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Directorate of External Services
Head of Planning and Transportation
ROCHFORD DISTRICT COUNCIL
Council Offices
South Street
Rochford
Essex SS4 1BW

1321/JJ
7th September 2009

Dear Sir

**09/00482/FUL - 09/00483/LBC PROPOSED ALTERATIONS AND REPLACEMENT OF
CONSERVATORY WITH SINGLE STOREY SIDE EXTENSION AND CONSTRUCT NEW PITCHED ROOF
OVER EXISTING EXTENSIONS.
RECTORY COTTAGE HALL ROAD ROCHFORD ESSEX SS4 1PD.**

Further to the above applications for this project I have now received the Schedule of Works report from the Morton Partnership as recommended by the Essex County Conservation Architect, Mr Robin Carpenter, and a copy of the report is enclosed for your information and comment as may be necessary.

I have advised the applicant that he should not commence any related works to the 'Listed Building' until the Local Authority has approved the application.

Please do not hesitate to contact me if you have any further queries.

Yours sincerely



JOHN R A JACKSON LLP
Architectural Design Associates

Enc as above

Registered in England No. 2727193

The Morton Partnership

THE MORTON PARTNERSHIP LTD.
CONSULTING CIVIL & STRUCTURAL ENGINEERS,
HISTORIC BUILDING SPECIALISTS
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**SPECIFICATION AND SCHEDULE OF WORKS
FOR
RECTORY COTTAGE
HALL ROAD
ROCHFORD
ESSEX SS4 1PD**

Client: Mr N Hedley
Rectory Cottage
Hall Road
Rochford
Essex SS4 1PD

Prepared by: The Morton Partnership Ltd
Old Timber Yard House
55 The Timber Yard
Drysedale Street
London N1 6ND

Reference: EJM/NM12146~Spec

Date: August 2009

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- 1.0 Preambles**
- 2.0 Specification**
- 3.0 Schedule of Works**

APPENDICIES:

- A Repair Details**

REPAIR DETAILS

1.0 PREAMBLES

- 1.1 This specification and schedule of works applies solely to the original historic cottage which comprises the ground floor lounge and two first floor bedrooms at the front of the property.
- 1.2 The purpose of the proposed work is to repair damaged timber stud partition / walls and their sole plates, to correct other defects as found during the opening up and to insert a damp proof mechanism between the sole plates and concrete raft.

2.0 SPECIFICATION**2.1 WORKMANSHIP, MATERIALS AND METHODS OF WORKING**

- 2.1.1 Within this specification standards and methods of working are provided related to general use of materials but special attention should be paid to selection and use of materials that are compatible with the existing building structure and finishes.

2.2 BRICKWORK

- 2.2.1 Lime shall be natural hydraulic lime grade NHL
- 2.2.2 Sand shall be clean, washed, sharp, well graded pit sand free from loam and other impurities. Colour should be correct to match with existing mortar, where visible. Sand to be well graded from, 5-6mm down to 75microns, to BS1199 as appropriate.
- 2.2.3 Water to be clean and uncontaminated.
- 2.2.4 Mortars for brickwork shall be 1:4 of lime / sand for superstructure work and 1:3 for work below dpc.
- 2.2.5 Fairfaced brickwork and mortar shall match existing for colour, size of joints and texture.

2.3 TIMBER

- 2.3.1 Timber for repairs shall normally be green oak to match existing for size but if air – dried oak is available this should be used in preference.

2.4 BOLTS AND CONNECTORS

- 2.4.1 All bolts, washers and connectors shall be stainless steel.

3.0 SCHEDULE OF WORKS

- 3.1 Carefully remove the PVCu cladding to the front and side elevations to reveal the timber cladding beneath.
- 3.2 Where there is obvious decay of the weatherboarding and / or of the studs beneath carefully remove the weatherboarding. Repair the studs similar to repair type 10. Replace / repair the weatherboarding with softwood timber of a similar profile. Rub down all the weatherboarding and prime as necessary and repaint with white microporous paint.

- 3.3 Cut back and lower external ground level to be no higher than timber sole plates. Install gravel drain next to concrete raft. Drain to be minimum 150mm wide x 300mm deep and filled with pea shingle. Line interface between pea shingle and soil with fine meshed geotextile membrane.
- 3.4 With lower section of weatherboarding removed, apply two coats of RIW LAC to the render outside the sole plate. Install code 5 lead flashing behind lower section of weatherboarding, across top of rendered plinth and down face of plinth. Use typical Lead Sheet Association details for joints and corners. Refix lower section of weatherboarding.
- 3.5 In lounge remove plaster as necessary to reveal damage to studs and sole plates. Repair studs and sole plates similar to repairs type 10 and 12 respectively. Make good laths and plaster.
- 3.6 On the dormer window roofs consider replacing the zinc and felt sheeting with minimum code 5 lead. Use typical Lead Sheet Association details for joints and fixings.

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DETAILS

Post and Stud Repairs

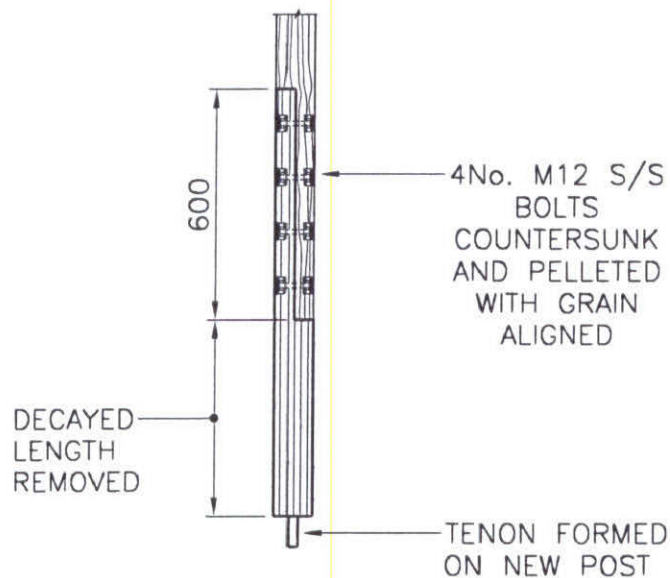
JOB TITLE *Rectory Cottage*
Rochford

JOB No.

12146

DATE

August 2009



ELEVATION



ELEVATION

REPAIR TYPE 10

SCARF DETAIL TO POSTS

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DETAILS

Plate Repairs

JOB TITLE Rectory Cottage
Rochford

JOB No.

12146

DATE

August 2009

2 No 8mm
S/S COACH
SCREWS

NEW TIMBER
SECTION

150



DECAYED SECTION
OF SOLE PLATE
TO BE CUT OUT

PLAN

REPAIR TYPE 12
PLATE REPLACEMENT

Dpc's

Fig 33. Dpc's at horizontal abutments of cavity walls. New work

