

April 2026

Specifications and Method Statements

to accompany Listed Building Consent application for:

Courtwick Park,
Courtwick Lane,
Littlehampton,
BN17 7PD

Workmanship and maintenance of repairs generally:

A conservation approach is to be taken to extent of all necessary repairs to historic fabric and to the removal of existing fabric, that of as little as possible, as much as necessary. The approach taken should be to retain the maximum amount of original fabric as possible and replace only where strictly necessary. When replacement is the only suitable option, it must be on a like-for-like basis following the vernacular style of the original building.

The quality and level of works carried out will dictate the success of the intervention and the longevity of the repairs. To this end, minimal necessary repairs are to be carried out by skilled professionals in each trade with demonstrable experience of historic buildings.

Repairs to existing fabric are proposed to be as noted on the accompanying drawings. Any works required beyond this, or that become evident following further strip out works, will be subject to further agreement with the design team and Local Authority Conservation Officer.

The longevity of the repairs and the future levels of decay of the building depend largely on the ongoing maintenance of the building. Once completed the building should be maintained with any broken or loose tiles replaced, gutters maintained, and any future failures assessed and addressed using the same approach as detailed above. Any future repairs should be carried out using appropriate materials and methodologies contained herein.

Roof repairs:

Replace locally, as necessary, slate tiles that are slipped, missing or broken in slates to match existing.

Rainwater goods and drainage system:

Replace rainwater goods with larger capacity to enable continued efficacy of system in increasing rainfall intensity and frequency. All gullies to be cleaned out and below ground drainage repaired where necessary. Existing unused downpipes are to be removed.

Manufacturer: Alumasc

Range: Apex heritage cast aluminium rainwater goods

Profile: Heritage half round gutter and round downpipe. Corresponding sockets, shoes/offsets, as necessary

Sizes: 125mm (5") gutter / 100mm (4") downpipe

Accessories: Pipe sockets and standard or extended base clips, as necessary.

Finish: TXT textured finish

Colour: Black as existing.

Other: Handmade galvanised gutter brackets and fixings to suit eaves detailing, as necessary.

Plumbing/electrics/heating:

- General rewire, re-plumbing & new heating services
- Internalise existing SVP's and other associated external waste runs from sinks, baths etc.

Crack Stitching to external brickwork

To be carried out in locations as identified by the Structural engineer and noted on the drawings.

- Cracks to masonry, as detailed in the accompanying drawings, are to be repaired using Helifix Helibar Remedial or similar, as manufacturers recommendations and repointed in lime mortar.
- In localised areas, as noted on the drawings, carefully rake out by hand horizontal slots into the existing mortar to depth, width (centred on the crack) and intervals as manufacturers recommendations. For solid masonry over 102.5mm thick, it is anticipated this will be 25-40mm deep, to a width of 500mm either side of the crack at horizontal intervals of 300-450mm. Confirm with manufacturer and Structural Engineer prior to commencing works.
- Diameter of bar required to be confirmed with manufacturer and Structural Engineer prior to commencing works and distinct to each area of work.
- Clean out slots of dust and debris, flush with clean water and thoroughly dampen substrate.
- Insert Helical stainless steel reinforcing bars for masonry repairs, and bond to substrate at both ends as manufacturers recommendations.
- Repoint in lime mortar as specification to match surrounding masonry.
- Pointing Mortar: As per the Bedding and Pointing Mortar Specification, as appropriate to the area of work.
- Protection and after care: Allow for suitable weather protection during the works, and for a suitable period of after care, to ensure complete carbonation. Protect from Dry and windy, hot, wet or frost. sun, heat or frost.



Lime pointing repairs and piecing in of new brickwork

Samples have been taken of existing mortar in three locations across the property analysed by Winchester Lime. The results of this mortar analysis have confirmed that two different mortars will be required to match the two main phases of the building – the farmhouse range and the southern rear extension block.

General repair, as necessary, and repointing of external masonry with lime mortar - sample panels to be approved prior to works, as per the Bedding and Pointing Mortar Specification, as appropriate to the area of work.

Beddings and Pointing Mortar Specification: Farmhouse range

- **Mortar analysis result:** *The sample is a medium strength, off-white lime rich mortar. The sample is made up of approximately 1-part lime binder and other calcareous material such as chalk to less than 1 part aggregate by weight. The aggregate is made up of pale brown sand graded from 0 to 2mm. The aggregate makes up 48% of the sample by weight.*
- **Mix Ratio:** 1:1 lime: sand, plus pozzolan
- **Lime:** Mature air lime putty. To be lump lime slaked in an excess of water and run and matured for at least 3 months before use, or slaked limed putty obtained from a source that provides materials to the standards noted above and matured for at least 3 months.
- **Sand:** fine washed sand. To be well graded 0 to 2mm and free of clay, silt, organic matter and excessive fines. Blending sands and aggregates from different sources may be necessary to achieve the desired colour/match. Comply with BS 13139 Aggregates for mortar.
- **Pozzolan:** Metakaolin (China clay/argical) to retain the features of this colour-sensitive mortar at 5% by volume of course stuff. N.B. where pointing is to be applied in very exposed locations (i.e coping and chimneys subject to high winds and driving rain from all directions) the proportion of pozzolan may be increased up to 10% metakaolin.
- **Water:** water shall be clean and fresh, free from organic and harmful matter in such quantities as would adversely affect the properties of the mortar.
- **Admixtures:** none.
- **Gauging:** no gauging with gypsum plaster or cement. With pozzolanic materials or local sand / stone dust for colour and texture match where expressly specified or otherwise agreed.
- **Colour, texture and strength:** the mortar shall be a little softer and more porous than the masonry concerned. New mortar, when dried out, will match the original colour and texture of the existing mortar. Final mix to be trialled by production of biscuit samples and agreed prior to works commencing. Allow for crushing stone and other aggregates and blending and sieving sands and crushed stone aggregate from different sources, as necessary, to achieve appropriate grading, colour and texture.
- **Pointing finish:** to match existing 'penny struck' profile, clean arris
- **Workmanship:**
 - **Mixing:** Slowly add water to the well mixed aggregate and pozzolan, until the mix has been brought to required mortar consistency. The addition of water must be kept to the minimum. Additional workability is to be achieved by increasing the mixing time not by adding water.
 - **Preparation:** Loose existing mortar must be raked out by hand to a depth equal to twice the width of the joint and not less than 25mm, whichever is greater, and dust removed. Sound mortars should be left. Where it is desirable to remove cementitious pointing, trials are to be carried out in discrete locations to determine the most appropriate method of removal and to limit damage caused to existing work. Assess the moisture content of the background - for dry substrates, dampen all bricks, flint and adjoining surfaces, for wet

substrates allow it to dry prior to application. No cleaning agents or fungicides are to be used either before or after repair works

- **Application:** Mortar for pointing should be kept stiff and dry to compress it into the joint without smearing. Do not overwork mortar. The mortar is to be pressed into the joint and firmly ironed in with the maximum possible pressure and minimum of over-working. Take care not to get mortar on the face of the brickwork or flint. Bring out mortar joints in layers of up to 10 - 15mm thick to allow carbonation, using a pointing or finger trowel. Leave each layer until set but not dried out - the mortar should be 'too hard to dent with a knuckle yet soft enough to mark with a thumbnail.' Completed work should be left to 'stiffen up' for up to 24 hours before lining out, to achieve desired finish.
- **Protection and after care:** Allow for suitable weather protection during the works, and for a suitable period of after care, to ensure complete carbonation. Protect from Dry and windy, hot, wet or frost. sun, heat or frost.

Beddings and Pointing Mortar Specification: Southern rear extension range

- **Mortar analysis result – east elevation:** *The sample is made up of approximately 1-part lime binder and other calcareous material such as chalk to 2.60 parts aggregate by weight. The aggregate is made up of pale brown sand graded from 0 to 2mm. The aggregate makes up 72% of the sample by weight.*
- **Mortar analysis result – west elevation:** *The sample is made up of approximately 1-part lime binder and other calcareous material such as chalk to 2.89 parts aggregate by weight. The aggregate is made up of pale brown sand graded from 0 to 2mm. The aggregate makes up 74% of the sample by weight.*
- **Mix Ratio:** 1: 2.25: 0.5 lime: sand: crushed stone (total 1:2.75), plus pozzolan
- **Lime:** Mature air lime putty. To be lump lime slaked in an excess of water and run and matured for at least 3 months before use, or slaked limed putty obtained from a source that provides materials to the standards noted above and matured for at least 3 months.
- **Sand:** fine washed local sand. To be well graded 0 to 2mm and free of clay, silt, organic matter and excessive fines. Blending sands and aggregates from different sources may be necessary to achieve the desired colour/match. Comply with BS 13139 Aggregates for mortar.
- **Crushed Stone:** coarse well-graded porous crushed local limestone, not stone dust.
- **Pozzolan:** Metakaolin (China clay/argical) at 5% by volume of course stuff or PFA/Trass at 10% by volume of course stuff, subject to review of biscuit samples to establish best colour match. N.B. where pointing is to be applied in very exposed locations (i.e coping and chimneys subject to high winds and driving rain from all directions) the proportion of pozzolan may be increased up to 10% metakaolin or 20% PFA/Trass.
- **Water:** water shall be clean and fresh, free from organic and harmful matter in such quantities as would adversely affect the properties of the mortar.
- **Admixtures:** none.
- **Gauging:** no gauging with gypsum plaster or cement. With pozzolanic materials or local sand / stone dust for colour and texture match where expressly specified or otherwise agreed
- **Colour, texture and strength:** the mortar shall be a little softer and more porous than the masonry concerned. New mortar, when dried out, will match the original colour and texture of the existing historic bedding mortar. Final mix to be trialled by production of biscuit samples and agreed prior to works commencing. Allow for crushing stone and other aggregates and blending and sieving sands and crushed stone aggregate from different sources, as necessary, to achieve appropriate grading, colour and texture.
- **Pointing finish:** brushed with churn brush to match existing 'flush' profile with clean arris

Workmanship:



- **Mixing:** Slowly add water to the well mixed aggregate and pozzolan, until the mix has been brought to required mortar consistency. The addition of water must be kept to the minimum. Additional workability is to be achieved by increasing the mixing time not by adding water.
- **Preparation:** Loose existing mortar must be raked out by hand to a depth equal to twice the width of the joint and not less than 25mm, whichever is greater, and dust removed. Sound mortars should be left. Where it is desirable to remove cementitious pointing, trials are to be carried out in discrete locations to determine the most appropriate method of removal and to limit damage caused to existing work. Assess the moisture content of the background - for dry substrates, dampen all bricks, flint and adjoining surfaces, for wet substrates allow it to dry prior to application. No cleaning agents or fungicides are to be used either before or after repair works
- **Application:** Mortar for pointing should be kept stiff and dry to compress it into the joint without smearing. Do not overwork mortar. The mortar is to be pressed into the joint and firmly ironed in with the maximum possible pressure and minimum of over-working. Take care not to get mortar on the face of the brickwork or flint. Bring out mortar joints in layers of up to 10 - 15mm thick to allow carbonation, using a pointing or finger trowel. Leave each layer until set but not dried out - the mortar should be 'too hard to dent with a knuckle yet soft enough to mark with a thumbnail.' Completed work should be left to 'stiffen up' for up to 24 hours before brushing with a churn brush, to achieve desired finish.
- **Protection and after care:** Allow for suitable weather protection during the works, and for a suitable period of after care, to ensure complete carbonation. Protect from Dry and windy, hot, wet or frost. sun, heat or frost.

Piecing in of new bricks:

Localised replacement of badly spalled or weather damaged bricks to be completed using a good quality reclaimed or new handmade brick of similar visual colour.

- **Bricks:** to match existing in reclaimed or new handmade bricks, a sample will be provided by the contractor to Manorwood for approval prior to commencement of works.

Works will be undertaken carefully, by hand, in accordance with the following method statement:

- **Preparation:** masonry units decayed to a depth of greater than half their depth will be carefully, by hand, loosened from their setting by raking out surrounding mortar and removed entirely for replacement with a full depth new brick to match. Masonry units decayed more than 25mm but less than half their depth will be carefully, by hand, chiselled back to a sound face, to a minimum of 30mm from the facing line to allow piecing in of a new 25mm slip with bedding behind. Where full masonry units are already absent, new will be pieced in to consolidate walling. Loose existing mortar must be raked out by hand and dust. No cleaning agents or fungicides are to be used either before or after repair works. Assess the moisture content of the background.
 - **Dry weather:** wet masonry and adjoining surfaces the minimum necessary to prevent mortar drying out prematurely. Any fractures to pointing due to premature drying and shrinking are to be cut out and remade.
 - **Wet weather:** protect freshly laid work during interruption through rain and at the completion of each day's work.
 - **Cold weather:** no work is to be carried out where it will be exposed to frost or freezing conditions. Do not use frozen materials or lay on frozen surfaces. Do not lay masonry when at or below 5°C and falling or below 3°C and rising.



- Existing work: arrange courses to line up with existing work where possible. Lay masonry on a full bed of mortar and fill all joints. Make bed and vertical joints of equal and consistent thickness.
- Bond: where repairs are carried out by partial rebuilding, the bond is to match the existing bond of the wall to be repaired.
- Joints: joints which are not to be visible in the finished work to be struck off with the trowel as the work proceeds. Visible joints are to be finished to match the surrounding existing brickwork.
- Bedding & Pointing Mortar: As per the Bedding and Pointing Mortar Specification, as appropriate to the area of work.
- Protection and after care: Allow for suitable weather protection during the works, and for a suitable period of after care, to ensure complete carbonation. Protect from Dry and windy, hot, wet or frost. sun, heat or frost.

Garden Wall buttressing

Reinforce existing failing brick and flint wall with buttresses (to S/E's details) and reconsolidate wall coping courses - Refer to detail 4 - dwg 40.

- Bricks: to match existing garden wall in reclaimed or new handmade bricks, a sample will be provided by the contractor Manorood for approval prior to commencement of works.
- Bedding & Pointing Mortar: As per the Bedding and Pointing Mortar Specification, as appropriate to the area of work.
- Protection and after care: Allow for suitable weather protection during the works, and for a suitable period of after care, to ensure complete carbonation. Protect from Dry and windy, hot, wet or frost. sun, heat or frost.

Chimneys

Render: Remove existing cementitious render from chimneys and conduct necessary repairs. Leave brickwork exposed if found sound or re-surface with lime render, as per External Lime Render Specification.

Pointing: Chimney pointing to be checked and repointed as necessary, as per the Bedding and Pointing Mortar Specification as appropriate to the area of work.

Benching/ flaunching and lead flashings:

Where mortar tile benching and haunching is present and has failed, or lead flashings have been damage, they will be carefully removed by hand to avoid damage to historic bricks. Supply and install as necessary:

- a) A new pitched mortar flaunch, carefully applied by hand, as per the Bedding and Pointing Mortar Specification as appropriate to the area of work.
- b) New milled rolled lead sheet chimney flashings will be installed in Min. Code 4 lead, to LSTA 'Rolled Lead Sheet – The Complete Manual' details and recommendations (Rolled Lead Sheet – The Complete Manual - Lead Sheet Training Academy). This includes stepped abutment flashing with soakers, apron flashings, and saddle at the ridge abutment. As necessary, minimal Joints will be carefully raked out by hand to minimum depth of 25mm to allow insertion of new flashings and repointed, as per the Bedding and Pointing Mortar Specification as appropriate to the area of work.

Redundant flues:

Provide adequate ventilation, by means of cast iron air bricks, to existing blocked fireplaces and have vented capping or pots with bird exclusion.



External Lime Render: Two coat work:

N.B Condition of existing rendered chimney brickwork is to be checked and reported to Manorwood on removal of existing render, to confirm render specification prior to commencement of this aspect of the works.

- **Substrate:** Brickwork
- **Mix Ratio:**
 - **Render coat:** 8-12mm Course Stuff: 1: 2.5 mature air lime putty: well graded sand (0-5mm) Goat hair at 5kg per m3 of course stuff, plus pozzolan (ratio subject to confirmation of existing masonry condition).
 - **Finishing coat: smooth floated render:** 2-5mm Course Stuff: 1: 2 mature air lime putty: well graded sand (0-5mm), plus pozzolan, plus pozzolan (ratio subject to confirmation of existing masonry condition).
 - **Finish:** slightly rough, open textured float finish.
- **Lime:** Mature air lime putty. To be lump lime slaked in an excess of water and run and matured for at least 3 months before use, or slaked limed putty obtained from a source that provides materials to the standards noted above and matured for at least 3 months.
- **Sand:** fine washed local yellow flint sand. Comply with BS 13139 Aggregates for mortar. To be well graded and free of clay, silt, organic matter and excessive fines. Blending sands and aggregates from different sources may be necessary to achieve the desired colour/match.
- **Pozzolan:** On bricks of poor condition, metakaolin (China clay/argical) at 5% by volume of course stuff or PFA/Trass at 10% by volume of course stuff, subject to review of biscuit samples to establish best colour match. N.B. Due to 'very exposed' location of use, if existing masonry is found to be still in moderate or good condition the proportion of pozzolan may be increased up to 10% metakaolin or 20% PFA/Trass.
- **Water:** water shall be clean and fresh, free from organic and harmful matter in such quantities as would adversely affect the properties of the mortar.
- **Gauging:** no gauging with gypsum plaster or cement. With pozzolanic materials or local sand / stone dust for colour and texture match where expressly specified or otherwise agreed.
- **Colour, texture and strength:** the render shall be a little softer and more porous than the masonry concerned. New render will match the original constituent mix, colour and texture of the existing mortar.
- **Preparation:** Substrate should be dampened by light water spray.
- **Application:** Mortar for render should be soft enough to be workable, but hard enough to not slump before drying. Render Coat: mortar should be pressed into the substrate firmly with the maximum possible pressure to obtain necessary key and minimum of over-working. Leave render coat to become firm but not dry and scour using a wooden float to compress shrinkage while curing, until no more occurs, taking care not to disturb the main body of the work. Lightly scratch with a comb scratcher or devil float, protect and tend to ensure slow cure. Finishing coat: Apply setting coat without delay, while float coat is still 'green'. Thoroughly dampen surface of float coat, trowel on finishing coat and allow to firm up slightly before scouring and polishing with a cross-grained wooden float to achieve a slightly rough, open texture. Completed work should be left to 'stiffen up' and tended / protected to prevent premature drying.
- **Protection and after care:** Allow for suitable weather protection during the works, and for a suitable period of after care, to ensure complete carbonation. Protect from Dry and windy, hot, wet or frost. sun, heat or frost.

Repairs and replastering to internal face of external brick walls, internal partition walls and ceilings:



Drylining: Carefully remove drylining where damaged or incomplete e.g. first floor existing bathroom, to expose earlier lime plaster finish below.

Lime plaster repairs and setting plaster (topcoat):

Undertake 'like-for-like' patch repairs to render or float coats where present on internal face of external brick walls, internal partition walls and/or ceilings. This is to be undertaken prior to application of new gypsum skim or lime setting plaster (topcoat).

Where a gypsum skim is not present across a ceiling or wall, including areas where modern drylining has been removed, do not skim in gypsum but apply a new application of lime setting plaster (topcoat) as set out below.

Where gypsum skim coat is already present, including where gypsum is cracked or patchy, repair lime render or patch coats set out below, then apply new application of gypsum skim as per 'gypsum plaster skim coat' specification.

Internal Plaster: Three coat work

- **Substrate:** Brickwork (external walls) or laths (internal partitions).
- **Mix Ratio:**
 - **Render coat:** 8-12mm Course Stuff: 1: 2.5 mature air lime putty: well graded sand (0-5mm) Goat hair at 5kg per m³ of course stuff
 - **Float Coat:** 8-10 mm Course Stuff: 1: 3 mature air lime putty: well graded sand (0-2mm) Goat hair at 5kg per m³ of course stuff
 - **Setting Plaster (topcoat):** 2-5mm Course Stuff: 1: 1 mature air lime putty: fine silver sand
 - **Finish:** smooth float finish.
- **Lime:** Mature air lime putty. To be lump lime slaked in an excess of water and run and matured for at least 3 months before use, or slaked limed putty obtained from a source that provides materials to the standards noted above and matured for at least 3 months.
- **Sand:** fine washed local yellow flint sand. Comply with BS 13139 Aggregates for mortar. To be well graded and free of clay, silt, organic matter and excessive fines. Blending sands and aggregates from different sources may be necessary to achieve the desired colour/match.
- **Water:** water shall be clean and fresh, free from organic and harmful matter in such quantities as would adversely affect the properties of the mortar.
- **Gauging:** no gauging with gypsum plaster or cement. With pozzolanic materials or local sand / stone dust for colour and texture match where expressly agreed.
- **Colour, texture and strength:** the plaster shall be a little softer and more porous than the masonry concerned. New plaster will match the original constituent mix, colour and texture of the existing mortar.
- **Preparation:** Substrate should be dampened by light water spray. Where a patch repair is required, before commencing new work, ensure temporary support for surrounding plaster is in place, where deemed necessary, ensure the remaining plaster is removed back (by the minimum necessary) to that with remaining sound adhesion, with retained edge undercut to ensure good adhesion and mitigate jointing lines. Ensure application of new plaster is of the same number of coats, each of the same thickness as the original work.
- **Application:** Mortar for render should be soft enough to be workable, but hard enough to not slump before drying. Render Coat: mortar should be pressed into the substrate firmly with the maximum possible pressure to obtain necessary key and minimum of over-working. Key with a lath scratcher while still soft or 'green', kept damp (not wet) for at least 7 days, then left to cure completely (c.1-3 weeks). Float Coat: Brush down and thoroughly dampen render coat prior to application. Trowel on float coat as evenly as possible. Leave float coat to become firm but not dry, using a wooden float to compress shrinkage while curing, until no more occurs, taking care not to disturb the



main body of the work. Lightly scratch with a comb scratcher or devil float, protect and tend to ensure slow cure. Setting Plaster: Apply setting coat without delay, while float coat is still 'green'. Thoroughly dampen surface of float coat, trowel on setting plaster and allow to firm up slightly before scouring and polishing with a steel trowel in conjunction with wetting to draw lime to the surface and achieve a high quality smooth polished finish. Completed work should be left to 'stiffen up' and tended / protected to prevent premature drying.

- **Protection and after care:** Allow for suitable weather protection during the works, and for a suitable period of after care, to ensure complete carbonation. Protect from Dry and windy, hot, wet or frost. sun, heat or frost.

Gypsum plaster skim coat:

New skim coat to all walls already with gypsum skim coat, including where gypsum is cracked or patchy.

- **Substrate:** repaired lime plaster base or existing gypsum skim coat/plasterboard.
- **Preparation:** Where existing gypsum skim does not have sound adhesion to its substrate, carefully remove to sound edge. Where existing gypsum skim is present on a wall or ceiling, yet an earlier lime plaster substrate is on show in some areas, repair the lime plaster substrate like-for-like in accordance with the Lime plaster repairs and setting plaster (topcoat) specification, prior to applying a new gypsum plaster skim.
- **Application and aftercare:** As manufacturers recommendations.

Existing timber windows:

- Repair all windows and shutters, replacing decayed timbers, unless indicated otherwise.
- Replace putty as needed
- Reseal frames against masonry with burnt sand mastic
- Replace glazing to all timber windows with slimline (12mm) double glazing
- Replace all damaged seals and draught strips
- Redecorate windows to match existing

The existing timber sashes are proposed to be removed from their setting, glass carefully removed, and minimal necessary repair to or replacement of timbers to the sashes and/or cills is to be undertaken. Minimal repairs to the frames will be undertaken in-situ, where necessary. Decayed timber is to be removed as minimal back to sound timber with which to make a new joint and careful piecing in of new seasoned hardwood undertaken. Epoxy resin repairs will not be undertaken. Repairs will take the format of 'typical timber-to-timber repairs' set out in Section 3 Repairing windows of Historic England's *'Traditional Windows Their Care, Repair and Upgrading'*. Carefully remove existing staff beads and parting bead to enable timber sash removal. Lay sashes flat on working bench with soft packing. Carefully remove existing glass. Leave frames and sash boxes in-situ. Carefully remove required elements of sash boxes to allow repairs to be undertaken, and the fitting of replacement pulleys and fasteners, and replacing cords with wax cords, to ease operation. To ensure the windows provide maximum reduction of infiltration, the opportunity will be taken to replace damaged or insert new draught excluders by routing out slots in the parting beads, staff beads and sash stiles to receive hidden brush seals, the meeting rails will receive push-fit, wiper seals to match the paint colour, which are concealed when the window is closed. Replace glazing to all timber windows with slimline (12mm) double glazing fixed with pins and new linseed oil glazing putty used. The repaired sashes will be reinserted, frames resealed against masonry with burnt sand mastic and windows will be decorated to match existing. Where in existence, existing internal shutters and shutter boxes will be retained, overhauled, repaired where necessary and redecorated to match existing.

New windows:



Replace, where indicated on the drawings, uPVC windows with timber effect uPVC sashes to match existing profiles and detailing.

Doors:

One historic door being retained and relocated - Refer to drawing 201 and 202 (Removed from first floor bedroom, to be installed in new opening in ground floor office area. Replace all other internal doors with painted timber 6 panel internal doors to match existing surviving original one. Refer to drawing 201 and 202.

Joinery/skirting/coving/dado rails/stairs:

General stripping back and redecorating of all painted joinery. Retain and repair all skirting boards, coving and dado rails and stair elements as far as possible, strip back paint, patch repair and redecorate. Reinstall where previously removed or altered.

Floorboards

Repair or replace floorboards where missing, or rotten like-for-like. Refix those loose or creaking.

Ironmongery

General making good and refurbishment, as possible, of existing historical ironmongery, replacing modern pieces appropriate ones, details TBA

Roof lights:

Existing rooflight to be replaced with conservation rooflight. The Rooflight Co's low-profile 'The Conservation Rooflight' for pitched roofs, of closest appropriate dimensions to the rafter spacings (The Original Conservation Rooflight & Roof Windows - Rooflight Co.). Dimensions and details to be agreed with architect.

Loft Insulation:

- Carefully clean roof space and upper surface of lath and plaster ceilings, taking extra care not to damage plaster key. Install new netting to drape up and over existing ceiling joists and take weight of loft insulation, so that it does not bear onto lath and plaster ceilings.
- Lay first layer of hemp flexible batt insulation batt full depth between existing joists, c.140mm. Ensure tight friction fit to existing joists and to external wall heads, utilising eaves ventilators to maintain airflow into cold roof void.
- Supply and install 4 x 2" treated soft wood timber bearers on top of existing ceiling joists, perpendicular.
- Lay second layer of hemp insulation batt between new ceiling joists (140-200mm), perpendicular to that below. Ensure tight friction fit to new joists and to external wall heads, utilising eaves ventilators to maintain airflow into cold roof void.

Basement Cinema room and office – waterproofing.

Tank these two basement rooms with Delta Membrane tanking System (or equivalent approved) Type C Drained Protection system, in accordance with BS8102:2022 '*Protection of Below Ground Structures against Water Ingress*' and specification and details by specialist waterproofing design company.

