



DETAILED REPAIR SCHEDULE.

SOUTHLEIGH PARK HOUSE

Job No: 28473
Date: 13th Sept 2023
Status: Rev 02
Checked: CH

This detailed repair schedule has been prepared by FSL Group to set out the proposed work necessary and to demonstrate an appropriate repair methodology which respects the special architectural and historic interest of the listed elements of Southleigh Park House.

Listed Building Consent was granted under APP/17/008634 and this repair schedule has been prepared in answer to condition 4 which states *"Prior to the commencement of work a detailed repair schedule shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved schedule."*

FSL Group have produced this schedule with reference to good practice and project experience of restoration of historic buildings. Our RICS Certified Historic Building Professional consultant, Simon Goddard of The Goddard Partnership is employed to provide additional advice and assistance where necessary.

The Southleigh Park House Estate comprises a main house, West wing, Coach House, Stables and a Lodge. The estate and building grew from a farm in 1820 to a significant Gentlemen's estate covering over 380 acres by 1930. The buildings and a parcel of land were purchased by Plessey and used as a research and development centre during which time a large number of unsympathetic alterations were carried out along with minimal maintenance. The site was purchased by Snell & Willcox in the 1980s and a process of renovation and restoration commenced but halted part way through. An application for development was approved in 2017 and Vivid Homes took ownership.

The buildings are now in a poor state of repair.

The proposal is to retain and restore all buildings and convert to residential accommodation in line with the approved planning approval and listed building consent.

Full and detailed surveys were commissioned and carried out by Heritage specialist consultants Hutton & Rostron, these include investigation, reporting and schedule of works on the following;

- Roof Structures – report SN A1 270121.
- Lintels – report SN C2 080221.
- Masonry, damp and damp proof courses – reports SN A6 180121, SN B3 180121 & SN C3 180121
- Condensation risk analysis – report SN A7 050121
- Windows – report SN A9 101220
- Chimneys – report SN A12 050221
- Joinery including shutters – report SN A3 260121

The detailed repair work highlighted in these reports will be carried out in the manner shown and forms the schedule. These reports are attached.

The findings of these reports and the original drawings from the remodeling in 1920 formed the basis for our proposed design and scope of works and has been designed to be limited to be minimally invasive.

Floor & Floorboards

Sound Insulation

The introduction of resilient bars is proposed between the existing floor joists and the floor decking.

The modern (late C20th) raised section of floor covering the removed servant staircase within G06 is to be removed. The existing stone slab floor is to be retained.

Ceilings

The existing coved ceilings are to be retained.

Doors

The doors to the principal rooms on the ground floor are oak, panelled to one face, smooth veneer to the other and date from the 2000 refurbishment. We consider their design to be intrinsic to the character of these spaces, but they are non-compliant in terms of fire and acoustics as main entrance doors. The proposal is that new compliant doors are made to exactly replicate the existing in style and finish.

The door within plot 4 is a modern part glazed door and it will be removed.

Door DG18 is located on the main corridor and is to be retained, but where it contains historic fabric, the panels shall remain as existing (no glazed panels).

Glazed Screens

A glazed screen is due to be retained in the line of the wall to Apartment 4. Building Control will require it to be upgraded to enhance the fire separation, and we are therefore proposing a secondary glazed solution be secured to the risk side (i.e., within the apartment) using a clear sheet of Pyran glass set within a new timber frame.

Fire Upgrading

We are proposing an Envirograf system to the 'risk side' of the door only. This will be within the apartments, to protect their appearance from the common areas. The doors will all be fitted with self-closers, recessed into the top rail. This follows the same detail as used already to the WC (G10).

The doors which are to be locked shut, will be fitted with a second dummy door, set further forward within the reveal on the corridor side. This will be constructed using oak, matching the pattern of the original. The existing reveals will be covered using a thin boarding (painted white), and new beading applied to replicate the original work, albeit with a reduced depth. This is shown on Drawing 28473 -DT01-C

The doors to the upper storeys are invariably painted timber. Some of the doors are formed using a very lightweight construction, and where these would form the new front door, it will not be possible to achieve the sufficient acoustic or fire rating required. We propose that these doors shall be retained as part of the project but re-used as the internal doors within the apartments and others in the same apartment manufactured to match. A new fire door would then be provided within the existing front door opening to a matching pattern.

A schedule of the new and existing doors will be provided with the listed building consent.

Fire barriers in the Roof

The introduction of fire barriers in the pitched roof voids is required. These are to be constructed using an approved fire rated system on the line of the party walls between the adjoining apartments.

Mirror and Fire Surround within G16

The mirror and fire surround within G16 is to be retained and become the main feature of the room

Windows

Double Glazing

The existing windows are single glazed, often using single drawn glass set within slender glazing bars. Many of the existing windows are to retain their historic glass. Secondary Double glazing is not to be permitted as the existing shutters and timber reveals are to remain intact.

Means of Escape Windows

It is proposed that the existing windows be used as Means of Escape windows from the first floor rooms.

Covering the Flint

There are areas within the apartments and the communal spaces where the galletted flint walls remain exposed. This is an important feature which will be retained. We propose that a dry lining will be provided over the flint to a height of 1500mm in Apartment 3, where the galletting is in the bedroom and there is the potential risk of injury due to the sharp edges being exposed. The fixings for the panelling will be made into the joints wherever possible, and this will also provide a location for electrical service to be concealed without damaging the historic fabric behind.

Security

It will not be possible to achieve PAS 24 standard of security to all front doors due to the potential 'harm' to the existing joinery. Similarly, PAS 24 is not possible where the existing windows would require significant change to their construction. The existing shutters to the ground floor French doors and windows will be retained, and these will contribute to an improvement of the security of the building.

Services

The alteration of the building will involve the introduction of new services to each apartment. The services will be run through new or existing voids within or created adjacent internally to the structure. No further holes will be created through highly significant existing structure other than at low level to avoid damaging the historic fabric. Any low level penetrations will be as drawing 28473- DT04-C

New Energy Centre

The heating system will be a communal district system serving all the legacy buildings with the exception of the lodge to reduce the impact on the individual residences for gas pipe feeds, boiler flues, condensate drainage etc. For ease of access, servicing and installation a new energy centre is planned to be located within the single storey annexe to the stable block. This building is Edwardian and the introduction of the services will have limited impact on historic fabric. Fire stopping will be introduced where the new service penetrations are made through the fabric to the walls floors and ceilings.

Cellar

The amended plan presented for approval proposes that this space continues in use as a plant area with lift motor equipment and as a route for services entering the main house only, the existing heating boilers and associated pumps and pipework are to be removed.

Lift

The lift is to be refurbished and retained.

Clock Mechanism to Coach House

The existing historic clock mechanism is to be carefully removed and located in the main entrance hall where it can be placed on display. The mechanism shall be retained in the house, and an interpretation panel placed alongside to link its importance to the House. The existing winder in the Stable Block would be replaced by a modern mechanical mechanism to allow the clock to continue to function.

Staircase

Main Staircase

The existing balusters to the main stairs use a very fine detail with carefully forged ironwork. Regrettably, the openings between the ironwork are quite large and we will be required to make an adjustment to satisfy Building Control that this can pass the '100mm sphere' test. On this basis we consider that a clear backing can be provided on the outer side of the handrail and landing, which will meet this standard. A drawing of the new glazing is enclosed with the application.

Service Stairs

The existing secondary timber staircase is to be refurbished and retained.

External

The external form of the main building will remain unchanged.
The current proposal includes the use of the octagonal building as a cycle store.

The Edwardian building which includes the new communal heating system, is to be retained.

Noise Assessment

The changes will have no discernible impact on current noise levels, and they will remain the same as approved under the previous application

Light Assessment

Day/night increase in light pollution will be unchanged and they will remain the same as approved under the previous application

Access

Access to the site will remain unchanged and they will remain the same as approved under the previous application

A full set of detailed drawings have also been created identifying the areas of work, work carried out to these drawings and the schedule of work identified on the specialist heritage consultant reports will be supervised by the site project and supporting specialist consultant teams.

The following drawings relate to the scope;

28473-Manor-GA-C-G-C	Manor House Ground Floor Conservation Alterations GA
28473-Manor-GA-C-1-C	Manor House First Floor Conservation Alterations GA
28473-Manor-EX-NE-C	Manor House North/East Conservation Alterations
28473-Manor-EX-SW-C	Manor House South/West Conservation Alterations
28473-Coach-GA-C-C	Coach House Conservation Alterations GA
28473-Coach-EX-NS-C	Coach House North/South Conservation Alterations
28473-Coach-EX-EW-C	Coach House East/West Conservation Alterations
28473-STABLES-EX-SW-C	Former Stables South/West Conservation Alterations
28473-STABLES-EX-NW-C	Former Stables North/West Conservation Alterations
28473-STABLES-GA-C-C	Stables Conservation Alterations GA
28473-LODGE-EX-NSEW-C	Gate Lodge NSEW Conservation Alterations
28473-LODGE-GA-C-C	Gate Lodge Ground & First Floor Conservation Alterations GA
28473-DT01-C	Front Doors Conservation Alterations
28473-DT02-C	Joist upgrade Conservation Alterations
28473-DT03-C	Party Wall Construction Conservation Alterations

In conjunction with specialist consultants, it has been recognised that many internal specialist features are of particular merit and at risk of damage during construction works.

Before works commence on site a process of protection is to be carried out. Items destined for removal and re-instatement are to be carefully removed and taken to specific on-site secure storage, areas to be secured and given access control, the fabrication and erection of timber protection around features such as columns, fireplaces and stair balustrades, the laying of timber and correx sheeting to floor finishes and sheet protection to doors.

It is understood that the process of protection will evolve as the work proceeds and areas are completed.

Prepared by:

Date: 13th September 2023

Henry Carling
Head of Design

FSL Group
M4, Millennium Centre,
Crosby Way,
Farnham, Surrey
GU9 7XX