

30<sup>th</sup> April 2024

Wingfield College

Listed Building Consent "Phase C.1" - DC/24/00786

To accompany drawing 206. PL23A submitted with this application to discharge Conditions 6 and 7, is the following information, initially emailed to Thomas Pinner on 25th April 2024 by the project architect / agent, Edward Ridge.

Hoare Ridge & Morris LLP  
Building 19  
Snape Maltings  
Snape  
Suffolk IP17 1SP



### Condition 6 - Roof Insulation

The drawing makes reference to woodfibre insulation board - with internal lime render. We have specified woodfibre board from Pavatex on many buildings over the last 12 years, on both new construction and historic buildings (including Grade I listed and other Grade II\* buildings). If used in thin format boards (we have drawn 50mm and 35mm) they can be fixed to follow the undulation of a timber frame and provide a breathable insulation. The board in question is Isolair:

<https://unitylime.co.uk/shop/brand/pavatex/isolair-multi/>

An alternative which is equally effective is Steico:

<https://www.steico.com/en/products/insulation/insulation-systems-for-roofs/sarking-and-sheathing-boards/steicouniversal>

These products were discussed with David Eve and recommended by HE's Historic Building Architect Sarah Morrison.

We very rarely specify insulation products made from petrochemicals, because of their inability to breathe. Woodfibre board not only provides insulation and some thermal mass but also provides moisture buffering and any water that might get into the structure in a leak would be wicked away from the historic fabric.

David Eve and Sarah Morrison's view was that these wood fibre insulations:

"use breathable, low carbon materials that give consideration to moisture movement and which avoid the risk of interstitial condensation, which is crucial to avoid potential decay of timber members."

and

"On the basis that there would be no loss of significant historic fabric by removal of the existing render (which is an inappropriate modern material) we would not, in principle oppose the use of such as system"

Both reasons we would specify these materials anyway.

## Condition 7 - Plaster Mix and Finish

Wood fibre board also makes an excellent substrate for lime plaster. For work in East Anglia we would use the premixed plaster - finished with a smooth woodfloat finish.

Best of Lime Limecote:

<https://bestoflime.co.uk/product/limecote/>

I'm sure you are familiar with this product, developed by Martin Brown - an alternative would be Fibrechalk from Anglia Lime, also developed by Martin.

The reason we like to use this lime in East Anglia is that it uses chalk as an aggregate rather than sands - and this lends itself to the chalky, soft and flexible lime plasters you find in these parts on old buildings. I have never been able to replicate the look of old lime with lime putty and sand - the result is too biscuity and brittle.

This is to replace a rough 1970s cement based render currently between the rafters over rusting eml.

### Additional Information of Note

Please note that works in relation to the "Phase B" application DC/23/03250 (given permission in September of 2023) commenced on site at the beginning of April 2024, and applications to discharge conditions in relation to that application have stated this.

No works within the "Phase C.1" application (given consent on 12th April) have yet commenced.