

Pardon
Chambers
Architects



Planning Conditions Submission
for
Ash Cottages, Little Hadham - 3/23/0423/FUL & 3/23/0424/LBC

Application 3/23/0423/FUL - Summary of Condition Response

This summary only refers to those conditions that require submission of information. The numbers below refer to the condition number on the decision notice for the above application.

3. External Material Samples

Please refer to drawing no. 2212_2512 for details of external materials

4. Archaeological Investigation

Please refer to KDK Archaeology Ltd Written Scheme of Investigation 807LHACHBR WSI

5. Drainage

Refer to submitted drawing no. 2212_2104 for details of the flood resilience proposals.

6. External Landscaping

Refer to submitted drawing no. 2212_2104 for details of the hard landscaping proposals.

7. Bat & Bird Boxes

Refer to submitted drawing nos. 2212_2102 & 2212_2103 for details of the bat and bird boxes proposed.



Application 3/23/0424/LBC - Summary of Condition Response

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3. Replacement Windows

Refer to drawing nos.
2212_2510 Main House Window
2212_2511 LBC Windows Annex.
&
2212 Window & Door Schedule & References

4. Replacement Doors

Refer to drawing nos.:
2212_2501 Catslide External Doors
2212_2502 Catslide French Doors
2212_2503 Internal Four Panel Doors
2212_2504 Internal Glazed Door
2212_2505 Internal Glazed Screen
2212_2506 Internal Ledge & Brace Door
2212_2507 External Sliding Doors
2212_2508 External Barn Doors
2212_2509 External Door Annex

5. Internal Plasterwork

Refer to page 3 of this document for details of internal plasterwork.

6. External Rendering

Refer to page 4 of this document for details of external rendering.

8. External Paviments

Please refer to drawing no. 2212_2512 for details of external materials

9. Rooflight Details

Refer to drawing no.
2212_2311 Section through catslide extension
2212_1400A Renovation & Remedial Work Key
2212_1403A Renovation & Remedial Works
2212_1404A Renovation & Remedial Works

10. Schedule of repairs

Refer to drawing nos.:
2212_1400 Remedial Works Key
2212_1401 Renovation & Remedial Works: External
2212_1402 Renovation & Remedial Works: Ground floor
2212_1403 Renovation & Remedial Works: House 1st Floor
2212_1404 Renovation & Remedial Works: 2nd Floor
2212_1405 Renovation & Remedial Works: Barn

Renovation works will be carried out as funding allows over several years. The priority will be to make the main house habitable.

11. Retaining Walls

We can confirm there are no retaining walls in the proposals.

12. External Fascias

For details of external fascias refer to drawing 2212_2313 DETAIL Loft main house and page 6 of this document for external paint finishes.



3/23/0424/LBC - Condition 5 - Internal Plaster Repairs



New timber laths if existing ones cannot be retained, spaced to allow key for plaster scratch coat



Lime plaster scratch coat



Lime plaster with animal hair



Lime plaster top coat

Localised repair will be undertaken on a like for like basis.

The following method statement will apply for internal walls where lime plaster is found:

- Removal of existing plaster will be kept to minimum and will only be as strictly necessary to complete the approved works.
- Existing laths to be retained or replaced like-for like if necessary. 5-6mm gap to be left between each lath if replaced.
- Lime plaster mix for internal plasterwork to be one part non hydraulic lime putty to 3 parts clean washed sharp sand with 1/2 part teased out animal hair added to backing coats to reinforce plaster and improve the key. Finish coat to be 1:1 lime and fine sand. Total thickness approximately 13mm or to match existing.
- Where lime plaster is not present walls will be lined out with foil backed insulated plasterboard and skimmed.

3/23/0424/LBC - Condition 6 - External Render Repairs

The following method statement will apply for lime render to external walls:

- Removal of existing render will be kept to minimum and will only be as strictly necessary to complete the approved works.
- Existing laths to be retained or replaced like-for like if necessary. 5-6mm gap to be left between each lath if replaced.
- Lime render mix to be one part hydraulic NHL 2 lime putty to 2.5 parts clean washed sharp sand with ½ part teased out animal hair added (2kg/tonne of plaster) to backing coats to reinforce plaster and improve the key. Finish coat to be 1:1 lime and fine sand. Total thickness approximately 13mm or to match existing.
- Works to be protected with damp hessian as necessary to avoid rapid drying

Application method will be as follows:

- 1) Any cracked or bulging plasterwork, or any area that sounds hollow when tapped, will be cut out to backing into an irregular shape with undercut edges. The background will then be cleaned of dust with a stiff bristle brush.
- 2) To ensure a good bond between the background and the plaster a key will be formed with timber laths to match the originals with gaps between to allow the render to squeeze through.
- 3) 2-3 coats will be applied depending on the location with an overall thickness of 13mm.
- 4) Each coat will be scratched/scored and left until the surface carbonates or sets naturally (though

protected from sunlight and wind) before the next layer is applied. Before a further coat is applied, the surface of the plaster should be dampened with water to reduce suction.

The total thickness of the render should be about 13mm thick. Where it is impossible to complete a complete coat in one day, the coat should be taken to a natural break in the surface such as a corner.



Goat/horse hair can be added to lime plasters and renders to give extra tensile strength



Finish coat of lime render

3/23/0424/LBC - Condition 5 - Interior Paint Finishes to Plaster

1.0 Interior Walls, Ceilings

i) Paint Range

Farrow & Ball Estate Emulsion or equivalent water-based, breathable paint with chalky matt finish.

ii) Preparation & Application

Before painting, all surfaces must be cleaned thoroughly and allowed dry fully. For most surfaces we would recommend using a dilute Sugar Soap solution following the manufacturer's instructions. We do not recommend using solvent-based cleaning products as these may widely disperse the residue making water-based product application difficult.

New or previously unpainted plaster must be clean, dry and free of dust, then suitably primed prior to painting. Use either a 25% diluted coat of your chosen Farrow & Ball topcoat or a 25% diluted coat of Wall & Ceiling Primer & Undercoat. Please note: British Standard 6150 recommends a typical drying time for new plaster of 7 days for every 5mm thickness.

For previously painted areas ensure all surfaces are sound, clean, dry and free from dirt, grease and other contamination. Apply one coat of Farrow & Ball Wall & Ceiling Primer & Undercoat, in the correct colour tone for your top coat (and allowing a minimum of 4 hours drying time between coats). Then follow with two coats of your chosen colour to promote adhesion and full colour depth.

2.0 Bathroom & Showerroom

i) Paint Range

Earthborn Claypaint or equivalent water based, ultra

matt emulsion.

ii) Preparation & Application

Loose paint should be removed with a brush or scraper. Stains which bleed through the paint (such as water stains, nicotine etc.) should first be treated with Earthborn Isolating Primer. Very smooth, non-absorbent surfaces must be sanded. Clay/lime plaster must be moistened before the application of Earthborn Claypaint.

Spread the paint evenly in all directions. On light-coloured, smooth surfaces one coat is often sufficient. On very absorbent surfaces such as fresh plaster use a priming coat of Claypaint diluted with 20% water and finish with an undiluted final coat. Allow each coat to dry before the next is applied. Because Earthborn Claypaint is made from natural ingredients, there may be subtle variations in shade between batches; avoid starting a new container in the middle of a wall. To avoid picture framing, ensure that areas of cutting in do not dry before painting/rolling up to them.

2.0 Interior Woodwork

i) Paint Range

Farrow & Ball Estate Eggshell or equivalent water-based, breathable paint with a low (20%) sheen.

ii) Preparation & Application

Before painting, all surfaces must be cleaned thoroughly and allowed dry fully. For most surfaces we would recommend using a dilute Sugar Soap solution following the manufacturer's instructions. We do not recommend using solvent-based cleaning products as these may widely disperse the residue

Apply two coats of your chosen Farrow & Ball finish, allowing the correct drying time between coats. making water-based product application difficult.

For new and unpainted timber ensure that all surfaces are sound, clean, dry and free from dirt, grease and other contamination. Fill any cracks or open joints with an appropriate filler. To improve the paint's adhesion, lightly sand the surface. Prepare any filled, knotty or resinous area as above and patch prime with Farrow & Ball Wood Primer & Undercoat.

Apply one coat of Farrow & Ball Wood Primer & Undercoat in the correct tone for the top coat. Allow a minimum of 4 hours drying time between coats.



3/23/0424/LBC - Condition 12 - Exterior Finishes

1.0 Exterior Woodwork

i) Paint Range

Farrow & Ball Exterior Eggshell or equivalent water-based, breathable paint with 20% sheen.

ii) Preparation & Application

Before painting, all surfaces must be cleaned thoroughly and allowed dry fully. For most surfaces we would recommend using a dilute Sugar Soap solution following the manufacturer's instructions. We do not recommend using solvent-based cleaning products as these may widely disperse the residue making water-based product application difficult.

Primer and undercoat should be used to seal the surface to be painted. A full solid coat of primer and undercoat is required before applying the top coat.

Ensure surfaces are clean, dry and free from dirt. All cracks to be filled with water based exterior wood filler. joints with a water based exterior wood filler. To improve the paint's adhesion, lightly sand the surface.

Apply one coat of primer and undercoat, allow a minimum of 4 hours drying time and then apply two coats of exterior eggshell.

Follow manufacturer's recommendations for filling and painting over various previous paint finishes and substrates.

2.0 Exterior Walls

i) Product Range

Farrow & Ball Limewash or equivalent limewash

ii) Preparation & Application

All surfaces must be sound, clean, dry and free from dirt. For new substrates the limewash may be applied directly. Damaged surfaces must be filled with a lime based mortar/filler. All dust, dirt, lichen and grease must be brushed or washed off. Fungal or algal contaminated surfaces – These should be treated with an appropriate fungicidal wash, do not use fungicides that contain silicon.

Lime renders can vary dramatically in porosity which can lead to patching. Therefore limewash requires a minimum of three coats to build up opacity and even out irregularities. Limewash should not be applied in damp, wet or windy conditions and it should not be applied in direct sunlight or if there is a danger of frost for several weeks after the limewash has been applied.

Limewash must be diluted with water to suit site conditions. This is typically be between 10 – 30% but could be up to 100% depending on the surface being painted. Ensure batch numbers on product are the same to avoid colour discrepancies.

Dampening down is very important for a good finish but only spray approximately 3m² at a time and do not allow the water to be running with water. Never apply limewash to a dry surface.

Ensure limewash is applied as evenly as possible and well worked into any cracks or joints and lightly dampen previous coats before applying further coats. After the initial drying out limewash will continue to harden and strengthen for several weeks. New lime rendered areas should be fully carbonated for 4-5 weeks before application of limewash.

