



ENGLISH HERITAGE

LONDON REGION

The Director of Planning & Conservation
Royal Borough of Kensington & Chelsea
Planning Department
The Town Hall
Hornton Street
LONDON W8 7NX

Your ref: PS/DCSE/PP/99/00469/BC

Our ref: LRS/240/6

Direct Dial: 020 7973 3775

For the attention of Bruce Coey

BB
24/7

Dear Sir,

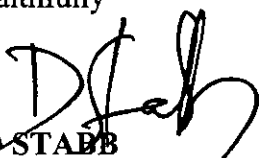
6 CHEYNE WALK, SW3

I write further to my letter of the 15th May and to your consultation on the amended drawings received here on the 3rd July.

The request contained in my letter of the 15th May that the Council should ensure that the amended drawings should clearly 'indicate the proposed works' has obviously not yet been adequately appreciated by the applicants. My belief is that the application is still riddled with vagaries and uncertainties and in no state at present to receive a Direction for Approval. In view of the fact that these concerns have already been expressed, it is galling that two English Heritage staff had to spend 4½ hours at a site meeting on the 17th July, trying to unravel the nature of the proposals. In addition a further site visit has had to be arranged for the 24th July where a Services Engineer from English Heritage will also be involved.

It is perfectly possible and absolutely necessary for the applicant to provide information which accurately quantifies the removal of historic fabric thus removing the need for the countless references to 'replace as necessary'. There is almost no proposed work in any part of the building to which this phrase is not attached. It is also perfectly clear in many instances that the only work required is that of minor repair. Given that we are led by the Architect to believe that it is the owner's intention to renew wherever possible anything which is worn, it is doubly important that the nature and extent of the proposed works be specified. I trust that the new set of drawings in preparation for the 24th will bring us to a point of at least understanding what is proposed. If there is any doubt in the matter it is perhaps best that you again explain this basic requirement to the applicant. Until that point is reached, no decision will be possible.

Yours faithfully


DAVID STABB
Historic Buildings Inspector
Kensington & South London Team

cc.Mark Price RBKC

The National Monuments Record is the public archive of English Heritage

Extra information required

- Drawings need to be hatched to indicate where new works are proposed or extent of demolition
- Removal of partition to room S04 should be taken out of the current application
- Rear elevation (9817/P407) needs notes
- Cottage drawing (9817/P405) needs notes
- Rear extension needs sections, elevations and explanatory notes
- basement plan needs to show where dresser is to be located
- explanatory note to show fireplaces retained with mirrors above reinstated

Bruce - have sent T.H. drawings 'edited'
+ attached suggested conditions + extra information
MP 25/5/88

CONDITIONS

C205

C206

C208 in respect of:

- new fireplaces
- new doors
- details of the staircase to basement level
- details of alteration to the staircase at ground floor level to allow access to basement
- sections and details of secondary glazing to windows
- method statement and elevations to show extent of repairs and alterations to panelling at ground, first and second floor levels including hall areas
- extent and details of sound insulation to floors
- a method statement for extent of repair and replacement to hall stone floor
- staircase giving access to roof
- New cupboards at second floor front rooms
- rooflight

Also conditions that require:

- the front and rear steps to be repaired. Where replacement is necessary these are to be agreed in writing by the LA before the commence of works
- the mortar mix and extent of repointing to be agreed in writing by the LA before the commence of works

External Alterations

1.0 Alterations to rear extension at first and second floor level

Drawing Number 9817/P402 & P403 shows the extent of the proposed alterations to the rear extension at first and second floor levels.

The new brickwork is to be carried out in carefully selected facing bricks and ~~lime mortar~~ *appropriate lime mortar mix* to match existing adjacent brickwork.

~~Brickwork details at window heads, jambs and sills are to match existing adjacent~~

~~Details of new windows are to match existing adjacent windows. New copings are to be in Portland Stone to match existing.~~

The roof of the rear extension is to be re-covered in lead using traditional detailing and methods in accordance with current building regulations.

2.0 Alterations to Kitchen extension at ground floor level, removal of bay window, alterations to basement level below the new kitchen and alterations to the steps and railings and adjacent area

Drawing Numbers 9817/P400 & P401 show the extent of the proposed extension to the kitchen at ground floor level. The existing wine cellar is to be removed. The existing open area under the kitchen extension is to be infilled.

The stone steps and railings to the open area under the kitchen extension are to be removed.

A new brickwork retaining wall is to be constructed using carefully selected facing bricks and lime mortar so that the new work matches as closely as possible the existing. *a mix*

Details of the new kitchen window and brickwork around the new window opening are to match existing adjacent windows.

The roof of the new kitchen extension is to be constructed in lead to traditional details incorporating new rooflights.

3.0 Alterations and repairs to Cottage

The existing access stair and glass roofed link to the cottage from the basement of the main house are to be removed.

The existing entrance lobby from the garden into the cottage is to be removed.

The resultant openings in the external walls are to be infilled with brickwork to match existing adjacent using carefully selected facing bricks and lime mortar so that the new work matches the existing as closely as possible. All remaining timber windows are to be overhauled. All damaged and defective timber is to be cut out and renewed. All paint is to be burnt off prior to redecoration.

3.1 Alterations to cottage roof

The existing flat roof is to be stripped. The sub structure is to be made good. The flat section of the cottage roof is to be recovered in lead using traditional details. The roof will incorporate a new rooflight. To the double height space with adjustable baffles to stop light spillage at night.

The tiled slopes of the cottage are to be stripped and the tiles set-aside for reuse. The roof is to be overhauled and the retilled using existing and new tiles to match the existing. All flashings are to be renewed with lead.

3.2 Internal alterations

These are indicated on drawings 9817/P400 & P401

The first floor, structure, kitchen appliances, cabinets, fireplace, internal chimneystack and staircase are to be removed to form a double height space. A new rooflight is to be installed in the roof. All internal walls are to be made good.

The existing doorway from room CG01 into the existing kitchen is to be blocked up and a new doorway formed into

*out
Separate
drawing
for new
extension*

*out
attached*

These are indicated on drawings 8817/P400 & P401

The first floor, structure, kitchen appliances, cabinets, fireplace, internal chimneystack and staircase are to be removed to form a double height space. A new rooflight is to be installed in the roof. All internal walls are to be made good.

The existing doorway from room CG01 into the existing kitchen is to be blocked up and a new doorway formed into a new WC Door DCG02.

New sanitaryware is to be installed in the new WC room. A new Bulls eye window WCG03 is to be inserted in the new external wall to the WC. The window and brickwork surround are to match the existing circular windows adjacent in all details.

The existing Window WCG06 is to be removed and the opening enlarged to take a new pair of glazed timber doors.

The existing window in the north end of the cottage is to be removed. The existing opening is to be modified and new door DCG01 installed in the modified opening.

A new connection is to be made to the main house via a new gallery and staircase at ground floor level.

3.3 New mechanical and electrical services are to be installed to serve room CG01, CG02, CG03.

3.4 Decorations to Rooms CG01, CG02, CG03

After completion of the alterations works including making good to ceilings and walls Rooms CG01, CG02, CG03 are to be decorated.

The existing floor finish is to be lifted and renewed with timber boards with insulation below on battens.

Out to cottage drawing

External Repairs

1.0 Repairs to Copings

All copingstones are to be removed, serviceable stones are to be retained for reuse. Defective or damaged copingstones are to be replaced with new Portland stone coping stones to match existing.

New and retained copingstones are to be re-bedded using lime mortar, the bed to incorporate a damp proof course.

~~2.0 Repairs to brickwork~~

~~All brickwork is to be repaired. Brickwork joints are to be raked out to a depth of 25mm. Repointing is to be carried out using mortar colour to match existing.~~

3.0 Repairs to Rainwater Goods

The existing rainwater goods are to be repaired and overhauled.

4.0 External Joinery decorations

All external joinery is to be decorated. All paint is to be burnt off. Damaged, defective timber is to be replaced. Timber surfaces are to be brought forward using an appropriate filling compound. New and existing timber surfaces are to receive knotting, primer, undercoat and three topcoats of a specified oil based paint system.

5.0 Repairs to rear steps and wrought iron railings.

The existing wrought iron railings are to be removed. ~~The railings are to be removed with wrought iron railings to match existing.~~ and sent to workshop for repair. New sections to be attached where necessary.

The existing stone steps are to be removed. Serviceable stones are to be retained for reuse. Following removal of the steps, the substructure to the steps is to be repaired and the steps replaced. Damaged defective steps are to be replaced with new Portland Stone steps to match existing.

6.0 Repairs to front steps and wrought iron railings

The existing wrought iron railings are to be removed. ~~The railings are to be removed with wrought iron railings to match existing.~~ and new sections attached to be attached where necessary.

The existing stone steps are to be removed. Serviceable stones are to be retained for reuse. Following removal of the steps, the substructure to the steps is to be repaired and the steps replaced. Damaged defective steps are to be replaced with new Portland Stone steps to match existing.

uplicate or on drawing

Note moved to rear elevation drawing

Existing door surround to be repaired. Where defective timber, new sections to be spliced in where necessary to match.

new sections spliced where necessary

new sections to be attached where necessary

new sections to be attached spliced where necessary

1.19 Alteration to Room B14

Block up existing external door opening. (label)

2.0 Repairs

2.1 Repairs to Windows and Shutters

All existing retained windows and shutters are to be overhauled.

Window ironmongery to be retained is to be removed, cleaned and repaired as necessary to ensure proper function prior to refitting.

Window sashes are to be ~~re-~~ repaired. Defective timber and window putty is to be replaced where necessary. All existing paint is to be burned off and timber surfaces restored using an appropriate filling compound. Care is to be taken to retain the existing glass. Any reglazing is to be carried out using non-float glass. Brush seals are to be fitted to existing window sashes prior to reinstatement.

Sash boxes are to be repaired. All paint is to be burned off, defective timber is to be replaced. Timber surfaces are to be restored using an appropriate filling compound.

Staff Beads and parting beads are to be replaced using profiles to match the existing. Sash cords are to be replaced.

All shutters are to be overhauled and repaired to ensure proper fit and closure.

Shutter ironmongery to be retained is to be removed, cleaned and overhauled to ensure proper operation.

All paint or other surface coating is to be removed from shutters and shutter boxes. Shutters are to be repaired and reinstated.

All windows, window frames, sills, shutters, shutter boxes, panelled soffits, internal sills, window seats, architraves and other window joinery are to be redecorated in addition to specific items of paintwork mentioned above.

2.2 Repairs to Internal Doors

Existing retained doors are to be repaired to ensure proper fit and operation.

Doors are to be removed for repair.

Door ironmongery is to be removed, cleaned and repaired to ensure proper function prior to reinstatement. New timber is to be pieced in where repairs are necessary to achieve a proper fit.

All paint is to be burned off doors, door linings, architraves and other associated door joinery. Defective or damaged timber is to be replaced, retained existing timber surfaces are to be brought forward using an appropriate filling compound. Door joinery is to be redecorated. New and existing timber surfaces are to receive knotting, primer, undercoat and three full top coats of a specified oil-based paint system.

2.3 Repairs to External Doors

The doors are to be removed for repair.

Door ironmongery is to be removed, cleaned and repaired to ensure proper function prior to reinstatement. New timber is to be pieced in where repairs are necessary to achieve a proper fit.

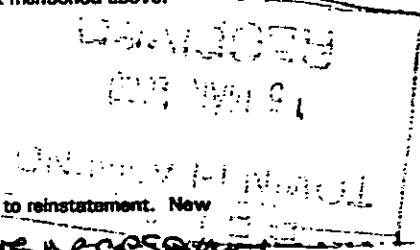
All paint is to be burned off doors, door frames, architraves and other associated door joinery. Defective or damaged timber is to be replaced.

to located his position

and overhauled to

new sections spliced in where necessary

on out of project details.



PP990467A

Preliminary investigations have revealed extensive woodworm damage to the timber sub-floor. The existing floor is uneven. It is likely that the cause of the unevenness is due to deflection of the sub-floor timbers, which may be due to loss of strength as a result of the woodworm damage.

It is therefore proposed to take up the existing stone floor, treat and repair the timber sub-floor and subsequently relay the floor using the existing stone. Broken or cracked stones will be replaced with new material to match the existing.

2.5 Repairs to windows and shutters

All windows and shutters to be retained are to be overhauled.

Window ironmongery to be retained is to be removed, cleaned and repaired as necessary to ensure proper function prior to refitting.

Window sashes are to be ~~removed~~ and repaired.

Defective timber and window putty is to be replaced where necessary.

All existing paint is to be burned off and timber surfaces restored using an appropriate filling compound. Care is to be taken to retain the existing glass. Any reglazing is to be carried out using non-float glass. ~~Brush-seals are to be fitted to existing window cashes prior to reinstatement.~~

Sash boxes are to be repaired. All paint is to be burned off. Defective timber is to be replaced. Timber surfaces are to be restored using an appropriate filling compound.

Staff beads and parting beads are to be replaced using profiles to match the existing. Sash cords are to be replaced.

All shutters are to be overhauled and repaired to ensure proper fit and closure.

Shutter ironmongery to be retained is to be removed, cleaned and overhauled to ensure proper operation.

All paint or other surface coating is to be removed from shutters and shutter boxes. Shutters are to be repaired and reinstated.

All windows, window frames, shutters, shutter boxes, panelled soffits, internal sills, window seats, architraves and other window joinery are to be redecorated in addition to the specified items mentioned above.

2.6 Repairs to Internal Doors

Existing retained doors are to be repaired *where necessary* to ensure proper fit and operation.

~~Doors are to be removed for repair.~~

Door ironmongery is to be removed, cleaned and repaired to ensure proper function prior to reinstatement. New timber is to be pieced in where repairs are necessary to achieve a proper fit.

All paint is to be burned off doors, door linings, architraves and other associated door joinery. Defective or damaged timber is to be replaced, *where necessary* retained existing timber surfaces are to be brought forward using an appropriate filling compound. Door joinery is to be redecorated. New and existing timber surfaces are to receive knotting, primer, undercoat and three full top coats of a specified oil-based paint system.

2.7 Repairs to External Doors

The doors are to be removed for repair.

Door ironmongery is to be removed, cleaned and repaired to ensure proper function prior to reinstatement. New timber is to be pieced in where repairs are necessary to achieve a proper fit.

All paint is to be burned off doors, door frames, architraves and other associated door joinery. Defective or damaged timber is to be replaced.

Retained existing timber surfaces are to be brought forward using an appropriate filling compound. Door joinery is to be redecorated.

New and existing timber surfaces are to receive knotting, primer, undercoat and three full top coats of a specified oil-based paint system.

2.8 Relocation of and repairs to retained existing cupboards

Existing cupboards to be retained (indicated on drawing 9817/P401) are to be relocated as shown. The cupboards are to be reassembled and repaired prior to refitting.

6 CHEYNE WALK

9817/P401

Proposed Ground Floor Plan

1:50

March 2000

SG

TIMOTHY HATTON ARCHITECTS

out to elevation

~~A new window WG10 is to be installed. External and internal details of the new window are to match WG07.~~

1.12 Alteration to under stair cupboard to form new opening to new staircase from basement

The existing understair cupboard is to be modified to form a new opening to the new staircase connection from the basement. An area of floor is to be removed to permit the installation of the new staircase.

1.13 Alterations to windows WG03, WG04 Room G01

The existing double hung sash windows are to be replaced with new windows incorporating secondary glazing. The external appearance of the new windows is to match the existing, the windows are to be glazed in non-float glass.

Now secondary glazing is to be installed.

1.14 Alterations to Fireplace FPG1 in Room G04

The existing stone fire surround and hearth are to be removed. A new fire surround and hearth are to be installed.

The interior of the fireplace is to be enlarged to restore the original eighteenth century appearance.

1.15 Alterations to windows WG01, WG02 Room G03, WG06 Room G04

secondary glazing inside

The existing double hung sash windows are to be replaced with new windows incorporating secondary glazing. The external appearance of the new windows is to match the existing, the windows are to be glazed in non-float glass.

1.16 Alterations to panelling Rooms G03 and G04

drawn

The existing full height cupboard doors to the right hand side of the fireplace in Room G03 are to be removed carefully for reuse in Room G04. The recess to the right hand side of the fireplace is to be panelled to match the existing adjacent panelling. The cornice and skirting are to be made good to match the existing.

The existing semi-circular niche and panelling infill to the right hand side of the fireplace in Room G04 are to be removed. The full height doors recessed from G03 are to be recessed in the construction of a new cupboard recess to the right hand side of the fireplace. The walls to either side of the full height doors are to be panelled; details to match the existing adjacent panelling. The cornice and skirting to the new cupboard recess are to match the existing.

1.17 Alteration to form new jib door connection to cottage

A new jib door is to be installed through the panelling and brickwork behind to create a new connection to the cottage.

2.0 Repairs

2.1 Repairs to Staircase

The staircase carriage timbers are to be repaired and/or strengthened. The staircase flights are to be adjusted to restore the original relationship with the wall panelling (the flights have dropped 40 - 50 mm relative to their original position).

To enable these works to be carried out the following associated works will be required:

- The plaster soffits to staircase flights and landings are to be removed. The soffits are to be reinstated using lime plaster on timber laths after completion of the structural repair works.
- The timber handrails and balusters are to be temporarily removed; these will be repaired as necessary and reinstated following completion of the structural repair work.

Note: Precise details of the proposed structural repair will not be known until the plaster soffit to the staircase has been removed.

2.2 Repairs to Panelling

Defective/damaged panels are to be replaced in material to match existing. Defective/damaged panels are to be removed by carefully using a router to remove the retaining panel moulding.

New panels are to be placed in position and new retaining mouldings of profile to match the existing are to be pinned and glued to the existing retained panel framing. Care is to be taken to ensure that the new panels are a loose fit and therefore free to move within the panel frames.

Areas of painted panelling are to be stripped prior to carrying out panel repair work.

Areas of polished natural timber panelling are to be stripped prior to carrying out panel repair work.

After completion of panel repair work timber surfaces are to receive knotting, primer, undercoat and four full top coats. Damaged surfaces and arrises are to be filled and rubbed down between coats.

2.3 Repairs to timber floors

All floorboards are to be taken up and the joists packed to remove unevenness in the floor surface to an extent compatible with the existing hearth, skirting and door threshold levels. Following adjustment of floor levels floorboards are to be relaid.

The existing original floorboards are to be removed. Any new timber required for flooring is to be new reclaimed timber to match as closely as possible the existing original floorboards.

Prior to relaying of floorboards measures to improve the sound insulation between floors are to be installed.

out

where necessary

where necessary

1.0 Alterations

1.1 Relocation of lift and associated reconfiguration of partitions to form new rooms G07, G08, G09, G10, G11, G12, G13

The lift is to be relocated to the position shown on the drawing. Relocation of the lift necessitates removal of the existing room fittings and partitions as shown on the demolition drawing (drawing number 9817/P418.) and the removal of an area of floor structure to form the lift shaft opening. The floor over the former lift shaft opening is to be reinstated. New partitions are to be constructed to form the new rooms G07, G08, G09, G10, G11, G12.

1.2 New Doors DG07, DG08, DG09, DG10, DG11

The new partitions will incorporate new doors DG07, DG08, DG09, DG10, DG11.

1.3 New Floors to Rooms G07, G08, G09, G11, G12

Following levelling of the existing joists and installations of new joists over the former lift shaft opening, new SW floorboards are to be laid. The new boards are to be reclaimed SW to match the existing boards, twice nailed to each joist using steel cut nails.

The new floor construction is to incorporate measures to reduce the sound transmission between floors.

1.4 Room G11

New cupboard fittings are to be installed in Room G11.

1.5 Room G08

New bathroom fittings are to be installed in Room G08.

1.6 Room G09

New kitchen fittings are to be installed in Room G09.

A new service lift (G13) is to be installed.

1.7 Mechanical and electrical services in Rooms G07, G08, G09, G11, G12

New mechanical and electrical services are to be installed to serve the new rooms G07, G08, G09, G11, G12.

1.8 Alterations to kitchen extension

The existing kitchen extension is to be enlarged. This alteration will require removal of the existing external. The extended room will be enclosed in new brickwork walls; the facing bricks and lime mortar are to be carefully selected so that the new brickwork matches the existing adjacent brickwork in appearance.

Construction of the extension will require new floor structure, new floor finishes, new wall finishes and new ceiling and roof construction.

A new window WG09 is to be installed, detailed to match the modified window WG05 opposite.

The existing asphalt roof over the kitchen extension is to be replaced. The new roof will be in lead sheet on plywood decking on timber roof joists. The new roof will contain rooflights which will incorporate motorised light baffles to prevent light spillage during hours of darkness.

1.9 Decorations to rooms G07, G08, G09, G11, G12

Following completion of alteration work rooms G07, G08, G09, G11, G12 are to be painted.

1.10 Alteration to create new rear lobby G14

A new partition is to be constructed at the rear of the entrance hall containing new door DG15 to form a new rear lobby room G14.

1.11 Installation of new window WG10

A new window WG10 is to be installed. External and internal details of the new window are to match WG07.

1.12 Alteration to under stair cupboard to form new opening to new staircase from basement

The existing understair cupboard is to be modified to form a new opening to the new staircase connection from the basement. An area of floor is to be removed to permit the installation of the new staircase.

1.13 Alterations to windows WG03, WG04 Room G01

The existing double hung sash windows are to be replaced with new windows incorporating secondary glazing. The external appearance of the new windows is to match the existing, the windows are to be glazed in non-float glass.

Also a secondary glazing is to be installed

Painting

panelling to be retained.

External oil

glazing

122

First Floor Alterations and Repairs

1.0 Alterations

✓ 1.1 Relocation of lift and associated reconfiguration of partitions to form new rooms F07, F08, F09, F10, F11.

✓ The lift is to be relocated to the position shown on the drawing. Relocation of the lift necessitates removal of the existing room fittings and partitions as shown on the demolition drawing (drawing number 9817/P420) and the removal of an area of floor structure to form the lift shaft opening. The floor over the former lift shaft opening is to be reinstated. New partitions are to be constructed to form the new rooms F07, F08, F09, F10.

✓ 1.2 New Doors DF07, DF08, DF09, DF10, DF13

The new partitions will incorporate new doors DF07, DF08, DF09, DF10, DF13.

1.3 New Floors to Rooms F07, F08, F09, F10, F11

✓ Following levelling of the existing joists and installation of new joists over the former lift shaft opening new sw floor boards are to be laid. The new boards are to be reclaimed sw to match the existing boards twice nailed to each joist using steel cut nails.

✓ The new floor construction is to incorporate measures to improve the sound reduction between floors.

1.4 Room F07

✓ New bathroom fittings are to be installed in Room F07.

1.5 Room F08

✓ New bathroom fittings are to be installed in Room F08.

1.6 Room F11

✓ New cupboard fittings are to be installed in Room F11 incorporating a new service lift.

1.7 Mechanical and Electrical Services in Rooms F07, F08, F09, F10, F11

✓ New mechanical and electrical services are to be installed to serve the new rooms F07, F08, F09, F10, F11.

✓ 1.8 Decorations to Rooms F07, F08, F09, F10, F11

After completion of the alterations works including making good to ceilings and walls Rooms F07, F08, F09, F10, F11 are to be decorated.

1.9 Alterations to Windows WF01, WF02, WF03, WF04, WF05 Room F02

The existing double hung sash windows are to be replaced with new windows incorporating secondary glazing. The external appearance of the new windows is to match the existing, the windows are to be glazed in non-float glass.

The windows are to be fitted with secondary glazing.

1.10 Alterations to Fireplaces FFF1, FFF2

~~The existing stone fireplace surrounds and hearths are to be carefully removed. The fireplace interiors are to be opened up to remove the splayed sides and restore the original 18th century appearance. New stone fireplace surrounds and hearths are to be installed.~~

A new gas supply is to be installed and a new gas fire grate fitted to the existing fireplace FFF1, FFF2.

1.11 Alterations to create new rooms F05 and F06

The existing north west rear extension is to be enlarged to create new rooms F05 and F06.

The alteration will require the removal of the brick external wall on the north façade of the extension. The extended room will be enclosed in new brickwork walls; the facing bricks and lime mortar are to be carefully selected so that the new brickwork matches the existing adjacent brickwork in appearance. A new double hung sash window to match WF06 is to be installed on the north façade, brickwork surround and sills to match WF06.

Construction of the extension will require new floor structure, new floor finishes, new wall finishes and new ceiling finish.

A new partition incorporating new shower door DF13 is to be installed to form new shower enclosure.

The existing paneled wall finishes are to be altered and extended to suit the new room dimensions.

Construction of the alterations works to be finished.

A new partition incorporating new shower door DF13 is to be installed to form new shower enclosure.

The existing panelled wall finishes are to be altered and extended to suit the new room dimensions.

New mechanical and electrical services are to be installed to serve the new rooms F05 and F06.

New bathroom fittings are to be installed in Rooms F05 and F06.

Following completion of the alterations works F05 and F06 are to be decorated.

A new gas supply is to be installed and a new gas fire grate fitted to the existing fireplace FPF4.

2.0 Repairs

2.1 Repairs to Staircase

The first floor landing and intermediate landing are to be levelled. The staircase carriage timbers are to be repaired and/or strengthened. The staircase flights are to be adjusted to restore the original relationship with the wall panelling (the flights have dropped 40-50mm relative to their original position).

To enable these works to be carried out the following associated works will be required.

The plaster soffits to staircase flights and landings are to be removed. The soffits are to be reinstated using lime plaster on timber lathes after completion of the structural repair works. The timber handrails and balusters are to be temporarily removed: these will be repaired as necessary and reinstated following completion of the structural repair works.

Note: Precise details of the proposed structural repair will not be known until the plaster soffit to the staircase has been removed.

2.2 Repairs to Panelling

Defective/damaged panels are to be replaced in material to match existing. Defective/damaged panels are to be removed by carefully using a router to remove the retaining panel moulding.

New panels are to be placed in position and new retaining mouldings of profile to match the existing are to be pinned and glued to the existing retained panel framing. Care is to be taken to ensure that the new panels are a loose fit and therefore free to move within the panel frames.

Areas of painted panelling affected by the repairs are to be stripped prior to the panel repairs being carried out and repainted following completion of repairs.

New timber for repairs to polished natural timber panelling is to be carefully selected for matching grain characteristics and stained to obtain a colour match with adjacent panelling.

2.3 Floor Repairs

All floorboards are to be taken up and the joists packed to remove unevenness in the floor surface to an extent compatible with the existing hearth, skirting and door threshold levels. Following adjustment of joist levels, boards are to be relaid.

The existing original floorboards are to be reused. Any new timber required for flooring is to be new reclaimed timber to match as closely as possible the existing original floorboards.

Prior to relaying of floorboards, measures to improve the sound insulation between floors are to be installed.

2.4 Repairs to Windows and Shutters

All existing retained windows and shutters are to be overhauled.

Window ironmongery to be retained is to be removed, cleaned and repaired as necessary to ensure proper function prior to refitting.

Window sashes are to be removed and repaired. Defective timber and window putty is to be replaced where necessary. All existing paint is to be burned off and timber surfaces restored using an appropriate filling compound. Care is to be taken to retain the existing glass. Any reglazing is to be carried out using non-float glass. ~~Crash seats are to be fitted to existing window sashes prior to reinstatement.~~

to out separate drawings

new before

where necessary

required +

Second Floor Alterations and Repairs

1.0 Alterations

1.1 Relocation of lift and associated reconfiguration of partitions to form new rooms S07, S08, S09, S10, S12, S13, S14, S15.

The lift is to be relocated to the position shown on the drawing. Relocation of the lift necessitates removal of the existing room fittings, partitions and staircase to the second floor as shown on the demolition drawing (drawing number 9817/P421) and the removal of an area of floor structure to form the lift shaft opening. The floor over the former lift shaft opening is to be reinstated. New partitions are to be constructed to form the new rooms S07, S08, S09, S10, S12, S13, S14, S15.

1.2 New Doors DS05, DS06, DS07, DS08, DS09.

The new partitions will incorporate new doors DS05, DS06, DS07, DS08, DS09.

1.3 New floors to rooms S05, S06, S07, S08, S09, S13.

Following levelling of the existing joists and installation of new joists over the former lift shaft opening new sw boards are to be laid. The new boards are to be in reclaimed sw to match existing twice nailed to each joist using steel cut nails. The new floor construction is to incorporate measures to improve the sound reduction between floors.

1.4 Lobby S07

New staircase to give maintenance access for the roof is to be installed.

A new service lift (S15) is to be installed.

1.5 New dressing room fittings are to be installed in Room S07

1.6 Rooms S08, S09, S13

New bathroom fittings are to be installed in Rooms S08, S09 and S13.

1.7 Mechanical and Electrical Services in Rooms S07, S08, S09, S10, S12, S13, S14, S15

New mechanical and electrical services are to be installed to serve the new rooms S07, S08, S09, S10, S12, S13, S14, S15.

1.8 Decorations to Rooms S07, S08, S09, S10, S13, S14, S15

After completion of the alteration works including making good to ceilings and walls rooms S07, S08, S09, S10, S13, S14, S15 are to be decorated.

1.9 Alterations to Room S01

New cupboard doors and cupboard interiors are to be installed in Room S01.

1.10 Alterations to form new Room S02 and to alter the staircase top landing S11

The existing internal bathroom fittings are to be removed. The existing cupboard fittings in rooms S02 and S03 are to be removed. The existing partitions necessary to create the new partition layout are to be removed.

New partitions are to be constructed containing new doors DS02, DS03 and DS12 in positions shown on the drawing. The ceilings and partition walls affected by the alterations are to be made good. Partitions are to be panelled on both sides; panelling details to match the existing retained panelling.

1.11 Room S03

1.1 Alterations to Mechanical and Electrical Services in Rooms S01, S02 and S03

New mechanical and electrical services are to be installed to Rooms S01, S02 and S03.

1.13 Alterations to Create New Room S05 and New Closet S06

The existing north west rear extension is to be enlarged to create a new room S05.

The alteration will require the removal of the brick external wall on the north facade of the extension. The extended room will be enclosed in new brickwork walls; the facing bricks and lime mortar are to be carefully selected so that the new brickwork matches exactly the existing adjacent brickwork in appearance. A new double hung sash window to match WSO6 is to be installed on the north facade, brickwork surround and sill details to match WSO6. Construction of the extension will require new floor structure, new floor finish and new ceiling finish (work to the floor structure above is described on the drawing showing alterations to the third floor). A new partition is to be constructed to form new closet S06. New and existing walls and partitions are to be replastered. The new area of ceiling is to be plastered. New mechanical and electrical services are to be installed to serve the new rooms S05 and S06.

New sanitary fittings are to be installed in room S05.

Following completion of the alteration works Room S05 and S06 are to be decorated.

2.0 Repairs

2.1 Repairs to Staircase

Top landing and intermediate landing to be levelled. Staircase carriage timbers to be reinforced. Staircase flights to be restored to original relationship with panelling (the flights have dropped approximately 30mm relative to their original position).

To enable these works to be carried out the following associated works will be required:

The plaster soffits to staircase flights and landings are to be removed. The soffits will be reinstated using lime plaster on timber lathes after completion of the structural repair works. The timber handrail and balusters are to be temporarily removed; these will be repaired as necessary and reinstated following completion of the structural repair works.

Note: Precise details of the proposed structural repairs will not be known until the plaster soffits to the staircase have been removed.

2.2 Repairs to Panelling

Defective panels to be replaced in material to match the existing. Defective panels to be removed by carefully using a router to remove the retaining panel moulding. New panels to be placed in position and new retaining mouldings of profile to match existing pinned and glued to the existing retained panel framing. Care is to be taken to ensure that new panels are loose fitting within the panel frames. Areas of painted panelling affected by repairs are to be stripped prior to panel repairs being carried out and repainted after completion of repairs.

New timber for repairs to polished natural timber is to be carefully selected for matching grain characteristics and stained to retain a colour to match with adjacent panelling.

2.3 Floor Repairs

Floor repairs are to be carried out in new reclaimed timber to match the existing floorboards. Boards are to be twice nailed at each joist with cut steel nails. Joists are to be packed out to remove unevenness in the floor surface to an extent compatible with the existing hearth, skirting and door threshold levels. The repaired floors are to include measures to improve the sound reduction between floors.

2.4 Repairs to Windows and Shutters

All windows and shutters are to be overhauled.

Window ironmongery to be retained is to be removed, cleaned and repaired as necessary to ensure proper function prior to refitting.

Window sashes are to be repaired, defective timber to be replaced where necessary, window putty is to be replaced where necessary. All existing paint is to be burned off and timber surfaces restored using an appropriate filling compound. Care is to be taken to retain the existing glass. Any reglazing is to be carried out using non-float glass. Brush sashes are to be fitted to existing window sashes.

Sash boxes are to be repaired. All paint is to be burned off. Defective timber is to be replaced. Timber surfaces are to be restored using appropriate filling compound.

Staff beads and parting beads are to be replaced, profiles to match existing. Sash cords are to be replaced.

All shutters are to be overhauled and repaired to ensure proper fit and closure. Shutter ironmongery to be retained is to be removed, cleaned and overhauled to ensure proper function. All paint or other surface coating is to be removed from shutters and shutter boxes. Shutters are to be repaired and reinstated.

All windows, window frames, sills, shutters, shutter boxes, panelled soffits, internal sills, window seats, architraves and other window joinery are to be redecorated. In addition to paintwork mentioned above; all paint is to be removed off defective timber is to be replaced and timber surfaces brought forward with an appropriate filler compound and existing timber is to receive knotting, primer, undercoat and three full top coats of a specified oil-based paint system.

Need to check Jeremy's survey only

Check with architect

repaired

where necessary

RECEIVED

15 MAR 2000

TOWN PLANNING

Construction to be: Code 8 lead on geotextile underlay on 22mm WPBP plywood on new tanalised sw fixing pieces on existing or new tanalised joists as appropriate. All existing flashings and weatherings are to be replaced using sheet lead of the recommended code thickness.

1.4 Enlargement of extension in NW corner and replacement of asphalt flat roof over existing extension.

Rear wall to existing extension to be removed. Using new facing bricks to match the existing in size colour and texture laid with lime mortar and pointing to match existing. The north wall of the rear extension is to be extended and the rear wall itself extended to enclose the new enlarged extension. The asphalt roof over the existing extension is to be removed. A new Code 8 lead flat roof is to be installed. The construction of the new flat roof is to be Code 8 lead on geotextile underlay on 22mm WPBP plywood on new tanalised sw fixing pieces on existing on new tanalised sw joists as appropriate. The existing portland stone coping is to be extended over the new brickwork enclosing works. All existing flashings and weatherings are to be replaced using sheet lead of the recommended code thickness.

1.5 The alterations to the internal flat roof and parapet areas and installation of the new rooflight will require the construction of a temporary roof to protect the building from inclement weather while the works are carried out.

1.6 Alteration to roof access

A new staircase is to be installed to provide access to the roof for maintenance. The new staircase requires the construction of a new housing and access door.

1.7 Alteration to install air conditioning plant

Air conditioning plant for the kitchen is to be installed within openable louvred enclosures under the rear pitched tiled roof.

1.8 Alterations to Mechanical and Electrical Services.

Alterations are to be carried out to the existing mechanical and electrical services to accord with the removal of the third floor room to facilitate access to existing heating and hot and cold water pipework, to provide general power and lighting to the pitched roof spaces and to provide safety lighting and security systems and lighting.

1.9 Alterations to Timber Cladding to Internal Front and Rear Tiled Pitched Roof.

The existing timber cladding is to be replaced with new timber cladding. Access panels are to be provided to give access to the mechanical and electrical services contained within the pitched roof space. The new cladding is to be fixed to tanalised sw sub framework. Cladding to be insulated internally in roof space.

2.0 Repairs

2.1 Repointing (where required) to chimney stacks and parapet walls is to be carried out in lime mortar.

2.2 The existing portland stone copings are to be removed and, where possible, repaired and reinstated. Coping stones weathered/damaged beyond repair are to be replaced with new portland stone to match the existing. New and existing retained coping stones are to be bedded and pointed with lime mortar and installed on a new lead and bitumen damp proof course bedded on lime mortar.

2.3 The existing tiled pitched roofs to front and rear are to be recovered.

Existing ridge tiles are to be carefully removed and retained for reinstatement. Existing roof tiles are to be carefully removed and retained for reinstatement. Existing roofing felt and battens are to be removed and carted away.

The pitched roofs are to be recovered using where possible re-used tiles and augmented where necessary with new hand made tiles to match the existing in colour size and texture. The roofing tiles are to be laid on new tanalised sw battens on roofing felt on the existing sw rafters following any necessary repairs and treatments.

All existing flashings and weatherings are to be replaced using lead sheet of the recommended sheet thickness.

Ventilation will be provided at the eaves and through a modified ridge detail.

The existing ridge tiles are to be rebbed in lime mortar. Ridge tiles damaged/weathered beyond repair are to be replaced with new tiles to match the existing in colour size and texture.

Caution

in pitch no r usable

reusing