

CONSERVATION METHOD STATEMENT

1.00 ROOFS

- 1.01 Existing natural slate roof covering to be stripped by hand to lift each slate individually to avoid damage and salvage for re-use.
- 1.02 Work to begin in the period between September and April.
- 1.03 Inspect timbers for rot or decay. Brush clean existing purlins and roof trusses all to be retained insitu. Further cleaning of timbers if found necessary to be washing with water only. No power wash tools or abrasives to be used.
- 1.04 Treat existing timbers with two liberal coats brush applied of an approved insecticidal and fungicidal preservative.
- 1.05 Decayed or rotten timbers and wall plates only to be replaced on like for like basis as found necessary.
- 1.06 Undersized purlins to be retained but strengthened with Mild Steel Flitch Plates positioned centrally between existing timber and new purlin of equal size and timber bolted together where necessary and left exposed.
- 1.07 Introduce new rafters to span from wall plate eaves detail made sound AND over existing purlins and roof trusses retained. New rafters minimum 150mm depth to allow for insulation and provide secure fixings for new ceiling finish to underside of rafter.
- 1.08 Supply and fix new 50 x 25mm sw tanalised roofing lath battens over Breather Membrane underlay. Use of Tyvek or similar breather membrane to avoid need for ventilation fittings at eaves and ridge.
- 1.09 Existing blue grey clay saddle back capped ridge tiles retained and reused. Re-bed in sand lime mortar struck clean and not visible with tiles overlaid as existing.
- 1.10 Replace all lead valleys, hips, soakers and flashing at abutments in accordance with the Lead Development Handbook details. Supply and fix new 250 x 25mm softwood lay boards to support lead valley carried up under slates and over continuous tilting fillet and finished in Welled drip.
- 1.11 Refix existing natural Welsh slate roof covering with two 3.35mm copper nails to centre nailed slates.
- 1.12 Remove existing upvc rainwater goods and fix replacement black cast iron gutter on rise and fall brackets land to falls to outlets over black cast iron round rainwater downpipes.
- 1.13 New roof lights to be inserted to be size and position shown on agreed Planning Approval drawings. To be as supplied by The Metal Window Company in accordance with manufacturers details submitted. The Conservation Roof light to be black steel frame, steel glazing bars with recessed flashing unit to replicate traditional appearance.

2.00 WALLS

- 2.01 Retain existing brickwork and only cut out fractured damaged or spalled brickwork to isolated areas.
- 2.02 All existing openings retained with existing brick on edge low segmental arches over openings and special brick cills to outer face. Former openings to be opened up and re-introduced in accordance with the approved planning permission drawings. Agreed openings to be blocked up to be in recessed brick panel to introduce straight joint to identify original opening position.
- 2.03 Inject new horizontal damp-proof course with silicone gel into bed joint to be repointed upon completion.
- 2.04 Existing brickwork appears sound and does not require re-pointing. Under no circumstance should existing joints be raked out by mechanical means. Any brickwork found to require re-pointing should be agreed with Local Authority and sample panel constructed for prior agreement. Raking out existing joints by hand minimum depth 38mm and repoint with 1:3 lime sand mix with flush joint and soft brush finish.
- 2.05 Existing walls are structurally sound and do not require re-building. Any isolated defective timber lintels to inner rear face of openings to be cut out and replaced. Existing walls are to be laterally restrained with metal strips introduced between brickwork roof and upper floor.
- 2.06 New openings or new walls inserted to be built off adequate foundations. Introduction of new beams imposing point load may require localised underpinning subject to the Local Authority Building Inspectors direction.

New cross walls on foundations to be tied to existing external walls to provide additional restraint to the overall structure.
- 2.07 New external walls and openings to match existing in every respect and formed as described above.
- 2.08 Existing external solid brick walls to be dry lined with independent insulated inner frame. Off new concrete floor erect 75mm independent metal frame 25mm from face of external solid wall with 70mm polyurethane rigid foam insulation board infill between framing covered in 53mm overall thickness pre-insulated plasterboard (40mm insulation plus 12.5mm plasterboard) to received 3mm plaster skim finish.

3.00	WINDOWS AND DOORS
3.01	New painted purpose made softwood window frames with double glazing to be in strict accordance with drawing no. 5513/17 approved 22 June 2010 as amended. Frames setback approximately 100mm from outer face and positioned as existing over special brick cills and under timber arch centre below existing structural blue brick low segmental arch openings. Existing door openings to be utilised as full length purpose made glazed doors to provide minimum natural light ventilation and means of escape. All glazing to be 12mm Slimlite double glazed units as referred to in Approved Listed Building Consent BRN P/2009/0542.
3.02	New windows and doors to match existing replacement frames with purpose made painted joinery to match and recessed minimum 100mm within opening.
3.03	External solid vertical boarded timber doors purpose made to suit frames within existing openings.
3.04	All opening painted timber casements to be fitted flush within painted timber frames. Two stage lockable casement fasteners to be used to provide trickle ventilation to avoid use of modern mechanical trickle ventilation strips.
3.05	Narrow glazing bars achieved by use of Slimlite double glazed units bedded within rebate and pointed with putty bead.
3.06	Means of escape minimum opening size achieved within pattern and style of windows as agreed by use of either "dummy" central million or French window rebated meeting stile and recessed bolt fixings.
4.00	INTERNAL FEATURES
4.01	Retain existing roof trusses and purlins to be left visible and possible with ceiling finish to underside of rafters.
4.02	Retain existing floor joists (180.75 @ 380 centres) suitable for maximum clear span of 4110mm and therefore suitable for retention. Retain existing floor beams but cut chase within existing external walls two courses deep to lower overall first floor position. Existing 2100 clearance to ground floor ceiling beam to become 1950mm and First Floor clearance below Truss Tie Beam to be increased from 1765mm to 1915mm.
5.00	GROUND FLOOR
5.01	Take up existing ground floor to allow reduced excavation to required formation level. Minimum excavation to avoid undermining existing wall foundations to comprise selected finishes on 100mm steel trowel or power floated concrete slab on 100mm polyurethane rigid floor insulation 1200 gauge Visqueen Damp proof membrane on sand blinding to MOT Type 1 Limestone hardcore well compacted. DPM to be carried up with 25mm edge perimeter insulation and lapped with horizontal DPC.

6.00	DRAINAGE AND SERVICES
6.01	Lay new Foul and Storm water drainage pipework to perimeter of buildings and laid to falls to septic tank and soakaways size based up Ground Percolation Test.
6.02	Proposed sanitary fittings to be connected with internal waste connections to soil and vent pipes or horizontal back inlet gullies. All gullies to be trapped below ground and concealed. All vent pipes to be black and taken through lead slate to discharge to external air at head of drain situated close to ridge to ensure minimum 1 metre above any opening within 3 metres.
6.03	Mechanical ventilation to kitchen and bathroom to be ducted to ventilated ridge concealed below raised staggered clay ridge tiles.
6.04	Any wood burning stove appliance to be fitted to be connected to twin wall stainless steel flue pipe boxed in and concealed within internal finishes and discharge to external air above roof finish in black enamel stove metal flue pipe through lead slate.
6.05	All service connections to be made underground to avoid the use of external meter boxes or overhead wires etc.
6.06	Security flood lighting to be fitted with black anti-glare "barn door" cowls positioned under building eaves directed downwards.