

4.0 - OUTLINE SCHEDULE OF WORKS

4.1 - GROUND FLOOR CONSTRUCTION

Objective

- Ensure adequate thermal performance for use as dwelling

Description of Works

- Break out existing concrete slab to depth suitable to allow for new insulation to be installed
- Lay sand blinded type 1 sub-base with DPM over
- Pour new concrete slab with 100 PIR insulation over
- Lay new floating engineered timber floor or re-use existing floor boards if sufficient quantity is available

Justification and Impact

1. Loss of historic fabric

To ensure adequate headroom within the new homes there is not sufficient space to provide a new floating floor overlaying the existing slab. The existing floor appears to be a relatively modern addition, assumed to be installed at the same time as the modern block partitions. Therefore, there will be no loss of historic fabric and negligible impact to the asset.

2. Thermal Performance

As the property is to be used to provide residential living accommodation, the proposed works will achieve a u-value which will be acceptable to Building Control and provide a more comfortable environment for its occupants.

4.2 - EXTERNAL WALLS

Objective

- Ensure adequate thermal performance for use as dwelling
- Improve appearance and generally undertake neglected maintenance

Description of Works

- Remove all existing modern internal linings, typically timber battens and plasterboard to reveal historic brickwork face
- Carefully brush existing brickwork to remove any loose or friable material
- Assess condition of brickwork for any major defects or issues and make good using appropriate techniques with approval from conservation officer
- Install 75mm studwork on DPC with 50mm PIR insulation tightly between and 25mm Insulation over. Ensure insulation is well taped to form VCL
- Finish lining with plasterboard and skim coat on 25x50mm cavity battens
- Externally remove any loose or friable material and repoint with suitable lime mortar where required

- Should replacement brick be required this will be of a type, size, colour and texture to best match the area immediately surrounding

Justification and Impact

1. Loss of historic fabric

Replacing damaged bricks and repointing with suitable lime mortar will ensure that the remaining historic fabric will not undergo any further undue deterioration. Repointing and brick replacement is essential maintenance and will only be undertaken where absolutely required. Therefore, the proposed works represent little harm to the fabric and potentially an improvement.

2. Thermal Performance

As the property is to be used for homes the proposed works will achieve a u-value which will be acceptable to Building Control and provide a more comfortable environment for its occupants. With the external face of the wall being repaired with suitable breathable materials (i.e. lime mortar pointing), moisture within the wall will still be allowed to dissipate even though the inner face will become more air tight. The thermal upgrade should therefore represent less than significant harm to the fabric and character of the asset.

4.3 - WINDOWS & EXTERNAL DOORS

Objective

- Ensure adequate thermal performance for use as dwellings
- Ensure adequate daylight to internal spaces

Description of Works

- Remove all existing modern windows and doors and infill with brickwork and pointing to match existing where openings are redundant
- Alter existing openings to suit proposed layout
- Form new openings to suit new layout
- Install new double glazed timber windows which will be in a style to match those removed
- Install new solid TGV external grade decorated timber entrance doors with double glazed fan light
- Make good brickwork and point to match existing

Justification and Impact

1. Loss of historic fabric

The existing doors and windows do not appear to be original or of any notable age or construction. They are also showing signs of rot and deterioration. Therefore, it is considered that their proposed replacement does not present any substantial harm to the listed building.

Where new openings are to be formed there will be loss of historic brickwork. However, the external walls have undergone widespread alterations and numerous repairs resulting in no overarching style, presenting a variety of type, colour, texture and bond pattern. The proposed windows to the North elevation are positioned to coincide with scars of previously infilled openings to mitigate their installation. New infill brickwork may be recessed slightly to clearly articulate new and old should the conservation officer require it. With this in mind we feel the harm to the listed building would be less than substantial.

2. Thermal Performance

With the external fabric of the building being upgraded, becoming more air tight and new central heating to be installed, single glazed windows and doors will create a constant issue with condensation. As we have established that the existing windows and doors are to be replaced, it makes sense that these will be sympathetically designed double glazed units to blend modern thermal performance and the listed character of the property. This is further mitigated by the fact the property is separated from the main historic asset, Homefield House, and situated to the rear of the property.

4.4 - INT PARTITIONS & NEW INT OPENINGS

Objective

- Provide efficient and useful subdivision of internal spaces

Description of Works

- Remove modern existing ground floor block partitions and piers as required to suit proposed layout
- Install new timber stud partitions with plasterboard and skim as required
- Where existing block partitions are to be removed, they will be replaced by steel columns within the new timber studwork
- Install new timber frame separating wall to Robust Detail between the dwellings to comply with building regulations
- Remove ground floor section of wall separating single storey and two parts of the building, install new steel beam to support upper to allow for new bedroom in home 01
- Provide opening through existing brick wall at ground floor of home 01 to gain access to proposed bedroom and bathroom as well as first floor to access kitchen/dining room
- Form openings in the first floor to allow for stairs

Justification and Impact

The existing first floor has no internal partitions, and the proposed layout has attempted to minimise the number of new ones to be installed. The existing ground floor partitions are modern block and therefore do not constitute any loss of historic fabric.

4.0 - OUTLINE SCHEDULE OF WORKS

The proposed removal of the ground floor section of wall between the single and two storey elements of the building is the only proposal which results in the loss of internal historic walls. This element of work allows for the provision of a new bedroom which would otherwise have too small a footprint to be an acceptable size.

The proposed opening at ground floor of home 01 consists of reinstating an existing opening previously infilled and therefore presents no loss of historic fabric.

The proposed opening at the first floor of home 01 does require removing historic fabric, however, these bricks can be retained and re-used to infill the existing opening which meaning the living space can be completely separate.

To gain access to the first floor there will be openings formed to install new stairs. Existing floor boards will be lifted and re-used where possible. This will present some harm to the historic fabric (joists and floorboards), however this is mitigated by allowing the building to be brought into viable use and secure the asset moving forward.

4.5 - INTERMEDIATE FLOORS/CEILINGS

Objective

- Provide quality internal finish

Description of Works

- Remove existing modern plasterboard and battens from ground floor ceiling
- Remove existing lath and plaster finish at ground floor and replace with plasterboard and skim
- Remove lath and plaster finish as well as ceiling joists at first floor
- Retain and re-use salvageable floor boards

Justification and impact

The majority of the existing ground and first ceiling finishes are significantly damaged and blown. The removal of the damaged finish to allow repair would leave such little existing fabric that the 'repaired' ceiling would essentially be entirely new. Therefore replacing it with a plasterboard and skim coat would present little harm to the proposals.

Floor to ceiling heights at first floor level are very low at circa 2.1m, reducing to 2m under trusses. As we have established the ceiling is extensively damaged there is opportunity to remove the finish and joists above to provide more appropriate headroom with a vaulted ceiling.

The impact of this proposals is high, but positively contributes the spaces and allows the primary roof structure to be showcased.

4.6 - ROOF

Objective

- Ensure adequate thermal performance for use as dwellings
- Ensure adequate daylight to internal spaces
- Ensure adequate ventilation to roof and services

Description of Works

- Install new PIR insulation between and under existing rafters
- Install new plasterboard and skim finish
- Clean existing trusses and purlins
- Installation of 6no. rooflights
- Installation of preform lead roof vents

Justification and Impact

Installation of new insulation and ceiling finish will all be undertaken internally. This ensures removes the need interact with the existing roof, retaining rafters, tiles, felt and battens in place.

Where new openings for ventilation and rooflights are to be formed, existing fabric will be lost. However, the overall area of lost fabric is fairly minimal. The proposed roof lights are Conservation Rooflights (CR09-2 & CR14-3) from The Rooflight Company, the design of which is sympathetic and appropriate for use with historic buildings. Likewise the proposed preformed lead vents have been chosen for their sympathetic design. With this in mind we feel the harm to the listed building would be less than substantial.

5.0 - CONCLUSION

The principle of the proposed change of use to deliver two new dwellings has already been established and implemented with the provision of incoming mains services to the property. Therefore, this conclusion relates primarily to the appropriateness of the proposed alterations to the consented scheme in the context of the listed building.

The property is in a dilapidated state, has undergone much alteration over time and presents a patchwork of historic and modern fabric. It does retain some historic fabric of interest, with wide (presumed elm) floor boards and sections of lath and plaster ceiling, both confined to the first floor.

The ground floor has seen the most change and modern intervention which offers the rationale/justification for the larger extent of alterations proposed.

As such we feel that the proposals put forward within this application appropriately address the varying levels and areas of significance. They ensure the property can be brought into viable use and will help to prevent the further deterioration of the historic fabric. The potential harm of the proposed changes is believed to be outweighed by the benefit of securing the building's viable use and will therefore result in less than substantial harm to the listed building.