



HIGH PEAK ARCHITECTS LTD

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DISCHARGE OF CONDITIONS

Rivelin

Brookbottom, New Mills SK22 3AY

March 2024

Ref 1774. Db.03

This statement is to accompany the application for Discharge of Conditions at Rivelin.

Listed Building Planning Approval ref HPK/2023/0107
Householder Planning Approval HPK/2023/0105

Condition numbers refer to the Listed Building planning consent.

CONDITION 3: WINDOWS AND DOORS

This is condition 3 for both the Listed Building and Householder Planning Approvals.

Please refer to drawings 1774.BR06 Window Details and 1774.BR07 Door details. Refer to the plan drawing 1774.BR01 and elevation drawing 1774.BR02 for window and door reference numbers.

The window and door details shown are based on detail and specification from Gowercroft Joinery.

CONDITION 6: STAIR DETAILS / NEW STAIR OPENINGS

Please refer to drawings 1774.BR04 and BR05 for stair plans and sections.

CONDITION 7: ALTERATION TO DOOR HEIGHT

Please refer to drawing 1774.BR05 which shows where door opening DF01 is raised by lowering the landing at the top of stair 7.

Where the building fabric is removed, the wall reveals will be patch plastered to match existing, and then painted.

CONDITION 8: REMOVAL OF INTERMEDIATE KITCHEN WALL

We understand from the drawings done at the time of the first floor extension above here that the intermediate floor is modern with timber joists. The joists do not bear onto the central kitchen wall so no additional beam is required.

The wall is masonry with a modern timber lintel. This is to be completely removed back to the line of the older stone walls. To the ceiling, plasterboard will be fitted to the gap where the wall was and skimmed to line through with the existing. At the walls, plaster and skim to match existing will fill the gap where the wall was, with a level finish.

CONDITION 10: VENTILATION TYPE

Location as shown on the elevations.

Mechanical extract ventilation to master bedroom en suite - extract taken through the roof to avoid making holes in the wall. The roof finish here is natural slate. It is proposed to use a Klober Uni-line slate vent or similar in grey to match in with the slates and virtually invisible in the roofline. It comes with a built in downpipe which can connect to a flexipipe to the mechanical extract system.

[Uni-Line Slate Vent | Slate Roof Vent Extraction Terminal \(klober.co.uk\)](https://www.klober.co.uk/uni-line-slate-vent)

To the bathroom, the roof above is stone tiled. It is proposed to use the Klober Universal Tile vent in grey. The attachments are as in the ensuite. Installation of this is dependant on the stone tile dimensions – which will need to be checked.

[Universal Roof Tile Vents | Klober](https://www.klober.co.uk/universal-roof-tile-vents)

In the kitchen, extract is taken up the existing chimney; the new stove is in the same position as the old one.

CONDITION 13: INSTALLATION OF ALTERNATIVE INSULATION

Where there is historic solid wall building fabric and new insulation is proposed,

- the existing modern plaster is to be removed, taken back to the masonry
- the existing masonry wall is to be checked to ensure there are no cracks or missing mortar. Substrate must be dry and clean.
- If uneven, wall to be levelled out with a lime cement plaster – Warmshell Duro Levelling coat or similar.
- Adhesive / reinforcing mortar (as recommended by insulation manufacturer) to be applied before the woodfibre insulation. Schneider Room 140 or Warmshell.
- 10mm Green Solo lime plaster with breathable paint finish.

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