Luke Strange Ltd
Architecture & Planning
Tel: 07849 770 525

Planning Department
Dover District Council
White Cliffes Business Park
Dover
CT16 3PJ

24th September 2023

Our ref: 526_Cover Letter

Dear Planning Department,

Project: **Conversion of existing outbuilding into home office to include re-roofing and installation of roofing membrane. Enlargement of existing opening and insertion of glazed panel. Re-instatement of gate to boundary wall.**

REF: **22/01689**

Address: **The Chapter House, School Lane, Wingham, Kent, CT3 1BD**

Please find attached my application for approval of details relating to conditions 3 & 4 of listed building consent approval 22/01689.

Condition 3: *Prior to the commencement of works, elevation and sections at scale 1:1 and 1:5 as appropriate showing typical details of all new joinery, mouldings and glazing bars, to include details of finishes, shall be submitted to and approved in writing by the local planning authority and the works thereafter shall be carried out in accordance with the approved details.*

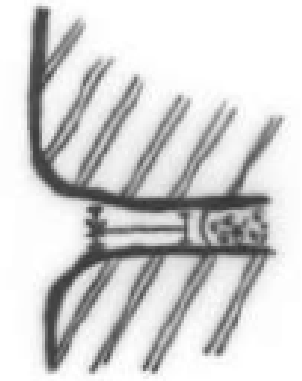
Condition 4: *Prior to the commencement of works a 1:50 scale drawing showing the areas to be repointed or repaired, a methodology for removing the existing pointing, specification for a lime based mortar to be used in the repointing works and details of new bricks to be used shall be submitted to and approved in writing by the local planning authority. The works thereafter shall be carried out in accordance with the approved details.*

- Joinery details are attached to this application.
- Specification for repointing works.

Specification for repointing works.

Contactor to inspect building and carefully remove plant growth and rake out loose mortar from masonry joints.

Rake out the joints
Joints should be cleaned out before repointing, to a depth at least one-and-a-half times the width of the joint. If the joint is not raked out enough the mortar will fall out. Joints should be raked out using hand tools. If this proves really difficult, it is likely that the existing mortar is sound, and there is no need to repoint. Never use angle grinders to clear out joints as they often damage arises of the stone or brick.



Remove plant growth
Ensure that all plant growth is removed, but avoid using liquid weed killers as they can cause problems with the stone or brick. The full extent of plant growth can be seen if the plants are cut back well before removal, and the roots allowed to dry out.

Select a mix
The rule is to ensure that the mortar is not too strong for the stone or brick surface that is to be pointed. Most historic buildings in Kent are made of relatively soft stone, and usually a non-hydraulic lime putty will be appropriate.

Mixes for lime mortar are usually 1:2.5 - 3.5 lime: sand. The mix should be chosen taking account of the level of exposure, type of stone
or brick, choice of sand and whether any original pointing survives which can be matched. Even if there is already cement pointing on a historic building a limebased mortar should be used for any new pointing, preferably using a non-hydraulic lime putty.

Prepare the mix
Lime mortars can be mixed using a paddle mixer, or by hand. If mixing by hand, make sure that the lime is properly chopped into the sand, with no unmixed lumps of lime left over. Cement-mixers are not ideal for lime mortars as their action tends to leave unmixed lumps of lime which can cause the mortar to fail later.
The mixed mortar should have a sticky consistency but not be wet. A useful test of its consistency is to see whether it will stick to the underside of a trowel.
Remember that even in putty or powder form, lime has a caustic action. Avoid all contact with skin or eyes and wear appropriate clothing.

Preparation of the joints
Once the joints are cleaned out to the appropriate depth (see previous page), they should be thoroughly wetted before pointing, to make sure that the brick wall does not draw moisture out of the mortar pointing.

Application
Mortar should be applied to the wetted joint using a suitable pointing iron with a straight, narrow blade, making sure that it is properly compacted. The joint should be filled to run level with the surface of the stone or brick.

Avoid using trowels where the joint is narrow as the blade does not allow the mortar to be pushed far back enough and it may not be properly compacted.

I trust the above and attached is satisfactory, however should you require further clarification please do not hesitate to contact me.

Finishing
The mortar should normally be pushed back very slightly from the face of the stone or brick whilst wet, using the pointing iron or a stiff, dry brush. Tamping back with a brush once the motar is slightly drier will make sure the mortar is compacted, and create an open texture, with exposed aggregate.

The finished joint should show the arrises of the brickwork, but run parallel with the face of the wall. Avoid too much of a recessed joint as this is not a historic detail and also leaves the stone or brick arrises vulnerable to frost damage.

Climate
Weather has a big part to play in successful lime pointing, which should never be attempted in frosts. If the weather is dry or windy or warm, it is usually best to keep spraying the surface of the mortar to avoid a surface-only set. All new lime render or pointing must be allowed to dry out slowly as if it dries out too quickly this can cause failure.

Keep newly-pointed walls covered with damp hessian to allow a proper set.
Matching in
New areas of pointing can look very obvious on an old wall and there are various techniques to help tone the brightness down. Soot washing is one of

the most reliable but needs to be done gradually. Teabags, manure and yoghurt are other popular 'ageing' materials, as they encourage the growth of algae.

Avoid using dyes and pigments in the mortar mix itself, as these can affect the setting of the mortar and over time can discolour to become very obvious.

I trust the above specification for repointing and attached joinery detailing are satisfactory and welcome approval of conditions in due course.

Yours faithfully

Luke Strange Ltd
Architectural Design & Planning
Tel: 07849770525