

Dairy Cottage, 2 Kings Lane, Little Harrowden, NN9 5BL

External House Improvements Application

The purpose of this document is to explain the current issues with the external façade of the building due to the poor building maintenance by the previous owners and the required works to both improve the external visual appearance along with the protection of the building for the future.

Building Pointing / Stone Repairs

The façade of the building has had various repointing works done at various times over the past century and this is evident by the varying colours of mortar around the building façade. There is also a low-level concrete skirting around the perimeter of the building at varying heights. Unfortunately, some of this re-pointing and skirting was done using a sand and cement mortar and not a lime mortar as this building requires. This has resulted in varying impacts to the building namely:

- Damp is apparent internally to some external facades as a result of the building not being able to breath.
- Stone decay where the building hasn't been able to breath and the sandstone which is the next softest thing in the structure has crumbled in some locations. It is also acknowledged that this will also have taken place due to weathering as this occurs on each gable end.
- The concrete skirting has both fallen away from the building and the topcoat is de-bonding from the scratch coat in various locations.

These issues were highlighted by both Matthew Coombs of Coombs and Co and Stephen Bacon of Stephen Bacon Designs limited who conducted the Homebuyer report and structural report on this property respectively prior to our purchase of the property. These reports are available to be issued if requested.

The following shows photos of the building façade in its current state.







I propose to rake out and repoint the whole building in the correct lime mortar mixture. This will require raking out and removal of the existing mortar to a depth of 25-40mm. The exposed joint will then be cleaned with water before being repointed. The sequence of these works will start at the top of the wall and work downwards.

To ensure an appropriate colour mortar is achieved, I propose to do a small sample panel with several different colour mixtures for agreement with yourself. This will ensure the colour is appropriate for the property. The desired effect is to match the existing mortar colour as close as possible. These works will take place from the Spring onwards when the correct temperatures are present, and all works will take place from scaffolding to be erected around the perimeter of the building. The scaffolding to the front of the property will be a 3+1 board scaffold which will not require the scaffold to protrude beyond our land boundary.

Rooflight Replacement

There are 3 rooflights to the loft area, 1 to the WC, and 1 each to the 2 loft rooms as can be seen from the below photos. Internally these are all pine wood and due to water ingress and failure of the system, the internal timber frames are badly damaged. Also, the glass has failed within the rooflights where the glazing has misted. A local roofer has reviewed and reported that these rooflights were installed in the 1980s and are beyond repair.





I propose to replace these rooflights with Velux GGL MK04 2070H Special GGL roof window V22 with external glazing bar rooflights as the below information. Each rooflight has structural opening dimensions of 780mm x 978mm.



Please also see below a photo of the property behind our house which also has the same type of Velux rooflight installed as the above proposal. Therefore, the product proposed above would ensure the rooflights on our property matched those on the adjacent property and so in-keeping with the area.



Guttering and Downpipe Replacement

The existing rainwater system on the property is grey UPVC guttering and downpipes fixed to a timber fascia board. This system is discoloured in many places and is only standard depth guttering (52mm deep x 112mm wide). Due to the steep pitch of the roof, in high rain fall, the guttering is not sufficient enough to cope with the rainfall. Therefore, I propose to change this guttering to a deep flow guttering, 75mm deep x 115mm wide to mitigate this issue. I also propose to change the product from UPVC guttering to black aluminium guttering and downpipes. Please see photos in the house point section above for photos of existing rainwater system.