsum plasterboard as required to meet modern fire performance requirements. Detailed proposals can be submitted if requested.

Exam Storage room wall to be reinforced;
Existing timber T&G finish to be lined with either metal sheeting or strong, heavy-duty metal mesh; likely fixed to the existing materials and over boarded with plasterboard. Associated alteration to door opening also required.

2.3 PAINT

All walls and ceilings must be cleaned down to remove dust, mould, mildew etc before any painting is carried out. Zinsser Mould Killer and Remover to be used as per manufacturer's instructions.

Existing Plaster finishes,
Zinsser Grade 1 (SD=0.08)

New Lime Plaster finishes,
Earthborn Claypaint (SD=0.02)
Powdery surface finishes to be stabilised with Earthborne Wall Glaze, mixed 1 part glaze and 2 parts water.

2.4 FLOOR FINISHES

New flooring finishes are proposed as carpet tiles, sheet vinyl or LVT planks. It has been assumed that detailed specification is not required for the purposes of Conditions Discharge; detailed proposals can be submitted if requested.

CONDITION 4(ii) DOORS/WINDOWS

2.5 INTERNAL DOORS

Where existing modern flush doors are beyond repair, a new panelled door with a particle board core and MDF faces is proposed. Information from Youngs Doors is submitted for further information.

Existing solid timber panelled doors are proposed for refurbishment and repair.

2.6 WINDOWS

Safety film proposed to all windows with single glazed panes.

Where leaded panes are existing, application of safety film is not practical. A system of Secondary Glazing system is proposed in these areas instead.
Frame and Mullion to be minimal and aligned with existing window structure where possible.

Window restrictors are required for the safety and security of school pupils in many rooms. These works will vary depending on the window type and the surrounding substrates. Expected to include, Sash Stops, Cable restrictors and reversible brackets to historic quadrant stays.

Additional sketch details are submitted for consideration.

CONDITION 7

2.7 CEILINGS

Previous applications included Ceiling Finishes Plan L(4)021 D and L(4)022 C for the confirmation of service routes. Following further discussions with the client, increased drop ceilings are sought in rooms G.007 and G.009.

A High level bulkhead has also been introduced to the gable wall of Main Hall G.030. This bulkhead encloses the end truss to conceal the structural works previously approved MKH-HYD-00-ZZ-SK-S-0065.

Suspended Grid ceilings in WC areas proposed as Rockfon Koral.. A heard wearing system to conceal services routes with a wipeable finish suitable for education environments.

2.8 UNDERFLOOR HEATING

Refer to submitted details for between joist under floor heating proposals to Halls; **AquaGem - Melksham UFH.**

Existing Floor boards damaged beyond repair, new flooring proposed.

2.9 SEN SERVICES

Following NMA to application PL/2021/07229, service layouts for water and electrics are resubmitted for approval.

Changes summarised as follows;
- Addition of Classroom Sinks to rooms G.007, G.024.
- Addition of Water Fountain in corridor, G.022.

3.0 EXTERNAL WORKS

CONDITIONS 4-12 - VARIOUS

3.1 CONDITION 4(iii) REINSTATEMENT OF EAVES

Hall eaves were reinstated following the removal of the adjacent extensions. Stone Masons replicated the drip course patten from the north hall and hand carved the drip course to match. The remaining damaged drip course was hand tooled away.

The new carved drip course was traditionally doweled to the face of the remaining stone.

Below the eaves, the existing cementitious render was largely delaminated from the substrate ('blown') and this was inspected by a specialist prior to removal. Uneven areas were filled, before a new Through-coat cementitious product was applied to the whole surface.

Due to the severity of water damage, internal cement render was completely removed back to blockwork. Modern gypsum board was used in replacement, in keeping with the previously approved replacement ceiling.



Fig 01. Previous eaves condition, South Hall



Fig 02. Refurbished and restored eaves to match North Hall.

3.2 CONDITION 5 STRUCTURES

No further structural works to submit, condition fully discharged.

3.3 CONDITION 9 REPOINTING

Further to previously submitted mortar specification, a specialist mortar mix was informally agreed March 2023. See Fig. 01 for photo of existing mortar verge, to be replicated.

Specification:
Allow for pointing the exposed edges of verge slating with mortar. Stone tiles to project forward from the mortar faces by 25-50mm to form a drip edge, mortar to be finished flush to the dressed stone below. The mortar generally should be based on a 1:3 eminently hydraulic (NHL5) lime:sand mix. Note, allowances made for the substitution of white cement for up to 50% of the lime content in limited areas, and subject to prior approval from the Architect / Planning officer.

Where possible, the verge slating should be slightly tilted to help prevent rainwater run-off from the verge. The mortar to the verges should be laid as the work proceeds to ensure a proper fill, rather than just surface pointing on completion of the works.

Lime should not be used in temperatures below 5°C, and must be protected from frost until sufficient strength has been achieved. This curing time can vary from a few weeks to several months. Allowing lime to freeze (0°C or below) will result in partial or complete failure of the mortar; in which case mortar is to be fully removed and replaced.

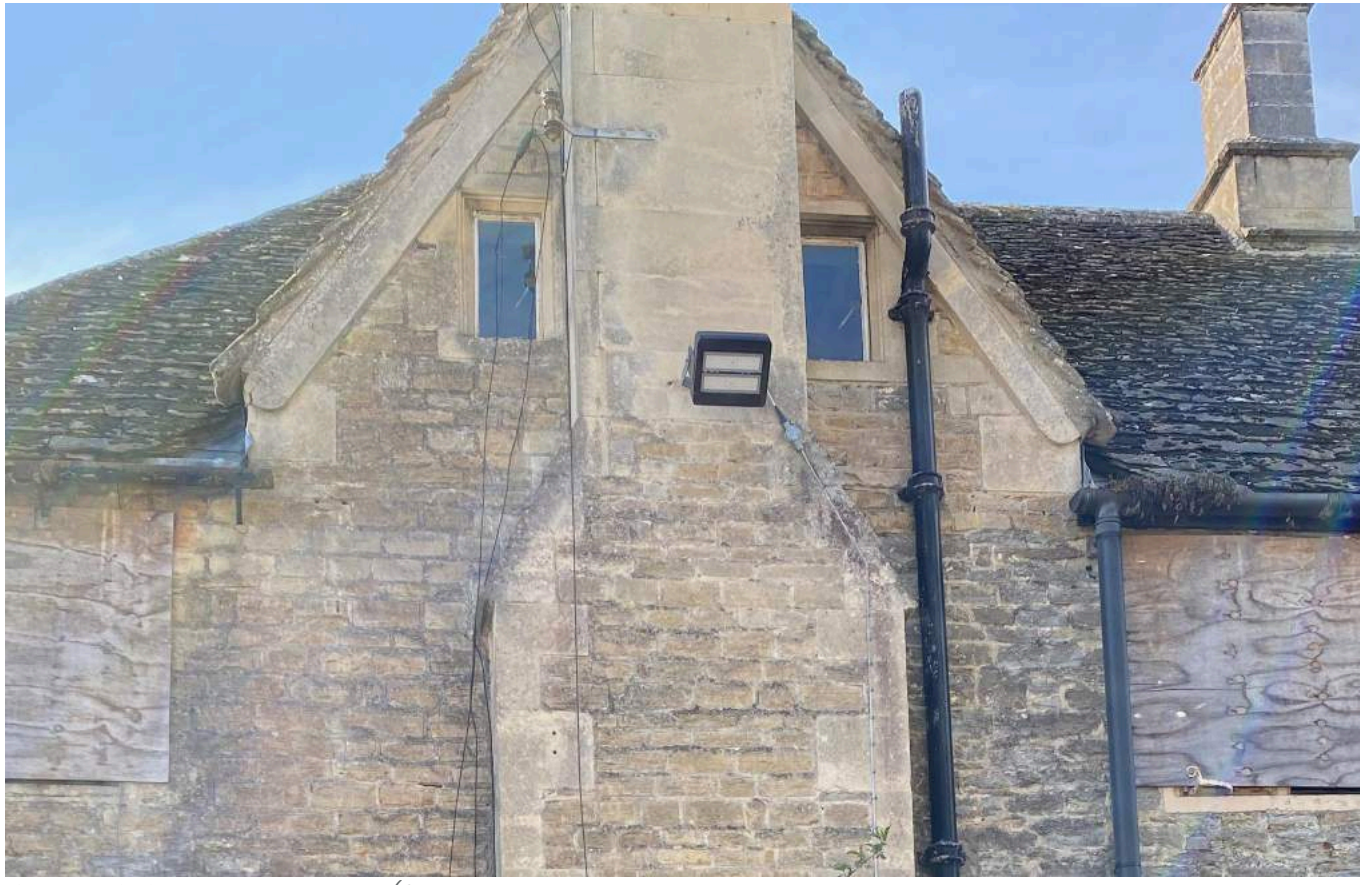

Fig 03. Existing Mortar Verges (front elevation)

3.4 CONDITION 10 NEW WINDOWS AND DOORS

New windows and glazed doors, aluminium frames by Clearway Doors and Windows.

New Timber Window as follows;
General
- New boxes to be fitted with traditional timber wedges and expanding foam.
- Casement frames to be fitted with Fischer fixings into stone work and expanding foam.
- External face to have silicon seals.
- All sizes taken form on-site measurements
- All windows single glazed with 4 mm float.
- Privacy glass to be Stippolyte

WG02 & 3. Sash Windows
- The boxes will sit behind the external stone work like WG.01.
- Single glazed with 4mm float glass.
- The proportions of the rails , sill and horns are to match WG01.
- Sashes and box to be made in sapele.

WG04
- Fixed window
- To sit in same position as existing.
- Sill will have a drip.

WG006 & 007
- Fixed windows, direct glazed into the frame
- Glazing width 200mm
- Glass to be used Stippolyte privacy glass.
- To sit where the existing windows are located.

New External Doors;
New external steel doorsets by Guardian Industrial Doors. New doors to the front elevation were specified with an embossed tongue and groove decorative pattern. This pattern replicates the visual appearance of a timber door.

Refer to attached details.

3.5 CONDITION 11 EXTERNAL VENTS

External vents include;

- 1nr SVP 110mm (Lead vent)
- 1nr vent 100mm (Low profile Marley Vent)
- 1nr vent 125mm (Low profile Cedral Vent)
- 1nr vent 250 x 450mm (Lead vent)

See location plan attached.

3.6 CONDITION 12 SIGNAGE

No signage designs have been supplied at this time.

Condition to be closed on the understanding a building tenant will arrange signage under a new planning application at a future date.

3.7 CONDITION 12 LIGHTING / CCTV

External lighting proposals have been submitted via drawings External Lighting-32181-E6 f and Lighting-32181-E-2 GF d.

A consultant ecologist has been consulted on the proposals and any changes adjacent to the bat roosts have been deemed acceptable. A report to investigate the Lux Levels has been attached with the above lighting plans.

Various product specification sheets have also been attached, these were previously submitted and approved 16th August 2023, under Conditions to PL/2021/07229.



Fig 04. Lead Roof Vent



Fig 05. Low Profile Vent (Marley)

3.8 CONDITION 12 CELLAR ACCESS

A new steel door with louvre panel is proposed to replace the existing cellar door.

At the top of the cellar stairs, 1200mm high Bow Top gate, adjacent to 600mm high bow top railing fixed to existing dwarf wall. Railing length approx. 2.5m with 0.5m return to wall.

Railings constructed using 12mm diameter vertical infills @96mm centres (RoSPA compliant). All ironwork finished RAL 9005 Black.



Fig 06. Existing Cellar Access

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