

Planning Statement to accompany LBC approval of details reserved by conditions.

LBC conditions this application relates to:

8, 10, 12, partial 16 areas TBC following removal of render, 17, 18 & 19

1.0 Drawings included within application

- 18. Timber frame construction details. A1
- 19. Clay lump construction details. A1
- 20. Mullion window glazing details. A3

2.0 Conditions

8. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: DETAILS OF BRICKWORK REPAIRS

Prior to the commencement of works to the brickwork, a detailed schedule of works of brickwork repairs, including materials and annotated photographs, has been submitted and approved in writing by the Local Planning Authority and shall be implemented as approved.

Please find below details of brickwork repairs:



West lean-to store. Internal elevation of north wall, area indicated to be carefully taken down, brickwork cleaned and re-used where in good condition. Shortfall to be up from Weinerberger Olde Essex Red Multi laid in stretcher bond and 6mm deep mortar joints formed from 1:3, NHL 2 to mixed well graded sand/sharp



West lean-to store. Internal elevation of west wall, area indicated to be carefully taken down, brickwork cleaned and re-used where in good condition, blocks disposed of. Shortfall to be up from Weinerberger Olde Essex Red Multi laid in stretcher bond and 6mm deep mortar joints formed from 1:3, NHL 2 to mixed well graded sand/sharp.

Helifix reinforcement ties to crack in plinth, as indicated on photo and corner as structural engineers specification.



West lean-to store. Internal elevation of south wall, area indicated to be carefully taken down, brickwork cleaned and re-used where in good condition. Shortfall to be up from Weinerberger Olde Essex Red Multi laid in stretcher bond and 6mm deep mortar joints formed from 1:3, NHL 2 to mixed well graded sand/sharp



Front Elevation. Timber frame has been removed upto the mid rail of the dwelling (visible to top of ground floor internal walls). Modern blockwork built directly off of concrete slab. Brickwork decorative 'plinth' has been formed separate from structure with large cement fillet to top, this has degraded and water has deeply penetrated into half skin of brickwork damaging bricks and mortar, as shown in photos. Existing timber frame to be propped (design by structural engineer), concrete floor, blockwork and plinth all to be removed and rebuilt with new foundations as structural engineers details and recommendation. Area of brickwork indicated to be carefully taken down and disposed of, all in poor condition. New plinth to be formed as details, from Weinerberger Olde Essex Red Multi laid in Flemish bond and 6mm deep mortar joints formed from 1:3, NHL 2 to mixed well graded sand/sharp.



The entire plinth of the clay lump range will be rebuilt. As detailed within the application this is structurally unsound and is suffering ongoing movement. The structure will be rebuilt as per the drawings reusing materials in good condition. New plinth match the height of the existing dwelling and is to be formed as details, from Weinerberger Olde Essex Red Multi laid in Flemish bond and 6mm deep mortar joints formed from 1:3, NHL 2 to mixed well graded sand/sharp.

16. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: DETAILS OF TIMBER REPAIR

Following the removal of render, a detailed schedule of works of timber frame repairs, including annotated photographs and a materials specification, shall be submitted and approved in writing by the Local Planning Authority and shall be implemented as approved.

Reason - In the interests of the character, integrity and preservation of the building/s.

Partial approval of condition incorporating overall detail and build-up of walls/plinths as details. Areas of timber frame repairs TBC once render has been stripped.

**17. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE:
MANUFACTURERS DETAILS OF LIME RENDER AND BACKING MATERIALS**

Prior to the installation of the lime render and backing materials, manufacturers literature of the lime render, backing materials, and lime wash specification and colour, shall be submitted to and agreed in writing by the Local Planning Authority and shall be implemented and completed as approved.

Reason - In the interests of the character, integrity and preservation of the heritage assets.

Lime render details as drawings and manufacturers literature as included within application. Limewash to be: 1:2-3 well matured lime putty to water to form a thin single cream consistency. Incorporating an alkali resistant pigment as Mikewye parchment. Applied as Mikewye Guidance.

**18. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE:
MANUFACTURERS DETAILS OF LIME MORTAR AND LIME PLASTER**

Prior to the commencement of the repointing and plastering works, manufacturers literature or specification of the lime mortar and lime plaster shall be submitted to and agreed in writing by the Local Planning Authority and shall be implemented and completed as approved.

Reason - In the interests of the character, integrity and preservation of the heritage assets.

Lime plaster as best of lime limecote, see manufacturers details attached. Lime mortar to plinths and chimneys as 1:3, NHL 2 to mixed well graded sand/sharp. Areas of pointing to be 1:3 well matured lime putty to well graded sharp sand. Mortar joints and bond as other details and specifications.