

SCHEDULE OF CHANGES/REPAIRS

CRACKING

C01 - Hairline and localised cracking to the existing lath and plaster ceiling shall be addressed following a principle of minimum intervention. Works shall include careful stabilisation of any loose plaster and the filling of cracks using a compatible lime-based plaster or approved breathable conservation filler, with gypsum-based materials avoided. Repairs shall be finished to match the surrounding surface, and any disturbed decorative finishes reinstated using breathable paints. All works shall be undertaken by suitably experienced contractors, ensuring protection of adjacent historic fabric.

C02 - Cracking to the existing plaster cornices shall be repaired in accordance with a principle of minimum intervention. Works shall include careful inspection and stabilisation of any loose or detached sections, followed by the filling of cracks and minor losses using a compatible lime-based plaster or approved breathable conservation filler. Care shall be taken to preserve original profiles and decorative detail, with repairs accurately finished to match the existing moulding. Gypsum-based materials shall be avoided unless demonstrated to be fully compatible. Any disturbed finishes shall be reinstated using breathable paints. All works shall be undertaken by suitably experienced contractors, ensuring the protection of adjacent historic fabric.

C10 - Damage to the decorative external wall coating has been identified. In view of the potential presence of chrysotile asbestos, representative sampling and analysis shall be undertaken prior to any works. Where asbestos-containing material is confirmed, repairs or removal shall be carried out by suitably licensed specialists in accordance with the Control of Asbestos Regulations. Any replacement coating shall be breathable and visually compatible with the historic character of the building. All works shall follow a principle of minimum intervention, ensuring the protection of the underlying historic fabric.

C11 - External walls are assumed to be of hollow masonry construction. The contractor shall confirm condition on site and check for debonding or instability prior to works. Where defects are identified, repairs shall follow a principle of minimum intervention and may include localised lime-based grout injection, discreet mechanical restraint, or selective dismantling and rebuilding using matching materials and compatible lime mortar.

C12 - Localised and isolated areas of friable and eroded mortar have been identified, together with minor, isolated bee-related damage to the masonry. Carefully controlled repointing is therefore required, to be undertaken using an appropriate 1:3 lime mortar to ensure compatibility with the historic fabric.

C20 - Damage to existing masonry window cills has been identified. Remedial works shall be undertaken in accordance with a principle of minimum intervention following careful inspection to determine the extent and cause of deterioration. Where feasible, repairs shall comprise localised repairs using compatible lime-based mortar or stone repair material, accurately finished to match the existing profile. Severely deteriorated sections shall be selectively indented or replaced using matching masonry, ensuring material, texture, and detailing are consistent with the historic fabric. All associated works shall utilise compatible lime mortar, with care taken to preserve adjacent masonry and finishes.

DOORS

D01 - The existing internal door frame and associated architrave will be preserved and retained in situ. The proposed infill wall shall be constructed as a fully reversible intervention, ensuring no harm to the historic fabric and allowing for future reinstatement of the original opening.

D02 - Modern doors within modern walls shall be carefully removed as part of the proposed works.

D10 - The existing door shall be carefully removed, overhauled, and reused within the proposed new wall construction. Installation shall ensure the door and associated joinery are fitted without harm to retained historic fabric. New linings, architraves, and interfaces shall be detailed to remain visually subservient and, where appropriate, to distinguish the modern intervention. Fixings shall be reversible, and junctions formed to allow for future removal without loss of historic material. Any making-good shall utilise compatible materials and finishes consistent with the character of the building.

D11 - New doors shall be designed in a style that reflects the character and proportions of the existing historic doors, interpreted with a contemporary approach. Detailing shall remain visually sympathetic to the host building while allowing the new work to be legible as a modern intervention. Associated architraves shall be specified to clearly distinguish the new installation from historic fabric. All materials, profiles, and finishes shall be selected to ensure compatibility with the building’s architectural character.

D20 - The proposed new external door shall reflect the character, proportions, and detailing of the existing historic doors, interpreted with a considered contemporary approach. The installation shall be located within the previously blocked-up original door opening, thereby reinstating the legibility of the historic arrangement. All works shall ensure compatibility with the surrounding fabric, utilising appropriate materials and finishes consistent with the architectural character of the building.

D21 - The proposed new external front door, to be set within the new external wall construction, is intentionally differentiated from the existing doors to ensure the intervention remains legible in accordance with established conservation principles. While the design shall remain sympathetic in scale, proportion, and materiality, the introduction of subtly contemporary detailing will allow the new work to be readily distinguishable from the historic fabric. This approach safeguards the authenticity and evidential value of the building by avoiding conjectural replication, ensuring that the evolution of the structure can be clearly understood.

FIREPLACE

F01 - The existing fireplace shall be retained in situ and preserved as a key architectural feature. The element will be carefully conserved and presented as a focal point within the space, ensuring its historic character, detailing, and material integrity are safeguarded. Any associated works shall be undertaken with minimal intervention and in a manner that protects the surrounding historic fabric.

FLOORS

FL01 - The existing timber floorboards shall be carefully lifted and preserved for reuse. Timber joist sizes shall be verified on site, with joists assumed to be approximately 9 × 2 inch (225 × 50 mm) at first-floor level and 5 × 2 inch (125 × 50 mm) at second-floor level, subject to confirmation. An ENVIROGRAF UF104 underfloor fire and acoustic barrier shall be installed between joists, lapped up the sides of joists by a minimum of 50 mm and provided with 40 mm sponge insulation, strictly in accordance with the manufacturer’s instructions. The existing timber floorboards shall thereafter be carefully re-laid using traditional fixing methods. A rubber acoustic isolation strip shall be fitted over the joist tops, installed in accordance with the manufacturer’s guidance, with the final floor finish laid above.

MOISTURE

M01 - Evidence of damp, rising moisture, and associated water-related deterioration has been identified. Remedial measures shall be guided by a principle of minimum intervention and informed by investigation to determine the source and mechanism of moisture ingress. Works shall prioritise addressing underlying causes, including the improvement of drainage, rainwater goods, ventilation, and ground moisture management, before considering fabric repairs. Any damaged plaster, joinery, or finishes shall be carefully removed only where necessary and replaced using breathable, compatible materials, such as lime-based plasters and mortars. All repairs shall ensure the continued breathability of the building fabric and the protection of adjacent historic elements.

M10 - Following investigation, a localised injected damp-proof course is proposed where rising damp has been confirmed. The treatment shall minimise disturbance to historic fabric and utilise methods compatible with the existing construction. Associated repairs shall employ lime-based, breathable materials to ensure continued vapour permeability and to safeguard the building’s character.

M11 - Insufficient airflow has been identified within the sub-floor void beneath the ground floor timber structure. Remedial measures shall prioritise improving cross-ventilation through the introduction or reinstatement of suitably positioned air bricks and ventilation pathways, ensuring minimal disturbance to the historic fabric. Any blocked vents shall be carefully cleared, and new openings, where required, shall be discreetly located and detailed to remain sympathetic to the building’s character. Works shall ensure adequate ventilation to mitigate moisture accumulation and reduce the risk of timber decay, with all interventions undertaken in accordance with a principle of minimum intervention.

ROOF

R01 - The existing flat roof has been subject to significant vandalism, resulting in the loss of the original lead covering. In light of this, replacement with a GRP roofing system is proposed as a pragmatic and durable solution. The GRP finish will provide a robust, weather-tight covering with reduced susceptibility to theft and future damage. This approach is intended to secure the long-term performance of the roof while safeguarding the integrity of the underlying historic fabric.

R02 - The existing modern rooflight and associated historic ladder shall be retained in situ. Both elements will be preserved and protected during the course of the works, ensuring no harm to adjacent historic fabric.

R03 - The introduction of a new rooflight to the rear roof slope is proposed to enhance natural daylight to the interior. The design, scale, and finish shall be sympathetic to the character of the property, thereby preserving the building’s significance while delivering functional improvement.

R04 - The missing ridge tile shall be reinstated using a replacement to match the existing in material, profile, and finish, ensuring visual continuity and compatibility with the historic roof covering.

R10 - The GRP flat roof to the contemporary extension is appropriate in both performance and design terms. The material provides a durable, lightweight, and weather-tight solution well suited to the modern architectural expression of the extension. Its use allows the new work to be clearly legible as a contemporary intervention while remaining visually recessive and subordinate to the historic building. The roof construction shall be detailed to ensure compatibility at junctions with retained fabric, safeguarding the character and integrity of the existing structure

R11 - Extensive water damage has been identified to the second-floor lath and plaster, which is considered beyond viable repair and shall therefore be carefully removed. The relatively modern timber structure forming the second-floor rooms, floor, and roof is, however, observed to be in generally sound condition. Modern insulation is proposed between the rafters, which are assumed to be approximately 100 mm deep, subject to on-site verification. The introduction of modern insulation will improve thermal performance and energy efficiency, thereby supporting the long-term sustainable use of the building.

STRUCTURAL CRACKING

ST01 - Evidence of structural cracking has been identified within the building fabric. Remedial measures shall be preceded by careful investigation to establish the nature, extent, and cause of movement, including monitoring where appropriate. Repairs shall follow a principle of minimum intervention and may include localised stitching using stainless steel reinforcement set in compatible lime-based grout, selective crack filling, and associated making-good. Where structural instability is confirmed, discreet strengthening or stabilisation works shall be undertaken using methods and materials compatible with the historic construction.

STAIRS

S01 - The introduction of a new staircase is proposed to enable circulation and ensure compliance with current functional and safety requirements. The new stairs shall be designed with a considered contemporary approach, remaining visually sympathetic and subservient to the historic interior. Installation shall be undertaken with minimal alteration to significant fabric, utilising reversible fixings where practicable.

S02 - The existing modern staircase shall be carefully removed as part of the proposed works. Removal shall be undertaken in a manner that avoids harm to adjacent historic fabric, with any disturbed surfaces appropriately made good using compatible materials and finishes.

WALLS

P01 - The existing modern walls shall be carefully removed as part of the proposed works. Removal shall be undertaken in a manner that avoids harm to adjacent historic fabric, with any disturbed surfaces appropriately made good using compatible materials and finishes

P10 - The existing walls, which are to function as separating walls, are assumed to be of solid masonry construction, subject to on-site verification. Each face shall be lined with a 25 mm woodwool board (such as CEWOOD or similar approved), finished with a compatible lime plaster. All materials shall be breathable and appropriate to the historic fabric, ensuring moisture permeability and material compatibility are maintained.

P11 - The proposed new separating walls shall comprise a timber-framed cavity construction incorporating a minimum 50 mm cavity. Stud zones shall be insulated with not less than 60 mm mineral wool batts or quilt on both sides. Wall linings shall be formed using gypsum plasterboard with a plaster skim finish. All interfaces shall be detailed to remain visually subservient and, where appropriate, to clearly express the modern intervention. Fixings shall be reversible, and junctions designed to allow future removal without harm to adjacent historic fabric.

SERVICES

V01 - The introduction of new soil vent pipes penetrating the existing rear roof slope is proposed to serve updated drainage and ventilation requirements. Pipes shall be positioned as discreetly as practicable to minimise visual impact, with locations carefully selected to avoid harm to significant historic fabric. All penetrations shall be properly weathered and detailed to ensure a durable, watertight junction. Materials and finishes shall be appropriate to the building’s character, ensuring the installation remains visually recessive.

WINDOWS

W01 - Non-original windows shall be replaced with slimline double-glazed sash windows incorporating glazing bars. The new units shall be designed to reflect the proportions, profiles, and detailing characteristic of traditional sash windows, ensuring visual compatibility with the host building.

W02 - The introduction of secondary glazing to existing single-glazed windows is proposed to improve thermal and acoustic performance while retaining the historic fabric. The secondary units shall be discreetly detailed and internally fitted to minimise visual impact and avoid alteration to the external appearance. Installation shall be fully reversible, ensuring no harm to the existing joinery or surrounding historic materials. The design and finish shall be sympathetic to the character of the windows and interior. See detail XX-XX for further information.

W03 - The boarded-up window shall be carefully unboarded and reinstated. Works shall include inspection of the opening and any necessary localised repairs using materials compatible with the existing fabric, ensuring the preservation of the building’s character and integrity.

W04 - The damaged window shall be carefully repaired and overhauled. Repairs shall utilise materials and techniques compatible with the existing joinery, followed by the installation of discreet, fully reversible secondary glazing to improve thermal performance while preserving the historic fabric and appearance.

W05 - The introduction of a safety glass barrier/railing to the original low-level window is proposed to improve occupant safety. The installation shall be discreetly detailed to minimise visual impact and avoid harm to the historic fabric. Fixings shall be reversible where practicable, and the design shall remain visually subservient, ensuring the character and significance of the window and surrounding elements are preserved. See detail XX-XX for further information.

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