

# Ostrich Refurbishment

## Statement of Proposed Additional Works

18 November 2023 – Version 2



### BACKGROUND

- (A) A scheme of repair, refurbishment and alteration works to the Ostrich Inn was granted Listed Building Consent with reference P0982/23/LBC on 14 September 2023 (the “**Main Works**”)
- (B) During procurement of the Main Works, certain additional or revised works have been identified and require listed building consent, which is the subject matter of this application (“**Additional Works**”).

### 1 Description of Development

1.1 The scope of works for the Additional Works is:

- 1.1.1 enclosing existing cellar ceiling joists and under-stair lining with fireproof plasterboard lining and ensuring sufficient ventilation to the cellar by provision of two vents, one to the cellar door and one to the beer drop door;
- 1.1.2 installing an air ventilation grille in the gable of the southern external wall of the ground floor kitchen to provide additional fresh air ventilation into the kitchen; and
- 1.1.3 installing a ceiling in the ground floor Men’s Toilet and ventilation fans to both toilets

as more particularly described below.

### 2 Fire Protection for Cellar

- 2.1 **Background:** The Main Works included (i) applying intumescent paint to the exposed timber surfaces in the ceiling and stairway to ground floor, and then sealing all gaps with intumescent sealant; and (ii) upgrading the ground floor door to the cellar to FD30 status. Due to the age, condition and moisture content of the existing timber, it has not been possible to procure a suitable system of paint which can be certified as providing the required level of fire protection to this timber. It has also been determined that the FD30 fire door works will close off the supply of air to the cellar.
- 2.2 **Justification for works:** The cellar houses potential sources of ignition and, given its position in the building, any fire that starts in the cellar can rapidly spread to the rest of the building unless suitable protection measures are in place. Suitable protection measures are therefore essential for the proper protection of life and for the proper protection of the historic fabric of the building. The cellar also contains the carbon dioxide supply to the pub and ventilation to the area needs to be maintained once the door is upgraded to FD30.

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## 2.3 Proposed Additional Work: The applicant proposes to:

- 2.3.1 line the cellar ceiling and under-stair lining (**Figure 1**) with fire-resistant plasterboard affixed to the underside of the ceiling, utilising timber battens where necessary for additional support of the plasterboard, and finished with a plaster skim. Edges and joints will be sealed with an appropriate intumescent seal/batt. Any resultant ceiling voids will be ventilated to the cellar using 55mm intumescent air transfer grilles to prevent moisture build up in the voids. All historic fabric will remain in-situ and, should it be required, the plasterboard and any battens can be removed in the future

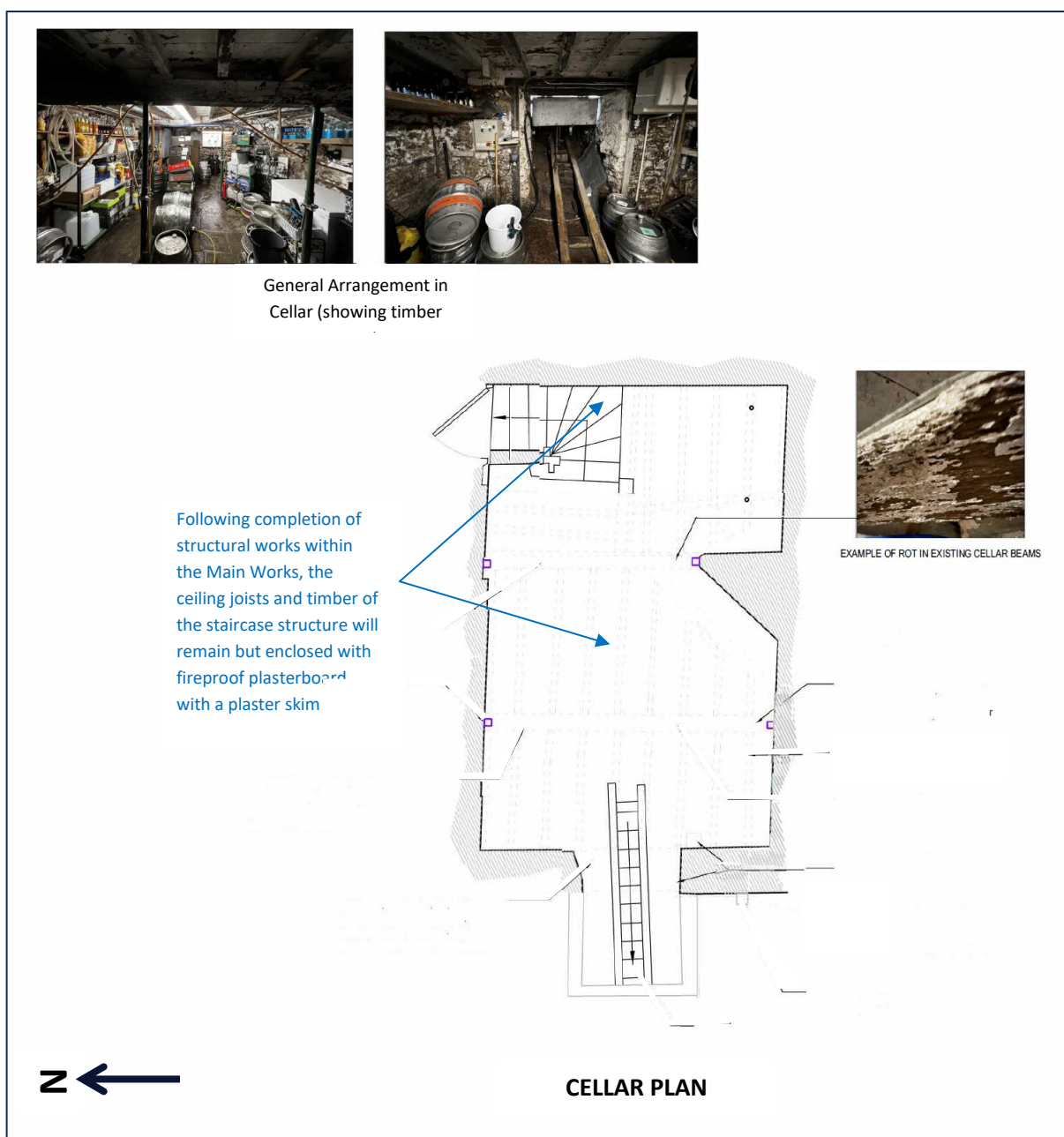
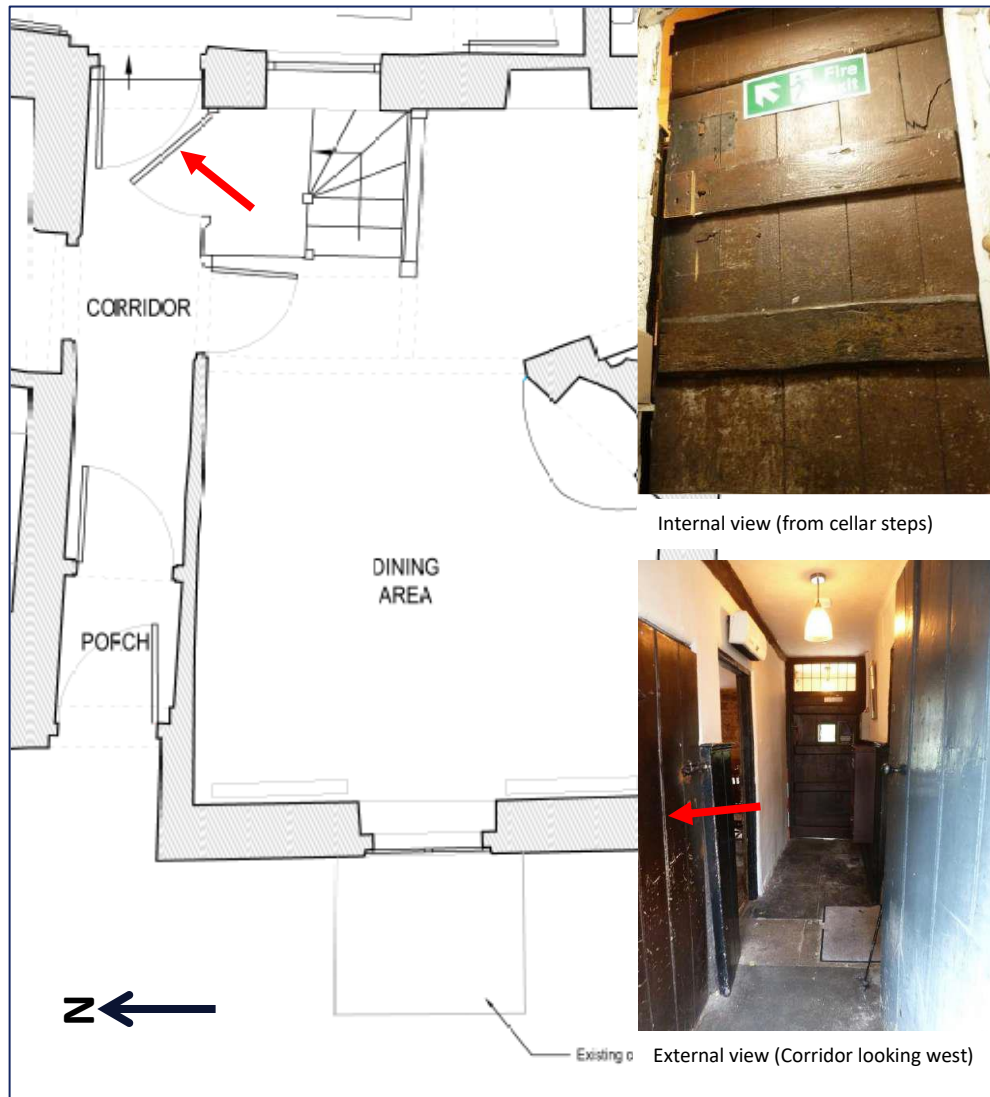


Figure 1: Cellar plan

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- 2.3.2 incorporate a 250mm square intumescent air transfer grille at low level within in the cellar door (see Figure 2) as part of its FD30 upgrade. The exterior of the transfer grille will be covered by a slotted plain metal grille painted to match the painted surface of the door.



**Figure 2:** Ground floor location of door to cellar being upgraded to FD30 as part of the Main Works (Red arrow)

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- 2.3.3 incorporate a 150mm square black external vent in the vertical plywood door that forms part of the beer drop to the cellar (Figure 3A and 3B).



**Figure 3A.** Context: location of vertical plywood door to beer drop to the cellar (yellow arrow)



**Figure 3B.** Location of black 150mm black vent (red arrow)

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## 3 Air ventilation grille for ground floor kitchen

3.1 **Justification for works:** to provide sufficient fresh air input to the kitchen to enable safe use of gas cooker and effective extraction of fumes and heat in order to comply with health and safety requirements concerning the use of gas in commercial kitchens.

3.2 **Proposed Additional Work:** The applicant proposes to:

3.2.1 Install a 315mm external white aluminium air intake grille in the southern wall to the ground floor kitchen to distribute fresh air into the kitchen via ducts laid in the roof void and smaller grilles in the kitchen ceiling (Figure 4A and 4B).

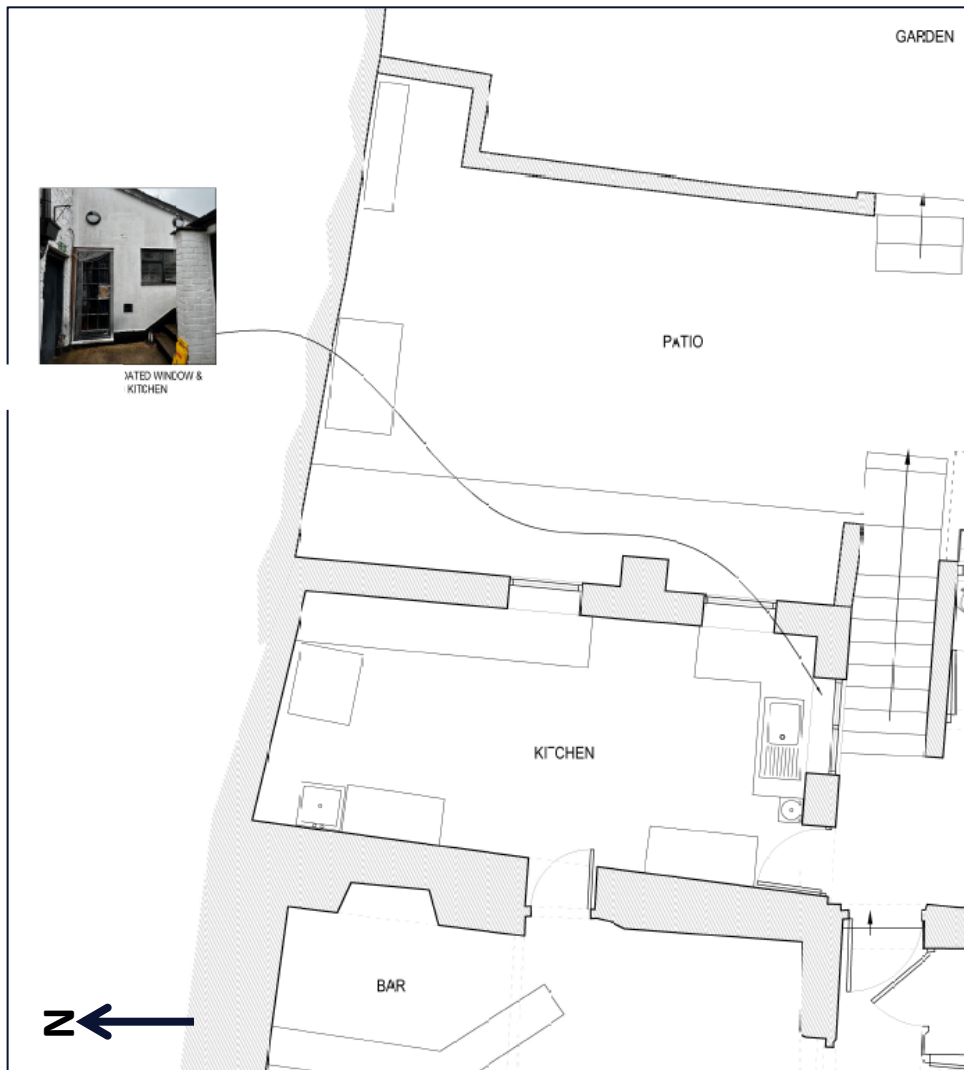


Figure 4A: Location of ground floor kitchen south wall.

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Typical grille detail – aluminium grille with insect screen

**Figure 4B:** Location (red arrow) and type of grille

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## 4 Works to Toilets

4.1 **Justification for works:** the Men's Toilet currently is open from floor level to the underside of the pitched roof. The area above normal ceiling height is difficult to maintain clean and presentable. Installing a ceiling at lower level will remedy that issue, provide a storage space above, and also afford the ability both to significantly improve the energy efficiency of the Men's toilets by insulating the ceiling and to conceal pipes and wiring serving both sets of toilets. The original application also omitted provision for the ventilation required for building regulations compliance

4.2 **Proposed Additional Work:** The applicant proposes to:

4.2.1 Create a new level ceiling in the Men's Toilet (Figure 5A) at approximately the level indicated in Figure 5B. The ceiling will be formed using timber joists and surfaced with plasterboard with a plaster skim finish. The upper side of the ceiling will be insulated with 200mm roll insulation. An access/inspection hatch will be incorporated in the ceiling.

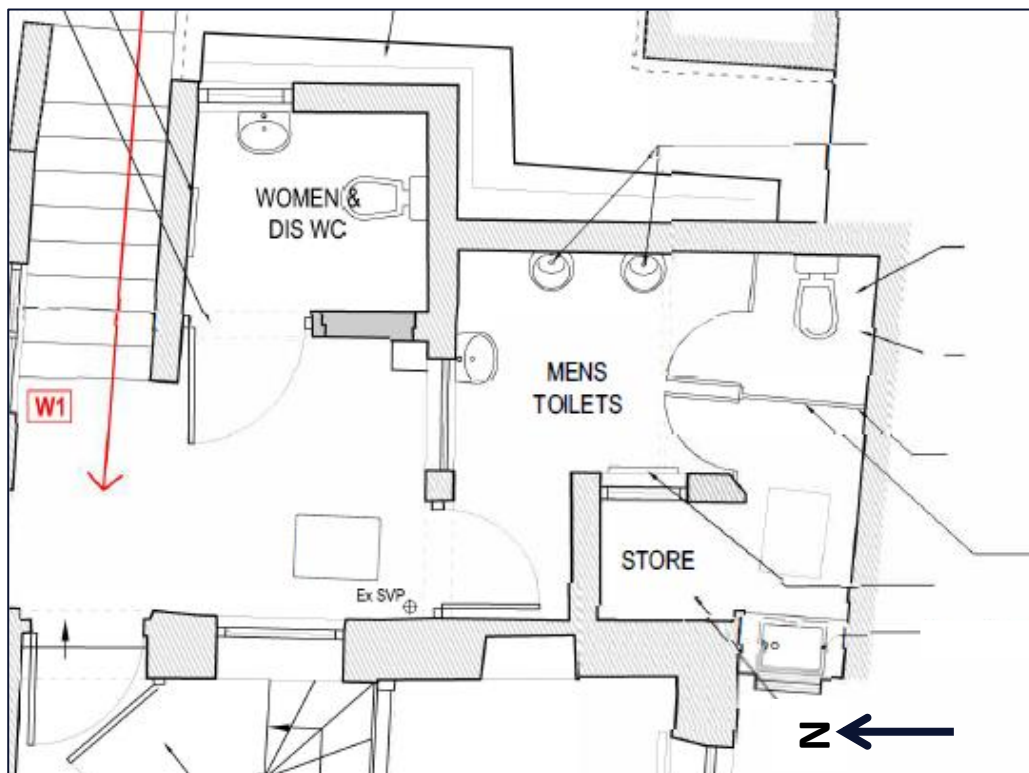


Figure 5A. Location of Men's Toilet

## Ostrich Refurbishment – Proposed Additional Works

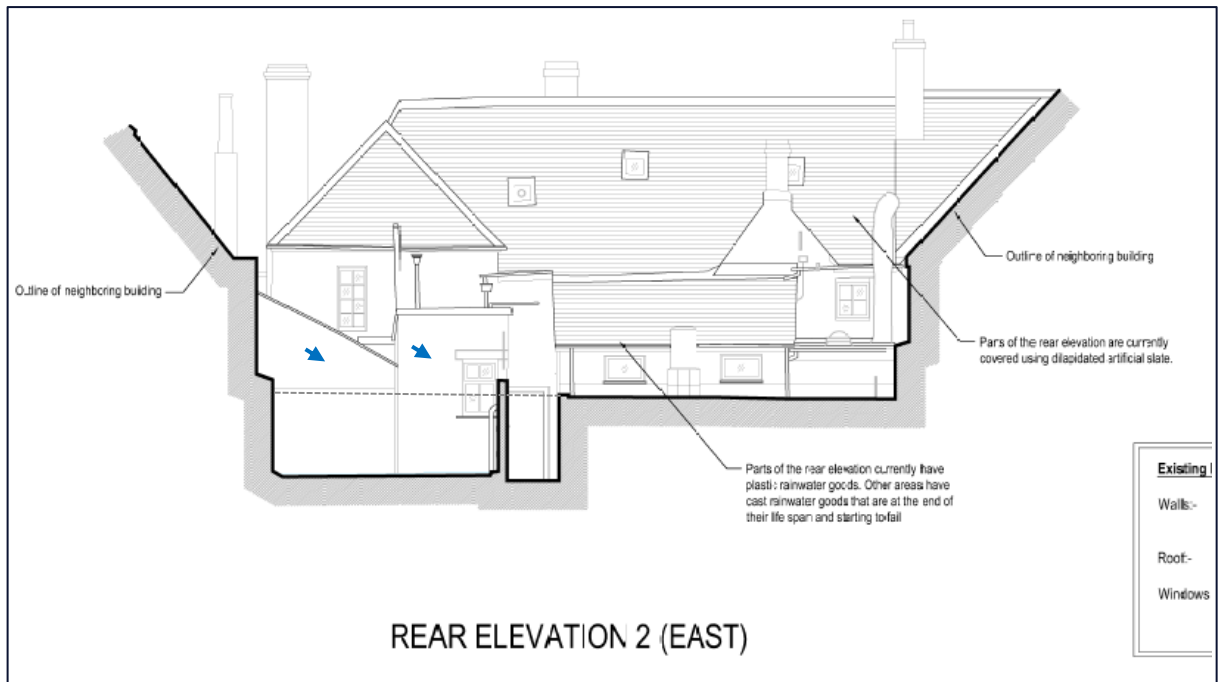


**Figure 5B.** Proposed ceiling level (red broken line). Note: photograph shows Men's Toilet as existing and prior to the Main Works.

- 4.2.2 Install a 150mm extract fan to each toilet, vented to the rear wall and discharging into the gap between the toilets and the retaining wall for the patio, as indicated on Figure 5C with blue arrows



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**Figure 5C.** Rear elevation. Extract locations indicated by blue arrows. Typical vent detail shown below.

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### 5 CONSIDERATION OF IMPACT ON HISTORIC FABRIC

The Applicant refers the Authority to the Heritage Assessments relating to the Main Works. The information below regarding impact is provided supplemental to those existing assessments and on the same basis as them:

#### 5.1 Fire Protection for Cellar

Proposed Work	Objective	Significance of affected fabric	Beneficial Impact	Harmful Impact
See Section 2 above for full details:  Installation of fire resistant plasterboard	To prevent rapid spread of fire from the cellar to reduce the risk to life and the risk to historic fabric as a result of a fire in the cellar.	RDA Assessment Part 1 "HIGH" p42.	Ensures the building is sustained in use and continues to be viable.	NONE: Plasterboard can be removed in future
Installation of vent to cellar door	To ensure that the cellar remains sufficiently ventilated after completion of the Main Works	RDA Assessment Part 1 "HIGH" p55		Loss of some original material
Installation of vent to door to beer drop		RDA Assessment Part 1 – modern doors not rated (p40/42)		NONE: the door is modern ply and is a functional item that can be expected to be replaced periodically

#### *RDA Heritage Assessment Part 1*

See p.40 Written Description : Cellar accessed by plank and batten door from 1 st floor cross passage via stone winder stair steps; stone walls of coursed red sandstone; rubble stone. Base of stone triangular chimney stack to south. Timber beams (including dragon beam) support joists with chamfers, first axial beam ends bolted timber spurs as bracket into wall and stack [Note: axial beam ends in poor condition and damp ; beams have support from Acro props on advice from surveyor]. Stone flagstones to all floor area. Barrel shoot to front; ledged door. Two modern timber samson posts

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### *RDA Heritage Assessment Part 1*

See P47 Written Description: The cross passage runs east to west; entered at front/west elevation by x2 sets of doors. C17/18 outer entrance door is plank and batten door; inner is C20 reproduction plank and batten with leaded light above; stone flagstones to floor, dado panelling to north side. Door openings to bar, restaurant, cellar and to garden/ toilets. Concealed fabric beneath walls/particularly the wall to south of cross passage with hidden former doorway.

### 5.2 Air ventilation grille for ground floor kitchen.

Proposed Work	Objective	Significance of affected fabric	Beneficial Impact	Harmful Impact
See Section 3 above for full details:  Installation of ventilation grille to external wall of kitchen	To ensure that the kitchen is sufficiently ventilated	RDA Assessment Part 1 "LOW" p56.	Ensures the building is sustained in use and continues to be viable.	NONE

### *RDA Heritage Assessment Part 1*

See P54 Written Description: The current kitchen leads off from the bar through a doorway with a C19 frame/ has all modern appliances set within the 1979 adaptations [See Section 2.2 Planning Search] A door leads out to the yard.

### 5.3 Works to Toilets.

Proposed Work	Objective	Significance of affected fabric	Beneficial Impact	Harmful Impact
See Section 4 above for full details:  Installation of ceiling to Men's Toilets	Improve appearance and energy efficiency	RDA Assessment Part 1 "LOW" p56.	Ensures the building is sustained in use and continues to be viable.	NONE
Install ventilation fans	Statutory compliance			NONE

## Ostrich Refurbishment – Proposed Additional Works

### *RDA Heritage Assessment Part 1*

See P54 Written Description: The toilets date from Mid C20 and are serviceable housed in circa mid C20 brick built structures under mono pitched roofs. Windows and doors circa mid C20 designs.

### **REVISION HISTORY**

<b>Version</b>	<b>Date</b>	<b>Comment</b>
1.0	18 November 2023	Initial Draft