Knight Frank LLP
Unit 9, The Gatehouse
Byfleets Lane
Horsham
RH12 3PB

06.03.2025

Horsham District Council
Parkside
Chart Way
Horsham
West Sussex, RH12 1RL

Dear Sir/Madam,

Wappingthorn Manor, Horsham Road, Steyning, West Sussex - DC/24/0909 Discharge of Planning Conditions 2 & 3

On behalf of Mr and Mrs A Milchan, I am pleased to submit a discharge of conditions application for the above to formally request the discharge of pre-commencement conditions 2 and 3 in accordance with the planning permission granted under this application.

The application has been submitted today via the Planning Portal (REF: PP-13739226).

2) Pre-Commencement Condition:

Before any work begins on site, the person(s) responsible for supervising the works must meet the conservation officer of the Local Planning Authority, on site or as otherwise agreed, to confirm that all the conditions attached to the listed building consent are understood and can be fully complied with. Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

To satisfy the requirements of this condition a meeting with the Conservation Officer Sean Rix has taken place at the property to run through the works, the meeting was held on 12 February 2025 with the relevant members of the project team including Jamie Simmons (Building Contractor) and Lizzie Feakes (Client Agent and Contract Administrator).

3) Pre-Commencement Condition:

No relevant works shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details: - Specification of repointing, fully describing the extent of the work, the method of rakingout, the components of the mortar, and the pointing profile. Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

To satisfy the requirements of this condition enclosed with this letter are further details provided by the building contractors detailing the methods and materials proposed in order to fulfil the criteria of this condition.

Photographs are appended to this cover letter showing the relevant mortar samples and the proposed aesthetics of the materials put forward to be used for the project. Accompanying the photographs we have also made a note of the Conservation Officers recommendations during the site visit to help provide further clarification for this application.

I trust that the enclosed information is sufficient to discharge conditions 2 & 3, but should you require any further details or clarification, please do not hesitate to contact me.

Thank you for your attention to this matter and I look forward to your confirmation of the discharge of these conditions in due course.

Yours faithfully,



Lizzie Feakes MRICS IHBC

Elizabeth.feakes@knightfrank.com
07974861006

Enclosures:

- Sample Photographs
- Method statement from Hawk Building Contractors
- Tilleys Stonemasons Mortar and Material Specification

Mortar Sample Photographs

Brickwork Mortar:

It was agreed on site with the Conservation Officer that the preferred brickwork repointing mortar would the sample as shown below.



Stonework Repair Mortar and Repointing Mortar:

It was agreed on site with the Conservation Officer that the preferred stonework repair mortar and repointing mortar would be as per the samples shown below. We have provided close up photos of the areas in the red, yellow and blue rectangles to provide a close up view.







Stonework Repointing Mortar:

It was agreed on site with the Conservation Officer that the stonework repointing mortar was acceptable but would only be used for very fine joints (2-3mm thick joints or less). The joints used for the sample exercise are deemed to be too large by the CO instead a repair mix suggested to be used for the larger joints which was agreed.



METHOD STATEMENT

FOR

RESTORATION AND CONSERVATION TO BRICKWORK AND MASONRY

TO

WAPPINGTHORN MANOR, STEYNING

FOR

HAWK BUILDING LTD

PREPARED BY

T. E. TILLEY LTD
295 DITCHLING ROAD
BRIGHTON
BN1 6JH

TEL: 01273 555882

FAX: 01273 542844

EMAIL: info@tilleystonemasons.com

FEBRUARY 2025

1. Raking Out and Pointing of Brickwork

- In the instance of raking out existing lime mortar this is too be carried out by means of hand tools and rotary mortar rake.
- In the instance of raking out cement based pointing, a thin diamond blade can be introduced into the centre of the joint to help release the pointing without damaging the bricks.
- Vacuum dust extraction to be employed to protect contractors and residents and the public.
- All joints to be raked back twice the depth of the width and all loose dust is to be removed by brush/ flushing with clean water as necessary.
- Spray brickwork with clean water prior to pointing to avoid excessive suction.
- Apply mortar to joint by means of pointing tool and iron flat.
- Cover with hessian or spray with water to prevent mortar from drying out too quickly.
- Leave mortar to achieve partial set then brush up to expose aggregate and finish joint just behind the face of the brick.
- Test patches to be produced for contract administrator and/or conservation officer prior to carrying out the works.

2. Stabilisation of Cracks in Masonry

- Cut horizontal slots in the masonry bed to a depth of 60mm and clean out all dust.
- Insert 6mm helical stainless ties secured in epoxy mortar, with 90 degrees turn at each end bonding back into masonry face.
- Point up masonry joints and make good, cracked brickwork in colour matched mortar.

3. Cutting out of Stonework

- To be carried out by a combination of 110v handheld stone cutting machinery, handsaws, and mallet and chisel.
- To be cut back to a firm/sound background and finished square and true to receive new stone.
- All cut out areas where structural to be supported by temporary propping and/or insertion of stainless steel pins to bond to the surround areas.

4. Manufacture of Stonework

- All new stonework to be cut to size in our Yard.
- All stonemasonry to profiles and measurements from site templates.

5. Fixing of Stonework

- To be fixed using lime mortars and/or secured by non-ferrous fixings set in epoxy mortar.
- Trimming-in of stonework to be carried out by mallet and chisel and/or manual abrasion.
- Stonework to be temporarily supported as necessary whilst mortar/resin sets.

6. Stonework Plastic Repairs

- All areas requiring repair to be cut back to a firm surface.
- Plastic repair to be made in a lime based colour matched restoration mortar.
- All surface for repair to be primed with a lime slurry.
- Areas deeper than 20mm to be strengthened by a non-ferrous armature.
- Layers of mortar to not exceed 10mm.
- In areas where a structural repair is required then basecoat is to be in 5:2 sand:Prompt natural.

7. <u>Pinning of Stonework</u>

- Drill holes across cracks in the stonework and flush out all dust.
- Insert nonferrous dowel and secure with epoxy mortar.
- Set dowel behind surface and plug with colour matched restoration mortar.

Mortar and Material Specification

Stonework Making Good

5 parts aggregate to 2 parts St Astier NHL3.5

Stonework Pointing

5 parts aggregate to 2 parts St Astier NHL3.5

Stonework Structural Base Coats

2 parts aggregate to 1 part Vicat Prompt Natural

Pinning and Making Good Reinforcement

6mm helical stainless steel

Epoxy Resin

Zetapro Epoxy Resin/Grout

Replacement Stone

Wealden sand stone