

## **Interiors information sheet**

*Policies and Permissions: Do I need consent to do work at the interior of my listed Port Sunlight house?*

It depends. If the proposed works include demolition of partition walls, removal of original details (for example original interior doors, partition walls, base moldings, trim, fire surrounds, flooring, paneling), holes or other openings in your exterior walls (i.e. to install a flue for a boiler), loft conversions or removal or alteration of other interior features, then Listed Building Consent from Wirral Borough Council and permission from PSVT may be required. Extensions and additions will always require permission from Wirral Borough Council and PSVT. Contact Asset Management Officer (Conservation) by telephone on 0151 644-4813 or by email to [e.heywood@portsunlightvillage.com](mailto:e.heywood@portsunlightvillage.com).

*Deteriorated Conditions: What to look for?*

Deteriorated exterior conditions and poor air exchange (circulation of air between the inside and outside) show up at interior surfaces. Evidence of penetrating damp or condensation include:

- blistered or loose paint and plasterwork;
- soft or rotten wood trim;
- mould; and a
- musty smell.

These conditions are typically found on wall surfaces beneath windows, at the bottom rails or sills of windows, along the sloped ceiling of a first floor room, at a chimneybreast, behind large pieces of furniture or in corners of external or party walls.

Damp may manifest itself elsewhere as water moves in unpredictable ways and leaks may originate from internal sources, such as plumbing or heating, or even an adjacent property.

Although rare and often misdiagnosed (most suspected rising damp is actually penetrating damp), rising damp may also impact the interior conditions of your property. If this is the case, evidence of damp will be found throughout your house, not just at the front or rear walls of your home. If you suspect that your house suffers from rising damp, please contact the Asset Management Officer (Conservation) by telephone on 0151 644-4813 or by email to [e.heywood@portsunlightvillage.com](mailto:e.heywood@portsunlightvillage.com).

*Condensation*

Port Sunlight's houses need to have adequate air exchange (draughts) throughout the rooms of the house and between the inside and outside to maintain a healthy,

dry interior environment. Draught-reducing strategies such as secondary glazing are useful for improving the thermal performance of traditional houses, but their installation must be balanced with adequate air exchange or condensation and mould may result.

Check that:

- Air bricks or vents are open.
- Exterior ground levels are below air bricks.
- Extractor fans are installed in bathrooms and kitchens and that they work effectively.
- Interior finishes (plasterwork, wall and floor coverings) are breathable.
- Exterior masonry and finishes are breathable.

Change your behavior:

- Use pot lids when cooking on the hob.
- Use extractor fans whenever cooking or showering.
- Open your windows slightly if condensation appears on your windows.
- Maintain a relatively consistent internal temperature in your house (rather than dramatically raising or lowering the internal temperature).

#### *Maintenance, repairs and improvements*

Most repairs to improve interior conditions will originate at the exterior. See the information sheets for exterior elements for strategies and tips.

- Replace impermeable interior finishes, surfaces and paint/coatings with breathable ones. Replacement of interior plasterwork is specialist work and may require Listed Building Consent and permission from PSVT.
- If you do not have extractor fans or air bricks, you will need Listed Building Consent and permission from PSVT to install them.
- Consider installing a NuAire Drimaster or similar dehumidification system in your loft.
- Consider installing a DEFRA approved wood-burning stove. This work will require Listed Building Consent from Wirral Borough Council and permission from PSVT.

#### *Lead Paint Advisory:*

Paints found in older buildings may contain lead. Lead can be harmful to health, particularly for children. Sometimes lead paint has been covered by later, modern paints. If you are unsure if the paint used in your house (including windows, doors, walls, trim and other surfaces) contains lead, it should be assumed to be present and precautions should be taken when stripping, sanding or otherwise preparing painted surfaces.