

15 Church Lane, Fulbourn

Statements to accompany application for clearance of Listed Buildings Approval Conditions, LBC Reference 23/01235/LBC.

Condition Number 3

Mortars, Plasters and Render specifications:

Render:

Render is generally to be Best of Lime Warmcote lime render with added fibre on riven chestnut lathes with a Best Of Lime Limecote finish and all finished in Keim paint. It is proposed to have a code 5 lead separating flashing at the base of the render acting as a dpc to the render, with NHL 3.5 render in a 3:1 mix beneath the lead down to ground. See drawing.

Plaster:

Internal plaster to be Best of Lime Warmcote applied to 40mm thick wood fibre internal insulation, and with a Best of Lime Limecote finish.

Mortar:

Mortar for the rebuilding and repointing the chimney to be NHL3.5 Hydraulic lime 1:3 mortar with sharp sand finished flush and then brushed back to remove laitance at initial set. A pointed brickwork sample will be prepared.

Condition number 4.

Repointing samples.

Mortar for the rebuilding and repointing the chimney to be NHL3.5 Hydraulic lime 1:3 mortar with sharp sand finished flush and then brushed back to remove laitance at initial set. A pointed brickwork sample will be prepared.

Condition number 6 a),b), c), d) and f)

a) Treatment of the chimney stack after removal of render.

The brickwork to the stack has been found to be in poor condition on removal of the render. It has clearly had several phases of past rebuilding and repair using non-matching bricks, many of which were found to be eroded and crumbling. It is proposed that the stack be carefully taken down to near roof level where there is original brickwork and rebuilt from that level up with new 65mm bricks to match the original. The chimney has two flues. The top details to be modified to be more traditional. See Drawing 23.060/Timber Frame 2.

b) The details of the chimney liner and how it will be fixed at the pot.

The chimney will be lined with an insulation jacketed stainless steel liner for a wood burning stove. The liner will be fixed at the top to the brickwork with a stainless-steel plate. The clay pot to be set in lime mortar flashing.

c) The details of the new lathes.

The new lathes to be traditional riven chestnut lathes fixed with non-ferrous nails.

d) Details of Insulation for the new timber frame.

75 to 100mm Thermafleecce sheeps' wool insulation between studs, and 40mm wood fibre insulation applied to the face of the frame internally with lime plaster directly on the wood fibre. The external and internal render and plaster which are Best of Lime Warmcote also contains vermiculite which provides slight additional insulating properties.

f) Recording of the blocked doorway in the drawing room north elevation.

A bricked-up doorway was found in the north elevation. The brickwork was removed, and the timber frame infilled with a new section of timber frame. See drawing 23.060/Timber frame 2. The approx. size of the doorway was 1700mm high and 850mm wide.

Condition 7

Replacement joinery.

Ground floor windows to the west elevation and north wing north elevation will be retained and repaired, including a small low Crittall window on the west elevation. Three first floor windows and the north side attic window are to be replaced. The existing are aluminium casement windows. They will be replaced with traditional, but double-glazed or vacuum glass glazed, painted timber windows. See drawings 23.060/ windows1 and windows 2. in the west and north elevations, windows WF1, WF2 and WS1 will be installed flush with the external rendered face and have weatherboards above projecting sills and external architraves. In the west elevation brick gable window WF3 will be set back approximately 100mm from the external face as existing.

Condition 8

Repairs to the timber frame

During removal of render it became evident that the sole plate and lower sections of studs had to be repaired as work proceeded due to its poor condition and the need to maintain structural integrity, and the repairs were agreed with the Conservation Officer. These are shown on Drawings 23.060/Timber Frame 1 and 2. Air dried English Oak has been used for repairs with pegged mortice and tenon joints and some stainless-steel fixings. DPCs have been added under sole plates. As render removal proceeded, on the west elevation need for further repairs became evident above and to the side of the ground floor window. These will use the same materials as the repairs already completed.