

NYMNP

13/05/2019

From:
Sent: 12 May 2019 21:27
To: Megan O'Mara
Subject: RE: NYM/2019/0187/LB

Hi Megan,

As requested please find the updated schedule of works.

Regarding the insulation method for the 1st and 2nd floors I'm really struggling to understand the issue with the method we have originally proposed. What we had proposed is exactly what is laid out in the Historic England document on page 16 figure 10. This also represents a like for like replacement of what was previously on the walls for insulation. Please note as previously stated these walls have no evidence of any damp whatsoever which suggests that a like for like replacement would work. The method does allow the wall to breath as is advised.

Nevertheless to avoid further correspondence on this specific topic I've updated the document as advised but I really would appreciate you to reconsider our original request on this.

Finally to address the point on the kitchen wall I had already included this in the original document as follows:

-For all walls that are earth retaining a ventalated lath membrane with a mesh stud profile will be applyied before the third finishing coat.

Andy

Andy Sherwood
FSS Project Manager, Newcastle Financial Solutions Team

Schedule of Works- Avery House

This Schedule of Works is prepared to accompany the Listed Buildings Consent for Avery House, Shell Hill, Robin Hoods Bay.

In the way of a summary the internal works involve installing a new kitchen and bathroom, application of hemp lime plaster to the ground floor walls and other interior works as detailed below. Externally the works are limited to paving the small garden area to the front of Avery House.

Kitchen:

- Careful removal of existing stainless steel sink.
- Installation of new kitchen which comprises of stainless steel sink, electric oven with 4 hob gas burner & extractor fan hood, 2 fitted kitchen base units and an integrated fridge at floor level finished with an oak effect worktop.
- 3 wall mounted kitchen cupboards to be positioned and enstalled centrally above the worktop.
- Kitchen to be provided by Howden's of Whitby.
- Careful removal of old cement render and bitumen coating from the existing walls in preparation for lime plastering.
- Application of hemp lime plaster to all 3 kitchen walls; this will be done via the 3 coat system. The first coat is the scratch coat, then a second coat, the top coat will be applied and finally the third coat is the finishing coat.
- Hemp lime plaster is in dry bagged form and will be mixed with water before applying manually.
- For all walls that are earth retaining a ventalated lath membrane with a mesh stud profile will be applied before the third finishing coat.
- All walls once plastered and dried will be painted with a breathable limewash paint.
- Paint details: Earthborn Claypaint (breathable ecopaint) in Hopscotch colour. (<https://earthbornpaints.co.uk/product/claypaint/> .) Applied as a mist coat by mixing paint with 20% water onto damp plaster and then 1 or 2 coats of Claypaint applied with a short pile roller.
- Reinstate skirting boards for all walls and paint with a specialist wood based paint.
- The floor will be covered with laminate wooden flooring on top of a layer of foam underlay.
- Spot lights x6 to be installed in the kitchen roof.

Living Room: (Ground Floor.)

- Careful removal of old and loose plaster or cement from the existing walls in preparation for lime plastering.
- Application of hemp lime plaster to all living room walls; this will be done via the 3 coat system. The first coat is the scratch coat, then a second coat, the top coat will be applied and finally the third coat is the finishing coat.
- All walls once plastered and dried will be painted with a breathable limewash paint.
- Paint details: Earthborn Claypaint (breathable ecopaint) in Hopscotch colour. (<https://earthbornpaints.co.uk/product/claypaint/> .) Applied as a mist coat by mixing paint with 20% water onto damp plaster and then 1 or 2 coats of Claypaint applied with a short pile roller.
- The floor will be covered with laminate wooden flooring on top of a layer of foam underlay.
- Repair of the non-structural brick arch in the chinmey breast by replacing cracked brick and render in.
- Installation of log burner using the existing chinmey breast in line with current regulations including CO2 alarm.
- Space between ceiling beams to be filled with insulation and then boarded off with wooden ceiling boards.
- Reinstatement of two wooden shelves either side of fireplace to match existng wood finish within Avery House.
- Reinstatement of cupboard under the stairs to match existing wood finish within Avery House using door from orginal cupboard. (As previously advised we still have the original door.)

Bathroom Works:

- Careful remomal of old bathroom suite.
- Instalation of new bathroom suite which comprises of shower over bath, WC, hand basin sink and base unit cupboard.
- Bathroom to be provided by MKM of Whitby.
- Sheet tiling to be applied to all 'wet walls' , I.e. those surrounding the bath/shower.
- Floor to be tiled with matt stone effect tiles.

Bedroom: (1st Floor.)

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- Careful removal of any loose plaster or cement from the gable end wall.
- Reinstate stud wall 'dry line approach' starting with a framework made of treated timber then within the void fill with hemp or wood fibreboard insulation covered with timber plannelling.
- Cleaning and painting of walls with a breathable paint and painting of skirting boards with a specialist wood paint.
- Laying of a new carpet and underlay.
- Reinstatement of tongue and grove wooden pannelling to stud wall between 1st floor bedroom and bathroom.

Bedroom: (2nd Floor.)

- Careful removal of any loose plaster or cement from the gable end wall.
- Reinstate stud wall 'dry line approach' starting with a framework made of treated timber then within the void fill with hemp or wood fibreboard insulation covered with timber plannelling.
- Cleaning and painting of walls with a breathable paint and painting of skirting boards with a specialist wood paint.
- Laying of a new carpet and underlay.

Stairs: (To 1st Floor and 2nd Floor.)

- Careful cleaning and painting of walls with a breathable paint. Skirting boards to be repainted with a specialist wood paint.
- Laying of new carpet and underlay to stairs and first floor hallway.

External: (Small garden to the front of Avery House.)

- Clear the area of weeds and foilage, dig out soil to a suitable level ready to receive a base layer of gravel.
- Lay reclaimed Yorkshire stone on a gravel base layer ensuring the paving slopes from left to right as you face Avery House.
- This will ensure any surface water will run off into existing working drain.
- Gaps will be left between paving slaps filled with gravel which will give some soakaway drainage.

Works will be carried out as follows:

- PM Straw Builders Ltd, Robin Hoods Bay; All building works not listed below. I.e hemp lime plastering, flooring, stud walls and kitchen installation.
- Graham Wicking Ltd, Whitby; Installation of bathroom, bathroom shet tiling and kitchen plumbing.
- Mucky Duck Chimney Services; Installation and supply of log burner.
- RN Landscapes, Selby; External paving works.
- Mark Laycock Carpenter, Robin Hoods Bay; Under stairs cupboard and shelves.
- Avery House Owner; All painting works.
- Note carpet supplier to be determined.

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