**Heritage Design and Access Statement for proposed paint removal to the front evelation of Island House, Drayton Rod, Belbroughton, DY9 0X**

1. **Introduction**

Permission has been granted for external works to Island House, Belbroughton (20/00344/LBC) however the original method proposed for removing existing external paint to the front elevation has subsequently been revised in light of the close proximity of the property to drains. This Heritage Design and Access Statement has been prepared in support of an application for permission to proceed with a revised method of paint removal.

**2.0 Historical Context**

Positioned immediately alongside Ram Alley Brook, the source of power that sustained the village’s historic scythe and nail making industries, the property is thought to have been principally constructed for residential use during the mid-to-late 18th Century. In its principal formation the property would appear to have been intrinsically linked with the immediately adjacent range of former industrial and agricultural buildings to its Eastern and Southern boundaries. The property’s orientation in relation to the aforementioned structures suggests that it may have been the primary residential building that serviced a larger agricultural complex. The subdivision of the property and adjacent structures is noted as having occurred prior to the publication of Tithe Maps dated 1840, which show that Island house and a swathe of land to the South-West as being individual tenanted plots / structures owned by a Mr Samuel Gollings.

1. **The property**

Island House is a detached property located at the South-Western fringes of the historic village of Belbroughton, Worcestershire. The property’s principal design can be described as a 3 storey / 3 bay construction which incorporates later 19th Century additions to the North-East, South-West and Rear Elevations. The property is set within established gardens and amongst neighbouring residential buildings of differing ages, styles and historical uses, whilst access to the property is gained via the immediately adjacent Drayton Road.

1. **Proposal**

**4.1 Paint Removal to Front Elevation**

**4.11 Situation**

The brickwork to the front and east elevations of the house are painted in brilliant white. Vapour impermeable polyvinyl based paint systems were noted as having been applied to approximately 50% of the property. Where applied within zones of material saturation the paint system would appear to be cracking and delaminating from underlying masonry - actions that indicate a raised moisture content within underlying materials. The application of vapour impermeable paint systems is considered as being highly inappropriate as there is an increased risk potential for:

▪ Restriction and / or reversal of transitional moisture within underlying materials;

▪ Delamination of immediately contacting materials;

▪ Increased moisture content within the structure;

▪ Material degradation / failure.

See Images in Appendix 1

**4.12 Proposal**

Removal in part of non-vapour permeable surface

To reduce the risk of material degradation, and to increase the vapour permeability of walls servicing the property it is proposed to remove non-vapour permeable surface finishes using a high pressure cleaning system to a height of between 1200 - 1800mm as this zone poses the highest material saturation risk. See Appendix 2

We are proposing to work with Micro Precision Blasting <https://www.midlandprecisionblasting.co.uk/> who, after assessing the job, propose to use a dustless Microstrip process. This machine has a vacuum head around the blast nozzle which collects the dust, separates the spent media and paint and collects it in a bag.

Microstripping uses a variety of media in compressed air but at pressures as low as ½ bar or 12psi, around a third of what is in a car tyre. This low pressure combined with finely adjustable medium levels allows experienced operators to clean even vulnerable surfaces without damage meaning that it is suitable for use on heritage properties.

The fact that the house is directly on the pavement does pose an issue with pedestrian traffic. After consultation with the Highways Department of Worcestershire Council, half of the carriageway outside the house will be closed and temporary traffic lights installed for the duration of this work (and all other approved works) thereby allowing pedestrians to safely pass.

**5.0 Access**

None of the proposed works alter the existing access to the building.

**Appendix 1**

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| *Figure 53* - Front Elevation. Observed zone of saturation within the vicinity of abutting macadam paving system.  |

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| *Figure 54*- Structure A4 / Front Elevation. Evidence of delaminating paintwork within observed zone of saturation  |