

JAMES CLAGUE
ARCHITECTS

THE QUEST

WEST STREET
HARRIETSHAM
MAIDSTONE
KENT
ME17 1JD



SCHEDULE OF
WORKS —
PROPOSED
BATHROOM
WITHIN THE
SECRET ROOM

OCTOBER 2023

FOREWORD

This Schedule of Works has been produced to accompany the application for approval of details reserved by condition following the grant of planning permission or a listed building consent under the Town and Country Planning Acts from Maidstone Borough Council for internal and external alterations and repair and restoration works

at

The Quest, West Street, Harrietsham, Maidstone, Kent, ME17 1JD.

Issue/ Revision	Date	Description
0	October 2023	Draft issue to client.

This report, together with drawings and text are the Copyright of James Clague Architects, unless stated otherwise.

James Clague Architects Ltd. 40/41 Castle Row, Canterbury, Kent, CT1 2QY

www.jamesclague.co.uk

Registered in England No:08664802 Registered Address: 27 Camburgh House, New Dover Road, Canterbury, Kent, CT1 3DN

1. INTRODUCTION

Planning application reference: 22/501261/LBC

Applicant: Mr James Whitfield

Proposal: Listed Building Consent for internal and external alterations and repair and restoration works.

Erection of a new gate to driveway, to replace existing.

Address: The Quest, West Street, Harrietsham, Maidstone, Kent, ME17 1JD

This schedule of works has been produced to accompany the application for approval of details reserved by condition 4a following the grant of planning permission and listed building consent for the above application.

Condition (4)

The works shall not commence until full details of the following matters have been submitted to and approved in writing by the Local Planning Authority: -

- a) A schedule of works relating to the proposed bathroom within the secret room following building recording and initial clearance of the space.

The works shall be carried out in accordance with the approved details;

Reason: To ensure a satisfactory appearance and that the historic significance of the listed building is maintained.

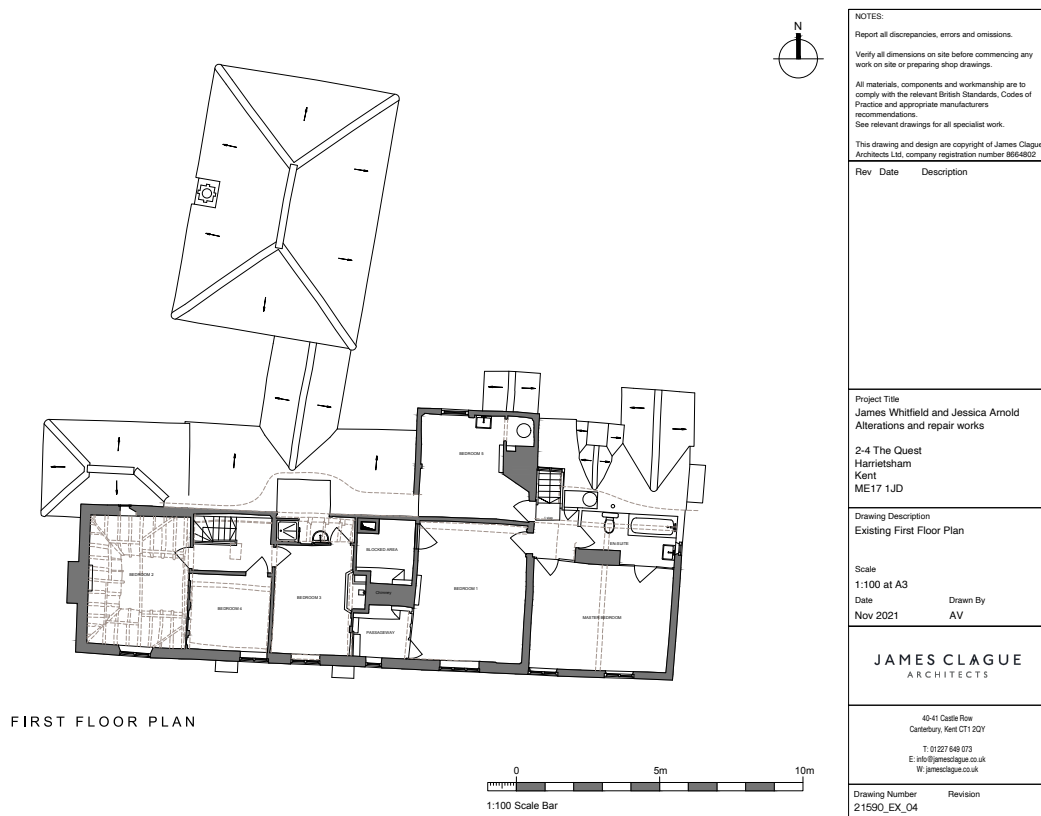


Fig. 1. Existing First Floor Plan.

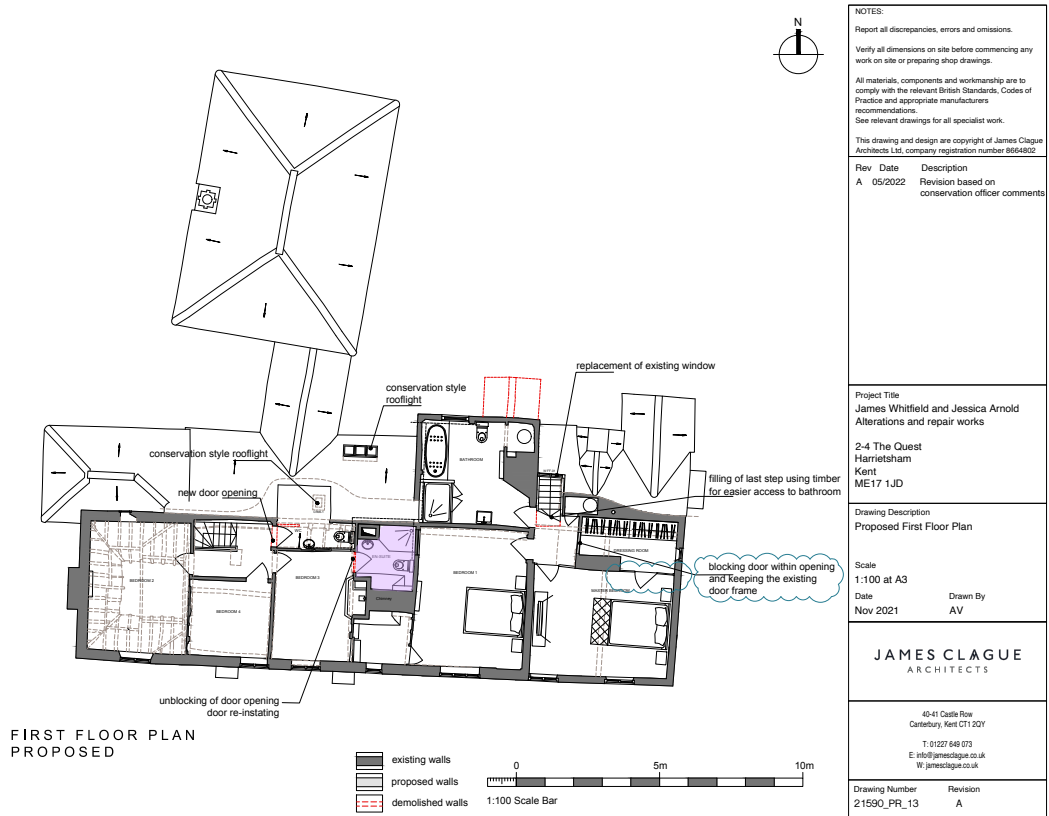


Fig. 2. Proposed First Floor Plan as approved in the Full Planning Application 22/051143/FULL and Listed Building Consent 22/501261/LBC.

 Location of the proposed bathroom within the existing secret room.

2. BUILDING RECORDING

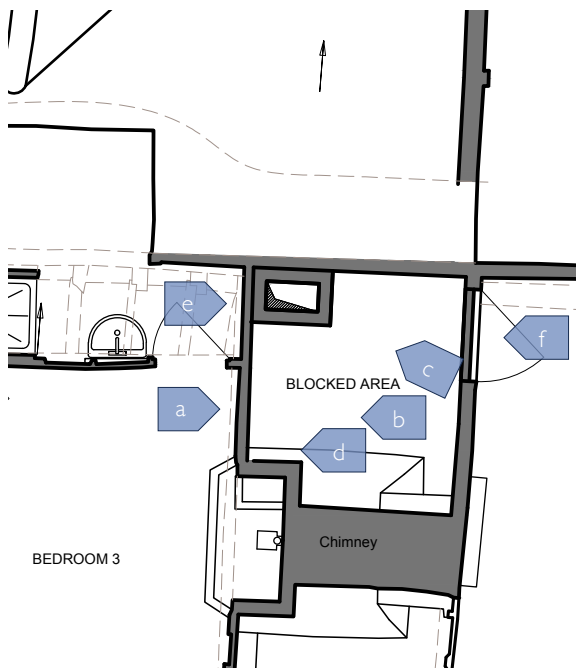


Fig. 3 Blow-up plan of the existing secret room.

PHOTOGRAPHS



a. Location of the original opening.



b. Location of the original opening blocked with lath and plaster; collapsed ceiling.



c. Arrangement of existing timber structure within the ashlar wall.



d. Loft space above the secret room.



e. Arrangement of existing timber studs within the partition.



f. Blocked doorway between the secret room and Bedroom 1.

3. SCHEDULE OF WORKS

PROPOSED BATHROOM WITHIN THE SECRET ROOM

i. Preparation

Take photographic records throughout the works.

The former internal door opening which was blocked with lath and plaster, as shown in photos b, c and d, is to be dismantled carefully using hand tools only.

Prior to the commencement of the works to the secret room, treat the existing floor as a fragile surface and make sure protective measures are in place preventing people from falling through the floors or objects from falling to the rooms below.

Protective measures include but are not limited to –

- All site staff must undertake necessary site induction and be briefed about the hazards and health & safety measures in place.
- Unauthorised people should be excluded from the working area.
- No one should be working in the rooms below the secret room until a competent person has confirmed that the floors are non-fragile.
- Erect a temporary working platform secured to stable structures.
- Provide safety netting and soft landing underneath the existing floor.
- Review and update health and safety measures as work goes on.

Clear away debris, dust and loose fabric from the secret room.

ii. [Reinforcement of the existing floor](#)

Record the position of the existing floorboards before lifting them up carefully and set aside.

Determine the extent of the existing floor structure and report findings to the project's Structural Engineer.

Reinforce existing floor joists as per the Structural Engineer's design. The proposed new floor joists are to be 47mm x 150mm C16 timbers at 400 centres, subject to Structural Engineer's confirmation following the opening-up investigation.

Carry out spliced repair to the existing floorboard where achievable by carefully cutting away damaged or decayed timber and piecing-in suitably shaped timber inserts, which should be made from heartwood and be of similar timber species, moisture content, grain orientation, growth rate and profiles as the host timber. Avoid using defective timber with resin pockets and knots.

Reinstate existing floorboards where possible in their original position, to retain the historic patterns of wear and undulation. Fix floorboards with 50mm stainless-steel wood screws. Pre-drill screw holes to avoid splitting the wood.

Replace defective floorboards beyond repairing with new floorboards of similar characteristics only when necessary. Gaps between floorboards to match the existing.

iii. [Chimneys cleaning and maintenance](#)

Inspect and record the condition of the existing chimneys.

Remove loosely adhering dirt and any organic growth from the brickwork with a natural bristle or nylon brushes.

Apply multiple thin coats of ready-made limewash to the chimneys. When using lime putty, water should be gradually added to it and the mixture thoroughly whisked to break up the sticky mass until the lime is well dispersed and the limewash is the consistency of thin single cream. Depending on the density of the lime putty, the ratio of lime putty to water will be between about 1:2 and 1:3. The mixture is to be sieved to remove any lumps.

iv. [Reinstatement of the lath and plaster ceiling](#)

Lath for ceilings should be thick enough to span the joist spacing without excessive flexing.

Laths are to be fixed approximately 6-8mm apart, to allow enough space for the haired plaster to be pushed up between them, and to form good nibs for keys. Laths should be fixed parallel to one another by nailing them to every joist or stud they cross. They should be trimmed to length so that they end on joists and not between joists. Allow a 3mm gap between the butt ends of laths to allow the wood to swell when it is wetted. The joints in laths should be staggered roughly every 12th lath, to reduce the risk of cracks concentrating along one joist line. Where laths pass over joists, beams, posts or studs wider than 75mm, counterlathing should be used to form a space behind the laths to accommodate the plaster nibs. All new metal fixings should be non-ferrous or stainless steel.

Fully dampen laths a couple of hours before plastering.

The first coat of plaster (the pricking up coat) is to be applied diagonally with a steel laying trowel to spread the coarse stuff across the laths under sufficient pressure to form close contact with the laths, and to push some of the mortar through the spaces between them, leaving a layer of uniform thickness on the underside or outside.

Allow the plaster to firm up and key with a lath scratcher.

Ensure the first coat is dry and hard (could take up to three weeks) before the second coat is applied to avoid damage to the plaster nibs.

Fully dampen the base coat before applying the second coat (the floating coat).

Trowel on the second coat as evenly as possible.

Ensure the second coat is firm (but not dry) before scouring and keying with a comb scratcher.

Ensure the second coat is dry and hard before applying the finishing coat.

Fully dampen the previous coat and apply the finishing coat.

Coat	Composition	Thickness	Hair	Binder: Aggregate Proportions (Coarse Stuff)
Pricking-up coat	1:2.5 lime putty : 1-6mm sand	8-10mm	7kg per m ³ of coarse stuff	1:2.5
Floating coat	1:2.5 lime putty : 1-3mm sand	8-10mm	3-5kg per m ³ of coarse stuff	1:2.5
Finishing coat	1:1 lime putty : 0.5-1.5mm sand	3mm	None	1:1

Sand to be sharp, well graded, well washed without silt or salt contamination.

Lime putty should be matured for at least 60 days. Preferably lime putty and sand should mature as coarse stuff and fine stuff, which will give a good bond between the putty and the sand grains. Otherwise, the mature lime putty should be well mixed with the appropriate sands and stored as wet plaster with air excluded for a further 30 days minimum before use.

Where hair is required for background coats, it should be long (25-100mm, 1-4in), strong, soft, free from grease or other impurities.

v. [Installation of roof insulation](#)

Install approx. 300mm mineral wool insulation at ceiling level:

The first layer of insulation is to be laid in between the full depth of ceiling joists.
The second layer of insulation is to be laid above and perpendicular to the ceiling joists.
Avoid and fill gaps created between the insulation.
Maintain min. 50mm clear eaves ventilation if possible.

vi. [Wiring](#)

All wiring and electrical work is to be designed, installed, inspected and tested in accordance with the requirements of BS 7671, the IEE 16th Edition Wiring Guidance and the Building Regulations Part P (Electrical Safety) by a person who is a member of the Competent Persons Scheme authorised by the Secretary of State.

Works should be carried out in such a way as to not damage and minimise the loss of historic fabric. Keep as much of the original fabric as possible and position any new or additional items discretely where possible. Service routes and locations should allow easy future maintenance, repair and eventual replacement. Share common routes with other services where applicable. Avoid destructive chasing or cutting a groove into historic surfaces to install cables or pipes.

vii. [Plumbing](#)

Carry out building works to connect the proposed pipework to the existing system. External drain and sewage systems to comply with BS EN 752:2017.

All accessible pipes to new appliances are to be insulated to the standards in Approved Document Part L table 4.4.

Nominal internal pipe diameter (mm)	Minimum insulation thickness (mm) for low temperature hot water systems
Less than or equal to 10	5
Less than or equal to 25	10
Less than or equal to 50	15
Less than or equal to 100	20

viii. [Heating](#)

Carry out building works to install heating and hot water systems and controls in accordance with the Domestic Building Services Compliance Guide and BS806 & 8558, water supply bye-laws, and the requirement to provide a system free from leaks and the audible effects of expansion, vibration and water hammer.

Install laggings to all new pipework.

ix. [Works to walls](#)

Patch repair:

Carefully remove all loose plaster using a chisel and lump hammer.

Clean back the damaged area to the substrate, undercut the edges of the area to be repaired using a sharp craft knife to help provide a key for the repair.

Thoroughly dampen the area and press the lime mortar onto the backing. Finish the mortar a couple of millimetres below the finished level and lightly key by scratching and allow it to dry.

Dampen the base coat and apply fine setting stuff. The repair should not feather over the edge of the adjacent plaster but be butted up against it. Run over the repair with a straight edge or the edge of a trowel to strike off excess material and finish the repair flush with the existing surface.

Cracks:

Fill cracks using lime mortar.

Cracks up to about 3mm wide may be repaired using a weak, proprietary fine surface filler, gauged with powdered chalk, all to be softer and weaker than the existing fabric.

x. [Ventilation](#)

It is important to provide sufficient ventilation to historic buildings to avoid the accumulation of water content within the building, which subsequently contributes to the growth of mould and wood rots.

Install mechanical extract, extraction rate to be advised by a specialist (minimum 15L/s), which is to be ducted to discharge directly to open air via sympathetic roof tile vent.

xi. [Lighting](#)

Install lighting and switches.

xii. [Floor finishing and decorating](#)

Apply breathable paint compatible with lime plaster by brush.

Install the flooring system including the supporting ply and adhesives.

Install oak door threshold strip.

xiii. [Installation of sanitaryware](#)

Install sanitaryware as shown on the architectural drawing.

xiv. [Tidy-up](#)

Upon completion ensure all dust and debris are vacuumed away, any point splashes are cleaned off tiles, woodwork, flooring and the property is left in a clean and tidy condition.

xv. [Reinstatement of the door](#)

Install 1 no. painted softwood internal door including door linings, door stop, architrave and door lock, all to be in keeping with the period nature of the original house.