

**Pre-Application Issue**

**CONSERVATION APPROACH FOR  
OPENING UP WORKS  
AT  
*COLES FARM***

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## **1.0 GENERALLY**

- 1.01 Carry out all works as described in this specification and drawings supplied, any deviation or inability to carry out works as specified must be made known to ADAM Architecture and the project team prior to works commencing.
- 1.02 No works should be undertaken until the relevant conditions for the localised works have been formally discharged.
- 1.03 Allow for all temporary support and stabilisation backing necessary during the works. Be aware of atypical structural roles architectural elements can acquire in historic fabric.
- 1.04 Ensure for protection of sensitive historic fabric in the area of works, these may include but are not limited to dust sheeting, temporary plywood boxing and foam padding
- 1.05 Liaise with scaffolding providers prior to commencement of works to ensure all necessary modifications for access have been provided.
- 1.06 Generally, allow for clean and efficient working with site clear up after each working day and ensuring the works do not obstruct any other scheduled activities on site.
- 1.07 All craftspeople must be made aware that they are working with historic fabric and, therefore, all removed material must be handled carefully with the assumption that all elements need to be salvaged for reuse unless specified otherwise. If during the works anything unusual or previously unrecorded is uncovered all works must be stopped and ADAM Architecture informed. (This may include paint or obscured stone detailing, concealed marks etc.)
- 1.08 The schedule of opening up works must be made known to ADAM Architecture and the project team, and an opportunity to attend these works must be given.
- 1.09 All architectural elements removed must be carefully recorded, labelled and stored appropriately. Where reasonable, moulding profiles should be surveyed and recorded.
- 1.10 Any use of mechanised tools must be authorised by the construction manager.
- 1.11 All newly exposed areas must be left in a clean and tidy manner with the openings appropriately protected.

## **2.0 OPENING UP WORKS**

### **2.1 Removal of Plaster to Walls**

- 2.1.1 Proposed openings in existing plaster wall finishes should be carefully marked out and neatly cut, as indicated on the drawings.
- 2.1.2 Where plaster has been bonded to laths with the use of supporting battens, openings are to be created between the battens nearest to the marked-up area to avoiding cutting and destabilising the laths.
- 2.1.3 The plaster edges to the holes should be supported and protected during the investigation works to prevent further damage occurring to the remaining areas of plaster.
- 2.1.4 In an instance where copper tubes or wiring present behind or in the plaster, the plaster must be carefully removed around them, retaining the tubes and wires in situ wherever possible.

### **2.2 Removal of Plaster to Ceilings and Cornices**

- 2.2.1 The creation of proposed openings in the existing plaster ceilings should be carried out as described in paragraphs 2.1.1 and 2.1.2 of this document, with special care given to ensuring the protection of the remaining plaster cornices and ceiling decoration.
- 2.2.2 If a section of decorative ceiling or cornice is to be removed a mould must be taken of the section removed for replication if no adjacent matching ornamentation is present.

### **2.3 Removal and Repair to Brickwork**

- 2.3.1 Should it be necessary to remove any brickwork as part of the opening up work, then this should be done to the nearest whole brick to the marked area avoiding all brick cutting.
- 2.3.2 All removed bricks should be retained, labelled, mortar cleaned off and stored for reuse.
- 2.3.3 The brickwork is to be reinstated using the existing reclaimed bricks where possible in lime mortar, with a neat flush joint.

## **2.4 Cutting and Removal of Timber Skirtings**

- 2.4.1 Sections of timber skirting to be removed as part of the opening up works are to be carefully cut with a saw, gently removed, labelled and stored to enable their reuse. If any new sections of timber skirting are required, they are to match the existing sections in profile and detail.
- 2.4.2 Care must be taken to avoid any damage to the surrounding historic fabric while cutting - particularly to the timber floors.
- 2.4.3 In instances where the whole section of skirting is loose and could be removed in one section without significant damage, this can be undertaken with Architect's approval as preferred method to cutting.

## **2.5 Removal of Timber Floors**

- 2.5.1 It is proposed that as part of the work the existing timber floorboard will be carefully dismantled and lifted to enable its repair and reinstatement. The work to record, remove and store the floors will be carried out by a specialist contractor in accordance with the Method Statement appended to this pack.
- 2.5.2 If removal of skirtings is required to remove "complete" floorboards this should be done carefully and whole segments of skirting should be recorded and removed. Skirtings should be stored appropriately ready for reinstatement with floorboards.
- 2.5.3 As part of the works, it is proposed that existing pugging between the floorboards will be retained and recorded.

## **2.6 Modern Joinery**

- 2.6.1 Where instructed by the Architect, modern joinery is to be carefully removed, taking care to avoid damage to adjacent historic fabric, and disposed of.

## **2.7 Removal of Loose Paint to Walls and Ceilings**

- 2.7.1 Where indicated on the drawings, any loose or flaking paint should be removed from the walls and ceilings. The removal of paint should be carefully carried out using a flat bladed scraper, to cause the least damage to the existing plaster finishes.
- 2.7.2 Where the paint is found to be firmly adhered and its removal would risk causing damage to the plaster finish, then the work should not continue, and advice sought from the Architect regarding how to proceed.

Particular care should be taken when working closely with decorative plaster mouldings in order to prevent damage. Care should also be taken to protect and prevent damage occurring to existing joinery, floors, doors, fireplaces, or other historic features.

## **2.8 Removal of Lining/Wallpaper to Walls and Ceilings**

- 2.8.1 Where indicated on the drawings, the existing lining/wallpaper is to be carefully removed from walls and ceilings.
- 2.8.2 Before removing any decorative wallpaper, clear photographs must be taken with a ruler to provide a record of the scale of the pattern. Where possible a sample of the wallpaper removed must be retained for archival records.
- 2.8.3 Work to remove existing wallpaper/lining paper should be carried out in a manner to cause the least damage to the plaster finishes. Prior to the work starting trial areas should be carried out to determine the most appropriate method of removing the wall coverings. The choice of method will be dependent on the type of wall covering, the number of layers and the condition of the backing plaster. First removal trials should be carried out in a discreet area using spatulas and blunt knives. If this proves unsuccessful, wet chemical solutions can be trialled in discreet area to soften the adhesive. Generally, excessive use of water or steam should be avoided to reduce possibility of damage being caused to the existing plaster. Care should be taken to protect and prevent damage occurring to existing plaster mouldings, joinery, floors, doors, fireplaces, or other historic features.
- 2.8.4 Where it is found that the removal of the lining/wallpaper would risk causing damage to the plaster finish, then the work should not continue, and advice sought from the Architect regarding how to proceed.

## **2.9 Removal of Wall Tiling**

- 2.9.1 Where indicated on the drawings the existing glazed wall tiling should be removed. As part of this work the backing adhesive or cement should also be removed, taking care where possible to cause the least damage to the wall plaster.