

2010/6866/L

Dear Charlie 

We would like to formally discharge Conditions relating to Listed Building Consent reference 2008/2644/L. Please see below for each condition along with supporting information.

Condition 5a - Doors (Main House only)

Basement - All doors within existing openings have been retained. Where new doors are required due to the new approved layout these will be matched to the existing. (This includes architrave details) The new doors are to the Kitchen, Wine Cellar and WC. Doors will be accurately and exactly matched with the one in the photo below

<<basement 010.jpg>>

Ground - All doors have been retained and refurbished.

First - All doors have been retained and refurbished.

Second - All doors off the staircase have been retained and refurbished. The 2 new doors on this floor, the one connecting the Master Bedroom with the Master Shower and the one connecting the Dressing Room with the Master Ensuite, will be matched to the ones off the staircase as per the photo below.

<<second 025.jpg>>

Third - Where new doors have been incorporated these have been matched to the ones in the photo below. (Photo Third 021 illustrates that the doors on the half landing which have been retained will match with the new ones on the third floor.

<<third 003.jpg>> <<third 021.jpg>>

Condition 5b - New windows (Mews House only)

3 of the windows on the second floor in the mews house are rotten and unsalvageable, the timber is so soft that it can be chased with one finger. These are to be replaced with exact replacements like for like.

<<1.jpg>> <<2.jpg>> <<3.jpg>> <<4.jpg>>

Condition 5d - New fireplaces (Main House only)

I have spoken with Richard Parish who has kindly forwarded a link to the British Library archive. We are currently reviewing this and discussing the specifications with various suppliers. These proposals are to follow in due course

Condition 5e -

i (plaster cornices)

A new cornice is proposed for half of the Dining Room on the ground floor which is to exactly match the other half of the existing cornice. This is due to the approved removal of a stud partition within this room and the difference in level between the 2 ceilings. No cornices are proposed for the basement or the third floor. Elsewhere the original ones are to be retained, made good and redecorated.

ii (dado)

Where sections of existing dado are to be in-filled due to approved removal of studwork partitioning these are to be replaced with exact replicas like for like. A record of the existing dados are attached below for your information.

<<existing dado.pdf>>

iii (skirting boards)

Existing skirting's have been retained on the Ground, First and Second Floors. Please see the attached for proposed skirting's on the basement and third floors.

<<skirting boards.pdf>>

Condition 5f - floor finishes (Main House only)

All proposed finishes are as per the approved planning drawings. Level thresholds are proposed through out. Existing skirting's and doors have been left unaltered by modifying the floor build-up below which includes replacing existing floorboards / furring pieces to suit.

Condition 6 - method statement for cleaning the brick stone and metal work

The proposed methods are simple in nature the reason for which is to keep the existing appearance as natural as possible and eliminate any potential over cleaning.

<<Method Statement.pdf>>

Condition 7 - damp proofing

Chemical dpc injection from inside only at low level as approved in email dated 21.05.2010.

<<Aquaject Report V3.pdf>>

Damp proofing to the under pavement rooms as agreed in principle in email dated 28.10.2009

<<Pavement vaults for damp penetration.pdf>>

We trust this covers all of the remaining conditions except for Condition 5d regarding the fireplaces which will follow in due course. I look forward to hearing from you.

Kind regards

Red Iskandar
Architect
Scott Brownrigg

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