



Rutland County Council
Planning Department
Catmose Oakham
Rutland LE15 6HP

22nd April 2024

Your Ref : 2024/0160/DIS and 2023/0383/ LBA

Our Ref : JDA/ 2020/ 400

For the attention of :

Alterations, extension and renovation works to existing cottage and erection of a detached cart hovel garage. 10 Mill Lane Empingham Rutland LE15 8QE

Dear sirs

Please find attached our resubmitted application to discharge Condition 3 of 2023/0383/ LBA.

Drawings and documents as follows ;

Restoration 001

This covering letter

Survey 002.jpg

Sections 001.pdf

Window and Door Restoration 2024-compressed.pdf

Schedule of works April 2024 V1-compressed.pdf

Materials 001-compressed.pdf

Notes 001-compressed.pdf

Timber Treatment 001-compressed.pdf

Elevations 001-compressed.pdf

Joinery 001.pdf

Site Plan 001-compressed.pdf

Site Survey 001-compressed.pdf

Cart Hovel 001-compressed.pdf

Rooflight 001-compressed.pdf

Dormers 001-compressed.pdf

Floor Layouts 001-compressed.pdf

APPROVED_DECISION_NOTICE_2023_0383_LBA-1257469.pdf

In connection with the specific 'reasons for refusal' - 2024/0160/DIS - I would make the following detailed comments;

1 Condition 3 (materials and further details) - the majority of the requested information required by this condition has not been satisfactorily met, as set out below;

- A full schedule of works, comprising repair works to each room/ component covered by this consent - this is tied into the below requirements.

- Method for the installation of the ground floor bearing slab which should include how the building is protected during installation - Refused - concrete floor not acceptable - should be limecrete mix (to ensure breathability and less harmful than a concrete floor). Use of Kingspan insulation is also not acceptable. Notwithstanding this, use of hand dig solution is acceptable.

Comment: A Limecrete floor is now specified

New Floor to Cottage

Limecrete 'slabless' system is specified. Following excavation (hand dig only allowed) to formation level, lay 100mm of RFG (Recycled Foam Glass aggregate) on a geotextile membrane on firm subsoil. DPM is not allowable. Install a geotextile membrane below and above the RFG layer. Finish with an 80mm Limecrete (or Secil NHLS 2/ 1 mix) Screed. Insert cork board perimeter insulation at abutment wall masonry walling. Prior to the hand dig excavation for the new floor, trial holes are to be dug to expose the existing footings (and fdns) to the external stone walls to ensure that the overall floor excavation does not compromise the substructure.

- Method for re-building the chimney – Acceptable

Comment: Noted

- Details of the flashing to be used at abutment – Acceptable

Comment: Noted

- Details of the mortar mix for re-pointing and for the construction of the garage block and for the extension and link extension - Refuse mortar mix - Not clear in submission document that lime/ sand mix relates to Listed building, and that the Lime/ cement mix will not be used on Listed building

Comment: The lime/sand mix specified is applicable to the new walling to the extensions and the Cart Hovel. The masonry pointing specification (applicable to the existing limestone walling) is specified below;

MASONRY POINTING SPECIFICATION :

- i Extent of all existing mortar to be removed, to be agreed with CA before proceeding with the work.
- ii Depth of raking out in preparation for re-pointing to be at least twice the height of the joint and, in any case, not less than 30mm.
- iii Lime-based mortar to be removed by hand or with a churn brush or by scraping (not striking) a chisel across the joint.
- iv Cement based mortar to be removed by scraping with a chisel where mortar is loose. Where mortar is not loose the Contractor is to provisionally allow for executing a sample panel as directed by the architect and removal with a hammer and chisel (in the event stonework may be harmed more by its removal than being caused by the mortar itself, the mortar will be left).
- v Do not use mechanical chisels, angle grinders, etc. to remove existing mortar.
- vi Remove all loose particles from joints and all organic growth (lichen, moss, etc.) from area of stone immediately adjacent to joint (25mm nom).
- vii Thoroughly dampen down masonry with limewater before re-pointing with lime mortar allowing a period for free water to dry out. As necessary, repeat dampening down of unpointed areas as the work proceeds to ensure masonry is damp when repointed.
- viii Allow for executing sample panels of pointing to a standard approved by the Supervising Officer prior to commencing the works.
- ix Point up raked out joints ensuring that mortar is forced well into joints to fill all voids. Face of mortar to be finished just proud of flush with surrounding stone and filling deeper recesses in face of stones.
- x Where joints are large (i.e., deeper or wider than 30mm), it may be necessary to point up in more than one application (to avoid slumping of mortar or excessive shrinkage) allowing each application to dry to a semi-set condition before applying more mortar.
- xi Mortar joints to be finished flush with surrounding stone with surface of joint lightly tapped with a brush when mortar is semi-set (i.e., when mortar surface can still be worked with a brush but without leaving brush marks in the surface of the mortar or smearing mortar onto surrounding stone).

Re-pointing mortar - adopt the following :

- i Mortar mixed using a gauging box, 1 : 2 1/ 2 - lime : sand.
- ii Sand to be 50% Gibbons sharp sand and 50% Gibbons builders' sand, subject to approval of sample panels.
- iii Lime to be 1 Chalkhill lime putty.
- iv Mortar to be mixed on site, mix up enough lime/ sand mortar at start of contract to complete the work. All coarse-stuff mortar (whether mixed on site or supplied to site) to be stored in plastic tubs (or dustbins) or on timber sheeting and protected from the weather and contamination by polythene sheeting/ damp Hessian. Coarse-stuff to be re-mixed immediately before use.

v If winter work is carried out it is permissible to use hydraulic lime - avoid this if possible. If required, lime would be hydraulic lime hydrate (NHL 3.5) from Hydraulic Lias Limes Ltd, Melmouth House, Abbey Close, Sherborne, Dorset DT9 3LH (Tel: 01935 817220).

- Samples of the materials to be used for the garage block and for the extension and link corridor – Acceptable

Comment: Noted

- Section details at a scale of 1:10 for the glazed link - Acceptable for the glazed link
- Section details for the new dormer windows at a scale of 1:10 - Refused - Dormer details not acceptable - not shown on joinery details and no sections details of the dormer itself.

Comment: Noted

- Details of treatment of the interior walls and floor to be installed for the conversion of the outbuilding - Refused - interior walls wording is correct. Proposed damp proof course - does it employ tanking? Insufficient information regarding flooring.

Comment: There are no internal walls proposed inside the existing Outbuilding – notes and specification apply solely to the existing external walling. Tanking is not specified. We are propping the following in order to ensure that the habitable room walling is resistant to the ingress of moisture;

The existing solid stone walls to the existing outbuilding are circa 400mm thick – inner ‘skin of coursed limestone rubble walling (second grade quality), a rubble ‘rammel’ walling infill of some 125mm thickness with an outer skin of coursed limestone rubble walling of a higher quality than the inner leaf. This type and form of wall construction is ‘solid’, devoid of a cavity and therefore wholly susceptible to the ingress of moisture. In order to comply with the Building Regulations for the proposed habitable use, the walling needs to be made waterproof. We are proposing to make said walling impervious to the ingress of moisture by applying a waterproofing material to the inner face linked to the DPM in the new insulated floor. Specification as follows.

Newton Waterproofing HydroCoat 107 Elastic 2K Cementitious Coating (or equivalent approved).

Prepare the inside face of the masonry for application in accordance with the manufacturer’s instructions including re-pointing of all bed and perp joints.

Apply a min 2mm coat. Surfaces to be Free from previous coatings and contaminants including dirt, dust, efflorescence, mould, oil, paint and plaster.

Cracks, porous patches, and other defective areas subject to water pressure and liable to admit water: Control and seal using Newton 313-WP.

Application methods and coating sequence: Apply the first coat of Newton 107F using a brush, making sure it is evenly coated. Second coat should be applied using brush, roller, airless spray or trowel when the first coat is still green /

tacky. Once touch dry additional coatings (as required) can be applied. For full installation instructions & coverage rates please refer to Newton Waterproofing Systems Ltd. Datasheet.

The walls are not plumb; therefore the design proposes the formation of a 100mm lightweight thermal block skin to the inside of the existing external stone walling – refer to floor layouts and sections for details.

*WE WOULD ASK THAT THE CASE OFFICER PROVIDES US WITH ANY SPECIFIC FEEDBACK FROM THE HISTORIC BUILDINGS ADVISOR IN THE EVENT THAT THIS PROPOSED SPECIFICATION REQUIRES ANY CHANGES.

- Details of protection to all surrounding historic fabric within the building whilst repairs are being carried out, all repair works shall make good existing historic fabric in like for like materials. Except for where renewable fabric has been authorised by this consent. - Refused - not specific enough e.g. 'as much as possible' wording isn't acceptable, are all historic reed and plaster ceilings to be protected?

Comment:

*The Schedule of Works provides further information on the protection of the historic fabric.

Protection of the existing historic fabric has been covered in both this Schedule of Works and the detailed drawings. All works of repair will make good the existing historic fabric using like for like materials. Said materials are to match the existing fabric as specified.

*All retained/existing reed and plaster ceilings are to be retained and protected during repair/re-instatement works to both floors.

Said materials are to match not only in appearance but also in physical properties so that they age in the same way over time. Materials used for repair are to be sourced and used in accordance with the guidelines in the English Heritage publication "Conservation Building Materials" issue 69 of 2012 and SPAB Technical Advice Notes as follows;

- Patching Old Floorboards
- Repair of Wood Windows
- The Need for Old Buildings to 'Breathe'
- Caring for Old Floors
- Fireplaces, Flues and Chimneys
- Control of Dampness

Protection measures to include the following;

Emergency stabilisation - Localised remedial conservation treatment may be required if the conservator determines that the historic feature is not robust enough to withstand wrapping or boxing in, or the building work itself. Elements that have become entirely detached may be

packaged, clearly labelled to identify their exact provenance location and removed temporarily from the site

Temporary protection - Protective materials over and around the historic feature may need to be installed, to reduce the risk of impact, exposure to dust and debris, and liquid damage. Generally, this will involve wrapping or boxing in the feature. The following criteria should be considered when selecting a suitable protective material:

- Flexibility/rigidity
- Impact resistance
- Weight
- Ease of fixing
- Transparency
- Liquid water and water vapour permeability
- Fire-retardant properties
- Costs, availability and ease of disposal
- Sustainability and recyclability

Controlling access - External exclusion zones for plant or lorries bringing in materials or scaffolding will prevent them driving into anything important. Rooms not affected by building works should be closed off. Physical barriers should be installed where access through a particular space is necessary.

Taking care with scaffolding - Putting up and taking down scaffolding should be supervised, by informed site manager and/or the SO (or building owner for smaller scale projects), to ensure that the owner or custodian has oversight. To avoid introducing additional dust and moisture to the site, specifications stipulate that scaffolding poles and boards are clean and dry.

Containing the works - Covering scaffolding with sheeting, putting up enclosures to contain supplies, installing deflection boards and using extraction equipment or tools with integral dust bags will help to reduce the spread of harmful materials and dust to some extent. Water arising from plumbing and wet works, such as plastering, should be contained using waterproof screens and sheeting.

Door-size Correx protection boards to be used to protect all existing doors during renovation works.

Card floor Correx protection boards to be used to protect all existing doors during renovation works.

Proguard Window Protection Film to be used to protect all existing doors during renovation works.

The Main Contractor is to take all necessary measures to ensure that the historic fabric (floors, walls, ceilings, internal and external joinery) is protected in accordance with "Historic England document Temporary Protection of Historic Features During Building Works Published 15 April 2022".

- Details of new ground floor covering to the main cottage - Refused - concrete floor not acceptable - should be limecrete mix (to ensure breathability and less harmful than a concrete floor). Use of Kingspan insulation is also not acceptable. Notwithstanding this, use of hand dig solution is acceptable.

Comment:

The specification for new floors in the Cottage and Outbuilding has been revised as follows ;

New Floor to Cottage and Outbuilding

Limecrete 'slabless' system is specified. Following excavation (hand dig only allowed) to formation level, lay 100mm of RFG (Recycled Foam Glass aggregate) on a geotextile membrane on firm subsoil. DPM is not allowable. Install a geotextile membrane below and above the RFG layer. Finish with an 80mm Limecrete (or Secil NHLS 2/ 1 mix) Screed. Insert cork board perimeter insulation at abutment wall masonry walling.

Prior to the hand dig excavation for the new floor, trial holes are to be dug to expose the existing footings (and fdns) to the external stone walls to ensure that the overall floor excavation does not compromise the substructure

- Details for the repair to the first floor covering and ceilings within the main cottage - Refused - not applied for any pinning or stitching or mechanical fixings. These works would require Listed Building Consent in their own right. Not acceptable to just include these in notes.

As such, condition 3 is not discharged.

Comment:

Full details of the methodology for repairing existing floorboards is detailed in pages section 23 in the revised Schedule of Works. The specification is taken from SPAB Guidelines – 'Timber Floorboards', Caring for Old Floors, Historic Floors Guidance Note and English Heritage (2012) Timber, Practical Building Conservation, Farnham: Ashgate Publishing Ltd and Ridout, B (2015) Timber Decay in Buildings and its Treatment, Broome: Scientific and Educational Services Ltd.

Details for the repair and restoration of the reed and plaster ceiling is detailed in the revised Schedule of Works – section 24.

Please let me know if you require any further information regarding this submission. I would appreciate being afforded the opportunity to deal with any required revisions whilst this re-submission is being determined.

Yours faithfully



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