

## **DOC STATEMENT: ROOFS & CHIMNEYS 55 WELL STREET, BUCKINGHAM MK18 1EP**

### **1.0 PREFACE**

- 1.1 The Listed Building Consent 23/01450/ALB was issued on 23<sup>rd</sup> November 2023.
- 1.2 The Consent includes three conditions for repairs requiring formal discharge and a fourth noting required bat protection measures.

### **2.0 CONDITION 3.**

- 2.1 "Following the lifting of the roof tiles and prior to the repairs to the roof hereby consented, a repair schedule of works shall be submitted to and approved in writing by the Local Planning Authority".
- 2.2 Following the delay of over a year by LPA processing, the eventual condition seeks to introduce an unrealistic stalling in the construction process. This envisages a halt after removal of tiles to submit a schedule to the LPA. Past experience would indicate a minimum of two months to complete this process; a stalling which is more than likely to double the expected high costs of the temporary works.
- 2.3 In order to maintain any site progress, the applicant seeks to discharge this condition by the following schedule:-
  - a) All hand-made, plain tiles, including ridge and hip tiles, are to be carefully removed, cleaned off and assessed for re-use as primary frontage material. Secondary materials are to be set aside for use on the rear slopes.
  - b) Existing battens are to be carefully prised off and lifted free. These are to be assessed for re-use depending on physical condition for age, rot and extraction. The front slope of the Old House has been lined with an underlay sheeting and this is to be carefully removed. Retained internal linings of lath and plaster are to be maintained intact and patched with lime plaster if required.
  - c) New insulation in the form of breather wood fibre batts (eg Pavatex or Gutex) are to cut to size and inserted in the rafter voids over the retained ceilings. A nominal 5mm retained space is to allow sagging of the new external breather membrane underlay (eg TLX Batsafe) to be fixed to the rafters before the replacement of treated timber battens or the original battens for the roof tiling.
  - d) The original tiles from the front and rear roofs are to be replaced onto the reinstated or replaced battens and fixed in accordance with the required standards and practices.
  - e) As noted, the supply of existing tiles should be sufficient to allow the ready absorption of salvaged tiles into the roof with an insignificant detrimental effect on the whole. The improvement in insulation, fixings, underlay and alignment will ensure the extension of the life of the roof of the Heritage asset.

### **3.0 CONDITION 4.**

- 3.1 "The existing roof tiles must be carefully stripped from the roof, inspected for defects and set aside for reuse. If any replacement tiles are required, details of the replacement tiles shall be submitted and approved in writing by the Local Authority".
- 3.2 The condition is geared towards the assumption that some of the tiles may have failed by age, fracture or spalling. As most of the roof defects appear to relate to slipped tiles, the assumption will be that battens and fixings may have failed

and that the bulk of the tiles, potentially 90%, are unaffected and may be lifted, stored and refixed onto new battens.

- 3.3 The proposal is to utilise the retained, existing tiles on the front roof pitches:-

Old House plus one dormer 64m<sup>2</sup> and Coach House 44m<sup>2</sup> plus one dormer

This priority will well within the 10% potential of all tiles as the remaining roofs total 140m<sup>2</sup> ( side to Brooks Court 48m<sup>2</sup>, inner face 28m<sup>2</sup> and rear roof and one dormer 64m<sup>2</sup>). The overall pitched roof angled plans of 250m<sup>2</sup> may predict a maximum 25m<sup>2</sup> requirement for hand-made plain tiles which equates to the inner face of the Coach House and return in areas shadowed by the main house and existing flat roof structure.

- 3.4 In order to facilitate an economic roof repair rather than a protracted period waiting for LPA responses, the proposal is for the discharge of this condition by agreeing to the proposed use of salvaged, hand-made, plain tiles to match the existing formats.

#### **4.0 CONDITION 5.**

- 4.1 “Prior to the repair works to the chimneys, hereby consented, a repair schedule of works (including relining) shall be submitted and approved in writing by the Local Planning Authority”.

- 4.2 Drawings 6580-148 & 149 show the intention to dismantle the existing, failed stacks and rebuild corrected chimneys.

- 4.3 The works will require the erection of access scaffolding in the form of three lifts of 2m to each face of the Old House with a full bonnet (tin hat) sloping to the rear garden for drainage. The priority will be for roof work although the lifts will allow access to the frontage for brickwork repairs and replacements, the new external drainage and repainting.

- 4.4 The works will require the dismantling of the existing chimney stacks, clearing of existing mortar and stacking bricks for re-use. The storage for these bricks is likely to be on the rear of the House away from the public highway. The weight bearing capacity of these lifts is to account for these and tiles.

- 4.5 Once dismantled, the area around stack C2 is to be cleared of adjacent roofing tiles and timbers to allow rebuilding of the internal section in Bedroom F2 that has been cut out for ducting. This may be rebuilt in new “red” engineering bricks as this will be wholly internal. The internal work will include a new 215mm x 215mm grille vent in each flue (assuming two) for the redundant breast in Lounge G4 to provide background venting to the new woodburner.

- 4.6 The former stack bricks will be assessed for re-use and retention of better bricks requiring use in stack C1 as the more prominent, active chimney. Assuming use of site salvaged bricks,

- 4.7 Chimney C2 will use site salvaged bricks on the garden face and purchased, off-site salvage from local architectural salvage sources in the side and rear faces.

- 4.8 All bricks are to be fully bedded in lime mortar and finished in slightly recessed joints as existing. Existing strings and corbels will be replicated and the three and two bay terminals rebuilt with concrete flag covers.

- 4.9 Chimney C1 is to include the sole functional flue for a new woodburner stove in the Lounge. This will require the insertion and connection of a new 125mm (5”) or 150mm (6”) diameter, stainless steel 904/904 grade, flexible liner from the new 5kW log stove to a new anti-draught pot-hanging cowl placed in the

reconstructed terminal structure. The flue diameter will be assessed on opening up the chimney structure at high level.

- 4.10 The external cowl is to be a proprietary, stainless steel unit with a “black” finish and dimensions of 135mm height x 435mm diameter.

## **5.0 CONDITION 6.**

- 5.1 This relates to the implementation of works as the agreed measures of Section 5 of the submitted Bat Activity Survey by Small Ecology Ltd dated July 2023.
- 5.2 The measures include the use of a proprietary, non bitumen 1F tiling underlayer; for example TLX Batsafe throughout the roofs.
- 5.3 The use of bat boxes was hinted at in the Small ecology Ltd report but the Listed Building Consent does not include a specific requirement.

## **6.0 SUMMARY**

- 6.1 The applicant considers that the proposals are appropriate to the location, scale and setting of the host building and the environs. This application seeks to discharge the conditions by this application.
- 6.2 The refurbishment is to involve conventional and appropriate materials, formats and fittings. These would be employed in appropriate manners to preserve and enhance the historic asset.