

Proposal – External Insulation Finished with White Render

1.

The Nature of the Asset

The property at 54 High Street Fen Ditton is within a conservation area but is not a listed building. The former stables to The Old Rectory on Church Street, is now a single residence. It is a white painted brick building of 1.5 storeys with a slate roof. It is sited gable-end on, and set back from the road behind a brick wall. The adaptation for residential use has included the addition of large dormers and modern windows.

The Extent of the Asset

The property is located at the lower end of the High Street. The gable end of the house (end proposed to be insulated and rendered) faces the High Street, at a distance of approximately 20m from the street. There is a gravelled driveway approach to the gable end wall. At the rear of the property is a large walled garden surrounded by trees and shrubs. The house is approximately 500m from the river. The property is next to a bungalow (no. 52) followed by St Mary's Church.

The Significance of the Asset

The property was originally the stable building serving The Old Rectory next door. The original remaining part of the building furthest from the roadside dates from 1881. A large part of the original stable building was destroyed in the late 1800's by fire. The ground floor of the building was completely renovated in the early 1970's with the roof storey extension and dormers added in the early 1980's, at which point the building took its current form.

The Proposed Works

The works will comprise of initially making good / repair of the gable end wall. The K-Rend approved system will then be followed exactly by the construction specialist. It involves the installation of 100mm thick external insulation, K-Rend base coats, K-Rend Primer coat and K-Rend Finishing Coat. The final K-Rend colour will be white (Limestone White) to match the existing house colour. Interference to the existing wall is minimal, as the external insulation is fixed to the wall by a limited number of wall plugs. Please refer to the link below for further details of the K-Rend system:

[Renders | K Rend \(k-rend.co.uk\)](https://www.k-rend.co.uk)

The width of the gable end wall to be rendered is approximately 8m. The ground floor storey of the wall is about 4m high with the pitched roof gable above about 4m. Scaffolding will be erected to undertake the works. There will be no associated landscaping works.

The Impact of the Asset

The newly white rendered gable end wall will have a very limited impact on the existing house, as it will be painted white to match the existing. The wall is also a significant distance from the street of about 20m. The contractor has confirmed that the works are very necessary to prevent the serious damp along the wall becoming worse and having health impacts on the residents inside.

2. Photos previously provided highlighting entire area of wall to be rendered.
3. Please find attached annotated photos of the render.
4. Render specification – HP14 K-Rend, HP Limestone White Finish. Please refer to attached K-Rend product information sheet.