

Design and Access Statement, Proposed internal renovation works to 16 Smith Street, Warwick.

Applicant Name:	Mr Ben Thompson
Address of proposed development site:	16 Smith Street, Warwick. CV34 4HS
Reference:	PP12967183
Proposed development works:	Restore/ replace plaster finishes to internal back rooms. Relay floor over lime crete subfloor. Repair external front wall below shop window.
Consultation:	Advice received from, Specialist Heritage building surveyor. Heritage building architect. Heritage plasterer and lime specialist. Heritage Stone Mason.

Design Components.

The proposal is to remove damaged/ blown plaster and all inappropriate modern materials which are detrimental to the historic fabric of the building. Various damp issues have been identified within the building which may be in part caused by or worsened by the use of modern, non-breathable finishes.

W/C. The walls of the toilet have been previously plastered with Gypsum plaster. The main wall is an external wall of brick construction. This wall in particular is always very cold and we suspect the plaster is holding in moisture and causing a subsequent cold spot. There are various damp issues in this room, again we strongly suspect this is due to incorrect modern materials being used. We propose to remove all the Gypsum plaster and re plaster with an insulating lime plaster. Any further decoration/ finishes will be of a breathable variety.

Back room(s) - Walls.

The walls in this room are a mix of early lime plaster, cement render and gypsum plaster. Much of it is in poor repair and most of it has blown. There are various large cracks across some walls, although we are confident this is only plaster deep. We would like to repair the lime plaster where possible with like for like materials. We have consulted with a Specialist Heritage plasterer and specialist in lime. Our intention is to save as much of the historic fabric as possible and only repair/ replace where absolutely necessary, under the advice of the heritage plasterer. The walls behind the plaster are solid brick/ stone construction. After plastering, any further decoration/ finishes will be of a breathable variety.

Back room - Floor.

The floor in this room is covered with 9 inch square red quarry type tiles, laid directly onto the soil below. Unfortunately, due to a long term rat infestation (now dealt with!) much of the floor has sunk and is very uneven. A previous owner had attempted to level the floor with a self levelling screed, which we have now removed revealing the lovely tiles below. We would like to carefully lift the floor, dig out the subfloor and replace with an insulated lime crete floor such as this... <https://www.lime.org.uk/community/faqs/sublimer-insulated-limecrete-floor-faqs.html>
We would then re-lay the tiles back on top at the same level as the original existing floor.

Front wall below window, external.

The front wall of the shop, below the window facing on to Smith Street is stone construction. This had previously been cement rendered. The render was trapping in moisture and causing damp issues internally. We removed the cement render last year, and under the advice of our stone mason, left the wall to dry out. It has now been 9 months and the wall has not dried. The main issue appears to be the high amount of water constantly thrown at the wall by passing cars. Unfortunately, over time the road and pavements have been built up to the extent the pavement is half obscuring the air bricks in the base of the wall that vent the sub floor. The road has also been brought up and there is very little gutter at the side of the road and nowhere for the water to run off. It also has not been helped by the amount of rain we have had this year! I have discussed with the stone mason what the best remedy would be to protect the stone work and integrity of the wall. He has suggested we repair the stonework and repoint with lime initially. Then cover the stonework with a hard lime render and finally finish with a lime wash or shelter coat to protect it and prevent any further deterioration.

Historic Building Conservation Issues.

The building is Grade II listed and falls within the Warwick Conservation area. The building is in a prominent location within Warwick and easily recognised.

The building consists of a ground floor of mainly stone wall construction, with a tudor timber frame forming the first and second floors. The exact age of the building is unknown but expected to be approximately 16th Century. The building has been extended and modified several times over the centuries.

Over the past 50 – 60 years the building has had very little in the way of maintenance or up keep. There have been various modifications over the years, invariably using in appropriate materials, the combination of which have potentially caused or led to further deterioration.

The proposed internal and external works hope to reverse some of the previous mistakes, replacing modern materials with more traditional, breathable alternatives. As well as reducing or resolving the various damp issues we also hope to improve the insulation and heat retention properties of the building, making it both more efficient and sustainable but also more suited for modern use. The most important aspect is to conserve the building for future generations and prevent any further deterioration.

The Lime render proposed to be applied to the stone wall below the shop window will be very similar in appearance to the previously applied cement render, but will in fact back be more appropriate for the building and improve the historic aesthetic.

Access Components.

Since the internal and external works are purely to the wall finishes we do not anticipate any changes to the existing available access. The proposed work to the floor will re-instate the floor at the existing, original level. Again, we do not anticipate any changes to existing degree of access as a result of these works.