

[REDACTED]

Substitute document

[REDACTED]

[REDACTED]

Dear Zac,

Thankyou for your email. I have amended the Description of Materials Document to reflect the desire for use of Hand tools only and hope this can allow the approval of the current DOC, allowing us to commence works.

I still have some concerns regarding the cement pointing, however as I have asked for a small sample trial prior and should the contractors struggle to satisfactorily remove the hardened cement with hand tools alone, we can meet with Martyn to review and if necessary apply for a DOC to introduce the use of power tools.

I trust this is satisfactory.

Kind Regards,

Simon

[REDACTED]

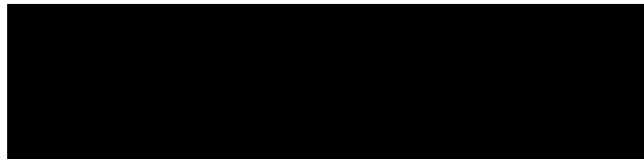
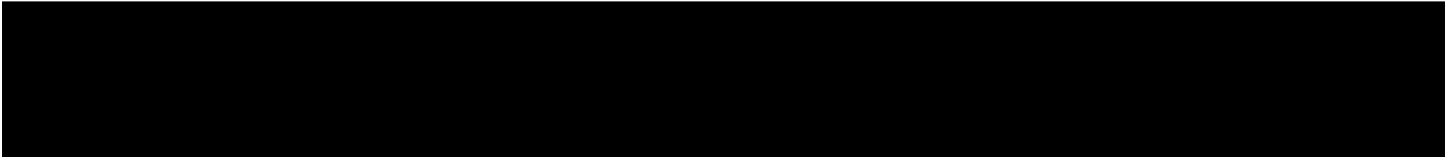
Dear Mr Harvey,

Further to your previous comments, the Council requires further confirmation of the proposal.

If you are able to confirm that exclusively hand tools will be used to remove the pointing, the DOC can be approved. As stated in the Conservation Officers comments, if you wish to use machinery, a sample panel would need to be prepared, and inspected, prior to the submission of a separate DOC application.

Kind regards,

Zac

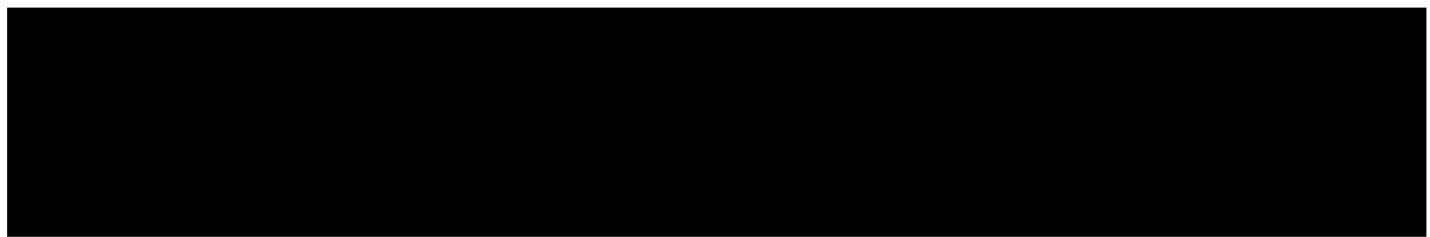


Zac,

I am sorry that this is late, I have read the email and provide the following comments:

1. With regard to the roof covering/mansard detailing, it is thought that both are o.k., especially the preferred approach. This will depend upon the approach taken by the neighbour. It is suggested that the architect could keep us informed of the final choice?
2. This is still of concern to me, as I would not want to see the bricks further damaged, and the options proposed could do that. As a consequence, without evidence to prove that the machinery would not harm the bricks, this approach cannot be supported. It might be that there is a trial sample which we can inspect, prior to the submission of a separate DOC application. However, it might be after the trial that the proposed method of mechanical tools are still not looked upon favourably.
3. The colours seems to be acceptable – do you want to see the specific colours?

We chat about this when you get a moment if that would help?



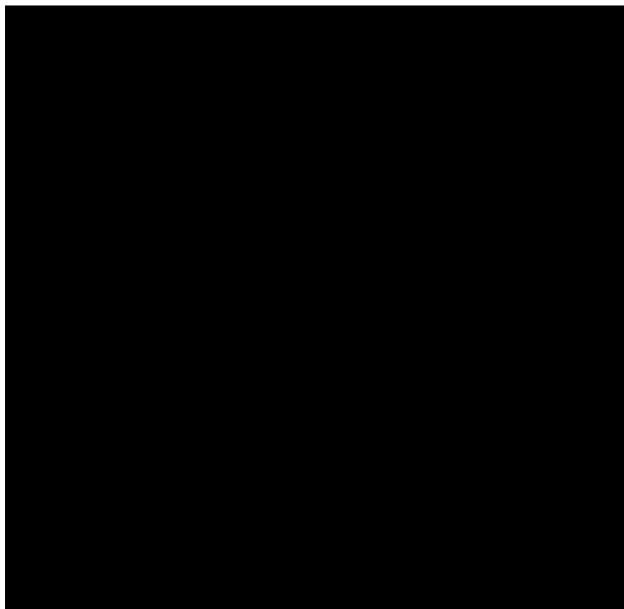
Dear Zac,

Thankyou for your email.

With regards to Martyn's comments we confirm the following;

- Although our preferred option is for the reduction of the projection feature on the mansard, as it is a detail shared with the neighbouring property at Studio Cottage, it is not yet known if it is capable of being changed and is subject to investigation of the existing structure. We have been in talks with the neighbour who is contemplating having their side of the roof recovered at the same time and if so, likely by the same contractor. As we will be insulating between rafters to form a cold roof, we would be maintaining cross ventilation to this roof structure in accordance with Building Control.
- Regarding the removal of the pointing. I agree that usually hand tools would be preferable to remove pointing. Unfortunately when previous rendering was removed in the 1970/80's, the South facade of Avola house was badly damaged by hand chisels, weakening the face of the brickwork. The façade was then pointed with a hard cementitious mortar which I believe has worsened the fragility of the bricks, noting that many have frost blown and will be replaced. We too are very concerned with how the existing pointing is to be removed and did consider leaving it alone. Because the existing cement is very hard, I'm concerned that if it is not weakened first, the mortar may take the edges of the bricks with it. It is very much dependant on a trial sample but it is envisaged that there may be a need to use a pneumatic chisel or thin diamond disc to breach the hard cement without and then allow removal with hand tools to clean up. I can re-word the document if necessary but I wonder whether this point be agreed subject to trial sample an area and inspection/agreement of Martyn?
- With regards to joinery colour, It hasn't quite been decided on the precise colour but it is envisaged that the front doors will likely be painted grey and the windows will likely be an off-white rather than the existing brilliant white.

I hope these answer Martin's queries but should you want to discuss further, please do not hesitate to contact our offices.



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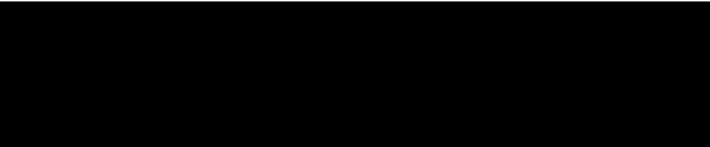


Dear Ms Holland,

This email is referring to the above mentioned Discharge of Condition application. Are you able to address the concerns raised by Martyn in his consultation response?

Kind regards,

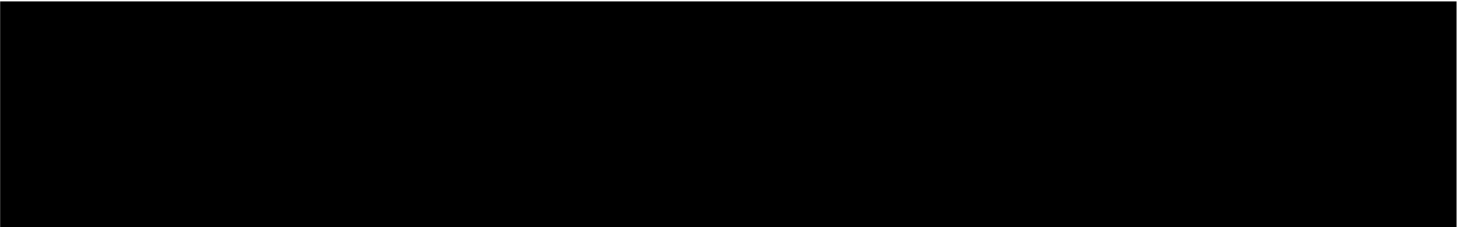
Zac



Subject: AB/115/19/DOC

AB/115/19/DOC

On the whole the information provided appears to be acceptable. However, I make the following comments:

- I note that two options re provided regarding the work to the mansard roof, and I believe that the applicants preferred approach is also mine. This is based on the fact that it is more discrete. It is assumed that the structure would still be able to breath and meet the various building regulations.
 - Reference is made to the use of machinery for removing existing pointing etc. whilst it is noted that this is subject to conditions such as sample tests and experienced contractors, this is of concern – I work on the principal that hand tools cause less damage and are therefore more suitable.
 - Is the colour of the external joinery to match the existing – I can't see any references to this in the application.
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