



Donald Insall Associates

Chartered Architects and Historic Building Consultants

25 John Street, London

Discharge of Conditions 4a - LBC application 2021/4813/L - approved on 19th of May 2022

Floorboard Repairs Method Statement

January 2024



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Revision
2024.01.18 - 00 - Issued for Discharge of Condition

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1 Introduction

This method statement has been prepared to support the application for Discharge of Condition 4a which requires ‘Sample of floorboard and method statement relating to repairs to the floors’, attached to Listed Building Consent 2021/4813/L - granted on the 10th of May 2022.

This report summarises the proposed repairs to the existing timber floorboards found in the property following the removal of the modern office carpet.

It should be mentioned that, in March 2023, during works to the existing pipework asbestos was found in the floor voids under the existing floorboards.

The asbestos removal process (described in the *Floorboards Lifting Method Statement already provided to the LPA*) was agreed with the Conservation Officer (Nick Baxter) through written correspondence.

Asbestos has now been removed in its entirety from the historic building, with minimal impact on the existing fabric (the floor voids and existing floorboards have been cleaned of asbestos and relaid in their original locations, with no impact on other joinery elements such as skirting, architrave, panelling, etc.).

As a result of the above works, the property is now fully decontaminated from asbestos.

In selected rooms, the floorboards and are in the process of being cleaned, repaired and restored.



Street View of John Street (Donald Insall Associates)

25 John Street

John Street

2 The existing floorboards

The property has been in office use for much of the 20th and 21st centuries (until it was purchased by the current owners in 2018), and presented modern carpets installed in all the rooms, as shown in the enclosed photos, with the only exception of the bathrooms, where modern vinyl was installed.

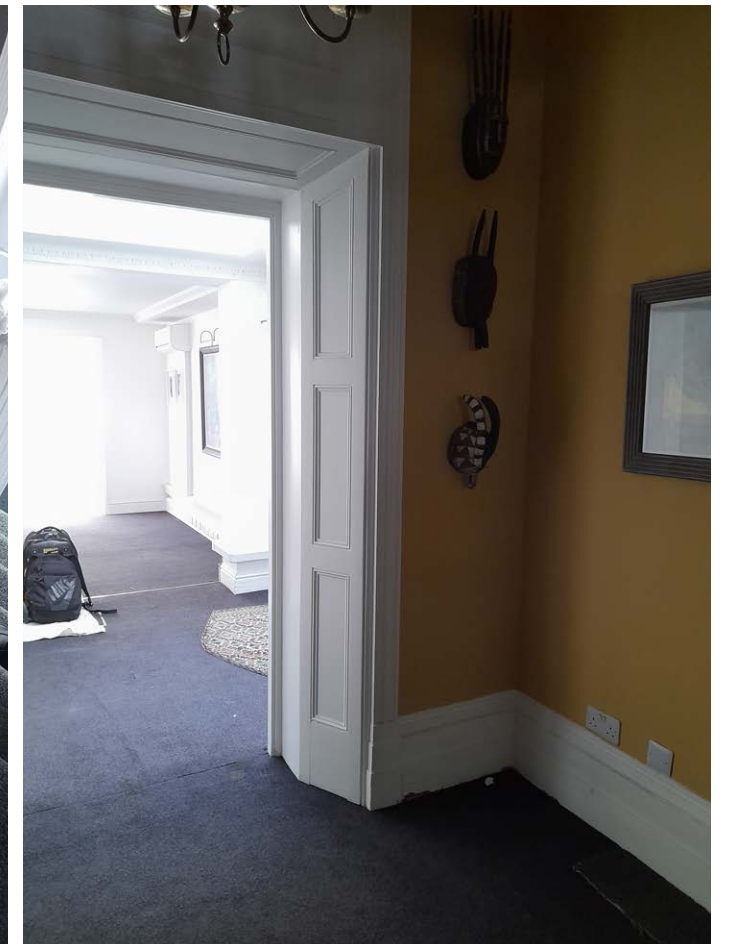
Following the removal of the modern office carpets and vinyl, the historic timber floorboards have been exposed and assessed throughout the property.

The original flooring has been altered by later alterations throughout the property, particularly in the bathrooms, to suit the supply of services and drainage. Some of the boards have been replaced with plywood.

The removal of the office carpets also revealed a build up of recent paint, on the main stairs, including both risers and treads, from ground to second floor.

It is proposed to repair damaged floor boards and replace missing ones to match existing where recent alterations have occurred and floorboards missing. Repairs have been prioritised in the reception rooms and in the entrance hallway at ground floor level, and throughout the main staircase, where the boards will be left exposed.

Where visible, the restored timber boards will enhance the character of the listed building, and contribute to the positive appearance of both the main stairs and the main reception rooms, at ground floor level.



Office carpet on stairs when property was in office use.



Office carpet in main reception rooms (Ground floor shown here) when property was in office use.

Main Stairs



Main staircase after removal of office carpet.



Ground Floor - Sitting Room and Drawing Room



Reception rooms at ground floor level after removal of office carpet.



3 Repairing the floorboards

The timber floorboards are in the process of being cleaned and repaired. The boards will not be sanded, to retain the historic patina, texture and variety of colour tonalities which are typical of aged timber floors. The boards will be carefully washed by hand using a solution of warm water and mild soap.

The more stubborn stains and paint residues will also be carefully removed by hand, with an appropriate brush.

All modern nails have been removed by hand, and visible holes left over from the removal of modern fixings, will be subsequently filled in with OSMO wood filler in pine/spruce or antique oak colour as required, to match the colour shade of the associated timber board.

All later coverings or replacement such as plywood will be removed where found and replaced with floor boards to match existing. The replacement floorboards will be made of reclaimed timber boards to match the adjacent ones in the same room.

The existing skirting, door architraves or panelling have not been affected by the above cleaning process.



Timber stairs and floorboards at landing levels in the process of being cleaned and repaired.



Timber stairs and floorboards in ground floor front room in the process of being cleaned and repaired.

4 Final treatment of the floorboards

Following repairs the floor boards will be repaired to receive the final finish of wax and oil. A number of samples has been reviewed to select the final colour shade. All the samples have been treated with a selection of waxes and oils from OSMO UK, which are commonly used for the restoration of timber boards in historic properties.

As shown in the drawings below, the timber boards of the ground floor entrance hallway and corridor, the ones in the front reception rooms on the ground floor, the ensuite bathroom on the third floor, and the timber treads of the stairs from ground to second floor, will be treated with two coats of OSMO Wood Wax Satin finish in antique oak, as undercoat, with a top coat of OSMO Oil Original Satin (applied in either one or two coats, as needed).

A sample of the finished boards has been posted to Camden Council, for records.

The main stairs' treads, the stairs leading from the second to the third floor, and the floorboards of the second floor master bathroom will receive a water-based paint finish (1 or 2 coats as necessary) supplied by Farrow and Ball, colour to be determined.

5 Conclusion

The careful repairs and considered treatment of the historic timber floorboards will contribute to the restoration of this historic house. From an anonymous and clinical appearance of current office space, the main and most significant rooms will again benefit from their historic feeling and appearance, ultimately contributing in a positive fashion to the preservation of the Listed Building, which optimal viable use as single-family dwelling has been restored as it originally was intended to be.



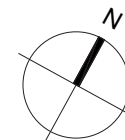
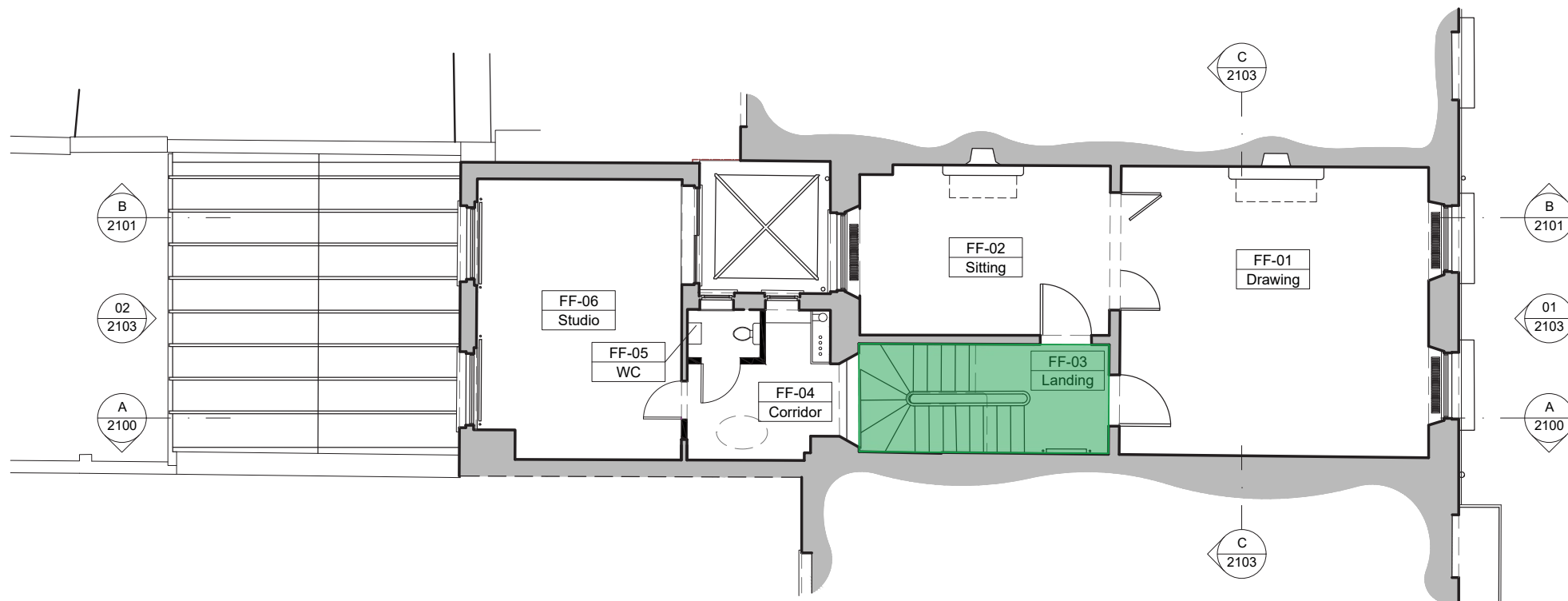
Sample of colour shades from OSMO, and stairs from second floor to third floor.



Timber stairs and floorboards in ground floor front room, and first floor landing, in the process of being cleaned and repaired

- Read all drawings in conjunction with associated specification, schedules and documents.
- Read all the notes on this drawing.
- Based on survey information by others.
- Drawing's level of detail not suitable for construction.
- Contractor to check and confirm dimensions on site.
- All fire ratings and new works subject to Building Control approval.

Landing and stairs from ground floor to second floor: Timber boards washed, cleaned and repaired, with hole infilled with OSMO wood filler. Final finish in OSMO Wax (undercoat) and OSMO Oil (top coat). Stair risers to be painted in water-based paint low-VOC Farrow & Ball paint (colour tbd).



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Scale 1:100 m

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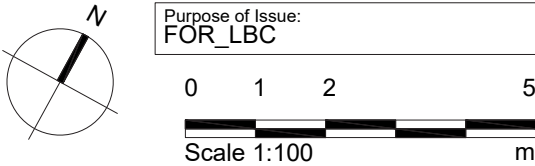
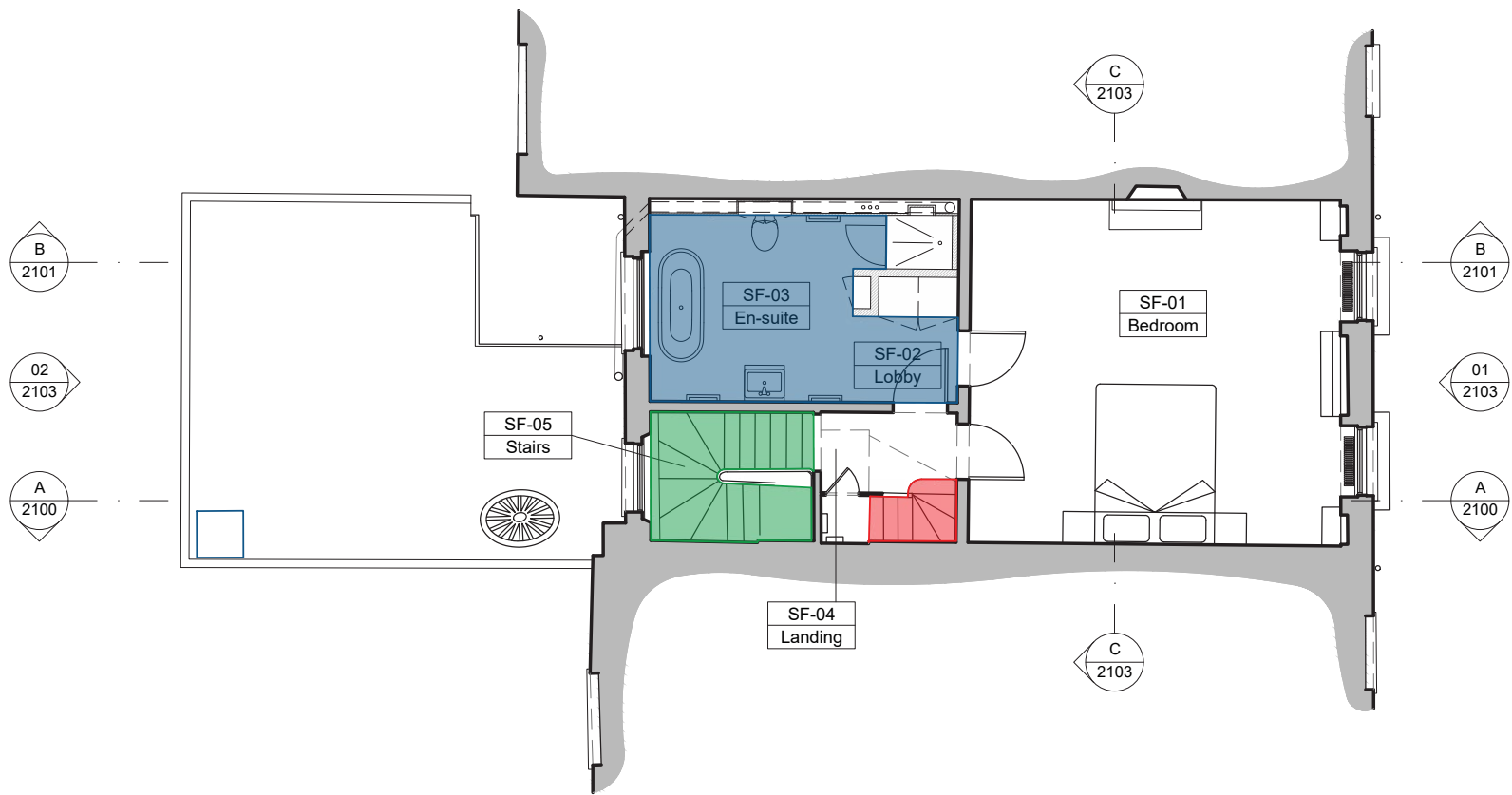
First Floor Plan

Timber Floor Boards As Proposed

ProjectJSC25.01No9101Scale (A3)
1 : 100Status3Prevision0

- GENERAL NOTES**
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 - Based on survey information by others.
 - Drawing's level of detail not suitable for construction.
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- KEY**
- Landing and stairs from ground floor to second floor:** Timber boards washed, cleaned and repaired, with hole infilled with OSMO wood filler. Final finish in OSMO Wax (undercoat) and OSMO Oil (top coat). Stair risers to be painted in water-based paint low-VOC Farrow & Ball paint (colour tbd).
 - Master Bathroom:** Timber boards washed, cleaned and repaired, with holes infilled with OSMO wood filler. Painted finish in water-based low-VOC Farrow & Ball paint (colour tbd).
 - Stairs from second floor to third floor:** Timber boards washed, cleaned and repaired, with holes infilled with OSMO wood filler. Painted finish in waterbased low-VOC Farrow & Ball paint (colour tbd).

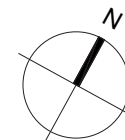
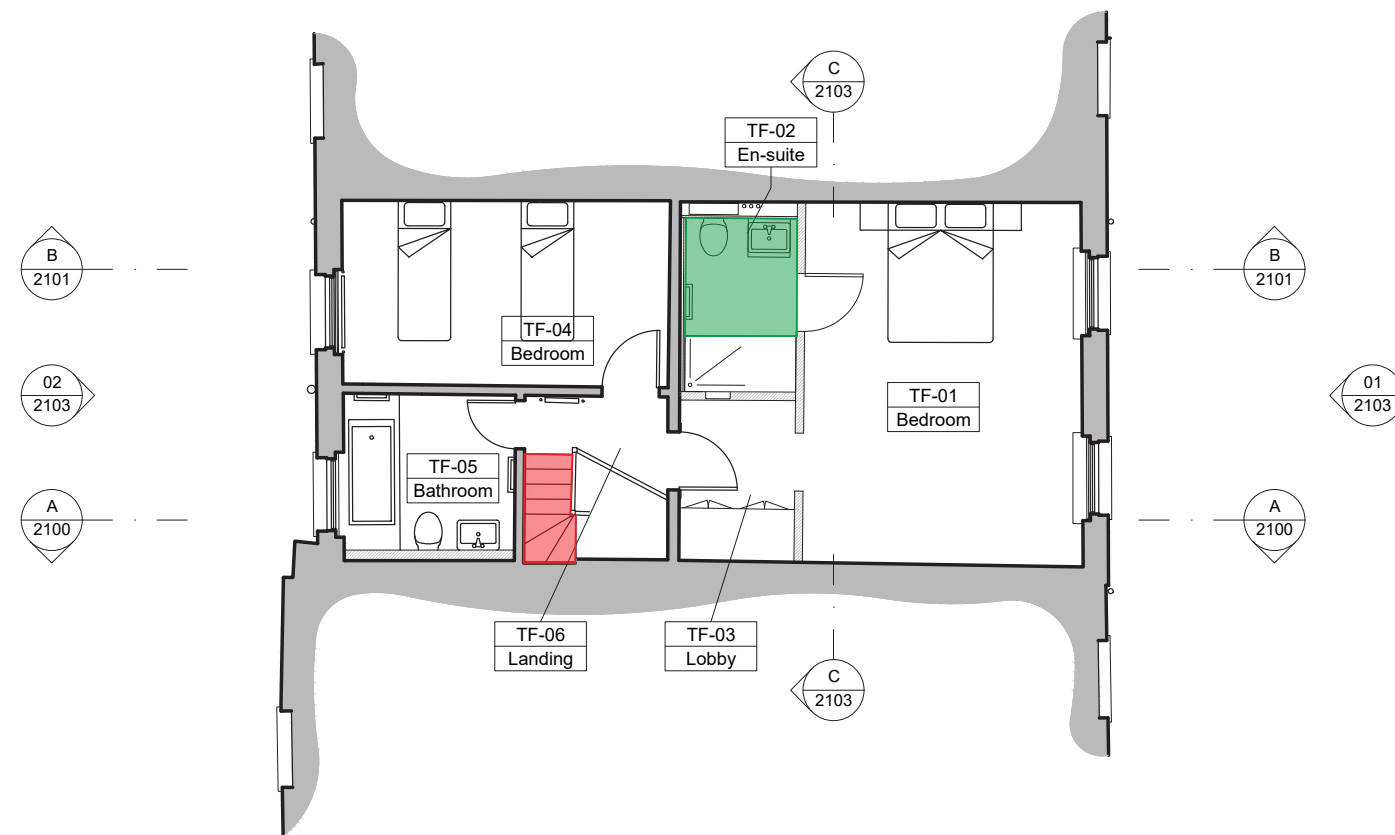


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En-suite Bathroom: Timber boards washed, cleaned and repaired, with hole infilled with OSMO wood filler. Final finish in OSMO Wax (undercoat) and OSMO Oil (top coat).

Stairs from second floor to third floor: Timber boards washed, cleaned and repaired, with holes infilled with OSMO wood filler. Painted finish in waterbased low-VOC Farrow & Ball paint (colour tbd).



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	<p>25 John Street, London</p>											
	<p>Third Floor Plan</p>											
	<p>Timber Floor Boards As Proposed</p>											
	<p>Scale (A3)</p>											
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