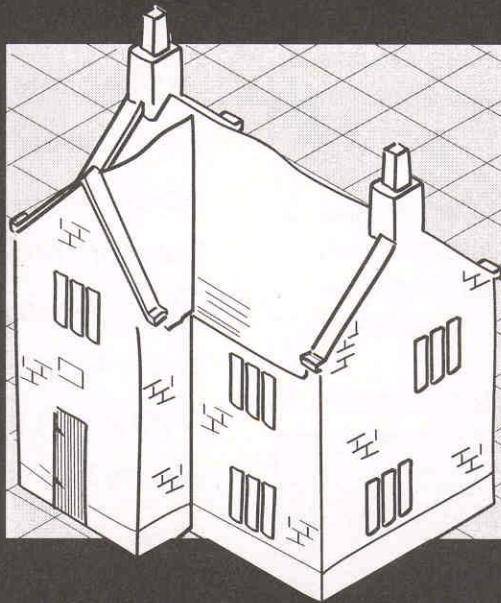


**DESIGN** *principles* for development in the  
Staffordshire Moorlands

# Repairs and alterations to Historic Buildings



STAFFORDSHIRE  
*moorlands*  
DISTRICT COUNCIL

ACHIEVING • EXCELLENCE

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Telephone: 0345 605 3013. Contact us at [www.staffsmoorlands.gov.uk/contact](http://www.staffsmoorlands.gov.uk/contact)

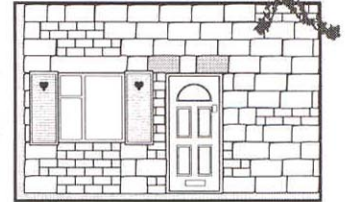
Regular maintenance of buildings of all ages can help to prevent decay and more costly repairs. There will be, however, occasions when repairs are needed to restrain further decay or when alterations are required to accommodate modern living standards. Repairs and alterations can be damaging to the building unless carried out carefully. The aim should be to preserve the character and fabric of the building. With a historic building it is important to understand its structure and historical development which may help provide clues for sympathetic repairs or alterations. Of equal



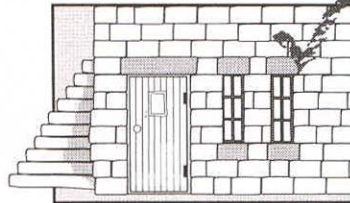
importance is the quality of workmanship and owners are advised to seek specialist advice from

experienced tradespersons and professionals. **The advice below is not exhaustive** and owners of individual buildings, especially listed

buildings, are urged to contact the Council for further, free advice, for example on grants for repairs to historic fabric and on the need for consent. The following general principles apply:-



1. Repairs and alterations should be minimal and carried out only where necessary.
2. Existing materials should be re-used or new matching or reclaimed materials and traditional techniques employed wherever possible.
3. Alterations should be reversible wherever possible.



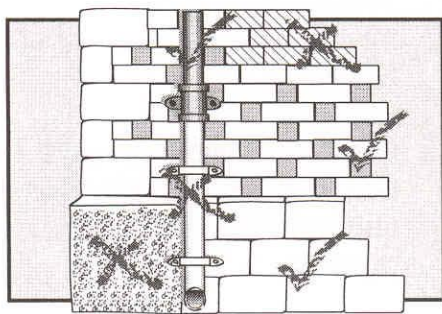
4. The historical development of the building should remain evident. For particular areas of work consider the following principles:-

## Roofs

1. Repairs should match the existing materials, pattern and coursing, using non-corrosive nails.
2. Repair or reinstatement of unusual roofing materials such as thatch should be based on specialist advice and skills appropriate to the Moorlands.

## Walls

1. Repairs should match the quality, texture, colour and pattern of the existing wall, including its mortar colour, jointing etc.
2. Avoid rendering over existing brick or stone work; where essential use a lime based render.
3. Remove render which may be damaging the fabric underneath.



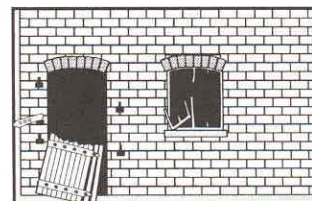
4. Avoid stripping off plaster or render to reveal surfaces which were never intended to be exposed.
5. Avoid painting over previously unpainted surfaces.
6. Seek specialist advice prior to cleaning.

## Pointing

1. Should allow the brick or stone work to stand out rather than the mortar jointing. (See SMDC's leaflet 'Pointing Your Jointing' for detailed advice on appropriate methods).

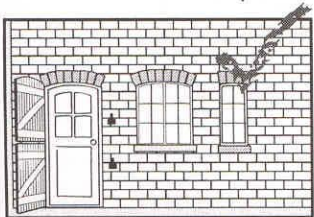
## Doors

1. Replacements should match the original in material, detail and finish; strong paint colours are most appropriate.
2. New openings should respect the proportions, recess and details, including surround, of existing.
3. Retain unused doorways, including door furniture.

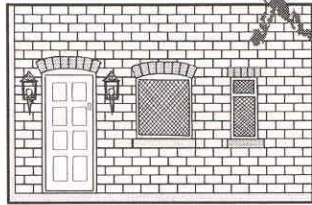


## Windows

1. Avoid replacement unless beyond repair or of inappropriate design; overhaul by a competent joiner together with other improvements (such as weather-stripping, draught-proofing, double glazing in existing frames or secondary glazing in a removable, inner frame) may be more economical.
2. Replacement windows should be of a design, scale, proportions and recess appropriate to the age of the building.
3. Timber should be used for replacement windows in a traditional building; plastic windows are not appropriate.
4. A white or off-white paint finish is normally the most appropriate rather than staining. However, a dark stain may be appropriate for barn conversions.



5. New openings should respect the proportions and detail of the existing, including cills and lintels.



## Historic features

1. These should be retained and accurately restored where they add to the character of the building, for example, decorative plasterwork, wrought or cast ironwork, ridge tiles, chimneys, old glass.

## Fixtures

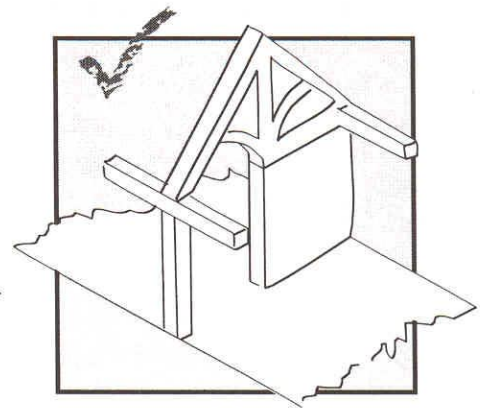
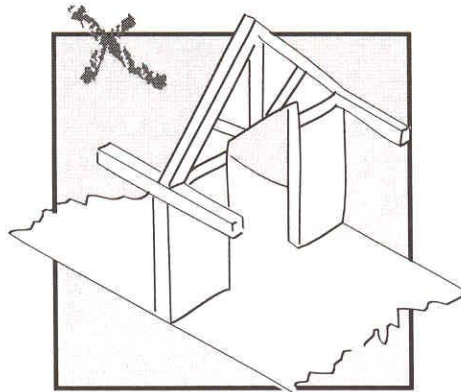
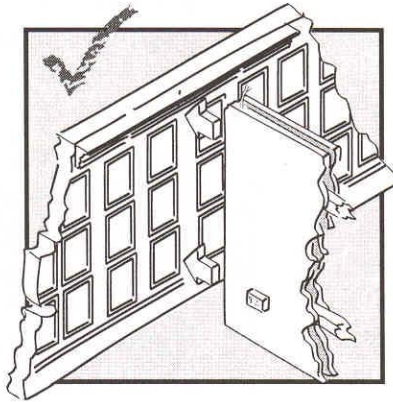
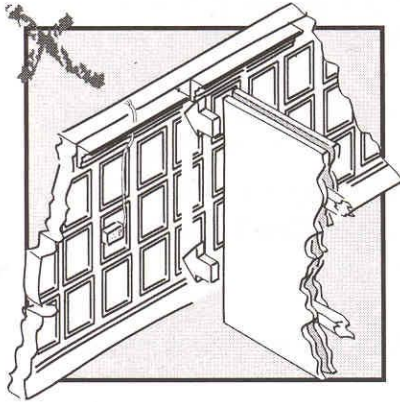
1. Meter boxes, burglar alarms, satellite dishes, etc. should be sited in unobtrusive positions only.
2. Fixings should be made into mortar joints wherever possible.

## Services

1. Re-wiring, plumbing work, etc. should avoid the destruction of the historic fabric or features such as cutting chases into stonework or mouldings.
2. Rainwater goods should be replaced to match the original where possible and painted in unobtrusive colours.

## Interiors

1. Avoid the removal of features such as staircases, panelling, mouldings or important internal spaces.



2. New partition walls or false floors or ceilings should be removable and should avoid damaging the fabric of the building.