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THE QUEST

WEST STREET
HARRIETSHAM
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ME17 1JD

SCHEDULE OF
REPAIRS –
PROPOSED
BATHROOMS,
DETAILS OF THE
PROPOSED SOIL
VENT PIPE &
DETAILS OF THE
PROPOSED
LINTEL

OCTOBER 2023

FOREWORD

This document 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.

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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 document has been produced to accompany the application for approval of details reserved by condition 4b, 4c and 4d 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: -

- b) Structural Engineers confirmation of the proposed loadings for new bathrooms at first floor level and a schedule of repairs with details of protection to existing fabric,
- c) Details of the soil vent pipe to the proposed bathroom within bedroom 5.
- d) Details of the proposed lintel for the doorway between the existing kitchen and utility area.

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.

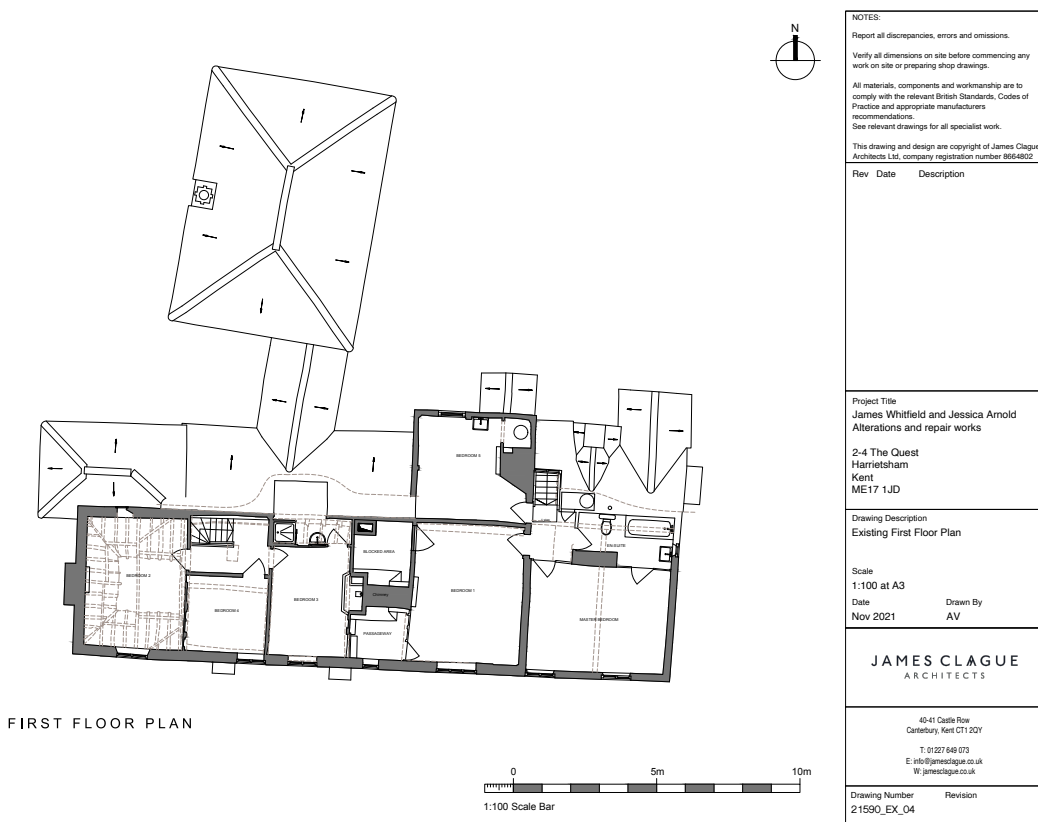


Fig. 1. Existing First Floor Plan.

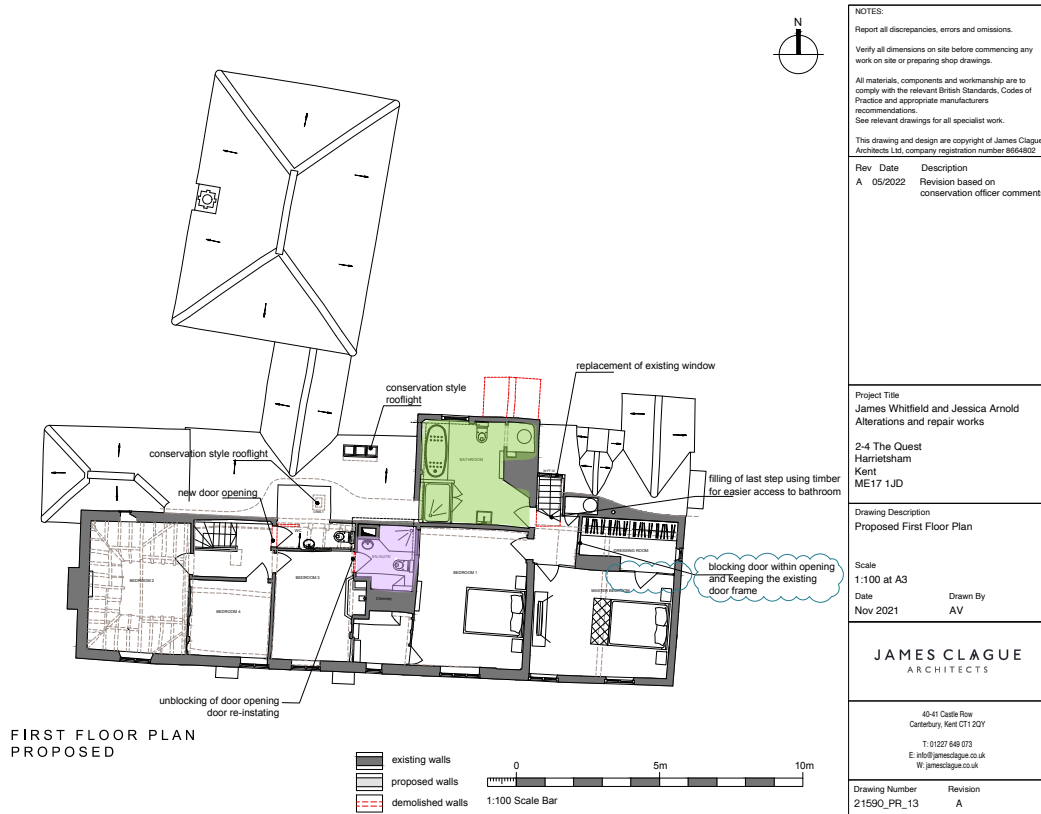


Fig. 2. Proposed First Floor Plan as approved in the Full Planning Application 22/051143/FULL and Listed Building Consent 22/501261/LBC.

- Location of the proposed bathroom (former bedroom 5).
- Location of the proposed bathroom within the existing secret room

2. SCHEDULE OF REPAIRS

PROPOSED BATHROOM WITHIN THE SECRET ROOM

Refer to the separate schedule of works.

PROPOSED BATHROOM (FORMER BEDROOM 5)

i. Wall

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.

Decoration:

Apply breathable paint compatible with lime plaster by brush.

ii. Ceiling

Where lath and plaster ceilings remain - all areas with loose plaster should be carefully dismantled and new lime plaster should be applied. Three coats should be applied, with the first one over well wetted laths. The first 'pricking-up' coat to be of coarse plaster, to be applied diagonally across the laths so it could penetrate the gaps between them to form wet rivets (plaster "keys"). After it dries out, the next two coats 'floating' and 'finishing' are applied.

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.

iii. Floorboard

Examine existing floorboards carefully, especially floorboards located next to external walls.

Only lift the floorboard if repairs need to be carried out. Record the position of the existing floorboards and reinstate them 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.

To lift an existing floorboard, use a block of wood or the steel plate to protect the edge of the adjoining board, work around the board to be lifted with a wide-bladed bolster, levering from side to side slightly, to try to loosen the board.

If the floorboard cannot be lifted after attempts or the board is very decayed, resort to a nail punch and try to drive the nails down.

When one end has been freed, try placing a 13mm batten underneath it, spanning the two adjacent boards, and gradually move this towards the next set of nails with gentle pressure applied on the free part of the board, to ease the nails slightly out of the joists. Remove the batten and allow the board to drop to its original position to give access to the nail heads. If required, try using a crowbar to lever under the board near the position of the nail, but away from the edge of the board.

Particular care needs to be taken with the nails at the end of the board, as it is easy to split.

Pull out the nails once the board is free.

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.

Old boards should never be sanded.

Refer to the SPAB Technical Advice Note – Patching Old Floorboards for further guidance.

iv. [Window](#)

The condition of the existing windows should be carefully observed.

1. White paint to be removed from timber frames where needed and the window carefully examined.
2. All rotten areas to be repaired using the same material and avoiding mixing timber species between the new and the existing during repair. Where decayed timber is to be removed to form a splice repair, the minimum amount of existing timber should be removed.
3. Repairs to follow any existing deformities in the line of the window.
4. Spliced repairs to be designed to ensure that moisture is directed towards the outer face of the timber and that moisture does not lie on the repair joint.
5. Well-seasoned timber to be used in forming a repair, with the line and density of the grain (number of growth rings) of the new timber matching the existing as closely as possible. Timber with shakes, fissures, warping, heartwood, sapwood or numerous/large knots to be avoided for use in repair.
6. Repairs to window frames to be formed in situ, where the frame cannot be removed without damaging either the window or the surrounding wall.
7. Where old putty remains but there are minor cracks present - putty thinned with a few drops of raw linseed oil or natural turpentine to be used to seal them.
8. Impregnating timber with suitable oil (raw linseed oil), and painting it with exterior eggshell paint.

3. DETAILS OF THE PROPOSED SOIL VENT PIPE

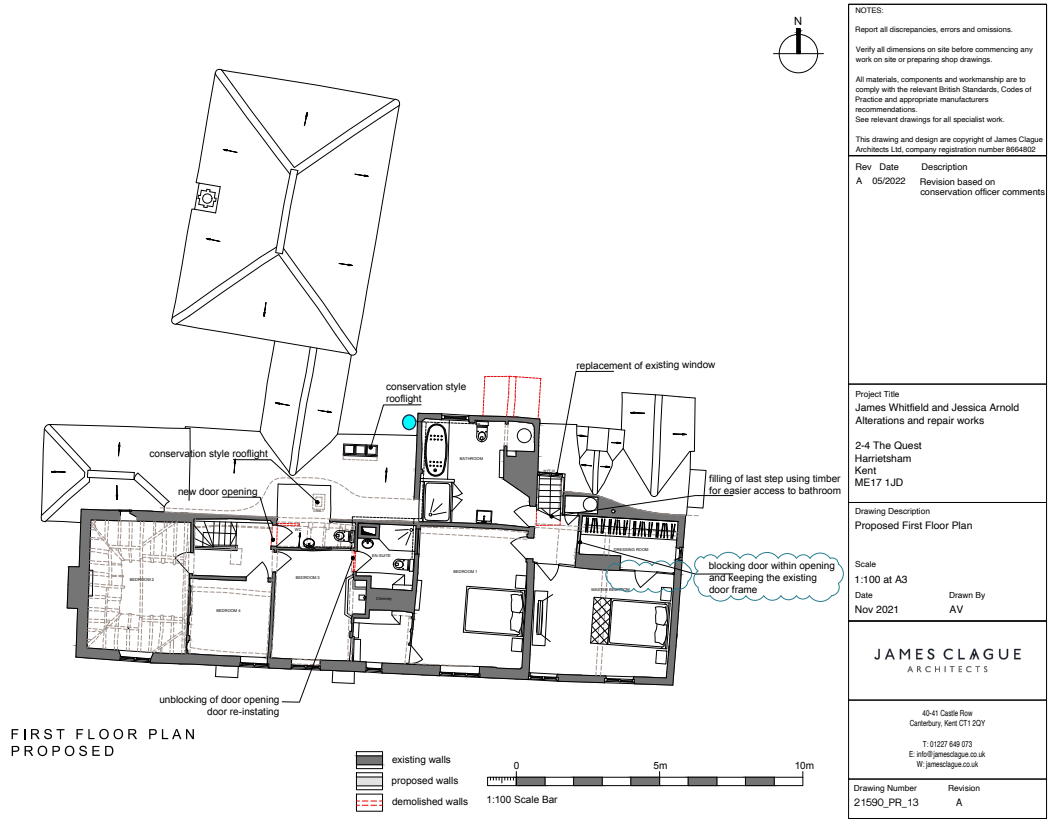


Fig. 3. Proposed location of the soil vent pipe. ●

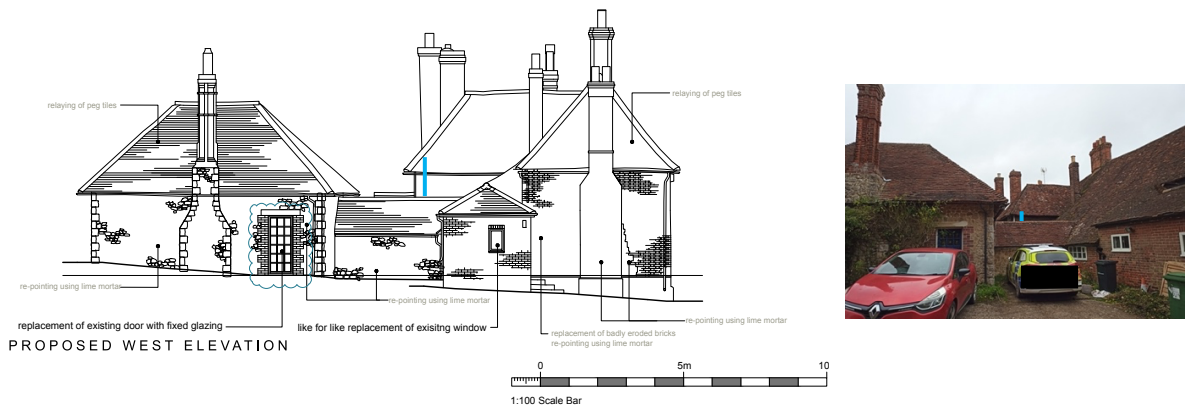


Fig. 4. Proposed location of the soil vent pipe. —

The proposed soil vent pipe is to be located externally to minimise disruption to the historic fabric. As the soil vent pipe is not located at a dominant location, it does not cause detrimental impacts on the character of the house and its setting. The material of the proposed external pipe is to be cast iron (painted black), in keeping with the period nature of the house.

4. DETAILS OF THE PROPOSED LINTEL

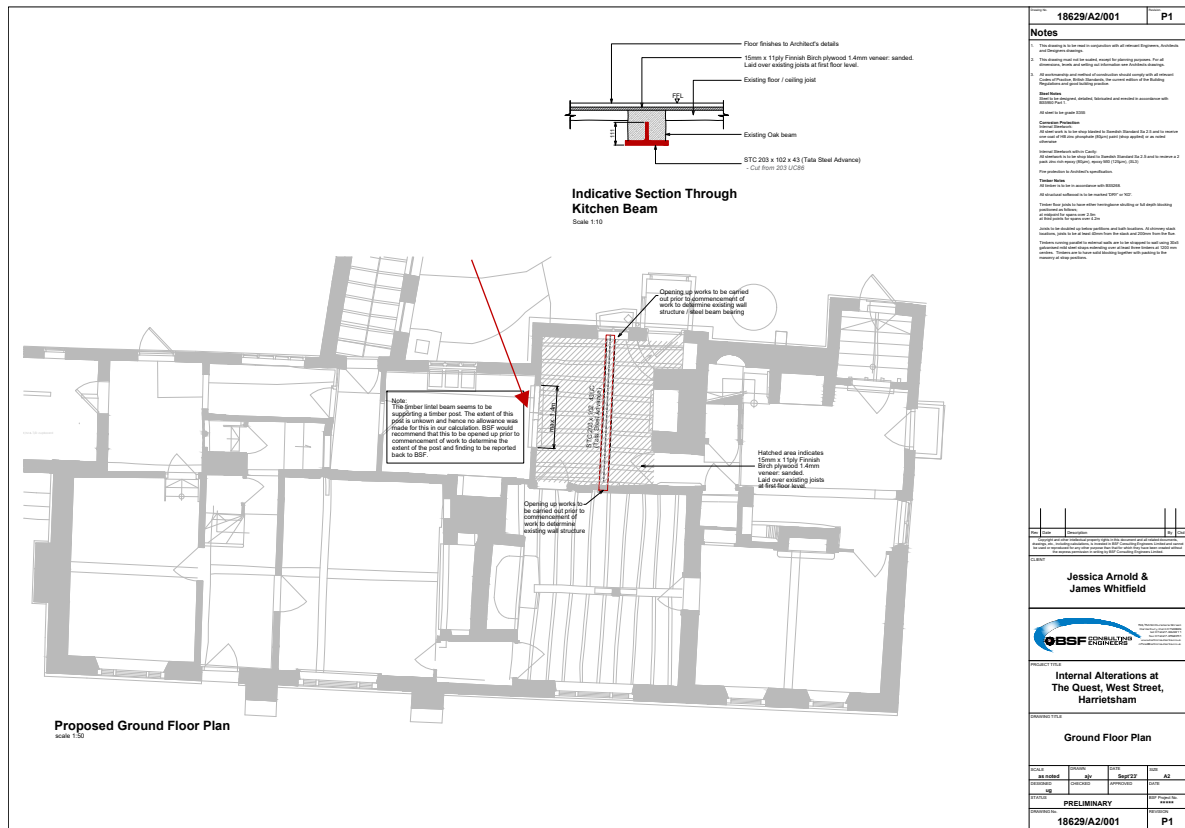


Fig. 5. Proposed structural design by BSF Consulting Engineers

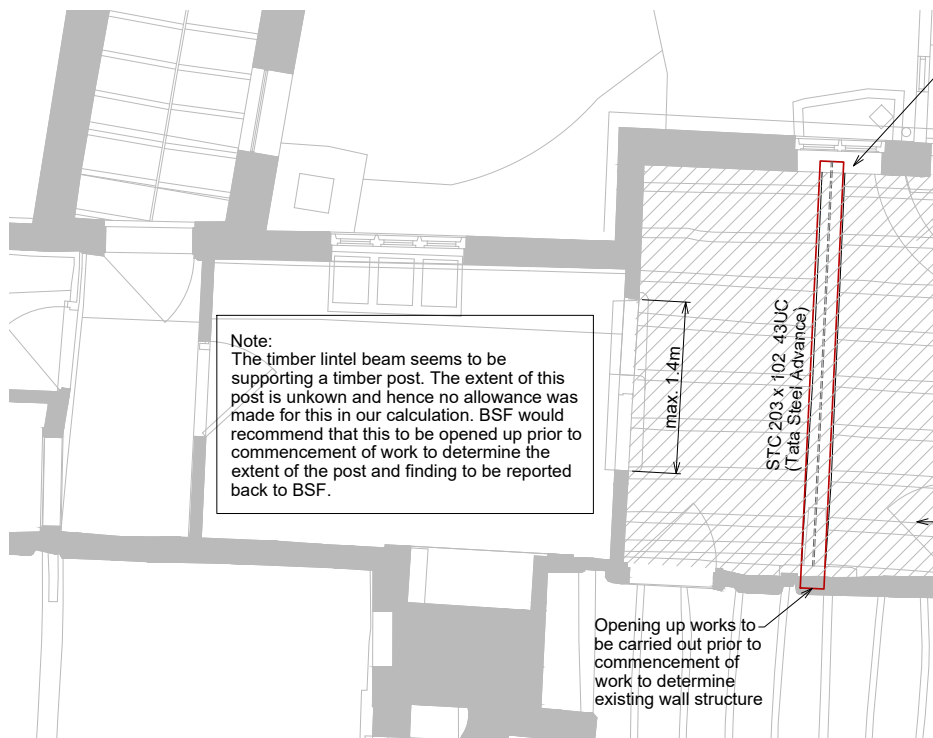


Fig. 6. Proposed blow-up structural design drawing by BSF Consulting Engineers

9.0

Note:

In the absence of structural information, the grade of the timber beam has been conservatively taken as D30. The existing timber beam does not have adequate capacity to act as a lintel for the proposed opening of 1.525m clear span. However, the existing beam have adequate capacity to support an clear span of 1.4m.

Please note that we have not allowed any roof loadings. The beam seems to be supporting a timber post. The extent of this post is unknown and hence no allowance was made in our calculation. BSF would recommend that this to be opened up prior to commencement of work to determine the extent of the post and finding to be reported back to the BSF.

Fig. 7. Notes on the proposed lintel as quoted from BSF Consulting Engineers' Design Calculation Document

The clear span of the opening between the Kitchen and Utility area should be a maximum of 1.4m. Further opening up is recommended by the Engineer to determine the extent of the post supported by the existing beam.