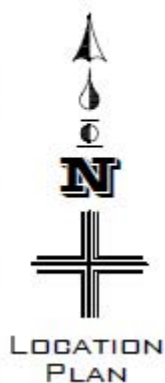


Demolition of rear outrigger and erection  
of replacement rear outrigger, provision  
of 9 no apartments and all associated  
works

3-4 VAUGHAN STREET,  
LLANDUDNO LL30 1AB

## HERITAGE IMPACT STATEMENT



*Figure 1 above- Ordnance Survey identifying the property outlined in red*

JANUARY 2023

**EDGE ARCHITECTS NW  
LTD**

DRAWING NUMBER 22-CON-053-PL12  
revision B

OFFICE ADDRESS: STUDIO 55:20,  
NORTH WALES BUSINESS PARK,  
ABERGELE LL22 8LJ  
01745 585517

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**Client:**  
EMW DEVELOPMENTS LTD

**Architects:**  
EDGE Architects NW Ltd

**Planning Authority:**  
Conwy County Borough Council

## LISTED GRADING

### DATE LISTED:

16<sup>th</sup> March 1976

### SOURCE ID:

3497 (number 3),  
3498 (number 4)

**BUILDING CLASS:** Commercial

OS Eastings: 278472  
OS Northings: 381994  
OS Grid: SH784819

This statement will show that the proposals will have no significant effect on the character or setting of the listed building. Moreover, any development work within the property will be reversible and the historic integrity of the building will be retained.

## 1.0 Introduction: Location and Site-



The assessment has been prepared to support of a Town and Country Planning application and a Listed Building Consent application for the following works:

- Demolish rear outrigger.
- Erect replacement rear outrigger.
- Provide 9 no apartments (of which 7 would be newly formed. *There are 2no existing flats in the upper floor.*)
- Internal alterations to facilitate the proposals and
- reinstatement of the canopy to Vaughan Street.

**Figure 2 above-** front elevation facing Vaughan Street. Number 3 occupies the portion with the dual height upper storey bay windows, Number 4 the adjoining left-hand structure with the white painted first floor bay windows.

## 1.1 The Location-

Llandudno is a seaside resort, town and community in Conwy County Borough, Wales, located on the Creuddyn peninsula, which protrudes into the Irish Sea. In the 2011 UK census, the community, which includes Penrhyn Bay and Penrhynside, had a population of 20,701. The town's name is derived from its patron saint, Saint Tudno.

Llandudno, "Queen of the Welsh Resorts", a title first applied as early as 1864,<sup>1</sup> is now the largest seaside resort in Wales. Historically a part of Caernarfonshire, Llandudno was formerly in the district of Aberconwy within Gwynedd.

The building fronts onto Vaughan Street and is within an elegant row of three and four storey, free renaissance style buildings. The front façade has a wealth of styles incorporating upper floor canted bay windows, brick and render relief panels and deep sash windows. The ground floor retail area is entered under an iron frame and column verandah giving shelter to pedestrians and is atypical of the locality and the resort created by the Mostyn family.

Numbers 3 and 4 are located generally mid terrace and contain ground floor lock up retail units and rear storage, plus units of storage/office accommodation on the upper floors.

There are 2 no unoccupied flats in the upper (third) floor.

### **The listing in 1976 describes the property: -**

#### *History*

*1897; designed by G A Humphreys, architect and agent to the Mostyn Estate.*

#### *Exterior*

*Free Renaissance style. Three storeys and attic, two bays. Front elevation of red brick with rendered dressings. Large pedimented gable above eaves level ornamented with scrolls, pilasters and crowning finial. Two sash windows to attic storey with shouldered architraves, pilasters and pediments. On second floor and first floors, two three-light storeyed canted bay windows with parapets; second floor lights with moulded architraves; first floor lights with pilasters. On ground floor two plate glass shop fronts and a two-bay cast-iron veranda of late C19 to early C20 date which is a continuation of the veranda to No 2. Veranda has columns with capitals, top cresting, one spandril and modern corrugated roof.*

#### *Reasons for Listing*

*One of a good group of late C19 buildings by G A Humphreys, Mostyn Estate architect who defined character of late C19/early C20 Llandudno. Group value with adjacent listed buildings.*

## **1.2 The Site –**

The town centre has a mix of shop fronts with domestic accommodation over and over time each have developed to suit the nature of their individual store however the uniform shopping street has been retained by means of the covered verandas. This property is no exception and will benefit immensely from a freshened appearance and upper floor usage.

The elevations measure approx. 16.5m high from pavement level to eaves.

The Planning history of the site has been reviewed by PL Planning and their planning statement is submitted as part of this application.

Relevant the history for the site shows:

- 0/26606 and 0/26640. Demolition Of Rear Extension & Erection of New Extension. Granted 2002 (Planning and Listed Building Consent). It is notable that on 09 December 2002, the Council wrote to Cadw confirming the rear outrigger **“is in poor condition”** and **“the erection of the new extension will not affect the integrity of the listed building which is listed for the front elevation details.”** The rear outrigger is in considerably worse condition than it evidently was in 2002 and a structural survey confirms this. The Council has opened an enforcement case file on the building given its condition (ENF/2021/4670) although no notices have been served.
- These existing permissions establish a baseline position including agreement to the use of UPVC glazing in the replacement rear extension however following consultation from the Conservation officer we have opted to incorporate timber sash windows with slimline double glazed apertures.
- Applications 0/42574, 0/42575, 0/42879 and 0/42880 relate to the use of unit 3b on the ground floor for non- A1 class use.

This application aims to address the issue of the dilapidated structure at the rear by means of demolition and rebuild. The majority of the intermediate floors are damaged beyond repair (and therefore ceilings) and the roof shows areas of collapse. Drone footage is also available to confirm the condition of the main roof and nature of the outrigger should this be required.

The interior of the outrigger was not inspected due to health and safety reasons however a visual inspection from the landing of the main building was possible. From this vantage point it was evident that there are no historical elements worthy of retention such as fireplace surrounds and inserts, skirtings etc.

Within this application we propose no visual alterations to the building's façade on Vaughan Street and propose a like for like basis for the rebuilding of the outrigger at the rear thus retaining the property's scale, mass and window proportions. The client wishes to fully preserve the external character of the building which identifies this area of the town and especially so due to its prominent roadside location.

The purpose of this statement is to assess the development in accordance with the statutory requirement contained in The Planning (Listed Buildings and Conservation Areas) Act 1990 (Welsh amendment) which requires the LPA to

consider the due regard for the desirability of preserving Listed Buildings, their settings and any features of Special Architectural or Historical interest it may have.

In this instance the Heritage Asset is the building status as Grade II listed. This document will describe the significance of the heritage asset and the impact of the development, its significance on the buildings longevity and any contribution it can make to the setting of the grouping.

### 1.3 Proposed development

#### 2.2 Interventions –

The external changes to Vaughan Street include only minor amendments and ones to reinstate the iron work to the supporting columns. Covered walkways are an important contribution to the character of Llandudno and enables excellent weather protection.

The clients wish to fully preserve the external character of the building which identifies this area of the seaside town and especially so due to its prominent roadside location.

Externally the renovation works constitute the following:

**Frontage and shopfront:** the shop front will be changed minimally. All signage fascias will remain as existing. The salvaged cast iron fretwork will be cleaned down and re-fitted to the supporting columns of the veranda.



Figure 3, 4 and 5 above and right- salvaged cast iron fretwork to the front supporting columns of the pedestrian walkway. These shall be cleaned down, fitted and repainted

The access doors shall be in glass/timber construction to the approval of the Conservation officer.

**Roof:** it is not envisaged that roofing works to the main roof other than an inspection and minor repairs will be required. Any roofing works shall be salvaged or reclaimed Welsh slate to suit the existing locality in size colour and gauge. Ridge tiles shall be bedded in lime mortar.

**Walls:** the original building is of red detailed brick frontage with rendered masonry walls to the rear. The elevations will be treated with due respect and no unnecessary alterations will be undertaken.

The brickwork shall be cleaned up externally and to be re-pointed wherever required. All raked out joints of brickwork to be re-pointed with premixed fat or non-hydraulic lime mortar or 3 sharp, well-graded, well washed Sand: 1 Lime Putty from high calcium lime which require exposure to Carbon Dioxide to harden. This lime is often regarded as the most appropriate lime for old buildings where maximum permeability and flexibility is required.

Cement additive is forbidden. Premixed mortar to be used to maintain uniformity of colour. Colour of mortar to be determined on site and to match existing. Method of application- thoroughly wet all surface and adjoining surfaces by spraying with water prior to

application. No water to be added to the mortar, 'knock up' mixture if appears too dry to release the water. Keep mortar stiff and dry in order to compress it into the joint without smearing. Pointing work to be allowed to stiffen up for 48 hours prior to working over to compress mixture to produce required finish. Joint profile to be slightly recessed and after initial set, stipple the surface of the mortar with a bristle brush. Ensure wall is protected from rain until mortar is hardened. Gently spray work in dry/windy conditions to prevent mixture from drying too quickly. Protect with damp hessian or plastic sheeting to prevent rapid drying in hot weather resulting in crusts or blooms on surface. Protection of the work cannot be over emphasised in this instance.

Lime Mortar should not be used where there is a risk of temperatures below 5 degrees. Colour of mortar to be agreed on site with Conwy County Council before construction

*New openings in existing internal walls as shown will be formed with new galvanised steel lintels to openings as specified, all with min. 150mm end bearing. Lintel references omitted from plan as schedule should be drafted by lintel manufacturer and forwarded to the Local Authority.*

**Windows-** All existing windows to be inspected and be refurbished/repared in-situ with splice repairs if required, removing the minimum amount of timbers for effective repairs.

Prior to undertaking splice repairs, timber is to be identified and same to be used for repairs. Avoid mixing timber species in a repair as the joint will be likely to fail from different rates of expansion and contraction. Any rotten sections of frames opening lights or sills to be cut out and replaced- new to match existing. All sliding sashes to be carefully repaired with new timbers to ensure full working order of opening windows. All glazing to be checked and any cracked components to be replaced with new glass to match existing and secured with putty/softwood bead to match existing.

Paint to be removed from subcills by means of poultice using attapulgitte or sepiolite clay together with solvent may be necessary.



Secondary double-glazing shall be fitted to existing windows. Vertical or horizontal sliding double glazed secondary glazing system to be installed without internal mullions to avoid detracting from the existing window. Components to be white enamelled aluminium framing of slimline system, fitted with spring balances to support the weight of the sash. A bespoke system may be implemented of an aluminium outer frame fitted to a softwood ground or seasoned hardwood surrounds, into which opening casements or sliding sashes are fixed. Individual glazed windows can be hinged so that they fold up like shutters or operate like sash windows. The suppliers of these systems provide design, manufacture and installation services.

Figure 6 left – typical bay window as viewed internally

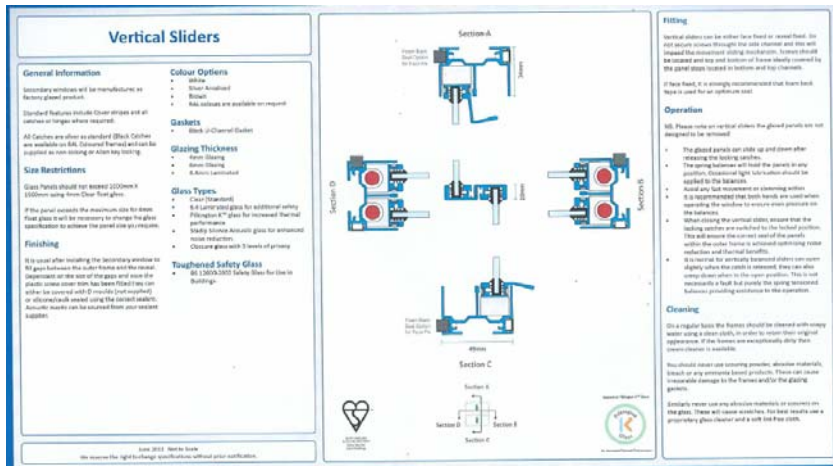


Figure 7 above: typical secondary glazing details

Secondary glazing to sash windows to be mounted without impairing the use of the linings or shutters. Great care needs to be taken to ensure that the system is not visually disruptive. Ensure the secondary glazing provides an air gap between new and existing to avoid condensation.

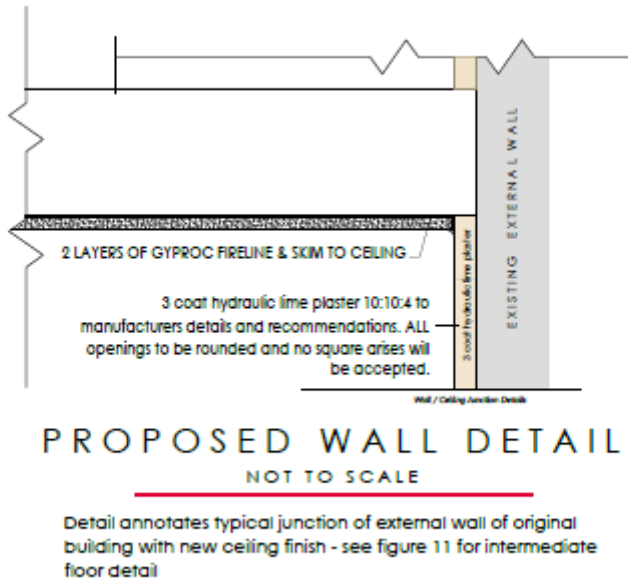
Secondary windows to be located in a suitable position within the depth of the window reveal and glazing should not smaller than the glazed area of the existing window. Any divisions in the glazing to be placed behind the window meeting rails or glazing bars. The flat reflections of modern glass within secondary glazing can be minimised by using anti-reflective glass.

Any replacement glass within the shopfront window components shall be compliant with Part N of the building regulations and will be required to resist impact and if broken, break in a way that injury to the public would be unlikely. Laminated glass would be the preferred option, with a polysulphide sealant which can be painted and will not discolour as silicon-based sealant are prone to do.

Any replacement glazing within the entrance door shall have a manifestation at two levels 850-1000mm and 1400-1600 above floor contrasting visually with background seen through glass (inside & out) in all lighting conditions. Manifestation can be in the form of logo or sign 150mm high or decorative feature such as lines or bands 50mm high to differentiate whether door is open or closed. The use of opaque manifestations would be preferred to alleviate the façade becoming busy with signage and unnecessary colours.

Internally the renovation works constitute the following:

**External walls:**



**Figure 8 left – typical construction detail of external wall upgrading work**

The internal face of the external walls shall finished with 3 coat hydraulic lime plaster 10:10:4 to manufacturers details and recommendations. ALL openings to be rounded and no square arises will be accepted.

The procedure does not damage the historical integrity of the building only its enhancement. The works are all fully reversible.

The contractor must ensure all existing surfaces are clean, dry and free of loose or flaking materials. Wallpaper should be stripped and any non-historical surface mounted fittings are removed. The plaster is to remain insitu and not disturbed. Existing walls should be treated where

necessary for damp /dry rot etc (subject to specialist report being carried out).

Skirtings to be carefully removed and set aside for refixing



**Figure 9 left – skirting section within the main property**

**Walls:** new internal walls shall be built from stud partitions as these are deemed to be less intrusive to a historic property. Non load bearing walls shall be built of timber construction as follows: 75x50mm at 600mm vertical and horizontal centers with 12.5mm plasterboard and skim finish to both sides. 75mm mineral fibre matt insulation to be installed between studs to bathroom and shower room partitions.

In accordance with the building regulation (ADF) for sound protection, all stud walls dividing habitable rooms & bedroom throughout shall -

- be fitted with 15mm plasterboard (min mass 10g/m<sup>2</sup>) and 5mm skim finish to both sides
- be fitted with min 25mm, (min mass 10g/m<sup>3</sup>) of absorbent layer of

insulation (wool batts or quilt) with wire re-inforcement and suspended in the cavity of the stud.

- be fitted with linings with min distance of 75mm
- have well sealed joints

**New internal party Walls and Acoustic Measures to walls other than masonry party walls:** the internal spaces and stone dividing walls are laid out to support the conversion without vast interventions and within this in mind there are no requirements to erect new party walls.

The masonry walls will be subject to pre-completion sound testing with results being forwarded to building control.



**Figure 10 left – first floor landing- number 3 showing double door entry into accommodation**

**Floors:** the existing floor & ceiling finishes to existing floors to left as undisturbed as possible to assist with density of floor. The existing joists to be treated with a preservative and any infected /defective timbers to be removed and replaced like for like. Timber floors to be upgraded as follows:

6mm regupol to bonded onto

9-12mm plywood, over

~~existing floor with ceiling untouched~~

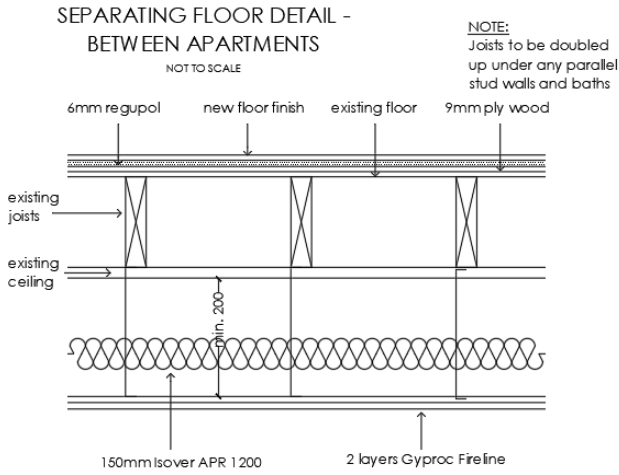
200mm void beneath ceiling with 150mm thick Isover APR1200 in the cavity

To underside provide a CasoLine MF ceiling lining, incorporating Gypframe Acoustic Hangers, suspended beneath joists to give a minimum cavity of 200mm or timber frame. Adjustable acoustic hanger to have min penetration 30mm into joist above. Hanger to be isolated from joist with isolation washer. Provide perimeter channel to all walls ensuring 30mm penetration into substrate and gap between plasterboard and walls filled with intumescent sealant.

2x12.5 soundbloc OR 2x15mm Fireline boards and skim finish

Stagger all ceiling board joints. Ensure boards are fixed transverse to supporting members.

Where appropriate, ensure noggins are incorporated to support long edges of the board.



**Figure 11 left – typical construction detail of intermediate floor upgrading work**

When finishing ceiling linings use Gyproc Joint Tape for board joint reinforcement to achieve greatest resistance to cracking.

Ensure floating floors and ceilings are installed after installation of separating walls, but before installation of internal walls (unless loadbearing).

Party floors are to be subject to pre-completion sound testing with results being forwarded to building control.

Acoustic sealant to be fitted between wall and overlay board, with the skirting boards fitted 3mm above overlay

board, and gap sealed with acoustic sealant.

Any pipes/services that penetrate the separating floor should be enclosed for their full height in each room. The enclosure should be constructed from two layers of Soundbloc or Fireline plasterboard. The enclosure should also be lined with 25 - 50mm thick mineral wool or alternatively wrap the pipe within the enclosure. A small gap (5mm) should be maintained between the service enclosure and the floor base and the gap sealed with flexible sealant. Similarly, the small gap between the enclosure and the ceiling boards should also be sealed with flexible sealant



It is recommended that the majority of enhancement be provided **above** the party floor as commercial receptors are generally considered to be non-sensitive to impact noise from above

**Skirting sections:** skirting bords to all internal walls shall be retained. New skirting sections to external walls shall reflect the original nature of the site and be replicated should these not be possible for refixing.

*Figure 12 left: Skirting sections*

Skirting boards & architraves shall be fixed/refitted in place using nails and/or a solvent based adhesive with all corners mitered at 45 degrees. Adhesive to be generously applied on the wall behind the skirting in place and then push the skirting into place. Nail the skirting in place with nails spaced at approx. 300mm intervals. Nail holes to be filled with wood filler, and then lightly sand prior to painting.

**Mechanical ventilation:** termination points for mechanical extract fans shall be positioned to the rear at the first and second floors and through the roof space at third floor.

Ceiling extract fans to both kitchen and bathrooms/en-suites will be connected to ducts at ceiling levels to be centrifugal fans capable of forcing air out at designated distance: system to be designed and installed by specialist bathroom installer.

A min 10mm gap under doors of any internal wet rooms will be provided to provide an air inlet. Ventilators to be situated 1700mm above floor level to avoid draughts, preferably less than 400mm below ceiling line. All automatic controls to have manual over-ride to allow occupant to turn extract on, internal rooms (without windows) to have 15- minute over-run.



All fans shall include wall ducting kit and external louvred grille to approval. Conservation cast iron cowled vents such as the con3 by the cast iron air brick company, to be fitted to extraction system for authentic ventilation. Outlets have the benefit of back draught prevention from a cowled front. Vents shall be painted with three part epoxy primer followed by two coats of gloss; bare vents will rust and although forms a protective layer to prevent further corrosion, this will in time stain the render.

As the unit is nearly a kg in weight, installers shall use screws with sufficient length to ensure the grille is firmly secured to the wall. This is especially important as it is installed above head height

Figure 13 left: CON3 cowled vent

**Staircase:** access into the rebuilt section, namely apartments 1,4 and 7 shall be via number 4 Vaughan Street and the main staircases, balustrades and handrails shall be retained.



**Sprinkler System:** the self-contained units may require a domestic sprinkler system to comply with Part B section B3 of the Approved Documents to the approval of the Local Authority Building Control Department although this will be at the discretion of the Conservation Officer. All details and recommendations to be submitted by approved installer prior to undertaking the works and details should include confirmation of adequate pressure from the water board.

**Radon:** to assist in preventing radon ingress into the property the junction between the floor and external wall shall be sealed, to prevent the radon getting through gaps and cracks

**General**

Figure 14 left – typical fireplace and mantle- all to be retained

New wiring conduits chased into the walls and surface mounted conduits will not be accepted. The walls shall then be made good by means of lime mortar OR skim and this will be wholly dependent on the surface that is being chased. I.e. the remedial work must follow the existing.

External colour of all woodwork and metal windows to be off white/cream, brilliant white will NOT be accepted. A sample shall be submitted to the Local Authority for approval.

The new build element will seek to replicate the style of internal doors, skirtings and architraves to ensure the internal spaces read as a whole rather than a modern intervention on a historical building. Access to the rear is limited and will be undertaken during agreed hours and the work will be undertaken by skilled groundworkers and labourers. The applicant has overseen a number of prestigious schemes previously and will ensure the work is done in a respectful manner.

External space is not applicable in this instance as the site's external space is predefined and no natural habitats will be affected by the proposal.



## Planning policy

The proposal aims to comply substantially with Conwy County Borough Council's guidelines.

Policy DP/1 – SUSTAINABLE PRINCIPALS

Policy DP/4 – DEVELOPMENT CRITERIA

Policy DP/6 – NATIONAL PLANNING POLICY AND GUIDANCE

Policy NTE/6 – ENERGY EFFICIENCY

Policy CTH/1 – CULTURAL HERITAGE

Policy CTH/2 –HERITAGE ASSETS

## National Policies

Wellbeing of future generations (Wales) Act 2015

PPW 10<sup>th</sup> edition- December 2018

Environment (Wales) Act 2016

Heritage Impact assessment (Wales) CADW

TAN 12- Design

TAN 24- Historic Environment

## Justification



Figure 15 left – outrigger

The property is of paramount importance to the grouping of the Grade II listing, and to our client. It is a principal heritage asset and works will be undertaken carefully to ensure the building's longevity.

The justification for the work is simply: the outrigger is not fit for purpose and the upper floors are unused to their potential. It will need vast structural improvements at great cost for the outrigger to be retained, (if indeed this is at all possible due to the lack of restraint) the interior is damp, the floor is uneven and missing in parts and generally poses a safety risk.

The nature of the works will be

- Carefully demolish the three-storey structure at the rear, taking good care to protect the main building, basement and especially the neighbouring party structures.
- Slates will be salvaged where possible and any potential features once these are exposed.
- Break out the footprint of the formerly demolished structure
- Excavate for new footings to the proposal perimeter and excavate the contaminated soil to a suitable depth- it is not envisaged that by doing so any underpinning of the existing walls will be required. This is to be done without any disturbance to the main rear walls which are in a sound condition.
- The mortar in the stone joints within the exposed walls will be checked. Defective joints will be removed carefully, by hand tools only, with a stiffened brush and then repointed in sections of no greater than 900mm lengths in lime mortar. Good practice in respect of lime mortar will be adhered to
- Construct the ground bearing slab in accordance with the submitted details.
- Erect a timber framed extension to minimise site deliveries, storage requirements and pose the least amount of disruptive trades to the adjoining neighbours.
- Upgrade the structure to be ready for domestic occupation in accordance with the details contained within this document and to the approval of the County's Conservation Officer, CADW and relevant authorities
- Clean down the iron fretwork missing from the front veranda which has been carefully retained by the previous owner. The frames will be refitted and painted to a suitable colour and approval of the LPA. Consideration will be given to replace the corrugated covering with a lead effect roof however due to costs the corrugated sheeting may be replaced on a similar profile and painted to be more in keeping.

Other than the rear outrigger, the works relates generally to internal works to the upper floors; these works will not be visible externally nor change the overall appearance of character of the grouping. No heritage asset will be stripped. By preserving the setting and external features we are fully in accordance with Policies CTH 1 and CTH 2 and the LPA can be assured that their stance will be maintained.

The retail units will remain as existing.



An engineering report prepared by Wolfenden Engineering is submitted as part of the application. The internal works are all fully reversible for the building's protection and less intrusive than other options that were considered.

**Figure 16 left – outrigger (left of photo) as viewed from boundary with number 5 Vaughan St**

**Development Issues.**

*Flooding*- No known issues- an FCA prepared by KRS Environmental accompanies this application and mitigation measures will be adhered to.

*Mining* – No known issues.

*Archaeology* – No known issues.

*Ecology* – No known issues an ecology report accompanies the application prepared by Clwydian Ecology and mitigation measures will be adhered to.

*Utility Services* – No known issues.

Arboriculture Issues – No issues.

**Conclusion**

The building is not fit for purpose and to have its massing in the town without a viable use contributes negatively in the animated grouping of apartments, cafes, art gallery etc. Should the application be approved the building once more could potentially:

- Bring a better use to the building and be appreciated for its character and its contribution
- Re-inforce its architectural contribution
- Fully eliminate the health and safety concerns

On this basis, in *preserving* the building and *enhancing* the character of the building, we are fully compliant. The decision to apply for part demolition work has not been taken lightly, and the choice is not made for cost efficiency, but for the best use of the building in its current state.

**Signed: -.....Kathryn Gratton.....**  
**Pp EDGE Architects NW Ltd RIBA Chartered Architects**  
*On behalf of EMW Developments Ltd*

## Summary Heritage Impact Statement

3-4 VAUGHAN STREET, LLANDUDNO LL30 1AB SUMMARY HERITAGE IMPACT STATEMENT					
Proposed Work	Our objective	Significance of affected fabric	Assessing beneficial impact	Assessing harmful impact	Proposed Solution
<b>Shop front and works generally to the buildings listed frontage</b>	To refurbish the access to the upper floors and reinstate the fretwork to the veranda supporting columns	High- the listing notes the detailing of the façade and the presence of the veranda. The listing notes the upper floors and rhythmic style of the terrace.	Enables the building to have a viable use	Potential to alter the general appearance as the building stands however this will be to an enormous benefit of the street scene and contribute positively  The harmful impact will be low although the aesthetic benefit will be high. Upper floor details will all be retained.	The shop fronts and signage fascia's will remain as existing, The access door shall be in glass/timber construction to the approval of the Conservation officer
<b>Investigation of the existing roof, leadwork of all valleys and soakers</b>	To ensure the building is watertight and all structural elements are not open to potential weathering to cause defectiveness	The roof is part of the original building	Ensures the building is watertight	Potential loss of some original material such as any broken slates or defective leadwork: extremely minor change in external appearance associated with the introduction of new slates/lead. The impact of this will not be seen from pedestrian level due to the height of the building thus not detracting from any originality of the facade	It is not envisaged that roofing works other than an inspection and minor repairs will be required. Any roofing works shall be salvaged or reclaimed Welsh slate to suit the existing locality in size colour and gauge. Ridge tiles shall be bedded in lime mortar. The work will be undertaken to ensure impact is at its minimum, ALL existing slates will be re-used where possible and the contractor will ensure best match for new slates. Insulation will be accommodated within the profile of the roof
<b>External walls</b>	To ensure that on completion of the works, particular attention has been duly given to the external appearance of the building to retain its aesthetical contribution to the street scene.	The original building is of red detailed brick frontage with rendered masonry walls to the rear. The elevations will be treated with due respect and no unnecessary alterations will be undertaken.	Ensures the building is structural without any defects	Potential to alter the general appearance by cleaning the facade	The brickwork shall be cleaned up externally with a non-abrasive technique to ensure the arises of the masonry are not damaged. The joints shall be re-pointed wherever required using 1: 1: 6 cements: lime: sand mortar and finished to approved joint profile. The pebble dashed render at the rear of the building shall be repaired to ensure that water penetration through any cracks does not occur.

Proposed Work	Our objective	Significance of affected fabric	Assessing beneficial impact	Assessing harmful impact	Proposed Solution
<b>External walls (internally)</b>	To improve energy efficiency and to preserve the existing fabric	The buildings external fabric will be slightly altered	Enhances the thermal efficiency of the building	The potential impact to the fabric of the building	<p>The internal face of the external walls shall finished with 3 coat hydraulic lime plaster 10:10:4 to manufacturers details and recommendations. ALL openings to be rounded and no square arises will be accepted.</p> <p>The procedure does not damage the historical integrity of the building only its enhancement. The works are all fully reversible</p>
<b>Windows-repair of existing components and installation of secondary glazing</b>	To improve energy efficiency and to preserve the existing fabric and craftsmanship	The building retains the original appearance and rhythm of the individual components within the frontage as a whole	Enhances the thermal efficiency of the building	<p>Secondary glazing can appear as an afterthought and ruin the glazing subdivisions originally intended for the property. This consideration is extremely important in a building such as this with such a repetitive street scene at the upper levels. The street level architecture has all changed over time to accommodate the various shop frontages.</p>	<p>All existing windows are to be inspected and be refurbished/repared in-situ with splice repairs if required, removing the minimum amount of timbers for effective repairs.</p> <p>Vertical or horizontal sliding double glazed secondary glazing system to be installed without internal mullions to avoid detracting from the existing window styles. Components to be white enamelled aluminium framing of slimline system. A bespoke system may be implemented of an aluminium outer frame fitted to a softwood ground or seasoned hardwood surrounds, into which opening casements or sliding sashes are fixed. Individual glazed windows can be hinged so that they fold up like shutters or operate like sash windows</p>
<b>Internal walls</b>	To subdivide the open plan spaces on the upper levels to create the apartments	-	Enables the building to have a viable use	Compromises the internal arrangement of the original building	<p>ALL internal walls, including party wall dividing apartments shall be built from timber stud partitions as these are deemed to be less intrusive to a historic property.</p> <p>Insulation to be installed between studs to bathroom and shower room partitions.</p> <p>New skirting sections shall reflect the original nature of the site and not be overtly residential. We suggest large plain Victorian style pine skirting 215 x 21mm skirting with painted finish and 63x21mm pine architraves.</p>

<b>Proposed Work</b>	<b>Our objective</b>	<b>Significance of affected fabric</b>	<b>Assessing beneficial impact</b>	<b>Assessing harmful impact</b>	<b>Proposed Solution</b>
Mechanical ventilation:	To improve energy efficiency and ensure the health and wellbeing of the new occupiers	Termination points are either walls or roof, both are original parts of the building	To improve energy efficiency	Potential to alter the general appearance	Termination points for mechanical extract fans shall be positioned to the rear at the first floor and through the roof space at second floor to avoid any damage to the main façade of the building.
<b>Intermediate floors</b>	To improve sound, efficiency in both impact and airborne	High	Enhances the sound efficiency of the building	The potential impact to the fabric of the building will be low	The upgrading works will ensure the mass and build up of the floors will all be retained. The new acoustic covering and ceiling underdraw will retain all the historical fabric
Staircase:	To serve access for the apartments	-	Enables the building to have a viable use	No change proposed	The floor levels shall remain all as existing and all staircases shall be retained.
Sprinkler System:	To ensure the safety of the new occupiers	High- this, if set off in the event of a fire could damage all existing floors and ceilings	Enables the building meet regulations and ensures the paramount safety of the occupiers in the event of a fire	Loss or damage of original fabric.  In this instance the risk to life without the installation is far greater. As we intend to install a secondary ceiling, to preserve the original ceilings and meet sound absorption (for party floors) the damage to original ceilings is low.	The apartments may require a domestic sprinkler system to comply with Part B section B3 of the Approved Documents to the approval of the Local Authority Building Control Department although this will be at the discretion of the Conservation Officer. All details and recommendations to be submitted by approved installer prior to undertaking the works and details should include confirmation of adequate pressure from the water board.
Radon:	To ensure the health and wellbeing of the new occupiers	-	Enables the building to have a viable use	-	to assist in preventing radon ingress into the property the junction between the floor and external wall shall be sealed, to prevent the radon getting through gaps and cracks
Electrical works	To bring an updated usage to the building in keeping with building regulations	The walls are part of the original fabric	Enables the building to have a viable use	Alteration of the original fabric	The existing external and party walls shall be lined to meet thermal regulations and therefore any new electrical conduits can be installed in the insulated plasterboard New wiring conduits to un insulated walls shall be chased into the masonry and surface mounted conduits will not be accepted. The walls shall then be made good by means of lime mortar OR skim and this will be wholly dependent on the surface that is being chased. I.e. the remedial work must follow the existing.

*Appendix B*  
*Existing photos – First and Second floors- main building*













*Existing photos – Third floor- main building*







*Existing photos – rear external*



