

No10 Gun Street, Reading Specification Document SD DOC 1114. Rev.C

Report for planning conditions

Extract from PLA planning consent PL/23/0108

Condition 3. No works to the external of the listed building shall commence until, in accordance with the recommendations of the approved Conservation Plan for Historic Fabric by Ridgeway Heritage Consultancy ref. RHC 2024-55 Rev D, received by the Local Planning Authority on 8th November 2024, a detailed scheme, specification, methodology and timetable for restoration, full repair and refurbishment of the following have been submitted to and approved in writing by the Local Planning Authority:

- (i) cleaning and repointing of defective brickwork*
- (ii) cleaning and repainting of iron railings*
- (iii) cleaning and repainting of timber shopfront windows*
- (iv) repair and repainting of sash windows*
- (v) repair, replacement and repainting of rainwater goods*
- (vi) repair and repainting of stucco band*
- (vii) repair and repainting of doorcase*

Condition 3 (i) cleaning and repointing of defective brickwork

Cleaning and repointing of brickwork in a conservation setting requires a careful approach to preserve the character and structural integrity of the buildings façade, it involves removing the damaged or delapidated mortar, cleaning the brickwork and repointing the course mortar helping restore the building, protect it from water damage and any further deterioration.

Repointing the brickwork

Historic buildings were often built with lime mortar which is flexible and permeable and allows the building to 'breathe'. Lime mortar must always be used and repointing carried out carefully.

Joints should be carefully raked out to a depth at least equal to the width of the joint and, generally to a depth of not less than 20mm (just under 1 inch) in brickwork. Rake out with a suitable tool, leaving the back of the joint square. Where hard patches of old mortar are found then cutting out can be achieved using a plugging chisel.

Thoroughly wet with a brush or spray the cleaned joints and the face areas around the joints. Push in the new mortar from a board or 'hawk' and press it well into the joint with a 'pointing iron' to ensure it is filled. Work towards existing mortar. Do not cover the edges of the bricks no matter how uneven they are, replacement bricks should match the existing original ones in terms of size, colour and bonding, if they are in poor condition.

Cleaning the brickwork.

Avoid any high pressure washing or harsh chemicals that can damage the mortar and brickwork. A mild detergent mixed with warm water using a soft brush should always be used to removed dirt and grime. Any stubborn stains can be tackled using a mild vinegar and water solution using equal parts mixed in a spray bottle, apply to an inconspicuous area first to test the effects.

For more serious staining consider using a brick cleaner specifically designed for use on historic buildings. Ensure no wire brushes are used as these will damage the brick surface.

It is important to protect the freshly pointed joints from the elements, covering over as recommended by manufacturers instructions, also avoid carrying out any work during severe cold or hot weather as this has an adverse effect on the curing process.

Condition 3 (ii) cleaning and repainting of iron railings

Cleaning and repainting of iron railings involves removing the old paint and rust, cleaning the surfaces, priming and applying new coats of paint.

Prepare the surrounding area using drop cloths and tarp sheets to cover and protect the surrounding areas. Using a wire brush remove all flaking paint and rust as much as possible along with any debris.

Wash the railings thoroughly using warm water with a detergent, it is advised to also use a degreaser to help remove stubborn dirt, grease and grime especially in its street location. Once dried lightly sand the railings to create as smooth as possible surface which will help with better paint adhesion. This process is essential and important to ensure a satisfactory job is achieved with lasting effects.

Apply a primer to all the surfaces. It is recommended to use a rust inhibiting primer designed for metal which will protect against any future rust and corrosion.

Apply a rust resistant paint specifically designed for metal applications (hammarite or similar approved) Various methods of application can be used, brush, spray, roller all to ensure even coverage. Ensure that the areas are fully dry before removing all the prepared sheeting and protection

Conditions 3 (iii) cleaning and repainting of timber shopfront windows

Cleaning

Firstly, make a gentle solution of warm water and washing up liquid. There is a wide selection of biodegradable and eco-friendly liquid soaps available which are free of harmful chemicals and just as effective. Using a clean sponge or cloth, give the frames an initial wipe down to remove the surface dirt. Your cloth should only be damp: wring most of the water out first. Do not soak any exposed timbers – e.g. internal areas of opened windows. Rinse the cloth regularly

Allow to air dry, and wipe down with dry cloth.

Painting

Preparation is key for long lasting durable re painting of any timber window:

Begin sanding with a 60- or 80-grit sandpaper for frames that have previously been painted or varnished. Examine regularly during works and avoid working into surface. Go over the entire surface with 120-grit and then finish off with 180-/240-grit sandpaper. After sanding, thoroughly remove dust from the surface with a cloth dampened with mineral turpentine

Address any cracks, gaps or damage to the timber before painting, ensure using appropriate fillers and wood repair products suitable for the application, follow manufacturers instructions for preparation application of these fillers. All the existing glass should be protected.

Apply a high-quality wood primer to all the timber surfaces to seal the wood and improve the paint adhesion, this will also prevent future moisture damage.

Apply minimum of 2 coats of Water-based paint finish.

Regularly clean the windows with a mild soap solution and a soft cloth to remove dirt and grime, inspect the windows annually for any signs of damage or wear and tear and address it promptly.

Condition 3 (iv) repair and repainting of sash windows.

Cleaning and repair

Firstly make a gentle solution of warm water and washing up liquid. There is a wide selection of biodegradable and eco-friendly liquid soaps available which are free of harmful chemicals and just as effective. Using a clean sponge or cloth, give the frames an initial wipe down to remove the surface dirt.

Your cloth should only be damp: wring most of the water out first. Do not soak any exposed timbers – e.g. internal areas of opened windows.

It's important to take the sashes out of the frame (if any) to allow for thorough access to all parts of the window and allowing cleaning of any moving parts.

Preparation as previously noted above. Address any rot or decay by removing affected areas and splicing in new wood (hardwood only) or using epoxy resin to repair damage.

Any new glazing bars to be 'lambs tongue' type in pitch-pine.

Painting

Apply minimum of 2 coats of Water-based paint finish.

It is important to sand down between each coat between any frames and moving sashes.

Condition 3 (v) repair, replacement and repainting of rainwater goods

It's important to carry out an assessment of all existing rainwater goods.

Firstly, identify areas for rust, corrosion any damage to brackets and any joints. Thoroughly clean down and clean out removing all leaves, dust and any other loose materials from the gutters.

Use a wire brush and scraping tool to remove any loose paint, rust and areas of corrosion. Sand all surfaces with a medium grit and paper which will help with paint adhesion. Lastly wash all the surfaces with a degreaser

Repairs:

Use a low-modulus neutral cure silicone to seal leaking joints. Also filling small holes where required with a suitable roof and gutter sealant.

If the damage is extensive and seems impractical for any repair then good practice to replace the sections with new, sized castings to match the existing.

Any areas that require replacement to be replaced with Saint Gobain Plus prefinished cast iron.

Painting

Primer to be applied specifically designed for use on cast iron to protect against rust and ensure good paint adhesion. Apply multiple coats of high-quality exterior grade paint.

It is preferable to use paints with anti-rust properties which also allow the ability to be applied over any previously rusted metal.

Condition 3. (vi) repair and repainting of stucco band.

Repairing and painting a stucco band involves assessing damage, preparing the surface, applying patching material, and then priming and decoration. The process includes removing damaged stucco, checking the lath, applying scratch, brown, and finish coats, and finally decoration.

Examine the stucco band for any cracks, loose areas or any other damage. Carefully remove any damaged stucco, ensuring a clean edge for patching, also inspect the lath underneath for any damage or deterioration. Clean the areas removing any loose debris and dirt using a warm water soap solution. Careful use of a soft brush is recommended.

Repairing

The following details and guidance is through recommendations by SPAB and the Buildings Directory – especially Stucco mixes.

General recommendations for an external stucco mix state 1 part of hydraulic lime with three parts of washed and graded fine silica sand. A mastic binder and animal hair can be added if the areas to be repaired are large enough to warrant reinforcement. Some recommended mixes include an addition of Portland cement, but this would clearly be inappropriate in a C18 building. Smaller-scale repairs may be more effective using a mix of non-hydraulic lime putty with fine washed sand, and applied to a good backing coat.

In view of the relatively small scope of repairs, the use of a commercial pre-blended stucco mix may also be acceptable, such as Quick-mix STU Stuckmoertel. The range of 'Lime Green' pre-mixed stucco renders marketed by Womersleys includes 'natural stone' tones.

A faster set can be achieved by using a hydraulic lime. The sand used in a stucco repair should match the existing in terms of particle size, colour and type. For any new stucco application, washed and graded pit sand complying with the British Standard should be used. This should be hard, sharp, gritty and free from clay and organic impurities.

If required in the mix, ox or horse hair should be long, strong, and free of dirt and grease, from the horse or ox and blended in the ratio of 3-5kg per cubic metre of coarse stuff. It should be well teased into the mix, and evenly distributed. For repairs two successive coats are recommended, each with a total thickness not exceeding 22mm.

Stucco coats perform best in layers of uniform thickness, applied in two or three coats. The mix should be as dry as workably possible and prior wetting of surfaces helps to prevent moisture from being drawn out of each stucco application too rapidly, which results in cracking and/or loss of bond.

In general, the longer the drying-out period the better the stucco will perform. For a hydraulic lime mix the interval between coats can be as little as two or three days. Stucco coats should not be applied in temperatures of below 5 °C, or above 30 °C.

At the time of the works suitably qualified tradesperson shall carefully inspect and plan required method and process including the following considerations, methods and materials

For small cracks, apply a narrow mesh along the crack and fix it with plaster. For larger cracks, apply a narrow mesh followed by a wider mesh cover piece.

Curing:

Allow any new stucco to cure for a period (at least 60 days for new stucco) before painting.

Priming:

Apply a high-quality masonry primer to the entire band to ensure good paint adhesion.

Painting:

Apply masonry paint, ensuring even coverage.

Matching:

Tint the primer to match the topcoat for a uniform finish.

Note - use of a lime shelter coat to help consolidate any badly deteriorated areas.

Condition 3. (vii) repair and repainting of doorcase

Repairing and repainting a doorcase involves cleaning, repairing damage (like rot), and then applying primer and paint to restore its appearance and protect the wood. For minor damage, wood filler can be used, while larger issues may require replacing sections of the frame. Proper preparation, including sanding and priming, is crucial for a smooth and durable finish

Preparation:

It is important to firstly wash the frames using a gentle solution of warm water and washing up liquid. There is a wide selection of biodegradable and eco-friendly liquid soaps available which are free of harmful chemicals. Using a clean sponge or cloth, clean down all areas. Your cloth must only be damp.

Take a full photographic survey.

Assessing the damage and carefully reviewing the best course of action as follows:

Minor Damage (scratches, small dents): Sand the area lightly with fine-grit sandpaper, apply wood filler, sand smooth, and prime.

Larger Damage (rotting wood, large holes): Remove the damaged timber and replace it with suitable new timber, ensuring a snug fit with the existing timbers. The existing profiles and section sizes to be carefully determined and copied so exact replacement can be installed. All materials to be hardwoods or otherwise stated once investigation works are completed.

Rotting Wood: Subject to area size and depth remove all rotten wood, treat the area with a wood hardener, and fill any remaining holes with wood filler

Sand the Entire Frame:

Sand the entire doorcase with progressively finer grit sandpaper (starting with medium grit and moving to fine grit) to create a smooth surface for painting.

Prime:

Apply a high-quality wood primer to all the timber surfaces and the doorcase

Painting:

Apply a minimum of 2 coats Water-based paint finish.

Timetable: It is proposed that the works required by Condition 3 would be complete 12 months from commencement of works.

Condition 4. No works to the internal of the listed building shall commence until, in accordance with the recommendations of the approved Conservation Plan for Historic Fabric by Ridgeway Heritage Consultancy ref. RHC 2024-55 Rev D Received by the Local Planning Authority on 8th November 2024, a detailed scheme, specification and methodology and timetable for restoration, full repair, refurbishment and where necessary replacement of the following have been submitted to and approved in writing by the Local Planning Authority:

(i) Internal walls, ceilings and floors

(ii) exposed timber beams, dado panelling, open-well staircase and other decorative features

(iii) Fireplaces

Condition 4 (i) internal walls, ceilings and floors

Internal walls:

Repairing heritage lath and plaster walls requires careful consideration to preserve their historical integrity. The best approach regarding damaged areas often involves removing or working into the damaged area and replacing it with new lath and lime-based plaster, or using a mesh (like Expanded Metal Lathing) and lime plaster for a historically accurate finish. If the damage is minor patch with lime-based plaster reinforcing this with mesh tape.

Detailed Steps and Considerations:

Preparation:

Remove loose elements and debris.

Repair: Replace missing laths and secure.

Applying plaster:

For deeper damage use lime based plaster in three coat application. Scratch, brown and finish.

For smaller repairs, dampen the area, apply a bonding agent, and then fill the hole with lime-based plaster, feathering the edges for a seamless finish.

For general wall areas start by removing loose dust and then carefully wash the walls with a cleaning solution, like sugar soap and water, using a damp sponge.

Note - For more extensive lath and plaster repairs contractors will be directed to- *Building Conservation Directory* series (Clark 2021) and the Historic England Building Conservation Series (Henry and Stewart 2012).

Ceilings:

Inspect all ceiling areas and use above approach for general cleaning or repairs.

Note - For more extensive lath and plaster repairs contractors will be directed to- *Building Conservation Directory* series (Clark 2021) and the Historic England Building Conservation Series (Henry and Stewart 2012).

Floors:

Basement WCs. Repair and prepare floor areas and board to receive vinyl flooring.

New Ground Floor consisting of mixed, salvaged floorboards.

Existing First Floor to be investigated for stability and use as commercial cafe. Should existing boards be suitable then these to be prepared and lightly sanded as all imperfections and faults to be retained and then decorated.

Second Floor - clean down repair and prepare and board and fit vinyl flooring

Condition 4 (ii) exposed timber beams, dado panelling, open well staircase and other decorative features.

Repairing and repainting of picture rails, dado rails and panelling and skirting as well as other timberworks such as newels and spindles involves cleaning and repair. For minor damage, wood filler can be used, while larger issues may require replacing sections or small pieces. Proper preparation, including sanding and priming, is crucial for a smooth and durable finish

Preparation:

Wipe all areas down using a gentle solution of warm water and washing up liquid. There is a wide selection of biodegradable and eco-friendly liquid soaps available which are free of harmful chemicals. Using a clean sponge or cloth, clean down all. Your cloth must only be damp.

Take a full photographic survey.

Assessing and review for best course of action as follows:

As the intention is to retain minor damage e.g. scratches and the like these elements shall be primed and decorated.

Larger Damage (rotting wood, large holes): Remove the damaged timber and replace it with suitable new timber, ensuring a snug fit. The existing profiles and section sizes to be carefully determined and copied so exact replacement s can be installed, all materials to be hardwood or otherwise stated once investigation works are completed.

Sand all timber with progressively finer grit sandpaper (starting with medium grit and moving to fine grit) to create a smooth surface for painting.

Prime:

Apply a high-quality wood primer to all the timber surfaces

Painting:

Apply a minimum of 2 coats of suitable paint

Condition 4 (iii) Fireplaces

Fireplace to First Floor East Room: Remove boarding and thoroughly clean the fireplace. Survey and address any structural issues like cracks or damaged brickwork. After careful assessment and once all materials are established, prepare works to make good and re-finish materials and decorate painted timberwork and mantel.

Follow guidance in this document for refurbishment of different types of materials.

Remaining fireplaces: The remaining fireplaces are located where catering and food prep and storage are located. These rooms and areas shall have a metal stud wall erected around perimeter spaced off existing walls to satisfy all regulations. These fireplaces to be inspected and any loose materials made good.

Works: refurbishment and repainting of windows, with restoration of the damaged round headed window in the stair tower and smaller sash window (to be removed and relocated to wall to new roof terrace. Also, window to tower staircase landing between Ground and First Floor.

Repair:

Carry out a careful assessment of the existing pieces and elements. Create a photographic file of internal and external sections and mark each separate piece prior to any removal and reference these details to an accurate diagram.

As substantial sections of this window are damaged or past the point of repair or missing, then extensive measuring of the dimensions of all sections is required including the radius of any curves, the profile of frames, mullions and transoms etc. Before any removal of window ensure all tools and materials are at hand to securely board up opening while window is being manufactured/salvaged. All to be carried out by a specialist nominated joinery contractor.

In cases of damaged windows or those that can only be salvaged and removed for repair having fallen apart or elements having been lost then carefully remove each piece of window frame as well as all associated elements retaining as many parts and sections as possible. Examine to verify which pieces can be re-used after repair. Produce drawings and specification for the manufacture of replacement sections.

Make a gentle solution of warm water and washing up liquid. There is a wide selection of biodegradable and eco-friendly liquid soaps available which are free of harmful chemicals and just as effective. Using a clean sponge or cloth, give the frames an initial clean down to remove the surface dirt. Your cloth should only be damp: wring most of the water out first. Do not soak any exposed timbers – e.g. internal areas of opened windows. Rinse the cloth regularly.

It's important to take the sashes out of any frame having same to allow for thorough access to all parts of the window and allowing cleaning of any moving parts.

Preparation as previously noted above. Address any rot or decay by removing affected areas and splicing in new wood (hardwood only) or using epoxy resin to repair damage as suitable for each application and area.

Painting

Apply minimum of 2 coats of Water-based paint finish.

Second Floor – kitchen ceiling tiles and ceiling system

It is proposed to use Gyprex Bio 600 tiles and system – the details being as below



British-Gypsum-Gyp
Ceiling-Grid-ZZAA-ti



British-Gypsum-WB-
GypCeiling-Grid.pdf

Timetable: It is proposed that the works required by Condition 4 would be complete 12 months from commencement of works.