Caroline Roche

From: Joyce Christie
Sent: 13 July 2016 16:55
To: Nathanael Stock
Cc: Caroline Roche
Subject: Yew Tree House

Importance: High

Hi Nat and Caroline

I would be grateful if you could forward to the Agent.

The preapp recommended breathble walls, floors and roofs in historic buildings. Query – has a radon test been carried out to establish if a Radon barrier is required

Query note which states floor levels are to match that of the existing house with solid floor proposed –How will a concrete floor affect the existing walls?

Query if the designer has provided a risk assessment as to how the proposed new concrete floor with its dpm will impact on the cellar conditions – what happens where the dpm abuts the historic wall? The notes mentions a radon sump, where is this?

Construction notes:
New walls: blockwork is not breathable so a sand cement render and gypsum plaster will not affect the breathability of the new walls.

Sustainability:
Indian sandstone and Spanish slate are not local materials. There was a not on the approved drawings mentioning patio area but no details were given, a local paving would be better suited to the Hornton stone, the proposed Indian sandstone looks alien and may clash with the Hornton stone no sample has been provided. The palette of materials should be kept simple.

Slate Sample:
We have been forwarded a specimen guarantee which means nothing until it is signed. I can see 8 different slate names on their website. I only need the 'product performance' page from the brochure for the specific slate which refers to BSEN12326 – Achieves A1-T1-S1.
Drawing suggest the flashing will follow the profile of the roof but note refers to a stepped flashing – the flashing should be stepped, following existing horizontal bed joints of the main gable of the original house – it will be neater if the joint is enlarged to the underside of the joint. Schedule 6 does not clarify the flashing detail.
Pitch of new extension is slightly less than the main house, is this intentional?

No details have been applied for or given for any wall finish to the main house where the new extension abuts – please confirm if anything is proposed as your detail at first floor shows steel lintols being encased in what looks to be plasterboard – has this been fully resolved?

The boiler on the approved drawings was to vent via the existing gable chimney. The latest drawing shows the boiler relocated in the former coal store – no flue was ever detailed in this room in the approved drawings – how is this being vented. There is no SVP shown in the boot room roof on the approved drawings – how is this being vented as a stub stack?

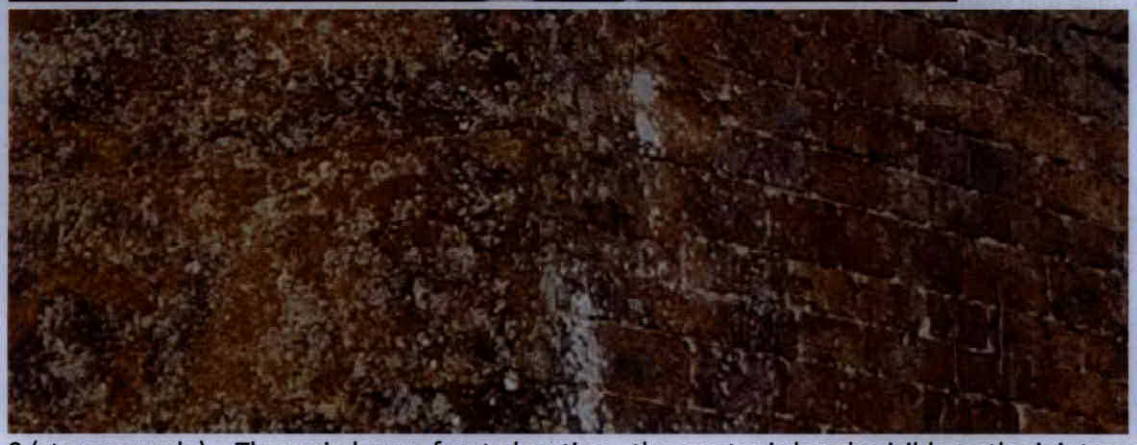
Drainage – can the proposed foul drainage not avoid the steps to the front door?

We have no details of how the mechanical ventilation is being dealt with to the bathrooms, bootroom in terms of impact on the historic fabric – please provide further detail. NB re natural background ventilation note - trickle vents in windows are not acceptable on a listed building please provide alternative detail – please provide details of how you propose to achieve backround ventilation – will this be via restrictors on the sash windows etc?

Proposed lighting – we have no plan showing what is proposed but recessed lighting is mentioned as is external lighting – we require further information.

16/00247/DISC of 16/00080/F

Discharge conditions
3 (french doors) - principle has already been agreed need joinery details.
4 (glazed link and north garden wall) - The approved drawings showed the curtilage listed garden wall being underpinned, it has been **taken down without consent** and a revised drawing now shows it being rebuilt as a cavity wall faced both sides in stone to match existing rather than as a block inner face as first appeared on the Building regs drawings submitted as part of the current discharge application. This should have no blockwork in the construction, above or below ground. It should be clearly read as a continuation of the garden wall, with no vertical joint or change in course size/typical stone size found in the extant wall – it is suggested a further sample is now needed for this garden wall which can be built as part of the wall – the remainder of the wall should not be rebuilt without written confirmation that the sample is acceptable – lime mortar with no cement gauging to match original. The detail of the stone capping is not shown on the section?
Lead roof:
LSA and Historic England Guidance for lead encourages boarding rather than plywood, there is no mention of building paper etc. What is the detail for the ventilation of the roof as it abuts the historic wall?
Where is the detail of the glass roof? The line drawing gives no detail and refers to 'detailed by specialist'.
7 (layout of boot room)
Care needs to be taken to vent the rear of the door to match the existing door if the original is not being reused. Does the whb fit under the window whilst allowing a splashback?



9 (stone sample) – The main house front elevation - the mortar is barely visible as the joints are so tight save for a few creamier joints under the eaves/to the gable the cream mortar is more evident but the joints are still very thin, making the impact of the mortar secondary to the masonry. The joint size of the 1:1:6 cement/lime mix was more

consistent and thin though not as thin as the existing gable, thin joints should be repeated in the lime mortar sample – the latest sample has thicker joints, including the perpends which would make the mortar too dominant – please ensure joint is kept thin. Was the mortar mixed up based on a historic sample as it appears to white - We would suggest that Hornton stone dust is added to the mix to tone it down.

The condition asked for a lime mortar – this could have been lime putty based or NHL 3.5. We note that a lime putty mortar has been used we trust the Applicant has discussed the lime mortar and whether it needs a pozzalan added for the thin stone skin in the new build with the manufacturer. Care should be taken to protect lime mortar to prevent it drying out to quickly, the manufacturer should be able to advise on suitable protection/wet hessian sheets etc. The rebuilt garden wall should have its own sample to match the existing wall NB both faces are different.

10 (various schedules)
Ironmongery – no details have been provided other than reclaimed brass will be sourced at reclamation yards. The Broughton's example has a reeded door handle, whilst the originals are plain. The width of any lock should suite the historic precedent and door stile.
Door details for new openings have been shown for the first time as 2-panelled doors these should match the original doors of the respective rooms in the main house which from memory were 6-panelled to the ground floor – schedule 7 states they are both to match a 2-panelled door at first floor. The doors need to match the room in the main house as this is the more significant room.

New windows should be balanced flush casements – the new opening in the garden wall shows a flush casement New storm-casement window is shown on the latest drawings to the existing cellar openings cellar is not shown as a flush casement this was not included on the approved drawings – where is the ventilation to the cellar? Where are the joinery details?

Double glazing should have matt black edge spacers (non-metallic) and should be slimline with true glazing bars - The Historic England document 'Traditional Windows – Their Care, Repair and Upgrading' classes slimline double glazing as between 10-16mm – standard double glazing would not be supported on a listed building. This was noted in the conservation comments as part of consultation on the proposal.

Windows in the garden wall were to be recessed suggest they are set back at least 100mm from the outside face of the wall.

External doors in wall – joinery details have not been supplied or how the ironmongery will be detailed will they be hung on pintles?

Repairs to the external steps:
Any new stone to match existing in terms of geology, this should be undertaken as a conservation repair where dovetailed indent repairs rather than full replacement of a stone is considered – the extent of repair should be agreed with the Conservation Officer.

New external stone steps:
Elevation shows plain square steps to garden wall but nosing to the French doors although the approved drawings show no steps to the French doors?
The flat roof section does not show any flashing to the abutment wall of the house or garden wall.

Bi-fold doors – line drawing is agreed in principle, we need manufacturer's reference for detail.

Dormer windows:
Flush balanced timber casement windows - each casement might look better with a horizontal glazing bar - joinery details requested.

The detail of the rainwater goods should be designed to be neat and non-obtrusive to the glazed extension.

Skirting boards – we agreed these could be repaired – we would not want to see complete replacement – the timber will be of a higher quality than is likely to be found today. We agree the attic floor skirting would be simple but 100mm skirting looks particularly mean.

Care needs to be taken to avoid damage to floor boards where they are taken up for services.

We have no detail for the rooflight this needs to be a flush conservation rooflight set between rafters – the approved roofplan shows this being divided by a central glazing bar.

Glass step detail:
The cellar ventilation was not addressed in the original consent nor is there any mention of core drilling of the listed wall. (Condition 11) there exist 2No cellar windows which provide ventilation currently – the discharge now suggests a black metal grill in the north wall for a mechanical vent – we would encourage this is backed up with natural ventilation, ideally through the cellar windows to avoid any further core drilling of the listed walls.
There are a few possible solutions. If there is enough height for a piece of structural glass there would be enough for a timber tread or a metal tread supported on strings fixed to a ss wallplate bracket or on top of a preformed metal sheet – the designer should undertake a risk assessment for glass steps and ensure there is adequate slip resistance and the detail will avoid condensation. We need a fully detailed proposal.

16/00250/DISC of 16/00081/LB

Discharge of Conditions
3 French doors – as comment above
4 Glazed link – as comment above
7 layout of boot room – as comment above
8 Flashings reused slate – as comment above
9 lime mortar – this can be NHL 3.5 or lime putty based see comments on condition 9 above:
10 stone sample — as comment above
11 ironmongery/external stone steps/bifold doors/joinery/cellar ventilation/eaves and ridge detail/doors/fire upgrades – as comment above

Best wishes

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Design and Conservation Officer

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