

# NOTES FOR CLEARANCE OF CONDITIONS

Location: Stonewall, East Street, Hunton, Kent ME15 0RB

Description: Listed Building Consent for Internal and External Repairs and Alterations

Reference: Maidstone Borough Council Application No.: 22/505899/LBC



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## Condition 4: Samples of Materials

The only areas where new materials are being used are:

1. Render for the new infill panels between the studs.  
Specified in Appendix 1 below.
2. Oak for the rebuilt south west gable wall.  
Selected green oak from specialist supplier.
3. Infill for the ground floors.  
'Limecrete' see Drawing WK-74 for section and specification.

For repairs, the previous owners stockpiled large quantities of materials which are available for use. These include York Stone, bricks, tiles and Kentish ragstone.

Samples for general repairs (all available for viewing on site):



Fig.1 (Left) Sample of Kentish Ragstone on site to be used for repairs and plinth to new gable wall. This will be cleaned off and selected ready cut stones will be used.

Fig.2 (Right) Local bricks on site to be used for repairs as required.



Fig.3 (Above) Kent peg tiles on site to be used for roof repairs and repair of vertical tile hanging.

Fig.4 (Below) Paving Bricks to be used for the Study, Passage and Stair Passage floors, where the existing floors are not finished. These are believed to have been salvaged from elsewhere in the house when the floors were raised by the previous owners.

## Condition 5: Lime Mortar for Repointing & New Plinth to South Gable Wall

For Repointing stonework :

1 part : NHL 3.5 hydraulic lime

1 part : Washed sand

2 part : sharp sand

For repointing brickwork:

1 part : NHL 3.5 hydraulic lime

2 Parts : washed sand

1 part. sharp sand .

Samples will be available for inspection on site.

## Condition 8: Schedules of Repair

For general repair schedules please see previously submitted drawings PL-12-15 and section 3 of the Heritage Statement.

Roof: The roofs appear to be generally sound. If repairs are required, the existing tiles will be removed and set aside, and the battens discarded. Roofing felt will be replaced by a 'Tyvek' or similar breathable underlay, unless stipulated otherwise in the ecological report. The sound tiles removed will be supplemented from the stocks on site and re-laid on new treated softwood battens.

The extent of roof repairs can not be accurately known until the roof area is scaffolded for detailed inspection.

External Render: See Drawings WK 70A & 71A, and Appendix 2.

Oak Frame Repairs: Minimal repairs are required to the frame. See Appendix 1 and Drawing WK 72.

Internal Frame Repairs, strengthening Works etc. : See Structural Engineer's drawings.

Floors:

Ground Floor: See Drawing WK 74 for 'Limecrete' details and Structural Engineer's details.

See drawings WK-76 & 77 for details of existing and proposed finishes.

From evidence including trial holes made for the Structural Engineer to check foundation depths, it would appear that all floors were raised in the late C20 programme of works.

It is intended to remove all floor finishes and replace them once the existing infill has been replaced with the 'Limecrete'. The exception is the new Kitchen, where stone will replace the terracotta pampments.

First Floor: All existing boarding is to be retained. Some minor repairs will need to be carried out using new oak boarding to match.

### Condition 13: Additional Details

- a) Floor repair where staircase removed.  
See note on Structural Engineer's drawing/S001(P1).
- b) Structural Engineer's drawings and calculations are included in this submission.
- c) Woodburning stoves. Models not yet selected by Client as the specifications will depend on a technical survey of the chimneys which is yet to be undertaken.  
However, we will need to avoid the regulation requirement for additional external ventilation that applies to stoves over 5kW, so the stoves will all be 5kW or less, or otherwise configured to avoid the need for additional ventilation.  
All stoves will have bespoke register plates to suit the chimney aperture at the hearth.

### Condition 14: Programme of Archaeological Monitoring

Attached to this application is a programme prepared by Archaeology South East who were also responsible for the Historic Building Report.

## APPENDIX 1: REPAIRS TO OAK FRAME

### Internal Repairs:

There are some distortions of the frame particularly at eaves level which will need to be addressed. The Structural Engineer has scheduled these repairs which are described in the structural package.

The oak frame is generally in a sound condition, and much new oak was inserted in the late C20 programme of repairs.

However, we have identified three specific areas that will require attention, see photographs below and drawing WK-72.

The intention in these areas is to carefully remove defective timber and cement, and after assessing the extent of damage, to scarf in new sections of green oak. Oak pegs will be used to secure joints.



Oak Frame Repair FR1: South Elevation

Post between D5 & W14 at junction with lintel over D5, and east end of lintol over W14.

See Drawing WK-72.



**Oak Frame Repair FR2: West Elevation**

Plate above W6 severe decay, part, poorly repaired with cement mortar, part repaired with sections of timber nailed to the joist ends behind.

See Drawing WK-72.



**Oak Frame Repair FR3: Courtyard, East Elevation**

Plate above brickwork to north of door D2, poorly repaired with cement mortar, part repaired with a plank nailed to the joist ends behind.

See Drawing WK-72.

## APPENDIX 2: SPECIFICATION & METHODOLOGY STATEMENT FOR LIME MORTAR INFILL PANEL REPAIRS

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### A. REASON FOR REPLACEMENT

Almost all the infill panels between the oak studs were completely replaced during the scheme of repairs carried out by the previous owners between the 1970s and 1990s.

The chosen method was to apply a rough daub up to 75mm deep made of lime mortar with a straw binding. A thin finishing coat of approximately 2mm was applied over this. This top coat has failed extensively, in some areas it has fallen off completely. This has exposed the daub beneath which has been damaged by rain and frost and is in a poor state (see figs. 1 & 2 below).



Fig. 1 (left) Part of west elevation with modern porch, fig.2 (right) part of the south elevation, showing extensive damage to the late C20 render infill.

It is quite clear that all the late C20 infill (except perhaps for that on the porch bay) is to the same specification and will perish in the same way within a few years.

S1. Infill Panels Where Recent Lime Mortar Infill Removed (See Drawings WK 70 & 71 for locations)





Fig 3. (above) Upper part of the east elevation of the north courtyard. The late C20 restoration was not completed and it is clear that this section was left until last and not repaired. The infill is clearly cement Based and will need to be removed and replaced with lime render.



Fig. 4 (left) The render to the porch extension (dating from the 1980s) appears to be in better condition than that used elsewhere. However, this may just be because it was the last part of the house to be rendered.

The gable section was never given a finishing coat and has the same straw-based substrate found everywhere. We are therefore applying for consent to remove the render here and replace it with the specified lime mix.

The laths were also replaced during the renovations and the internal plaster was applied to the same laths as the external render. The internal plaster is generally sound and is to be retained as well as the laths that support it. We cannot remove all the existing external render back to the laths without compromising the integrity of the internal work.

The areas identified for repair are set out in detail on drawings 21113-WK-70 & 71.

## B. SPECIFICATIONS FOR PROPOSED REPAIRS

### 1.0 Preparation Internally

Before external works begin, prepare the internal plaster infill panel using temporary fixings (steel screws and large plastic washers), to secure the internal plaster while the external plaster is being applied.

#### 1.1 Removal of Existing Infill

Carefully remove the existing thin lime plaster external top coat from the panel. This is poorly adhered to the base coat and is in many places friable or has already fallen off.

Remove the damaged outer part of the modern external infill consisting of a rough lime mortar daub with straw binding, back to a sound face.

Care will be needed to the rear of the panel to ensure that the keying to the internal plaster (and that shares the same laths) is left intact. Generally, about a 25mm depth of the daub will need to be removed.

On the sample panels, the external infill came away quite easily without damage to the studs.

Total minimum depth of material to be removed approximately 30mm (25mm new three coat render infill thickness + 5mm for recess detail).

#### 1.2 Lime Plaster Infill

##### 1.2.1 Preparation

Apply masking tape to the arises of the panel to be filled to protect the exposed faces of the posts.

Thoroughly wet the remaining rear infill where the new base coat is to be applied.

Apply a slurry coat of the base coat plaster mix.

Apply traditional three-coat lime render using 3.5 NHL lime as supplied by Messrs Chalk Down Lime.

##### 1.2.2 Base Coat

Base Coat: 3.5 NHL lime with selected sands and aggregates (9:1 lime/aggregate mix ratio).

Base coat average thickness 12mm, but this will vary.

When set, scratch to provide key for the next coat.

##### 1.2.3 Floating Coat:

Floating coat: 3.5 NHL lime with selected aggregates (9:1 lime/aggregate mix ratio).

Floating coat average thickness 6mm.

When set, scratch to provide key for the next coat.

#### 1.2.4 Finishing Coat

Finishing Coat: 3.5 NHL lime with selected sands and aggregates.  
Apply in 2no. thin coats with 'Baumit' or similar 4mm upvc mesh between.

Finishing coat average total thickness 6mm.

Finish: As approved sample, trowelled and recessed below the face of the surrounding studs/plates, but at base splayed to form a drip detail finishing flush with the face of the plate.

#### 1.2.5 Limewash

For protection, and to add colour to the render, we are proposing to use Messrs Rose of Jericho tallow limewash with selected pigments. Apply 3 no. coats of limewash to all panels.

Colour: Add powder pigments to limewash to achieve the desired colour to an approved sample. Initially, a yellow ochre tint was selected to match the existing render in the courtyard and on the Porch extension. However, it may be that we retain the original colour of the finishing coat and finish with pure limewash without pigments.

#### S2. Infill Panels Where Cement Mortar Infill Removed (See Drawings WK 70 & 71 for locations)

All as S1. Above but additional care will be needed when removing the hard mortar from between the studs, which in this area extends to the full depth of the studs.

It should also be noted that all the cement render should be removed right back to the laths on both sides.

#### S3. Infill Panels to New Studwork at South Gable (See Drawings WK 70 & 71 for locations)

All as S1 above but omit 1.0 & 1.1.

Specified external render on new chestnut or oak riven laths.

Note: See half full size details of proposed construction on drawing 21113-WK-71



Fig. 5 (left): Sample panels showing stages of three-coat work with finished (unpigmented) panel on the left hand side.

Fig. 6 (right) Sample showing possible pigment colour and surface finish. The bases of these panels are recessed but it was decided that while the tops and sides will be set 5mm behind the face of the studs, the base will be flared out slightly to help repel rainwater.

Note that this render is pigmented to achieve the desired colour. Following discussions it was decided not to tint the render and use a traditional limewash, possibly with some pigments.