

Material Schedule and Strategy Document:

The following commentary intends to set out the proposed works, strategy, and likely specification of materials during the construction stages. It is recognised the care that needs to be considered and adopted in working with the Grade II listed building and the commentary is intended to reflect this and an undertaking to consider guidance from the LA Historic Environment Officer to achieve an acceptable solution for the conversion. For certain elements, it is proposed that conditions are attached to allow further information to be provided for approval once specialists and supplier / manufacturers are appointed / commissioned.

The commentary looks to identify the works to the external envelope, internal fabric and servicing to the apartments.

Existing walls remediation:

Brickwork: The pointing to the existing brickwork will be surveyed and repointed where necessary with lime mortar which will contain no cement or hydrated lime elements in its composition. The mix composition will be made using traditional lime, sand and water and the type will be suitable and sympathetic for the existing brickwork and lime mortar to ensure the mortar does not damage the existing brickwork surface. The lime mortar design will follow BS EN 998-2:2016 (Specification for masonry mortar), BS EN 459-1:2015 (Building lime), and BS EN 13139 (Aggregates for mortar) as an underpinning standard. The mix ratio will be determined by the specialist contractor based on void testing (to BS 812-2:1995) to the sand to ensure that the mix with lime is correct to avoid cracking and bonding issues.

Prior to installing, the masonry surface will be dampened to ensure the brickwork does not absorb the moisture of the mortar too quickly. The repointing will be cut to leave joints flush and unfinished and will be left to dry adequately before a finishing with a soft bristled brush to the joints. All installation works will be done in temperatures above 5°C and will be protected with a hessian sheet where required to ensure mortar goes off correctly.

It is proposed that additional details are submitted as part of a pre-commencement planning condition submission once a specialist contractor has been appointed to carry out the works.

Render: The rear courtyard elevation facing southwest and northwest have an existing poor-quality render finish with a large module size coursing bond cut into the face which detracts from the appearance of the building. A couple of localised areas at low level have had the render removed historically and has exposed brickwork and stonework below which will have been the original façade material before the more recent render finish was applied. The brick and stone appear to be in relatively good condition and don't appear to have suffered from the render finish being installed or removed. The removal of render will be by a suitably experienced specialist contractor and following review of the uncovered stone and brickwork it is proposed one of two methodologies being adopted:

1. Repointing of the brickwork and stonework with a lime mortar following the above methodology for existing brickwork.
2. If the uncovered brickwork / stonework is not suitable as a facing material, a new lime-based render finish will be installed over.

It is noted that the removal of the poor quality cement based render and the subsequent finishing strategy will be determined by the condition of the stone and brick material behind and propose that a site visit by the Historic Environment Officer and additional details are submitted as part of a planning condition submission once a specialist contractor has been appointed to carry out the works to ensure a suitable façade finish and remediation strategy is adopted.

SVP / service penetrations: As part of the conversion works, a number of SVP / drainage positions will become redundant or rerouted and a remediation strategy for removing the visual detritus to the elevation will be developed in conjunction with the adopted strategy for the render removal adopting either:

1. If brickwork and stonework are acceptable to be retained as facing material, then brick and stone from locations in the façade that are being opened up to create proposed window / door openings will be carefully removed and reused in redundant service penetration positions and jointed with lime mortar.
2. If a lime-based render finish is adopted then the redundant service penetrations will be suitably closed with masonry and finished over with the lime-based render.

As noted with the render commentary, it is proposed that additional details are submitted as part of a planning condition submission once an agreed strategy for the existing render locations is agreed.



Exposed stonework below poor quality etched cement based render (existing southwest elevation)

New Proposed Walls:

The new brickwork to the single storey extensions providing the apartment 3 ensuite and apartment 2 kitchen / bathroom accommodation. The facing brick will be of a similar brick to the existing as part of an insulated cavity wall construction. It is proposed that brick type sample and details are submitted as part of a pre-commencement planning condition submission once a brick match service has been commissioned.

Proposed Roof:

The pitched roof over the apartment 2 kitchen will be a continuation of the existing roof structure and will be finished in slate to a similar appearance of the existing slate finish. It is proposed that additional slates will be reconditioned slates which will have a degree of weathering which will assist in providing a complimentary finish to the existing roof of the main building.

The flat roof to apartment 2 bathroom and apartment 3 ensuite extensions will be finished in dark grey single ply membrane on an insulated warm roof deck construction. The membrane seams will have a profile trim adhered for a standing seam appearance to the roof finish.

All new roofs to have lead flashings installed where abutting external wall positions. Existing flashings will be inspected and replaced where required to provide a watertight solution to the roof and interface.

External Doors:

The new doors providing access to the rear communal entrance off the car park and the entrance door to apartment 3 off the car park area are to be hardwood traditional 6-panel door to a similar appearance to the 6-panel front door off Westoe Village. The door is to be paint finished in black.

Windows:

The existing upvc and single glazed window casements are proposed to be removed and replaced with new timber framed double glazed casements in a 'one over one' sliding sash configuration. The frame profile will use a traditional sliding sash profile and propose to provide details on profile as part of a planning condition submission once a manufacturer / supplier is selected.

The second floor apartment 7 will have two rooflights added to the existing roof structure and finish to provide daylight to the second bedroom and bathroom positions. The rooflight will be a conservation type by the Rooflight Company which has a low-profile frame which will sit in the immediate plane of the roof pitch so the light is unobtrusive to the roof.

External Stair:

The existing steel stair is to be removed and replaced with a new steel stair, finished black to provide means of escape from apartments 5 and 7 only. It is the intention that the staircase will have an independent structure to the building gable and propose to provide details on the stair design,

structure, and relationship with the building gable as part of a planning condition submission once a manufacturer is selected.



Existing stair structure to face of boundary partywall to 6 Westoe Village. Note, landing fixed to existing gable.



Existing stair sits on structure independent to party walls – the intention of new stair will follow the same principles.

SVP / Drainage:

All new SVP positions will be installed externally to the face of the existing building elevations of the courtyard and will provide connections to the internal drainage of apartments 3,5,7.

The SVP to apartment 2 bathroom will terminate at roof level of the new flat roof enclosure.

The SVP serving apartments 1,4,6 will terminate at the roof level of the existing Westoe Village frontage roofline, set back to the rear of the ridgeline facing north so is not visible from the Westoe Village street. Due to the internal arrangement of the apartments, this is the only SVP point that will terminate at the main roof level.

The existing gutter and downpipe positions are to be retained and only repaired where required. All new gutter and rainwater pipes will be aluminium and are to be of similar half round gutter profile and circular downpipe, finished in black. It is proposed that a sample is submitted as part of a pre-commencement planning condition submission.

Internal Doors:

The existing internal doors are flat panel fire doors which have been installed as part of the previous works for the current hotel accommodation and are functional and not of great merit. All doors will be replaced with new doors that will meet any required fire rating requirements for building regulations.

Fire Compartmentation:

In assessing the conversion of the current hotel use to residential apartment use, as outlined in the heritage statement, there is little of any merit from the historic internal fabric visible for retention, with the exception of the staircase serving all floors.

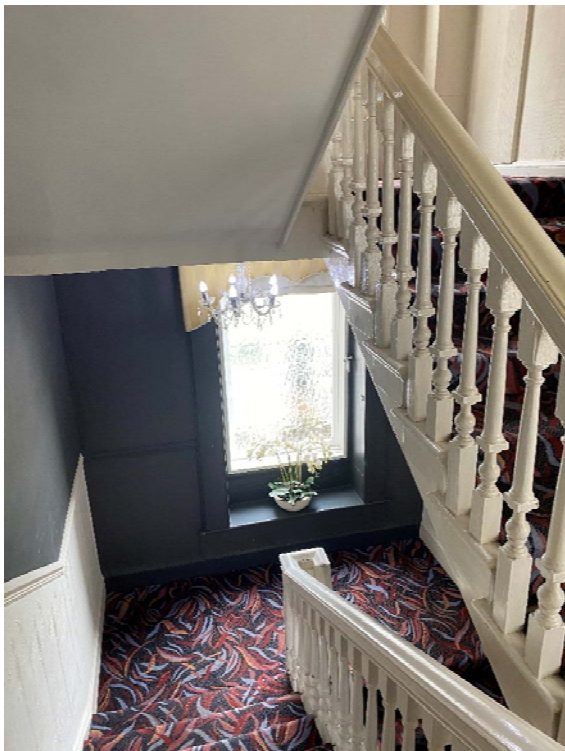
The staircase will be retained and restored as a key feature within the building and the wall and ceiling linings will be sympathetically upgraded to the required fire compartmentation rating with the use of fire rated paper and paints by Envirograf, or similar manufacturer. Upgrading the communal staircase and corridors with a paper and paint system will be acceptable in maintaining the fire integrity / rating of the compartment as the finishes and coatings will be under the control of the building management company and therefore not influenced by residents of the building.



2nd floor landing – walls and ceiling to be lined / painted with fire rated material by Envirograf.



1st floor half landing – window, cill and jamb architrave to be refurbished as part of proposals.



Ground floor half landing – stair balustrade to be refurbished with fire rated material by Envirograf.

Each apartment will need to be its own fire compartmentation at party wall and party floor positions to adjacent apartments to comply with

building regulations. All new internal walls and linings will be stud wall construction and lined with plasterboard which will provide suitable fire rated enclosures.

Due to the poor quality of the existing internal walls following previous conversion works for the existing hotel use, it is the intension that the proposed works within the apartments will include the following options:

- Overboarding with new plasterboard finish to provide a new wall surface;
- Patch repair the existing lath and plaster walls with new plaster finish;

This approach will ensure that any resident owner decoration works will not undermine the fire rating of compartments where the use of fire rated papers or paint finishes could do.

Internal services routing through compartment floors and walls will be fitted with intumescent collars and seals on the following basis:

- SVP's: Use of intumescent collar to the SVP at ceiling level before passing through compartment floor. The collar will be hidden from sight within a boxed enclosure to the corner of a room.
- Water and electric services: These will be routed within the floor / ceiling of the communal corridors before entering into each individual apartment via an intumescent sealed penetration to the compartment wall which will be done within the floor / ceiling zone so will be hidden from view of the internal linings of rooms / communal corridors.
- Ventilation: Bathroom and kitchens to each apartment will have background ventilation extraction to satisfy building regulation requirements and will be a combined ventilation system within the apartment which will terminate to the external wall via a vent plate, finished black.

For the installation of services, horizontal positioning of services is proposed to be below the existing ceiling line and within a void to a new sacrificial ceiling line forming the apartment rooms which will provide the fire compartmentation between floors and also be the least obtrusive interface to the existing ceiling and floor linings. Elements of floor lining will need to be lifted carefully and refitted to allow the installation of heating pipework to radiators.

It is recognised that the integration of services for the apartments needs to be done sympathetically with the existing building fabric whilst achieving building regulation compliance and propose to provide further details on servicing routes, strategy, specification and details as part of a planning condition submission.

Apartment 2 Basement:

The basement to the Westoe Village frontage element of the building is to be within the demise of apartment 2 and it is proposed that it will provide bedroom accommodation to this apartment at this level. The basement currently has an established opening to the Westoe Village elevation and it is proposed to remove the current boarded vent enclosure from the existing plant area and replace

with a double-glazed timber casement window. The existing floor to ceiling is low for a habitable room (circa 1920mm) and therefore it is proposed that the floor to the basement is lowered by 410mm to provide an acceptable height and use of space. This can be viewed in drawing 1702. Forming the new room will require a waterproof tanking system installing and this will be designed by a specialist manufacturer and it is proposed that if additional information is required for this element of the proposal, a planning condition is included for a forthcoming discharge submission.

Summary:

As noted in the introduction, it is the intention for the works to recognise the care that needs to be considered and adopted in working with the Grade II listed building and trust the commentary reflects this.