

Details for Planning Condition 2 of 2023/0520

Proposal for Walls

It is proposed to carefully remove the existing modern sand cement render that is applied to the ground floor walls. Install 50x50mm timber studs to all external walls with 50mm STEICO FLEX internal woodfibre insulation between the studs, and fix 20mm STEICO THERM woodfibre insulation boards to the face, a natural breathable material onto which can be applied a Lime based plaster with mesh by specialist as required. The plaster will be stopped at the stone window surrounds so retaining these key details with a raked detail to the edge of the stonework. These works should be carried out by a suitably experienced contractor.

The same solution will be provided to the first floor walls, sand cement render not present but the white paint to the walls will need carefully removing (as this acts as a barrier to water vapour).

Proposal for Roof

The plasterboard ceiling to the vaulted roof should be removed between the purlins, it is understood that the roof was re-roofed a number of years ago with a new roof felt and is in good order so this can remain, remove plasterboard and any between rafter insulation and install

The roof has been found to have a bitumen based non breathable membrane and no eaves or ridge ventilation, if a vaulted roof system is constructed it will lead to interstitial condensation and damp problems, the solution (in discussions with the conservation officer) is to provide a ventilated loft space, introducing a level ceiling. The ceiling will be installed above the lower truss member.

20 lap vents should be provided by slotting between the laps of the existing bitumen membrane to both sides of the roof to provide adequate loft ventilation.

50x150mm C24 ceiling joists at 400mm ctrs should be provided between external walls (no cutting or drilling of existing trusses or purlins).

300mm loft roll (2 layers in opposing directions) should be installed to the loft, ensuring it does not restrict any ventilation

12.5mm moisture resistant plasterboard to the underside, it should be carefully scribed around the trusses.