

NYMNPA

18/06/2019

AMENDED

From: Sherwood, Andy
Sent: 17 June 2019 21:49
To: Megan O'Mara
Subject: RE: Schedule of Works

Hi Megan,

As requested here's the schedule of works updated specifically for: (I'm not reattaching any back up documents to the email of course as everything has been sent previously.)

-Confirmation of membrane to use on kitchen wall. Detailed as follows in the attachment:

-The proposed area is show in the sketch drawing attached. Having contacted the supplier Newton Waterproofing Systems it is confirmed that the specific product to use is Newton 805 Newlath. The relevant supporting Data sheet is attached.

-Amended wording for cupboards either side of fireplace:

-Reinstatement of two wooden cupboards either side of fireplace to match existing wood finish within Avery House. Please provide details, including material details. Please provide scaled drawings showing joinery details and the proposed designs of these.

-Scaled drawings of the cupboards with joinery and material details has been obtained from Mark Laycock Carpenter and are provided. Note the work can only start once the walls and floor have been completed.

-Amended wording for cupboard under the stairs, i.e. documents now provided:

-Scaled drawings with joinery and material details has been obtained from Mark Laycock Carpenter and are provided. Note the work can only start once the walls and floor have been completed.

-Updated wording for the reclaimed stone for external area:

-The supplier of reclaimed Yorkshire stone is York Stone Supplies. A link to the proposed material to be purchased is:

<https://yorkstonesupplies.co.uk/yorkstone-products/reclaimed-yorkstone-paving/cathedral-quality-reclaimed-york-stone-paving/>

Cheers,

Andy

Andy Sherwood
FSS Project Manager, Newcastle Financial Solutions Team

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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 installed 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. **Please provide detail and a full methodology as to how this is going to happen; what tools are going to be used?; how is it going to happen?; is an area going to be tested first before the whole area is done?**
- This is per advice received during a site visit by Andrew Muir and Suzanne Lilley and is a requirement before lime plastering can be done. Note the bitumen is painted onto the lower parts of the cement render (not directly onto the stonework); up a level of approx. 0.75 metres. Therefore, the cement render on the stone work is to be removed to allow lime mortar to be applied and be effective as a breathable form of stone insulation.*
- An area in a discrete location will be tested first to ensure the process is happening as expected and will stop in case of damage to stonework.*
- Material will be carefully removed by hand using a hammer and chisel and monitored throughout to ensure the stonework remains undamaged.*
- In case any bitumen has been applied directly to stonework then it will be removed using a superheated water cleaning water system such as ThermaTech.*
- 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 line plaster is in dry bagged form and will be mixed with water before applying manually. **Who is going to do this? Have they done this before? What is the name of the product and please provide a copy of the technical information?**
- As requested and as detailed below this will be done by PM Straw Builders and they have experience of this type of work. The company providing the lime mortar is Ty-Mawr; medium hemp lime plaster for scratch and top coat then fine hemp lime plaster for the finishing coat. Technical information attached.*
- For all walls that are earth retaining a ventilated lath membrane with a mesh stud profile will be applied before the third finishing coat. **Please show on a scaled plan and elevation drawing precisely where the membrane is being used. Please provide a full methodology for the work. What is the name of the product and please provide a copy of the technical information?**
- This is per advice received during a site visit by Andrew Muir and Suzanne Lilley whereby to minimise any potential damp issues a ventilated lath incorporating a mesh stud profile is applied to the wall and finished with lime plaster. This would be limited to areas of the wall that are earth retaining.*
- The proposed area is show in the sketch drawing attached. Having contacted the supplier Newton Waterproofing Systems it is confirmed that the specific product to use is Newton 805 Newlath. The relevant supporting Data sheet is attached.*
- 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. **Please provide detail and a full methodology for this. Presently the kitchen ceiling is the underside of the roof and is not insulated. Is insulation to be added and under boarding?**
- The work to reinstate the boarded kitchen ceiling was missed off in error; sorry.*
- Existing kitchen roof to be under boarded with a vapour permeable insulation board or earth wool type insulation and if possible lime plaster over.*
- Install 6 spot lights, with wiring located in the ceiling void and walls without disturbing the stonework.*
- Light switch/ isolating switches to be located discretely and existing service routes will be used.*

Living Room: (Ground Floor.)

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-Careful removal of old and loose plaster or cement from the existing walls in preparation for lime plastering. Please provide detail and a full methodology as to how this is going to happen; what tools are going to be used?; how is it going to happen?; is an area going to be tested first before the whole area is done?

-No plaster has been removed from the living room gable end and front facing walls.

-Starting with a trial area any cement mortar will be removed by hand using a hacksaw blade or a hand tool narrower than the width of the joint. (No mechanical tools will be used.) This will be to a depth of when the non-cement mortar is reached; approximately a depth of twice the joint width.

-Assuming no damage to existing stonework in the test area; the work will be expanded to both walls.

-In some areas the cement mortar is feathered over onto the stone, so extra care will be taken when removing this.

-All joints will be brushed out to remove any loose material.

-All new pointing will be a non-hydraulic lime mixed hot. Mix of 1 line :2 ½ sand. (Sand mix of 50% sieved sharp sand and 50% cooks building sand).

-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 chimney breast by replacing cracked brick and render in. Please provide detail and a full methodology as to how this is going to happen. Who is doing it? Please provide details of the brick replacement to be used. Please confirm why this brick is being rendered as previous correspondence indicates you plan to leave the chimney brick exposed. Please confirm the technical information for the mortar and render(?) proposed to be used.

-Note when I stated render in I meant the replacement brick not the entire chimney breast. Sorry.

-Upon further inspection the brick is not actually cracked it's just the existing render that has cracked. Nevertheless, we will proceed with removing the brick nearest the crack to ensure a thorough repair.

-Before the work starts the brick arch (2 rows of bricks) and surrounding stones will be recorded with a photo and sketches to ensure the repair is faithful.

-Before the repair starts a temporary shoring will be erected to support the brick arch.

-The brick will be removed using a hammer and chisel and old mortar removed from the brick gap.

-Referring to the records made before the repair the brick will be inserted into the gap as per the original joint size, bonding, alignment and joint finish. Shoring remains in place until the mortar is dry.

-All new pointing will be a non-hydraulic lime mixed hot. Mix of 1 line :2 ½ sand. (Sand mix of 50% sieved sharp sand and 50% cooks building sand).

-Work will be done by PM Straw Builders.

-Installation of log burner using the existing chimney breast in line with current regulations including CO2 alarm. Please provide evidence from the installation company and any relative parties that the log burner can be installed in the existing chimney breast without causing damage or change to the chimney breast.

I am confirming that this can and will be done without causing damage or a change to the chimney breast. I will request a statement from the installation company stating that the work can be done without causing damage or changing the chimney breast.

-Space between ceiling beams to be filled with insulation and then boarded off with wooden ceiling boards. Please give details for the insulation proposed to be used. Please give details for the under boarding proposed, including samples and cross-sectional drawings showing joinery details. Please give full methodology as to how this is going to happen.

-Details of the vapour permeable insulation that is to be used including the datasheet is attached.

-The under boarding will be finished wooden tongue and groove boarding which is like for like for what was removed. No batons are required as it will be fixed to the existing ceiling beams.

-Reinstatement of two wooden cupboards either side of fireplace to match existing wood finish within Avery House. Please provide details, including material details. Please provide scaled drawings showing joinery details and the proposed designs of these.

-Scaled drawings of the cupboards with joinery and material details has been obtained from Mark Laycock Carpenter and are provided. Note the work can only start once the walls and floor have been completed.

-Reinstatement of cupboard under the stairs to match existing wood finish within Avery House using door from original cupboard. (As previously advised we still have the original door.) Please provide details, including material details. Please provided scaled drawings showing joinery details and the proposed designs of these.

-Scaled drawings with joinery and material details has been obtained from Mark Laycock Carpenter and are provided. Note the work can only start once the walls and floor have been completed.

Bathroom Works:

-Careful removal of old bathroom suite.

-Installation 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.)

-Careful removal of any loose plaster or cement from the gable end wall. Please provide detail and a full methodology as to how this is going to happen; what tools are going to be used?; how is it going to happen?; is an area going to be tested first before the whole area is done?

-No plaster has been removed from the 1st floor bedroom room wall.

-Starting with a trial area the cement mortar will be removed by hand using a hacksaw blade or a hand tool narrower than the width of the joint. (No mechanical tools will be used.) This will be to a depth of when the non-cement mortar is reached; approximately a depth of twice the joint width.

-Assuming no damage to existing stonework in the test area then the work will be expanded to the entire gable end wall.

-In some areas the cement mortar is feathered over onto the stone, so extra care will be taken when removing this.

-All joints will be brushed out to remove any loose material.

-All new pointing will be a non-hydraulic lime mixed hot. Mix of 1 line :2 ½ sand. (Sand mix of 50% sieved sharp sand and 50% cooks building sand).

-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 panelling. Please provide detail and a full methodology as to how this is going to happen. Please provide details, including material details, the technical information and product details.

-Treated timber is cut to the appropriate lengths and built into a stud framework with vertical and horizontal studs which fits into the existing gable end wall space. No fixings will be made to stonework.

-Within the voids of the stud wall Steico fibreboard (vapour permeable) insulation will be cut to size and slotted into place. Technical and product details are attached.

-Tongue and groove wooden panelling will be secured to the front of the stud wall. This is instead of the thin sheet type wood panelling removed previously as shown in the photo including in the LBC application.

-Cleaning and painting of walls with a breathable paint and painting of skirting boards with a specialist wood paint. Please provide detail and a full methodology as to how this is going to happen; what tools are going to be used?; how is it going to happen?; is an area going to be tested first before the whole area is done?

-Cleaning will begin with the most benign method and stop when a satisfactory level of cleaning is done. Cleaning will be done in trial areas.

-Wallpaper removed with a wallpaper stripper and any glue will be removed with a warm wet cloth.

-Where any modern acrylic paint is present on walls an application of hot bone glue will be applied to the painted lime plastered walls. Then once dry the bone glue paint mix will be pulled off in sheets manually.

-A coat of specialist paint will be applied by hand using brushes and rollers.

-Skirting boards will be cleaned with hot soapy and water and then painting by hand using a brush. No paint will be removed from woodwork prior to painting.

-Laying of a new carpet and underlay.

-Reinstatement of tongue and groove wooden panelling 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. Please provide detail and a full methodology as to how this is going to happen; what tools are going to be used?; how is it going to happen?; is an area going to be tested first before the whole area is done?

-No plaster has been removed from the 2nd floor bedroom room wall.

-Starting with a trial area the cement mortar will be removed by hand using a hacksaw blade or a hand tool narrower than the width of the joint. (No mechanical tools will be used.) This will be to a depth of when the non-cement mortar is reached; approximately a depth of twice the joint width.

-Assuming no damage to existing stonework in the test area then the work will be expanded to the entire gable end wall.

-In some areas the cement mortar is feathered over onto the stone, so extra care will be taken when removing this.

-All joints will be brushed out to remove any loose material.

-All new pointing will be a non-hydraulic lime mixed hot. Mix of 1 line :2 ½ sand. (Sand mix of 50% sieved sharp sand and 50% cooks building sand).

-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 panelling. Please provide detail and a full methodology as to how this is going to happen. Please provide details, including material details, the technical information and product details.

-Treated timber is cut to the appropriate lengths and built into a stud framework with vertical and horizontal studs which fits into the existing gable end wall space. No fixings will be made to stonework.

-Within the voids of the stud wall Steico fibreboard (vapour permeable) insulation will be cut to size and slotted into place. Technical and product details are attached.

- Tongue and groove wooden panelling will be secured to the front of the stud wall. This represents a like for like replacement.
- Cleaning and painting of walls with a breathable paint and painting of skirting boards with a specialist wood paint. Please provide detail and a full methodology as to how this is going to happen; what tools are going to be used?; how is it going to happen?; is an area going to be tested first before the whole area is done?
- Cleaning will begin with the most benign method and stop when a satisfactory level of cleaning is done. Cleaning will be done in trial areas.
- Wallpaper removed with a wallpaper stripper and any glue will be removed with a warm wet cloth.
- Where any modern acrylic paint is present on walls an application of hot bone glue will be applied to the painted lime plastered walls. Then once dry the bone glue paint mix will be pulled off in sheets manually.
- A coat of specialist paint will be applied by hand using brushes and rollers.
- Skirting boards will be cleaned with hot soapy and water and then painting by hand using a brush. No paint will be removed from woodwork prior to painting.
- 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. Please provide detail and a full methodology as to how this is going to happen; what tools are going to be used?; how is it going to happen?; is an area going to be tested first before the whole area is done?
- Cleaning will begin with the most benign method and stop when a satisfactory level of cleaning is done. Cleaning will be done in trial areas.
- Wallpaper removed with a wallpaper stripper and any glue will be removed with a warm wet cloth.
- Where any modern acrylic paint is present on walls an application of hot bone glue will be applied to the painted lime plastered walls. Then once dry the bone glue paint mix will be pulled off in sheets manually.
- A coat of specialist paint will be applied by hand using brushes and rollers.
- Skirting boards will be cleaned with hot soapy and water and then painting by hand using a brush. No paint will be removed from woodwork prior to painting.
- 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 foliage, 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. Please provide sample of stone proposed for use.
- The supplier of reclaimed Yorkshire stone is York Stone Supplies. A link to the proposed material to be purchased is:
<https://yorkstonesupplies.co.uk/yorkstone-products/reclaimed-yorkstone-paving/cathedral-quality-reclaimed-york-stone-paving/>
- 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 sheet tiling and kitchen plumbing.
- Mucky Duck Chimney Services; Installation and supply of log burner.
- RN Landscapes, Selby; External paving works. (Stone provided by York Stone Supplies.)
- 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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