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Ref: Discharge of Condition – Dewhurst Road Terrace [422]

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CONDITION DISCHARGE DOCUMENTATION

1. This document concerns the Conditions imposed upon 24/01031/LBC and 24/01030/FUL.
2. **Condition 3** reads:

“Notwithstanding any details included within the application, no development shall take place until such time as full details of proposed materials for the roof replacement have been provided to and agreed in writing by the Local Planning Authority. For the avoidance of doubt, a sample of the proposed surfacing material shall be obtained and provided for assessment on site. Full details of the battens and ancillary materials shall also be provided. The works shall then be carried out in complete accordance with the duly approved details.”

A. Tile Specification

Del Carmen Slate Tile

Features & Benefits

- *Colour : Blue/Black*
- *Material : Natural Slate*
- *Lifespan: 50+ Years*
- *Low water absorption*
- *Extremely durable and long-lasting roofing slate*
- *High-quality quarried Spanish slate*
- *Accepted by English Heritage and Heritage Scotland as an alternative to Welsh slate*
- *50-100 year guarantee depending on the grade of the slate*

Certification:

- *Norm Francais (NF 228)*
- *ASTM American standard*
- *BS EN 12326*
- *A1-T1-S1 (with ultra-grade slates)*

Del Carmen is a high-quality and premium slate tile that will improve amenity in the area and the perceived architectural integrity associated with this listed terrace.



Ridge tiles bed in lime mortar.
Verges packed with lime mortar.

B. Batten Specification
25mm x 38mm (like-for-like replacement dimension)

C. Proprietary Breathable Membrane

3. **Condition 4** reads:

“The chimney repairs to C2, C3 and C4 shall be carried out in accordance with the approved plans and documents. Existing brickwork shall be reused wherever possible, with samples of new bricks if needed to be provided and approved in writing by the local planning authority prior to their use.”

Existing stone will be reused where viable and possible to do so. We suggest for the replacement a Lancashire stone cut to matching proportions.

A. Stone Specification: Lancashire Stone direct from quarry with samples left on site for LPA Conservation Officer assessment.



4. **Condition 5** reads:

*“No development shall take place until such time as full details of the **mortar specification** for the **chimney** re-constructions has been provided to and agreed in writing by the Local Planning Authority. The works shall then be carried out in complete accordance with the duly approved details”*

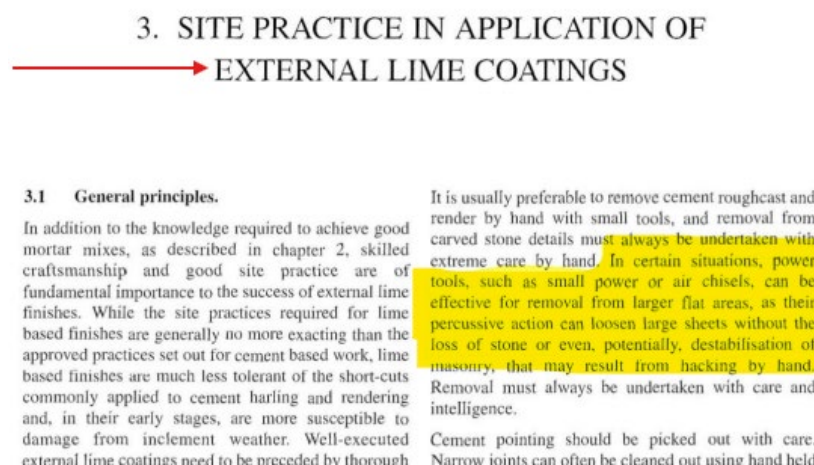
Mortar

Description:

The dwellings are built of watershot stone. The stacks have been coated in an inappropriate cementation render with the historic applications being previously removed prior to the modern cement coatings being applied in some areas and a mixture of the two in other areas depending on the stack which you are examining. There were remnants of historic lime coatings evident on all masonry stacks.

Our objective is to try and match the new replacements mortars with the existing historic mortars as closely as possible. All joints are required to be raked out first.

Historic Environment Scotland (HES) recognise that in certain situations there is a need for percussion tools to be used for removing render. Although HES would always advise on removing renders “by hand” as undoubtedly in the wrong hand’s percussion tools can do a lot of damage to stone, HSE appreciate that percussion tools have their advantages and in the correct hands can do less damage to the underlying masonry. Given that the masonry chimneys are already loose we will instruct the Contractor to remove by hand and only use percussion tools where strictly necessary to conduct the work promptly due to the risk of falling masonry at height.



Above: Historic Environment Scotland’s Technical Advice Note, (External Lime Coatings on Traditional Buildings)

Proposal:

Lime and sand mix to create a weatherproof surface directing rainwater off the chimney.

Mix:

1 part Natural Hydraulic Lime 5 (Limelite NHL 5 or Lafarge Ancestral NHL5 being acceptable) to 2 parts sharp sand in accordance with BS 8104:1992, BS 812-2:1995, BS EN 13139, BS EN 459-1:2015 and BS EN 998-2:2016.

Flaunching Mortar

Proposal:

Lime and grit sand mix to create a weatherproof surface directing rainwater off the chimney.

Mix:

1 part Natural Hydraulic Lime 5 (Limelite NHL 5 or Lafarge Ancestral NHL5 both being good manufacturers) to 2 parts sharp sand in accordance with BS 8104:1992, BS 812-2:1995, BS EN 13139, BS EN 459-1:2015 and BS EN 998-2:2016.

5. Condition 6 reads:

“Notwithstanding any details included within the application, no development shall take place until such time as a full works methodology for the roof replacement and chimney repairs has been submitted to and approved in writing by the Local Planning Authority.”

Proposal

It is not our proposal to replace the entirety of the roof for the three dwellings. Our proposal encompasses replacement of tiles, battens, membrane and ancillary work – but does not include replacement of structural joists and timbers.

Method Statement

1. Erect scaffolding and tin roof to ensure a suitable working environment that protects all three dwellings from significant ingress.
2. Temporarily remove rainwater goods and dispose of poor quality uPVC services.
3. Carefully remove disturbed lead covering by hand in stages by removal of the abutment mortar to the main house wall.
4. Carefully remove existing flaunchings and masonry and pots and clean off watershot stone masonry where in reasonable condition.
- 5.

6. Take chimney down to a solid and level base and clean of debris. Ensure masonry forming this base is in good condition and repoint as required before any rebuilding works.
7. Commence removal of existing tiles and take notes of existing batten layouts prior to removal of battens.
8. Dispose of all tiles and battens in accordance with regulations, i.e. separately.
9. Remove remains of old membrane and dispose of.
10. Continue to build up masonry stacks from a sound base with suitable chimney flue linings depending on active use. Whilst the stacks are down it would be a suitable time to conduct routine smoke shelf and flue inspections.
11. Replace with proprietary BBA breathable roof membrane installed to manufacturers instructions, leaving ample lapping including at eaves using stainless steel fixings. Whilst the membrane is removed, inspect structural joists for signs of rot, insect infestation etc.
12. Upon exposure and only where so required, conduct repairs to structural timber by splicing or bolting in dry replacement timber of similar scantling and specie. Retain all existing timber of historic value where not infested or otherwise in poor condition.
13. Install new replacement certified treated softwood battens of typically 4m+ lengths.
14. Install replacement consented specification tiles and associated ridge, verge, eaves, hip, valley, abutment and ventilation systems in a like-for-like manner, subject to that being compliant with weatherproofing and manufacturer instructions. When fixing the Del Carmen slate tiles, use copper nails when fixing to the 38x50mm battens.
15. All new lead work to be formed from Code 5 lead sheet (contrary to planning application drawings that have been consented Dec 2025 for avoidance of doubt) and fully supported on treated valley boards, etc, and to have a minimum 150mm lap joints, dressed 200mm under tiles, etc, and not to be fixed in lengths exceeding 1.5m and to be fixed in accordance with the roof cladding manufacturer's and the Lead Sheet Association recommendations.
16. All new and repaired flashings are to be inserted into raggles sufficiently deep to allow the raggles to be pointed with lime mortar; typically, this would be to a depth twice the width of the raggles, and square cut. Existing raggles should be used wherever possible.
17. Lead should be isolated from lime mortar by a protective coating such as masking tape or bituminous paint. The use of sacrificial flashings where slating discharges into valleys and parapet gutters is encouraged.
18. Fix the top course of slates to maintain gauge.

19. Lay ridge tiles true. Joint ridge tiles in lime mortar and firmly bed the edges along the roof slope in lime mortar. Where ridge tiles meet, squeeze up the bedding to fill the joint and strike it off smoothly; no separate pointing is necessary.
20. Prepare and bed the flaunchings with an attractive mix as specified in Condition 5.
21. Bed the pots in the flaunching, with at least 70% visible above the mortar.
22. Pack tight the ends of the ridges and verges with the lime mortar and slips of slate finished flush with the tile.
23. Install new services. All cast-iron pipework and rhones to be prepared, primed and painted in accordance with manufacturer's written instructions using a high-performance paint specification. Paint new cast iron goods before site assembly and make good joints, chips and fixings immediately after fixing. Particular attention should be given to preparation and paintwork at sharp arises to fresh castings. The final colour may be selected using evidence gained in the cleaning process or to match the background fabric. The addition of trace heating may be considered in particularly problematic or inaccessible areas.

6. **Condition 7** reads:

"All new and replacement flashings related to the proposed chimney restoration works shall be carried out using Code 5 lead."

The approved plans show a combination of Code 4 and Code 5 lead depending on the pliability required. Our client will attempt to use Code 5 lead throughout and report back if they have any issues in doing so.