

PLANNING CONDITIONS SUBMISSION

In connection with the Listed Building planning CONSENT at :-

**Flint Barn
22a Nightingale Road
Faversham
Kent
ME13 8RF**

Planning consent ref:-

19/505834/LBC - 12th June 2020

This document covers conditions numbered – **2, 3, 4, 5, 6, 7, 8, 10**

LBC 2 – METHOD STATEMENT & SCHEDULE OF WORK FOR WORK STAGES

2.1 INTERNAL LINING TO EXISTING WALLING

The internal surface of the existing walling is uneven

An SW timber studwork system to be erected inboard of the internal wall surface
A breathable membrane is to be laid against the existing walling held in place by the studwork

Insulation is to be set between and over the studwork

Fix plasterboard to the internal face as surface finish

All to Insulation specialist manufacturers recommendations to meet current Building regulations insulation standards and to prevent condensation

2.2 NEW WINDOWS

New windows will be inserted into the 2x gable walls as approved
See elevation drawing **FB/220E**

It is proposed not to insert new windows serving the bedrooms to the front elevation, so as to preserve as much of that elevation in its present form
It is instead proposed to substitute those windows with roof lights in the rear roof slope, because a roof light has already been approved in that slope, most of which is obscured from view by the adjoining property
These will provide the daylighting and ventilation required by the Building regulations

All proposed roof lights will have a sill height of 1800mm minimum above finished floor level so as to prevent overlooking

*See elevation & roof plan drawings **FB/200B** & **FB/220E***

2.20 New window openings

The prime necessity is the support of the existing masonry over and around the proposed new openings during the progress of the works

The following is proposed in respect of the internal and external masonry skins:-

2.21 Internal skin

- 1.0 Fix 75x38mm treated softwood battens horizontally at 150mm centres using 'No Nails' adhesive applied to the face of the flint inner skin above the proposed lintel level, to project 150mm minimum beyond the end of the permanent lintel
- 2.0 Screw 75x38mm treated softwood battens vertically to join the horizontal battens, creating a supporting grid
- 3.0 Remove flint / brick skin below, only as necessary to accommodate the new temporary lintel
- 4.0 Insert the new temporary steel angle lintel, slate wedge up to flint work over and fill joints in mortar
- 5.0 When mortar has dried, carefully remove flint / brick skin both sides to the extent of the new window area and brick surround
- 6.0 Make good any remaining voids and new reveals in bricks from demolition
- 7.0 On completion, remove the temporary lintel

*See masonry detail drawing **FB/243***

2.22 External skin

- 1.0 Temporarily affix a horizontal batten above the level of new gauged arch (board to extend 400mm beyond the extent of the full brick reveal dressing)
- 2.0 Drill holes in mortar joints in flintwork and insert lengths of threaded steel rod in a line tight along the top edge of the board (these will necessarily be at random centres)
- 3.0 Mark the centres of the rods on a suitable sized board, project lines down to a horizontal centre line and drill holes of diameter to accommodate the rods
- 4.0 Place board over the rods and tighten nuts with large washers (extra holes and rods to be located at the ends, with additional ply plates if necessary)
- 5.0 Carefully remove the flint skin from below the fixed board to the area of the new window and brick reveals down to below sill level

2.23 Window insertion

- 1.0 Prop a dummy frame of same overall size of the new timber window
- 2.0 Raise and form new window opening in brickwork both sides, dressed in brickwork to match existing detailing, including bonding / tying in to the new inner brick / flint reveals with appropriate non-ferrous ties
- 3.0 Place the permanent timber arch former over the window frame and form the gauged arch over in brickwork to match existing
- 4.0 Make up the flint walling below the window frame and bed 2 rows of roof tiles to form a sub-sill, projecting from the general wall face by 30-50mm
- 5.0 Make good the flint walling in materials from demolition to both sides and over gauged arch in 300mm lifts using a propped board on the outside to maintain the flint face.
- 6.0 Allow to dry for 24 hours before the next lift, raising the face board as necessary. Point up joints in the previous work as necessary. (Apply retardant to the mortar outer face during construction to allow for thorough cleaning of the flint faces as work proceeds, on a daily basis)
- 7.0 Remove dummy frame, fix arch former to window frame and insert into new opening

2.3 FRONT BAY EXTENSION

It is not known what existed originally where the opening was formed for the existing garage doors projecting beyond the main building face.

The new projecting bay will be constructed in exposed timber framing, in pine, being the species utilized throughout the whole of the existing structure, including windows and doors

See detail drawings FB/244 & 245

2.4 EXISTING GROUND FLOOR WINDOW

The existing ground floor window, brick surround and brick arch over will be repaired, including replacement of bricks where missing or degraded and a new hardwood cill to replace the existing rotten item

LBC 3 - EXTERNAL FINISHING MATERIALS – (FULL 3)

3.1 EXTERNAL MATERIALS

3.11 Samples

See samples of the proposed materials submitted for construction as follows:-

Roof tiles
Bricks

LBC 4 – FLOOR DETAILS

4.0 FIRST FLOOR

4.10 First floor structure

The existing floor joists and beams are of pine
Any defective floor joists will be replaced in pine

The new stairwell will be formed by lifting existing floor boards and trimming joists as necessary

Joists removed in forming the stairwell are to be used in additional trimming of the opening. Any new joists will be of pine and of similar cross section

The existing slot within the floor structure against the south gable wall (previously giving internal access to the first floor) will be sealed using joists removed to form the stairwell

The proposed bathroom will be formed by a new raised floor structure constructed on top of the existing, in new pine

4.12 First floor covering

The existing floor surface is of pine boards of varying widths
Modern sheet materials exist to some areas.

The boarding is worn, with an uneven surface, and in some places rotten with worm and holes

The modern sheet material is to be removed

Following thorough cleaning and inspection, all sound floor boarding will be retained

Sound boarding removed in forming the new stair well will be utilized to make up any shortfall of sound boarding

New pine boarding of the same thickness will be used to make up if and as necessary

A new flooring surface will be laid over the existing boarding comprising 20mm thickness T&G floor grade chipboard with glued joints laid on an acoustic layer of 6mm rubber sheet

4.2 GROUND FLOOR

4.21 Ground floor ceiling

Acoustic insulating quilt is to be suspended between existing floor joists, within voids

Plasterboard is to be fixed between the existing floor joists on battens fixed to the joist faces

Plaster skim coat will be applied to the plasterboard

4.22 Ground floor surface finish

Three quarters of the existing ground floor structure is of badly worn brick laid direct onto ground

The remainder, within the existing garage, is of modern concrete

It is intended to leave the whole existing floor in place and form a new level floor over

This will consist of a damp proof membrane laid over the brick / concrete and a floating floor of treated timber battens scribed to the floor contours

Insulation will be laid between the battens

20mm thickness flooring grade T&G chipboard with glued joints will be loose laid over the battens on a vapour barrier

A shallow trench will be formed as necessary within the modern concrete floor around the rear and north perimeter of the existing garage, to allow for the new horizontal soil pipe run

4.3 NEW PARTITIONS

4.31 New Partition Structure

New partitioning will be formed in new pine and fixed to the existing structure with metal connectors

LBC 5 - ORIGINAL ROOFING

5.0 MAIN ROOF

5.1 Roof finish

The existing roof finish is of Kent peg tiles and plain peg tiles
The whole of the roof finish will be removed and sound tiles carefully set aside for re-use

Tiles will be relayed over a breathable membrane, new tiling battens and counter battens, over the existing rafters

Any shortfall will be made up with new or 2nd hand peg tiles and half-round ridge tiles

5.2 Roof structure

New roof lights will be installed within the rear roof slope
Existing rafters will be trimmed to accommodate the new roof lights within the rear roof structure utilizing, if possible, removed original timbers, otherwise, new pine

LBC 6 - CONSERVATION ROOFLIGHT – (FULL 4)

6.0 ROOFLIGHTS

6.1 Manufacturers Details

See manufacturers details of the conservation rooflights and flashing detail
(Velux or similar approved)
See VELUX detail drawing GGL-EDJ 0114-1101

LBC 7 - WINDOWS AND EXTERNAL DOORS – (FULL 5)

Note: The existing windows and external doors are in softwood

7.0 WINDOWS & EXTERNAL DOORS

7.1 New Windows

New Windows will be in softwood with hardwood sills
See detail drawing FB/241

7.2 New External doors

New External doors will be in softwood with hardwood thresholds
See detail drawing FB/242

7.3 Existing ground floor window

See detail drawing FB/230

LBC 8 - EXTERNAL RAINWATER GOODS, DOOR FURNITURE, WINDOW FURNITURE, EXTERNAL LIGHTING – (FULL 6)

8.0 EXTERNAL IRONMONGERY, ETC

8.1 Rainwater goods

Rainwater goods will be in iron to match existing profiles

8.2 External lighting

No external lighting is envisaged for this project

8.3 Window & Door Furniture

Window and door furniture will be in brass

LBC 10 - MORTAR

10.0 MORTAR DETAILS

10.1 Lime Mortar

All mortar to be used in the repairs and alterations of the property and boundary walling shall be of composition as follows:-

HYDRAULIC / NON-HYDRAULIC LIME MORTAR – (LIME PUTTY)

Suitable for use in an area of exposure as defined in BS 8104:1992

Lime to BS EN 459-1:2015

Aggregate to BS EN 13139 and BS 812-2:1995 Testing aggregates

Ready mixed mortar is proposed as per recommendations of the Lime Mortar Guide (British Lime Organization)

10.2 Lime Mortar Mix

External / General masonry

1:1:5/6 – Cement/Lime/Sand by volume

Nominal strength class 4N/mm²

Safety guidelines for handling lime products are to be followed

10.3 Flintwork

Fine flint chips to be included in the mortar mix

Larger flint chips to be pressed into the mortar joints

ABCaD Design

9th April 2021