

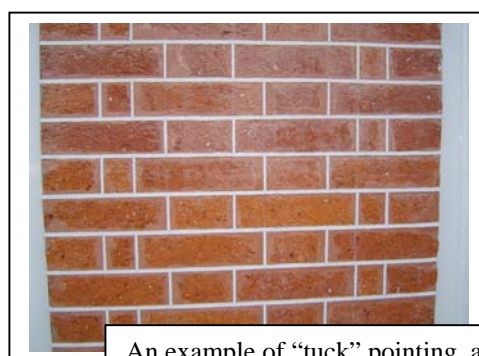
historic lime render and other historic materials. This can be coloured by the addition of pigment to the top few layers, but be aware that limewash lightens as it dries leaving a much more subtle colour than originally mixed. There are modern “breathable” paints available but check carefully with the suppliers regarding their suitability for your particular building.

For further advice please refer to SPAB Technical Q&A - 18 Limewash available at www.spab.org.uk.

Repointing

Repointing of stone, flint or brick walling should be undertaken with great care. Not only can the appearance of the wall be destroyed by ill-advised work, weather resistance and the fabric of the building can also be detrimentally affected.

Modern cement mortars are often stronger than the materials used to construct the walls (brick, stone etc). This means that any cracking that occurs through damp or small structural movement will affect the brick or stone work rather than the more easily repairable mortar. Generally lime mortars should be used in any pre 20th century buildings. This will allow water to evaporate easily from the joints, will take the brunt of the salt and frost action and with appropriate maintenance prevent any long term damage to the original walling material.



An example of “tuck” pointing, a form of pointing which utilises a line of putty mortar set into stained mortar. This was particularly prevalent during the 19th Century and could be used to disguise poor quality, chipped or irregularly shaped bricks.

In terms of pointing style if the original pointing is still visible this should be reproduced otherwise pointing should be flush or slightly recessed. In terms of repointing stone or flint work recessed pointing should be employed, raised ribbon pointing is not appropriate.

For further advice please refer to SPAB Technical Q&A 11 – Repointing available at www.spab.org.uk

Satellite Dishes

The erection of satellite dishes on listed buildings requires consent no matter where they are to be positioned. These dishes are an incongruous modern feature and should never be attached to the building itself, not only can they be visually detrimental but also the fixings can also destroy historic brick and stone work or exterior decoration. When considering the erection of a satellite dish consider attaching them to outbuildings or other structures within the site. Satellite dishes should always be kept out of public views whether this be from roads or footpaths running close to the building.

Chimney Stacks

Chimney stacks are an important historical feature and are invaluable when working out the history and development of a building. In many properties chimney stacks play an important part in the visual appearance of the building, for example on 18th

and 19th century classical buildings they play an important part in the visual proportions and symmetry of the design.

Chimney stacks should not be removed unless they are in very poor condition and are beyond repair or have become a dangerous. If it is necessary to remove a chimney stack then they should be rebuilt in a like for like manner. With chimney stacks the general conservation principle applies “repair where possible and replace only if beyond repair”.

Dormer Windows

The dormer window has been a feature of European architecture since at least the mid-fifteenth century. Dormers take several different forms depending on the status of the buildings, the date of the construction, the use of the roof space and whether the dormer is part of the original design or a later addition.



Dormers should relate to the style and proportion of the main property, especially the windows below, and be positioned so as to respect the symmetry of the existing building. Dormer windows should not be positioned on the edge of the roof but should be set back from the front of the building line and below the ridge line of the original roof. They should be visually subordinate to the roof slope allowing for large proportion of

the original roof to remain visible. Wide flat-roofed dormers are not suitable for listed buildings. Two smaller well-positioned dormers are better than one overlarge dormer. Ordinarily dormers should be hipped or gabled with roof material to match the main roof, however in some circumstance small flat or curved roofs are acceptable provided lead is used as the roofing material. The windows themselves should match those found in the original house, PVCu windows are not suitable for use in listed buildings.

If dormers are to be inserted in a roof it is crucial to consider in detail the impact on the underlying roof frame, not only in structural terms but also in how much of an original timber roof frame may have to be removed. Permission is unlikely to be granted for any work which would result in the removal of or damage to any original main structural timbers, including purlins.

Bargeboards are not a traditional local feature and should be avoided except in very particular circumstances. For general advice on window alterations please refer to our guidance *Advice Note: Window Alterations in Listed Buildings*.

Rooflights

The insertion of rooflights should be kept to an absolute minimum. They should be positioned on roof slopes that are not visible from any public vantage points and their



insertion should not necessitate the removal or cutting of original timbers. As with dormer windows rooflights should be positioned to relate to the proportions of the main property and the windows below.

Modern timber or PVCu rooflights are not normally acceptable in listed buildings. A more sympathetic metal conservation rooflight should be used instead. This style has a more traditional appearance, is smaller in size and sits flush with the roof covering. Rooflights are not suitable for thatched buildings.

Flues, ventilation and meter boxes

With more and more people inserting gas and central heating, flues are becoming a common addition to listed buildings.

Kitchen and bathroom ventilation, cooking vents and heating flues should be vented through existing chimney flues whenever possible. If this is not feasible they should be internalised and either vented to the roof valley or to an inconspicuous location to the rear of the building or other unobtrusive side elevation and painted out. Stainless steel flues are not appropriate for listed buildings and these should either be painted or powder coated, with black normally being the most acceptable colour. Vents through windows and fanlights are not normally appropriate.

Meter boxes should not be attached to the front of the house and if possible should be internalised. It is possible to obtain semi submerged meter boxes which can be attached to the rear or other side elevation not visible from a public highway.

Guttering and rainwater goods

Historically rainwater goods have been made from lead or cast iron and painted black. They can be invaluable when dating or finding out the history of a building as rainwater heads and other details were often decorated to contain dates or other identifying features such as owners initials.



Grey painted cast iron rainwater goods to match plastic guttering!

you in the right direction.

If your building has the original pipe work then this should be repaired or replaced piecemeal when necessary. Decorative work should always be repaired in the first instance, if however it is beyond repair then it should be replaced in a like for like manner.

Plastic grey or black rainwater goods are not normally suitable for historic buildings and as such should be replaced with cast iron or other suitable metal pipe work. If you wish to add your own traditional decorative touches to rainwater heads please contact the conservation officer who will be happy to point

Soil pipes should be internalised wherever possible. If this is not possible then they should be in matching materials to the existing pipe work and should run down the back of the building or an unobtrusive side elevation.

Boundary Treatments

You will need planning permission to erect new walls and fences in the curtilage of a listed building, or to alter existing ones. If the boundary treatment was built before 1948 then Listed Building Consent will also be required. Boundary treatments such as stone, brick and flint walls, indigenous hedging or post and rail fencing are traditional styles of boundary treatment in the district and should be retained. Coniferous hedging, and timber panel fencing will appear out of place in traditional settings. If you wish to replace a boundary treatment, within the more urban areas (Chichester, Midhurst and Petworth) generally the traditional boundary treatments are more solid structures such as brick or flint walls. Within the rural area flint walls, indigenous hedging or post and rail fencing tend to be more traditional. Within open land the use of Ha-Ha's (a ditch, sometimes with a low wall, dividing a garden or park from fields outside without interrupting the view) is also something which could be considered.



Traditional post and rail fencing

Demolition of Extensions

Listed building consent is required for the demolition of any part of a listed building no matter what age or of pre-1948 curtilage buildings. Just because an extension is not contemporary with the original house does not mean it is not part of the history of the house and part of what forms its character. It could be integral to the understanding of the development of the property or it could be of architectural merit in its own right. However demolition of unsuitable and insensitive extensions is possible with consent and often welcomed, these alterations may help to conserve the form and character of the listed building.

Solar panels and other sustainable energy sources

Whilst encouraging the use of sustainable energy sources within the district caution must be exercised in their application in the context of listed buildings.

Like satellite dishes, solar panels can present an incongruous modern feature when attached to a listed building, not only can they be visually detrimental, the fixings can also destroy historic roof fabric, historic brick and stone work or exterior decoration. Alternative sites should be sought for them within the curtilage of the property either attached to an outbuilding or positioned in an unobtrusive area of garden. They should not be visible from any public vantage points.

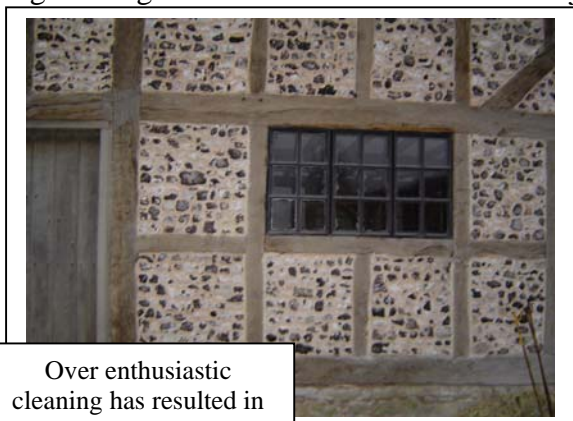
Wind turbines should not be visible in the setting of the listed building and be very much visually separated from the building.

Possibly the best option for listed buildings is the use of ground heat exchanges. This requires an amount of land in which pipe work can be buried, there is very little additional above ground equipment required and this can be contained within an out

house or the building itself. This form of energy does not necessarily generate the same amount of heat as conventional heating but can still be warm enough to heat many listed buildings.

Cleaning Techniques

The cleaning of the exterior of a listed building may require formal consent. The general grime and dirt visible on the majority of listed buildings are viewed as the patina of age and are all part and parcel of the character of the property. The removal of the dirt is often unnecessary.



Over enthusiastic cleaning has resulted in the corrosion of historic pointing and an overtly modern appearance

Dirt and grime bonds tightly to surfaces of buildings and can penetrate into the pores and joints of the material. Many modern chemical cleaning methods and all mechanical methods (sand blasting, sanding and other abrasive techniques) work because they remove the surface of the material along with any dirt. This

includes metal, glass, stone and brick. The effect of these cleaning methods is apparent initially through the softening of edges followed by excessive loss of detail from repeated cleaning. Even gentle methods such as low pressure water cleaning can also present some risk of harm.

If the dirt is corrosive in any form and is representing a risk to the building then the cause of the build up of the dirt should be investigated and if appropriate controlled. If this is the case please contact the Conservation Officer to discuss any problems and possible solutions.

Damp proofing and water repellent masonry treatments

The concept behind the construction of old building is that moisture entering the wall should be able to evaporate, allowing the building to breathe. Modern buildings in contrast, rely on keeping water out by a system of barriers including damp proof courses, chemical treatments and water repellent masonry treatments.

The use of these barriers in older buildings can do more harm than good, trapping water and salts behind the impervious layer. This could result in the rapid decay of the fabric of the building with high moisture levels penetrating brick, stone and lime mortars. Timbers, which often occur in solid masonry walls, can also succumb to wet or dry rot attack with the increase of moisture levels caused by the trapped water.

Most old properties suffer from minor levels of damp. If a property is excessively damp or damp is concentrated in one area leading to the degradation of the fabric then the cause of the damp should be investigated and controlled (for example fixing a hole in the roof or installing appropriate surface water drainage). The aim should be to treat the cause rather than the symptom.

For further information please refer to SPAB's Technical Statement 2 – Proprietary colourless water repellent surface treatments on historic masonry available at www.spab.org.uk

Alarm boxes, CCTV cameras, security lights

As people become more security aware and technology improves these security measures are being used more and more on private homes as well as commercial properties. The installation of alarm boxes, CCTV cameras and security lights all require listed building consent regardless of where on the property they are located.

As in much the same way as satellite dishes they should not be attached to the building itself unless there is a proven need for such security measures and no other suitable site. Alarm boxes, CCTV cameras and security lights are all modern interventions which are not only visually incongruous but can also damage the historic fabric of the building through the methods used to fix them to the property. They should be sited in visually unobtrusive locations, for example the impact of an alarm box can be greatly reduced when it is positioned under the eaves and painted a similar colour to the surface on which it is mounted. A better option is to locate them on less sensitive outbuildings.