


# Roger L Hammond

## Architectural Designer

Tawny,  
8 Great Meadow,  
Dulverton,  
Somerset,  
TA22 9DT.



022/11

**Wildlife checklist statement, Heritage Statement, Schedule of Works.**

**Supporting Planning Application and Listed Building Consent Application**

**For works to 14 Brook Street, Bampton**

### **Wildlife checklist Statement**

The wildlife checklist has been completed and is attached.

The proposed works to replace the existing windows to the rear elevation would have no impact on any wildlife.

The only demolition involved in the proposed works is the demolition of the non original rear porch there is no evidence of roosting bats or nesting birds anywhere in or on its roof or walls.

### **Heritage Statement**

The property is listed by Historic England as Grade 11, listing reference 1325669, The property was first listed on 7 December 1987.

Listing details:-

Number 14 and 16-including cart entrance to right of 14

2 houses, 1 build. Circa early C19. Rendered, probably stone rubble ; slate roof, gabled at ends, end stacks to main range, axial stack to No. 14. Plan: Pair of houses, the left hand (No. 16) probably formerly a shop; adjacent front doors in the centre of the range. The first floor of No. 14 extends over a cart entrance at

the right end. Exterior: 2 storeys. Almost symmetrical 3-bay front plus adjacent cart entrance. Paired front doors to left of centre with rectangular fanlights, the doors sharing a common doorcase with pilasters and a cornice. 3 first floor 2-light timber casements, 2 panes per light ; ground floor left a former 20-pane timber shop window with pivot-hung panes top right, ground floor right a 12-pane sash. The room over the cart entrance has a 2-light timber casement 2 panes per light. The circa early C19 cart entrance doors are an unusual survival. The rear elevation has an early C19 arched stair window with leaded panes. Interior: not inspected but contemporary features may survive.

The proposed works to replace the defective lime render to the street elevation and the replacement of the windows to the rear of the property do not affect the historical character of the listed property..

The C19 arched staircase window is to remain in situ, no works are to be carried out to this window.

The proposed demolition of the existing non original rear porch does not affect the historic character of the property and this was supported by the listed building officer who inspected the property prior to the pre application advice.

The proposed works will not have any impact on the archaeology on the site as the rear porch would appear to be built off the concrete surface in the rear garden.

### **Schedule of works**

Front elevation lime render;

Carefully remove the existing lime render as indicated on the drawing, using hand tools to avoid unnecessary damage to the existing masonry.

The masonry background should be clean, free from vegetation, free of containments and reasonably dry throughout the wall mass.

Apply new lime render, three coat work, two coats mix 2 lime: 5 washed, well graded sharp sand, finishing coat 1 lime; 3 washed, well graded sharp sand, to be finished flush with and blended into the existing lime render to the adjacent properties.

First, scratch coat, this coat to be applied at a maximum thickness of 10mm and applied by use of a steel trowel or thrown onto the wall by use of a harling trowel and then flattened in by a steel trowel. then flattened in by the steel trowel.

When the coat has firmed up but has not gone hard, the plaster is keyed or scratched up to produce a key for the following coats. The keying up is carried out by use of a lath scratcher or similar toothed instrument and care should be taken not to cut through the plaster coat to the background.

The keying up is generally in the shape of diamonds of approximately 30mm spacing. This coat should be allowed to harden for 72 hours minimum before further coats of plaster are applied. Before applying the second coat the first coat should be checked for shrinkage cracks, and these should be filled with plaster before proceeding with further coats. The first coat should be brushed down to remove any dust, which may have blown onto the surface.

Second, floating coat, straightened to ensure a flat and even surface. Once sufficiently set the render should be rubbed up with a normal float and finished with a devil float to slightly score, forming a key for the topcoat of plaster.

The second coat should be treated the same as the first, and applied before the first coat has developed too much of a set. In normal conditions this should be about one week

The render is to be keyed or scratched up to produce a key for the following coats.

The keying up to be carried out by use of a lath scratcher or similar toothed instrument and care should be taken not to cut through the plaster coat back to the background.

This coat should be allowed to harden for 72 hours minimum before further coats of plaster are applied. Before applying the second coat the first coat should be checked for shrinkage cracks, and these should be filled with render before proceeding with further coats. The first coat should be brushed down to remove any dust, which may have blown onto the surface.

The final coat to be treated much the same as the previous coats, assuming any Straightening has been carried out prior to this point.

Where possible the texture of the finished surface should be left slightly open or coarse, as this will allow better evaporation of moisture from the surface, the finished work should not be closed or "trowelled" up with a steel trowel.

Once the surface has been laid, avoid rubbing up the work too soon, leaving it for as long as is practically possible.

External painting of new lime render;

Allow drying time of 1 month per 5mm of render, minimum, depending on weather/ drying conditions.

Exterior paint to be either coloured lime wash or a suitable breathable masonry paint.

Rear elevation new windows and doors;

Carefully remove existing timber windows and doors to avoid unnecessary damage to the external lime render, windows only to be removed when the new window is ready for fitting.

Any damaged render to be repaired as per the street elevation.

New windows and doors identified on the drawings, existing openings to be measured up prior to manufacture.

New double glazed timber windows to be manufactured to the pattern shown on the drawings allowing for fitting tolerances.

New windows and doors to incorporate 4/12/4 double glazed sealed units with Low E glass external pane, to achieve 1.4 W/ m<sup>2</sup>K, with 8000mm<sup>2</sup> night vents.

Windows to be made from hardwood prepared ready for painting.

Incorporate horizontal and vertical dpc's.

New rainwater goods and svp;

Carefully remove existing rainwater guttering, downpipes and svp.

New rainwater guttering, downpipes and svp to be cast iron, profiles to match existing, with suitable paite finish

.