

# Kiora - 81 South Road, Brighton

## Schedule of Conservation Works

August 2024

Kiora is a large scale two storey brick house built in 1890. The brick walls are a dark brick, similar to but lighter than Hawthorn brick, with red and cream brick decorative courses and details. The roof is clad with two colours of Welsh slate in a decorative pattern. The original timber windows survive, mostly in good condition. The original two storey verandah was demolished circa 1950 and a reconstruction erected during the 1990s. The house was converted to flats before 1930 and restored to a single residence in the 1980s and 90s.

### External Works

The house has been maintained in good condition since it was restored. The external conservation works therefore focus on continuing the regular maintenance of the building.

#### Roof

Inspect roof to confirm that the slates are securely fixed and in position, and all cappings and flashings are securely fixed. Any slipped or missing slates must be replaced by an experienced slate roofer using matching Welsh slate. Any loose or missing hip or ridge cappings must be refixed or replaced with matching items. Ensure flashings are dressed down correctly.

#### Gutters

Inspect valleys and eaves gutters. Light corrosion can be treated by preparing and applying 'cold galv' paint. Heavily corroded valleys or eaves gutters should be replaced with new matching items with Z600 galvanised coatings.

#### Chimneys

Inspect all chimneys to confirm structural stability and condition of the pointing mortar. Where the pointing mortar has weathered away rake out the joints to 25mm depth and repoint with a matching cement lime sand mortar mix. Include oxide colour to match original where the chimney was tuck pointed.

#### Lantern

The lantern roof and windows are difficult to access. Inspection of the roof and windows should be carried out at regular intervals (maximum of 5 yearly). Any defects identified should be repaired, or deteriorated materials replaced with matching items. Repainting should be carried out at 7 to 10 year intervals.

#### Walls

The south and west walls were tuck pointed when built, the north and east walls have never been tuck pointed. The oxide in the tuck pointing mortar has migrated from the mortar and stained the brickwork resulting in a darker appearance of the south and west bricks. The lower courses in the south wall were repointed during the restoration of the house with a oxide coloured mortar but without the tuck pointing white lines. Several courses of brickwork have been painted in a couple of colours, presumably these are cream brick courses with stone and render details. The paint on the masonry detracts from the appearance of the house and it would be preferable to remove it, this may expose deteriorated stone or render mouldings which would need to be repaired.

Removing the paint from the brick courses and window heads is not urgent but should be considered to return the house to its original appearance.

A small section of brickwork on the bay window on the west elevation has lost mortar and requires repointing urgently to match the tuck pointing.

### Windows

The windows are mostly in good condition. The paint is deteriorating on the west elevation windows and the joints are opening up in some of the sashes. The west elevation windows require minor repairs and painting now. The other windows are in better condition but should be repainted at the same time to maintain them in good condition. Double hung sash windows should be repainted every 7 years using oil based enamel paint.

### Verandah

The reconstructed verandah is now 25 years old and is in good condition. Repainting should be carried out within the next 2-3 years.

### Verandah tiles

The geometric floor tiles are in good condition. They should be swept regularly and cleaned at least annually using a mop and a small amount of detergent in water.

## Internal Works

The restoration of the house to a single residence involved removal of partitions within the rooms, removal of kitchen and bathroom fittings and repairs to ceilings and plaster walls.

### Ceilings

The plaster on lath ceilings, ornate cornices and ceiling roses had extensive repairs carried out during the 1980s-90s conversion from flats. As well as removing partition walls from some of the main rooms there was extensive water damage in some of the ceilings. This was repaired with gypsum plaster and some plasterboard.

### Cornices and ceiling roses

The decorative cornices and ceiling roses appear to be mostly in good condition, however previous repairs may be concealing historic water damage which could result in failure at any time. The cornices and ceiling roses should be monitored for any movement or cracks. If cracks or movement are noticed hard plasterers experienced in working on historic hard plaster should be brought in to pin the sections in place, or take down sections and refix, or rerun new matching profiles using traditional steel profiles and three coat hard plaster.

### Walls

The hard plaster walls were patch repaired when the house was restored, several previous openings have plasterboard on studwork infills. Any loose or drummy hard plaster should be removed and new traditional hard plaster installed to match the original plaster, with either lime or gypsum finish coat depending on the composition of the original finish coat. The main rooms were probably originally wallpapered and consideration could be given to installing new period appropriate wall paper in these rooms. The existing paint colours were applied during the 1980s-

90s restoration and do not appear to be based on specific decorative schemes within this house. The colours could be retained or new more neutral paint colours applied to the walls.

The applied decorative cast plaster elements in the hall should be carefully dusted off annually.

### Joinery

There is evidence the joinery throughout the house was originally wood grained. A timber paneled screen currently located in the former laundry is wood grained with dark timber effect stiles and rails with pale pine coloured panels. While it would be impressive to have the existing paint removed and the wood graining restored this would be a major cost. Continuing to paint the joinery to suit the decorative scheme in each room is pragmatic and acceptable, provided preparation does not remove the original decorative finish.

The polished Blackwood and other timbers in the stair balustrade and hall upper balcony handrail are French polished. All polished timber must remain as polished timber. When required following wear or damage the localised area should be taken back to timber using fine steel wool and methyated spirits before being recoated with shellac and repolished using traditional materials.

### Timber Floors

Kiora has Baltic pine floor boards throughout, unusual for the main rooms of a house of this scale. A more expensive knot free timber, often Kauri, was more common. The floors may have been replaced at some time. The existing Baltic pine floors are not in great condition, having been repaired and resanded. Repairs should be carried out using matching Baltic pine flooring. Replacing whole room floors with new red Baltic pine floorboards should be acceptable. Large carpets would have originally covered most of the timber floors.

### Tiled Floors

The geometric tile hall floor should be swept and mopped regularly with a small amount of detergent in water.

### Brick Floor

The brick floor in the former laundry was laid to fall to drains. The new use for the room requires a horizontal floor. The bricks should be carefully lifted and stacked for reuse. Excavate substrate to depth required by engineer for new concrete slab. Pour concrete slab, separate the concrete from the brick walls using neoprene foam material. Lay the original bricks in stretcher bond to match the original layout and fill joints between bricks with 1 cement : 2 hydraulic lime : 9 yellow brick sand.