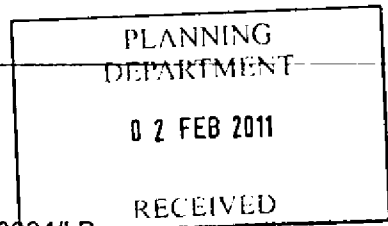


CD

✓  
Maureen Graves

From: Damian Manhertz  
 Sent: 01 February 2011 09:21  
 To: Planning  
 Subject: FW: 1 Northaw Place, NORTHAW- S6/2010/3096/LB; & 3094/LB  
 Attachments: Standard\_listed\_building-specification\_method\_schedule\_condition[1].doc;  
 Standard\_listed\_building-brickwork\_repair\_condition[1].doc



Please can I log this as post.

Thanks

Damian

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From: Robin Uff [REDACTED]  
 Sent: 01 February 2011 01:05  
 To: Damian Manhertz  
 Cc: Robin Uff  
 Subject: 1 Northaw Place, NORTHAW- S6/2010/3096/LB; & 3094/LB

Grade II\* listed building- country house; Grade II listed walls to walled garden.

Damian-

As discussed before & as previously advised, following the site meeting with the architects- both the proposed **3-bay detached single storey garage block (3096/LB)** & the proposed series of new **brick piers, minor stabilising & enhancing alterations & conservative repairs & re-pointing** of the wall accord with the approach to design & re-instatement/ stabilisation that were discussed & agreed at that site meeting. The works to the walls of the walled garden are strongly to be encouraged as an important part of the total repair/ alteration/ extension works comprising the current phase of works to this building of outstanding interest & national importance. The garage block can be tucked alongside the side additions of the principal house, without, I understand, detriment to the best of the trees in this part of the setting of the listed building. With the additional screen planting proposed the new garage should be able to be a low-key background element in the wider gardens & sensitive setting of the main house.

Some further additional specification details for both applications are still required- suggest standard materials & specification/ schedule/ method statement conditions.

Rob

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02/02/2011

# Standard listed building condition- Submission of conservation specification, method statement & schedule of works

Prior to any building works or repairs being first commenced, a full & detailed, precise **specification of all proposed materials** (e.g. type & origin/ manufacturer & mix of lime & sand/ aggregate for mortars or plasterwork/ render, wood lath, brick, stone, tile, slate, thatch, timber or wood);

**method statement**, clearly explaining the sequence of the proposed works & how the approach accords with usual conservation good practice; &

an **itemised schedule of works** (describing fully all repairs, re-instatements & replacement works) & agreed making good, shall be submitted to, & approved in writing by the local planning authority.

Reason: To ensure that the special architectural or historic interest of the building or structure, its character & appearance is properly preserved, maintained & enhanced, in accordance with PPS 5 & standard conservation good practice.

*Amended July 2010*

## Standard listed building brickwork repair condition

Prior to any brickwork repair or new brickwork being first commenced, a detailed description & precise specification of the nature, bond & extent of the works, together with the lime-based mortar mix & sand/ aggregate to be used, shall be submitted to & approved in writing by the Local Planning Authority. Additionally, a sample panel or area of the brickwork, in the agreed bond & providing a representative range of the bricks to be used throughout the repairs, in terms of colour, texture & the mortar jointing or pointing profile or finish, shall be provided as a reference & agreed standard to maintain consistency in workmanship, & shall be retained for the duration of the repair works.

Reason: To ensure that the special architectural or historic interest of the building or structure, its character & appearance is properly preserved, maintained & enhanced, in accordance with PPS 5 & standard conservation good practice.

*Amended July 2010*