

ROCK CLIFFE, PRINCE GEORGE STREET, CHEADLE, ST10 1JB –

**CONVERSION OF STABLES / OUTBUILDING TO SELF CONTAINED ANNEX ACCOMMODATION
ANCILLARY TO ROCK CLIFFE HOUSE**

**SCHEDULE OF EXTERNAL REPAIR, RENOVATION AND ALTERATION WORKS
(TO DISCHARGE CONDITIONS 3, 5 AND 7 OF PLANNING PERMISSION SMD/2021/0057)**

1.0 DRAWINGS (CONDITIONS 3, 5 AND 7)

- 1.1 This schedule should be read in conjunction with as existing drawing 00793-001 and as proposed drawings 00793-011C. This drawing 00793-001C has been submitted with the condition discharge application, it is the approved drawing (11B) with added information / notes on the roof windows, cast metal air bricks and other external work, as referenced in this schedule.

2.0 PROTECTION OF EXTERNAL STONE PAVING (CONDITION 3)

- 2.1 Anywhere that construction work, construction vehicles or skips will be, must have the external stone ground surface, including steps, paving and cobles protected from any damage, by covering with a proprietary two layer protection mat system. The system to be Ground Guards MultiTrack 8'x4' mats or equivalent (including equivalent loading grade). The bottom layer to be compatible, smooth, softer (eva foam type) base layer protection mats such as 20mm thick Ground Guard Base Track. The upper layer to be compatible interlocking roadway protection mats with non-slip surface suitable for construction vehicles and pedestrians such as Ground Guard MultiTrack or similar. Skip to be sited on the ground protection mats.

3.0 WORK TO EXTERNAL PAVING (CONDITION 3)

- 3.1 A limited section of external paving will need to be carefully lifted in order to investigate the existing foundation and if required by the structural engineer - carry out the underpinning work to that section of external wall as described below in the 'work to foundations' section. This will be limited to a 3m length of the stone flagged path outside the west side of the proposed bedroom 1 and proposed bathroom. The path is shown on photograph 6 below. The builder should carefully lift them and securely store them in order, so that they can be reinstated in their original positions after the section of external wall has been underpinned. Those flags are to be re-laid on a sharp sand bed.

4.0 WORK TO FOUNDATIONS (CONDITION 3)

- 4.1 There has been some settlement to a small section of the external wall to the west side of the proposed bedroom 1 and proposed bathroom. This is evident in the angle of the lintel and stone threshold step to the external doorway to the proposed bedroom 1. Part of the existing foundations will be exposed and assessed by a structural engineer. If required by the structural engineer, the small section of wall will be underpinned to the structural engineer's design.

5.0 REPAIR WORK TO EXTERNAL WALLS- MORTAR / REPOINTING (CONDITION 3)

- 5.1 After the external wall outside the proposed bedroom 1 and proposed bathroom has been underpinned, carefully remove and re-bed the lintel and stone step to the external doorway to proposed bedroom 1 on fresh mortar and dpc – any new mortar to be lime mortar as 7.0 below.
- 5.2 No repointing is planned, however if under close inspection, the builder notices that any small amounts of localized re-pointing are required – any re-pointing to lime mortar to match existing as 7.0 below.

6.0 ALTERATION WORK TO EXTERNAL WALLS (CONDITION 3)

- 6.1 Window opening to be formed for proposed new toilet window. Stone sill to match existing windows on dpc. 140 deep concrete lintel over with 150 min bearings on dpc. Mortar to bed sill and lintel be as 7.0 below. Dpcs to jambs. Make good render with lime render as 7.0 below.
- 6.2 Raise lintel to external door to proposed entrance hall as shown on drawing 00793-011B, using 140 deep concrete lintels with 150 min bearings on dpc. Bed lintel on mortar as 7.0 below. Dpcs to jambs. Make good render with lime render to match existing as 7.0 below.

7.0 MORTAR / RENDER MIX (CONDITION 3)

- 7.1 Mortar mix for localized repair and alterations as described in 5.1, 6.1 and 6.2 (and limited re-pointing 5.2 only if required) to be lime mortar 1:2.5 of lime : sharp sand. Lime to be Hanson natural hydraulic lime NHL 2.0. Sand to be sharp sand, not building sand. Cover mortar work with damp hessian for at least 1 week in summer and at least 2 weeks in spring / autumn. No mortar work in winter, or when the temp is below 8 degrees C in the day or below 5 degrees C at night.
- 7.2 In addition - only applicable, if any re-pointing / facing mortar is required, obtain different sources of sharp sand to make different mortar sample mixes, allow to set before selecting the sand that produces a mortar to match existing. For any re-pointing - no mortar joints to be cut with disc cutters, chisel out joints at least 15mm. Any pointing to be flush and brushed back after partly gone off to match existing pointing.

8.0 WORK TO ROOF (CONDITION 3)

- 8.1 Existing plain clay roof tiles to be carefully removed and set aside ready to be reinstated. Remove all timber tiling battens and roofing felt.
- 8.2 The existing roof structure is to be retained. Provisionally all roof timbers are to be retained. However, builder to inspect all roof timbers from all sides (rafters, purlins, wall plates) looking for signs of rot. If any timbers are found to be defective / rotten – notify the architect and agree any replacement timbers in advance.
- 8.3 Lay breathable roofing underlay and fit new treated timber tiling battens and re-lay the existing Staffordshire blue plain clay tiles. If any additional tiles are required to replace damaged ones, they are to be carefully selected, reclaimed tiles to match the existing tiles exactly, including in size, colour and texture. Replace the existing old lead flashings to the chimney / roof junctions, with new code 3 lead soakers and code 4 lead flashings to match existing, all to the lead sheet associations approved details.

9.0 NEW EXTERNAL DOOR AND WINDOW FRAMES (TO BE THE SUBJECT OF A FUTURE APPLICATION TO DISCHARGE CONDITION 4 INCLUDING DETAILED DRAWINGS)

- 9.1 New painted timber external doors and windows to be fitted to those existing openings as shown on approved drawing 00793-011B.
- 9.2 New toilet window opening to be formed as shown on approved drawing 00793-011B.
- 9.3 Prior to any new windows and doors being manufactured or fitted, condition 4 of the original permission SMD/2021/0057 is to be discharged. The details for this will be submitted as part of a later application to discharge condition 4. The work is listed here, for completeness of the schedule of external work – but must be carried out to the more details that get approved for the future application to discharge condition 4.

10.0 ROOF WINDOWS (CONDITION 5)

- 10.1 In the locations shown on drawing 00793-11B as approved (and drawing 00793-11C submitted with this condition discharge application), fit two roof windows. One to the north elevation and one to the south elevation. The roof windows are to be cast metal, traditional conservation roof windows, manufactured by the Rooflight Company (www.therooflightco.com) note these are not manufactured by Velux. The specified roof windows are The Rooflight Company – Conservation Rooflight reference CR01-2. Cast metal roof window with black finish. Central vertical glazing bar. Structural dimensions 685 wide x 985 long (note this is the structural rafter opening required for the flush with tiles fitting – actual roof windows are smaller). Size

of clear visible glazing area to roof windows 365 wide x 525 long. Manual (out of reach opening) for use with pole. Bio clean easy clean glass. Order with 'between the rafter flashing kit (30-65 degree pitch). Ensure roof windows are fitted with the outer face flush with the roof tiles.

11.0 AIR BRICKS (CONDITION 7)

- 11.1 The existing building has cast metal, sub-floor air bricks to the south elevation, as shown on drawing 00793-011C and one of them is shown on photograph 7. As is required by building control for the annex conversion, additional air brick vents will be required for sub-floor ventilation and extract ventilation. The proposed air bricks are cast iron of a pattern to match the existing air bricks, and are on the west elevation that faces the private driveway to Rock Cliffe. The sub-floor air bricks and the toilet, bathroom, kitchen air bricks as shown on drawing 00793-011C are all to be J&JW Longbottom cast iron hit and miss pattern airbricks. All airbricks to be painted with white or black Hammerite (rust preventing) paint, colour to match the colour of the adjacent render (white or black). Note this pattern of cast iron airbrick and use of colour to match the adjacent wall / plinth, is all to match the existing sub floor airbricks on the south elevation. Air bricks to be set 10mm back from the render face to match the existing airbrick set-back.

12.0 EXTERNAL DECORATION (CONDITION 3)

- 12.1 Existing painted timber window and door that are to be retained, together with new external timber windows and doors are all to be painted with Dulux Weathershield exterior wood paint, including primer and undercoat. Sash windows to south gable to be painted white to match the existing windows (as shown on approved drawing 00793-11B). Doors and windows to the west elevation to be painted black to match existing doors (as shown on approved drawing 00793-11B).
- 12.2 A very small amount of localized painting to render will be required, such as where the lintel is rebbed over the proposed bedroom window or entrance hall door, or where the toilet window is formed – any localized painting to render is to be in white masonry paint to match the existing (or black to the plinth). Note that the existing render is not limewashed and therefore the very small patch repair work painting will be in a masonry paint to match the existing.
- 12.3 New and existing cast iron air bricks to be painted with white or black Hammerite (rust preventing) paint, colour to match the adjacent render colour. This will be black to the sub-floor air bricks and white to the kitchen, bathroom and toilet air bricks.

13.0 RAINWATER GOODS (CONDITION 6)

- 13.1 The existing rainwater goods are to be retained. There is therefore no plan to issue an application to discharge condition 6 at this stage.

14.0 PHOTOGRAPHS



photograph 1 - view of the east elevation of the outbuilding



photograph 2- view of the east and north elevations of the outbuilding



photograph 3 - view of the south and east elevations of the outbuilding



photograph 4 - view of the north elevation of the outbuilding, also Rock Cliffe House on the right



photograph 5 - view of part of the west elevation of the outbuilding



photograph 6 - view of part of the west elevation of the outbuilding



photograph 7 - view of one of the existing cast iron, hit and miss pattern, sub floor, air bricks
this is on the south elevation