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— ARCHITECTS —

SIR JOHN SOANE'S MUSEUM

13 LINCOLN'S INN FIELDS, LONDON WC2

OPENING UP THE SOANE

Supporting Document to accompany

APPLICATION FOR PLANNING
& LISTED BUILDING CONSENT

December 2009



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1.0 LISTED BUILDING APPRAISAL AND HERITAGE STATEMENT

The three buildings at numbers 12, 13 & 14 Lincoln's Inn Fields which comprise the Sir John Soane's Museum are all listed Grade 1.

Soane demolished and rebuilt three 17th century houses on the north side of Lincoln's Inn Fields, beginning with No. 12 between 1792 and 1794, moving on to No. 13, rebuilt in two phases in 1807-09 and 1812, and concluding with No. 14, rebuilt in 1824-25. Behind the houses he rebuilt the courtyards and stables to form his office and museum. Whilst the front parts of both No. 12 & No. 14 were retained as independent houses, their rear rooms and courtyards were absorbed into the 'Museum'. Throughout his life he made continuous alterations, particularly to No. 13, adding more antique objects to his arrangements and seeking always to develop and enhance the poetic effects and picturesque qualities of the contrived architectural setting.

In 1833 Soane negotiated an Act of Parliament to settle and preserve the house and collection for the benefit of 'amateurs and students' in architecture, painting and sculpture. On his death in 1837 the Act came into force, vesting the Museum in a board of Trustees. A crucial part of their brief was to maintain the fabric of the Museum, keeping it 'as nearly as circumstances will admit' in the state in which it was left at the time of Soane's death in 1837 and to allow free access for students and the public to 'consult, inspect and benefit' from the collections.

The house at No. 13 Lincoln's Inn Fields together with the 'Museum' at the back of the three houses, have been a public museum since 1837. After WW2 the house at No 12 was incorporated into the Museum,

principally to provide research and administrative facilities. In the 1990s the Soane Gallery and Breakfast Room, both on the Ground floor of No12, were opened to the public.

The more recent acquisition of No. 14 has allowed the current Director to embark on a comprehensive review of the management of space within the three buildings and to contemplate a significant extension of the areas to which the public might have access. A feasibility study was completed in the Spring of 2007 which has formed a basis for the development of the Masterplan for the Museum, of which this project is the central core. The various elements interrelate to provide solutions to many of the issues facing the Museum and will help it to fulfil its responsibility to present Soane's buildings as closely as possible to their arrangement at the time of his death.

The Museum has undertaken a detailed series of historical studies into all the documentary evidence available concerning each of the principal areas affected by the project. These studies led on to the preparation of a Conservation Management Plan which deals with the history and significance of the Museum, looking at the complete entity, not just the buildings. It sets out the Museum's policies towards conservation and makes specific examination of the heritage impact of the current proposals. This information has been key to the development of the overall plan as well as to specific details in individual spaces.

The Museum has also commissioned a number of other reports on aspects of their operations all of which have fed into the proposals as they have developed. Of most relevance to the architectural work has been the Access Strategy and supplementary studies into the operation of devices to assist disabled access and emergency evacuation.

A fully illustrated description of each element of the proposals can be found on Pages 27-46 and 4-9 of the Stage D Report which accompanies this application. See also the schedule of works (Section 5 of this document).

2.0 DESIGN AND ACCESS STATEMENT

2.1 Description of the site and its historic importance

The house at No 12 Lincoln's Inn Fields was rebuilt by Sir John Soane between 1792 and 1794 as his first house on this site. He lived here until he moved into the adjacent No. 13 in 1812. No 12 was let out both during his lifetime and following the establishment of the public Museum after his death in 1837. After WW2 the house at No 12 was incorporated into the Museum, principally to provide research and administrative facilities. In the 1990s the Soane Gallery and Breakfast Room both on the Ground floor of No12 were opened to the public. Together with Nos 13 & 14, the house is Grade 1 listed.

The current proposals form a major conservation project at the Museum. Additional areas will become open to the visiting public, many items from the collection that are currently in store will be put back into public areas where Soane intended, disabled access will be provided to all visitor accessible floors for the first time and a new visitor reception and interpretation room will be provided.

Full account has been taken of the historic nature of the buildings and their setting on the north side of Lincoln's Inn Fields. A comprehensive Conservation Management Plan has been commissioned and adopted by the Museum, which incorporates a complete heritage impact assessment of the proposals.

Most of the work is of an internal nature, but the following 5 items affect the exterior of the building.

- Provision of a new platform lift within the front area of No12, including adaptation of the inner railings to incorporate a gate.
- Construction of a tiny 2 storey extension at basement and ground floor levels within New Court at the rear of No. 12. This provides disabled access from the position of the new lift into the new Interpretation Room and on into the whole of Soane's ground floor house and Museum at No 13.
- Construction of a 2 storey extension at upper ground and upper first floor levels to reinstate the Tivoli and Shakespeare Recesses to their original depth.
- Alterations to the fenestration at second floor level No 13 north elevation to return to the arrangement at the time of Soane's death in 1837.
- Installation of Photovoltaic panels on the flat roofs.

2.2 Effect of the proposal on neighbours and users

The proposals will have no impact on any of the Museum's neighbours. The two small extensions will not be visible from street level and the platform lift will rest at basement level and so be nearly invisible as well. The photovoltaic panels will be set flat on the roofs and will not be visible except from tall buildings in the neighbourhood.

The project will however broaden the range and increase the number of people who have access to the Museum, by providing disabled access, improved interpretation and education and by extending the areas of the Museum open to the public.

2.3 Layout of the Proposal

The relationship of the three Museum buildings to their surroundings will be virtually unchanged.

- The extension to the Shakespeare and Tivoli Recesses at upper ground and upper first floor will project over the roof of the Ante Room adjacent to one of the internal courtyards.
- The fenestration alteration at second floor level is at the back of the main house at No 13. These windows are not visible from street level.
- The extension within New Court is completely contained within the internal courtyard and kept below its parapet.
- The new platform lift will be in the area at the front of No 12. There will be no change to the gate or railings at the back of pavement line. The inner railings will be altered to introduce a gate formed out of the existing railings with the minimum of alteration. The platform lift itself will sit, when not in use, at Basement level. It will not be visible from the pavement. The floor levels within the area will be adjusted to allow a smooth ramp from the lift to the Basement doorway and the current asphalt finish replaced with stone paving.

The changes to the internal arrangements are designed to return the interiors to their form at the time of Sir John Soane's death in 1837, in line with obligations of the Act of Parliament which established the Museum.

The individual measures are listed and described in the Stage D Report which accompanies this application.

2.4 Scale of the Development

The extension to the Recesses is approximately 0.5m² at each level (1m² in total). The New Court extension is approximately 1.2 m² at each level (2.4 m² in total). The other measures have no impact on the area of the building. The two extensions therefore increase the combined area of the three buildings by about 0.1%.

2.5 Landscaping

There is no change to existing landscaping.

2.6 Appearance of the External Elements of the Proposed Development

- The adaptation of the inner railings to incorporate a gate to the new platform lift within the front area of No 12 will be carried out in existing materials with due reference to the historic nature of the site. The alteration will be so slight that only the very observant will notice it at all.
- The tiny 2 storey extension at basement and ground floor levels within New Court at the rear of the house will be of lightweight construction, with render finishes to match those that exist within the courtyard. The glazing will use a combination of clear and coloured glass to match other glass within the rear of the Museum.
- The 2 storey extension at upper ground and upper first floor levels which reinstates the Tivoli and Shakespeare Recesses to their original depth will be in brickwork in order to match its

original form. Salvaged bricks, principally from the redundant upper WC which is to be removed, will be used to match the adjacent brickwork. The new fine joinery windows will be glazed with a combination of historic and new stained and coloured glass in accordance with the record drawings of the original arrangement.

- The alterations to the north wall at second floor level No 13 will be executed in brickwork which will match the existing and the new windows will be in fine joinery to match existing adjacent windows and Soane's original designs. They will be glazed with a combination of stained, coloured and clear glass, including antique pieces from Soane's collection.

All these proposals are integral to the internal work which will be undertaken at the same time, which concentrates on reinstating the arrangement of rooms, their furnishings and the works of art placed within them at the time of Soane's death in 1837.

2.7 Access

Although over recent years management procedures have been put in place to provide disabled access to the Sir John Soane Museum as far as is reasonably possible, such access has perforce remained limited. This project heralds a reorganization of the Museum that allows the needs of the disabled to be taken into account as a core element of the project. The entrance arrangements and the re-planning of routes around the Museum have had the needs of the disabled at their heart.

As a result of these works, disabled people will be able to access all areas of the Museum in Nos. 12 & 13 from basement up to second floor and to the research and education facilities in no 14.

The entrances to each house of the Museum, up a flight of steps to the front door is such an integral part of the Soane design that it cannot be changed. A solution has been found which allows disabled visitors to descend to basement level via the proposed platform lift in the area of No. 12 and enter through the existing basement entrance. From there they will access a new shaft lift serving all floors/levels up to second floor. They will for the first time have access to almost every part of the Museum and will in some cases have access to areas not available to other visitors, for example the conservation studios at second floor level. For the first time there will be a disabled WC in the Museum at Basement level.

Access for all visitors will also be improved and extended within the Museum by the provision of the new visitor Reception and Shop in No 12, the relocation of the Gallery to two larger rooms at first floor level in No12, the reinstatement of the Soane Apartments at second floor level No 13, with public access, and the development of a new circular route for visitors.

There will be no changes to the vehicular or transport links to the site as part of this project. There is no parking at the site and restricted parking within the surrounding area. Most visitors and staff arrive by public transport, on foot or by bicycle. Public bicycle stands are provided at the northeast corner of Lincoln's Inn Fields.

3.0 PLANNING STATEMENT:

The context and need for this project are outlined in the Listed Building Appraisal and explained in more detail in Appendix A of the Stage D report.

The project specifically supports the following policies laid out in the Camden UDP 2006:

Sustainable Development (Section 1)

S1 The Council will seek to ensure that all development is sustainable with regard to social needs, the protection of the built and natural environment, the sensible use of resources and the maintenance of a viable economy.

S2 The Council will seek to ensure that development promotes a high quality of life for all members of the community, contributes to sustainable land use patterns and does not harm local amenity.

S3 The Council will seek to ensure that development adequately considers resources, energy, waste and minerals, minimises their impacts, and protects the environment and people from hazards.

Built Environment (Section 3)

S7 The Council will seek to protect and enhance the Borough's historic environment and ensure that all development is designed to the highest standard and protects and enhances its surroundings.

Community Uses, Leisure and Tourism (Section 8)

S15 The Council will seek to secure and protect a range of land and buildings which meet existing and future needs for community uses and that are accessible to the communities they serve.

S16 The Council will seek to ensure that there is a range of leisure facilities in accessible locations throughout the Borough and to prevent any net loss of leisure facilities.

S17 The Council will seek the development of tourism-related uses in appropriate locations within the Borough where such developments can be accommodated without harming the quality and character of the local environment or residential amenity.

4.0 SUSTAINABILITY STATEMENT

The OUTS Project is a conservation and refurbishment project within three historic Grade I Listed terraced properties, which are in museum use. The project is for the alteration and restoration of selected interiors of the museum, in order to improve access and management and to open more of the historic interiors to the public. When designing the proposals, whole life costing have been considered for the building works, the maintenance and the day-to-day operation of the museum.

Due to their listed status, nos. 12, 13 and 14 Lincoln's Inn Fields are exempt from meeting the requirements of the building regulations on energy efficiency, including the minimum standard for Co² emissions, where compliance would unacceptably alter their character or appearance. Energy efficiency is being improved in the OUTS Project where the work does not prejudice the cultural significance of the historic building, or increase the risk of long-term deterioration to the fabric.

4.1 Renewable Energy

The Energy Survey report, commissioned by the Museum, has identified renewable energy sources that may be appropriate for the museum, taking into consideration the building uses, the types of energy used, the form of the buildings and their listed status. Budget estimate costs were provided for each type of renewable considered, together with the anticipated pay back periods in years. It is following on from the conclusions of that study that the following measures are included in the project.

4.2 Solar Photovoltaic Electricity Generation

This type of renewable energy has an anticipated pay back period of 19 years and the proposals demonstrate that locating panels on the high level flat roofs will not be visually intrusive whilst being in a good position for efficient operation. The positioning of the PV panels at a very low angle on the flat roofs will reduce wind loading and therefore minimize the fixings required to the historic fabric.

4.3 Solar Driven Rooflight Ventilation

The energy report raised the possibility of locating solar driven rooflight ventilation on top of the large rooflights at the top of the open stairwells in nos. 12 & 13 Lincoln's Inn Fields. Although capital costs are quite high, the anticipated increase in visitor numbers resulting from the OUTS project will mean improving the ventilation system, will be a high priority. Chris Prentice of UK NRG Ltd Energy Consultancy, with Julian Harrap Architects, have worked with specialist natural ventilation company Monodraught Ltd to prepare an preliminary design proposal for two solar driven extract fans.

4.4 Building Materials and Construction Methods

In the preparation of the outline design proposals for the OUTS project, the performance of the whole building in terms of its energy efficiency is being considered, rather than just individual elements.

4.4.1 Building Materials

In selecting materials for use on the OUTS Project consideration has been given to using the traditional type of materials that would have been used by Sir John Soane when designing the buildings, particularly for the restoration elements of the project. The buildings have already had nearly 200 years of life and could survive at least another century.

Alterations to the built fabric of the Museum in the OUTS Project will be designed to last as long as the existing fabric, on a like-for-like basis, subject to the quality of building materials still being available. Using building materials to match existing historic materials will have the added benefit of supporting the maintenance of the traditional industries and businesses that are important for conservation. Materials proposed for use include timber, lime mortar, stone, lead and glass; timber, lime mortar and stone are all low in embodied energy. Where available, materials will be sourced locally to reduce the impact of transporting materials for long distances.

All timber is to come from proven legal and sustainable sources. The design team are aware that UK-grown hardwoods and softwoods are preferable to imported timber, and all UK woodlands with woodland management plans approved by the Forestry Commission are deemed to provide sustainable timber. Durable UK softwoods that can sometimes replace imports include larch, western red cedar and Douglas fir. All

timber used on the project should come from verifiable legal sources and sustainably managed forests and from a source approved by the government's Central Point of Expertise on Timber (CPET).

When specifying paints and varnishes for the new work, natural oil or water based products are preferred over petro-chemical or solvent-based products, but consideration must be given to providing durable finishes in high use public areas.

4.4.2 Insulation and heat loss: construction and materials

In common with many historic buildings, the three terraced properties that make up the museum have been built with permeable materials and need to 'breathe', therefore any improvements in insulation and air-tightness need to take this into account in order to avoid introducing building defects.

The project does not include substantive works to the external solid brick walls of the building, therefore the introduction of external wall insulation has not been considered. The historic floors are of very thick construction; typically carpet on floorboards on deep floor joists with solid historic pugging packed between, with ceiling joists below with a lath and plaster ceiling. This high quality traditional construction already provides excellent insulation between floors. All the historic roofs are flat and lead covered; insulation was introduced into the roof of No. 14 in the recent refurbishment contract. No work is due to be undertaken to roofs or ceilings of top storey rooms in this project, except in forming the small new rooflight over the lightwell to the Soane Apartments in No. 13.

The proposals include modifications to some window openings on the north elevation in order to reverse alterations by previous curators and to restore the interiors to Soane's well documented designs. The visual

impact of double glazed windows is not appropriate in these presentation interiors, but new sash windows will be fitted with rebated draught seals, improving on the existing draughty windows due to be replaced.

4.4.3 Re-use of building materials

Where areas of the existing fabric are to be altered or removed, the highest priority will be given to trying to re-use these materials in other areas of the building construction.

4.4.4 Energy efficient fittings and controls

For each area of the building in the OUTS project, consideration is given as to how is to be used. Efficient and appropriate controls for both new heating and electrical equipment can make a significant contribution to energy saving. The new heating will be zoned where possible whereby each heat source has a local thermostat controlling the heat source with a motorised valve. There is a very limited requirement for hot water, which will be supplied by local electric heaters, heating the water on demand. Energy-efficient fittings and equipment will be specified as a matter of course where this is appropriate in the restored historic interiors. No air conditioning is proposed at the museum and LED lighting and compact fluorescent spotlights are being considered for the new lighting.

4.4.5 Construction Waste

The construction industry creates more than one third of the UK's total waste. As this project involves costs of more than £200,000 we will refer contractors to the voluntary Code of Practice for Site Waste Management Plans issued by the DTI in July 2004, and encourage the adoption of a site waste management plan.

5.0 SCHEDULE OF WORKS

Summary Outline Schedule of Works for All Areas of the Project							
	External Works						
No. 13 South Elevation	External redecoration of joinery and sculpture						
No. 13 North Elevation							
Stair Recesses	Take down complete structure of WC atop Tivoli Recess and make good. Take down complete structure of north wall to Tivoli and high level Shakespeare Recesses. Provide new steel framework for two storey extension and infill with timber frame. External half brick skin with bonding to match adjacent. New roof structure to Tivoli recess with three rooflights. Cap off flue from No 13 Breakfast Room at lower roof level.						
Second Floor No 13	Remove existing window, form 4 no new openings in original positions and make good. See below for new windows.						
New Court							
Drainage	Take up stone paving and excavate existing rainwater drains. Re-route rainwater drainage and provide 2 no new RWP from rear roofs.						
New Link building	Construct new two storey link building with rooflight. Form new doorways from Basement store and from ground floor Wild Ante Room into link. New door from store into courtyard.						

BASEMENT No. 13	Ceiling	Walls	Floor	Door	Window	Services	Other
Store	Minor repairs	Take out existing catacombs construction and infill north wall within Wild arch. Take out section of existing bench at position of new door SE corner. Form 2 no. new openings in West wall. New plaster to all walls. Redecoration.	Medium overhaul to woodblock floor.	New door to basement Ante Room, panelled with rope decoration as Soane image. New panelled door to New Court.		Renew electrical and mechanical services in Store. Reroute heating pipes which run at low level along east wall. Remove radiator from the new door alcove in adjacent Ante Room. Replace the other Ante Room radiator with double panelled radiator.	
Catacombs	New ceiling with opening to Ante Room above. Beaded decoration to 2 no. rectangular panels. Reform downstand at east end and reform square headed arch on north side.	New plaster to south wall. Infill doorway to New Court and re-plaster.	Retain existing stone floor.	None	None	New lighting	New furniture to hold funerary urns.
Miscellaneous		New lockers in Warders' Cloakroom.	New ramp in opening to No. 12	New ironmongery to warders' cloakroom doors.			Remove small cupboard in No 13 lobby outside kitchen and make good.

GROUND FLOOR No 13	Ceiling	Walls	Floor	Door	Window	Services	Other
Entrance Hall No 13		All joinery needs remedial decoration where over worn. Walls will need remedial decoration when all furniture removed.	Currently Inoleum. Remove to expose the stone flags	Redecorate Front door and overhaul ironmongery. Inner glazed doors to be replaced with new panelled and glazed single leaf door.	Move fanlight over inner doors back to original position.	Retain existing	Remove cupboards in inner lobby.
Wild Ante Room	Light overhaul to rooflight. Minor repairs to Wild joinery ceiling and cornice.	Form new opening into New Court. New north wall, plaster skirting. Renew Plaster to west and north walls. Clean and re-wax all high level joinery. Adapt joinery from Wild archway to retain as much as possible.	Medium overhaul to wood block floor. Reform border adjacent to new wall. New infill where cabinets removed and new door formed.	New doors into lift shaft and New Court.	None	Renew lighting and heating	Full record of this interior and rooflight to be made before work. Alterations to joinery cabinets and medium overhaul to retained joinery cabinets.
Soane Ante Room	Light overhaul & redecorate rooflight. Clean moulded cornice. Reform missing sections of cornice where buried in Wild's wall	New south wall with new ball edged beaded shelf at high level with carved scrolls and fan brackets. New carved joinery/plaster brackets & shelves for various objects copied from samples in collection. New beaded shelf adjacent to repositioned bookcase. Plasterwork marked into beaded panels. 2 mirror panels to west wall & new mirror either side of north door. Repair beaded shelf & brackets on N & E walls. New plaster to west wall.	Open up floor and trim edges of aperture. 4 new floor level shelves with curved moulded fronts and structural ties into existing floor. Light overhaul to retained area of floor.	Light overhaul to door between Ante Room and Breakfast Room.	None	Renew lighting. No heating.	New balustrade. Conservators overhaul of bookcase which will be moved to its new location. Conservation and fixing of all objects, including large roundels by Museum conservators.
Apollo Recess	Light clean to acanthus ceiling rose. Light overhaul and redecoration to rooflight.	Overhaul and redecorate panelling to south wall behind bookcase. West wall, remove plaster cornice at either side of arch. Infill within Wild arch and form new segmental arched recess with beaded arris and new opening into New Picture Room sized as central bookcase. Replaster whole west wall.	Light overhaul	New glazed double doors with fine joinery frame, detailed to match original bookcase.	None		Conservators overhaul of all bookcases.
Interpretation Room	Renew decoration to arch soffits, all 4 walls.	Infill Wild arch in east wall, leaving shallow recess to match other walls. Replaster whole east wall. Form new opening for double doors into Apollo Recess. Form new opening south wall for door into New Court link.	Lift areas to allow installation of new services and renew finish to wood block floor. Refix all loose blocks (about 50)	New jib door out to New Court passage New glazed double doors into Apollo Recess	None	Move radiator. Replace all lighting and power, (under floor).	Everything else in Caruso St John fit out contract

FIRST FLOOR No13	Ceiling	Walls	Floor	Door	Window	Services	Other
Niche on stairs	No work	Reform niche to rectangular on plan and reform adjacent wall panel. All to be redecorated in marbled finish to match adjacent	New cill to niche	None	None	None	
North Drawing Room	No work	Fire backing to infill to back of stair niche. Redecorate whole room. Structural work to south wall. Minor plaster repairs when east wall bookcases removed and where existing works of art are moved.	Renew finish. Infill missing sections in west door reveal.	Remove mirror from stair side of door and overhaul door to open. New knob.	Replacement authentically coloured glass by specialist to all three windows.	No work	Remove glass doors and intermediate shelves to high level bookcases and make good joinery
Shakespeare Recess	New vaulted ceiling with ball beaded edge detail and new gilded sunburst in blue sky ceiling.	Remove boxing in SW corner. Take out existing cupboard and set aside for possible reuse. New cantilever steel structure for new north section chased into west wall. Insulate and dry line. North wall to step out above cupboard Reform new shallow recesses as Soane images, with bordered panels around frame to painting on west wall. New shelf base for bust with cast relief. New marbled wall finish.	New stone floor to new north section. New stone plinth to west wall	Light overhaul to gate. New cupboard and door.	Form new lintel over window at lower level. New window to be glazed by specialist conservator with stained glass panels.	Take out redundant services SW corner. Renew electrical services. No heating.	New boxing around support structure at low level within cupboard, shelves above.
Tivoli Recess	New ceiling and roof with 2 bell lights. Additional rooflight over north recess. 3D gilded sunburst with central face to occupy most of blue sky ceiling. 4 no. putti in pendentives.	New steel framed north wall. Renew all plaster. No Skirting. New plaster enrichments around north arch, rooflights and arris mouldings. Timber panelling to west wall with supports for heavy objects. Ribbon moulding around sculptural pieces hung on this wall. Build in Tivoli entablature at high level north wall and new low level joinery shelves with moulded brackets below. Marbled decoration.	Lift floor and insert new steel cantilever structure to provide support to new north wall above and below. Reinstate pugging relay and re-finish boards.	New gate as Shakespeare recess	New square headed window to suit newly commissioned Charity window. To replicate the original (designed by William Collins after Reynolds window at New College, Oxford)	New lighting. No heating.	Take down whole WC structure above.

SECOND FLOOR No 13	Ceiling	Walls	Floor	Door	Window	Services	Other
Former Deputy Directors Room (large back room)	Remove raised bands. Retain areas of plain plaster where possible, but a new ceiling may be necessary over most of the area.	Carefully remove existing finishes to expose historic wallpaper and assess possibilities for retaining the best sections. Remove picture rail. Retain sections of plaster where possible on the north, south and west walls, but allow for replastering all. Conserve historic wallpaper and re-attach fragile plaster patches. Apply new finish coat to areas without wallpaper. New transfer structure in south wall to reduce load on partition at lower levels. North wall alterations for new windows listed below individually. Reconstruct internal partitions as 1835 plan.	Allow for 5 complete boards to be replaced and for 10 to have their edges splined. Remove existing paint around perimeter, re-finish whole floor by scrubbing clean and then apply a thin glaze and 2 coats of wax. New floor grilles over new floor radiators.	See rooms below	See rooms below	Renew all mechanical and electrical services	This room will be subdivided into the rooms listed below, so general repairs only listed here
Bath Room	New ceiling edge bead where missing.	Remove NE corner vertical boxing and high level boxing in recesses either side of chimney breast. Repair plaster arris beads. New partition to form west wall with yellow glazed panels. Reform doorway into Model Room. Reform shelved recess in south wall. Conserve the fragments of original wallpaper and provide new matching wallpaper with border to remainder of room.	Clean hearth stone. New floor grille over new radiator within floor void.	No doors between Bath Room & Bed Chamber. East wall jib door into No 14 to be aligned and to receive antique mirror in sash frame. New door frame and architrave into Model Room using salvaged sections of existing joinery where possible.	Reform new window with new sliding sash window, glazed by specialist with stained glass and coloured glass panels.	Renew all mechanical and electrical services	Repoint fireplace, repair mantle and reset plaster skirts. New grate as a larger copy of the Morning Room grate Provide 'new' bath and wash basin and set in re-constructed joinery furniture. Use bath panel currently fixed to north wall. And small sections of panelling on adjacent east wall.
Bed Chamber	New ceiling edge bead	New partitions to separate from Book Passage, Bath Room and Oratory. Vertical projections full height to either side of window and door, with fluted colonettes to each side. Conserve the fragments of original wallpaper and provide new matching wallpaper with border to remainder of room.	Carpet. New floor grille over new radiator within floor void.	Reform new door to Book Passage, glazed by specialist with stained glass and coloured glass panels. New door into Oratory.	Reform 2 no new windows with sliding sashes, glazed by specialist with coloured and plain glass panels.	Renew all mechanical and electrical services	Redecorate
Book Passage	New ceiling edge bead. New vertical shaft up through floor above to new rooflight. Canted reveals with corner bead.	Carefully remove existing wall surfaces to expose fragments of original wallpaper. Conserve the fragments and provide new matching wallpaper with border to remainder of room.	Boarded	Reform double door opening in west wall complete with new architrave, using salvaged pieces from existing. Major overhaul to existing double doors including increasing height and inseting stained glass panels. Provide separate pyran glazed backing screen to each panel and upgrade door to 30 min fire resistance.	None	Renew all mechanical and electrical services	None

SECOND FLOOR No. 13 (cont'd)	Ceiling	Walls	Floor	Door	Window	Services	Other
Lobby between Oratory and Morning Room:	Take down existing plaster and form new ceiling with fireproof board above. New ceiling edge bead.	Re-open archway opposite oratory door. Re-form recess in south wall. Conserve the fragments of original wallpaper and provide new matching wallpaper with border to remainder of room.	Boarded with carpet runner as landing. Lift all boards and fit fire proofing below.	New metal gate to west side. Put back door to Oratory (cupboard 100 on ground floor). All doors off this lobby to be 30 min fire rated and held open on electromagnetic devices.	None	Renew all mechanical and electrical services	None
Oratory	New ceiling edge bead	New arched opening across room. Conserve the fragments of original wallpaper and provide new matching wallpaper with border to remainder of room.	Boarded. New floor grille over new radiator within floor void.	New door to Bedroom, possibly reuse existing door to landing. 30 min fire resistance.	Form new north window with sliding sashes and historic stained glass panels. Form 2 fixed west windows with stained and coloured glass panels. NW window on curved plan, glazed on inner face of reveal. SW window glazed on outside face of reveal. Windows glazed by specialist. Provide toughened glass safety panel on stair side of each window.	Renew all mechanical and electrical services	None
WC	New ceiling edge bead. Repair high level joinery panels.	Realign structural opening into No. 12 to north of current position and make good. Remove all surface mounted electrical equipment. Remove picture rail. Renew plaster, retaining small sections of original where possible. New curved wall partition. Reposition joinery partition at east end with new panel over. Salvaged delft tiles cleaned, repaired and laid to rear of former WC fittings	Lift Inoleum and repair boards New door/half door to landing.	Overhaul existing door in salvaged joinery partition	None	Renew all mechanical and electrical services	New water closet fittings.
Morning Room	Make good hole in SW corner (missing piece in store). Clean perimeter moulding. Remove lining paper, repair ceiling cracks. Some areas of plaster will need renewal.	Structural repair to crack above east door. Remove picture rail. Various small areas of plaster repair. Take off existing skirtings and provide new flush double beaded skirtings as in cupboard. Minor repairs to joinery panel below window. Remove cupboard shelves and repair wall cracks. Carefully remove existing wall surfaces to expose fragments of original wallpaper. Conserve the fragments. Provide new wallpaper with border to remainder of room.	Allow for 3 complete boards to be replaced and for 5 to have their edges splined. Remove existing paint, re-finish by scrubbing clean and then apply a thin glaze and 2 coats of wax. New floor grilles over new floor radiators.	Corridor and cupboard doors and ironmongery need major overhaul.	Overhaul and re-balance window. Renew graining decoration to all elements. Renew glass and UV film. Unblock right shutter. Replace security bar.	Renew all mechanical and electrical services	Remove fire surround for conservator's repair and refix. Clean and repaint grate. Repair hearth under grate, clean marble front section and repoint. Reconstruct wash stand within cupboard and overhaul tiles to splashback.

SECOND FLOOR No. 13 (cont'd)	Ceiling	Walls	Floor	Door	Window	Services	Other
Model Room	Remove surface banding. Replace about 50% plaster in patches. Repair plaster generally at perimeter. Minor repairs to perimeter moulding. Re-attach loose central section from above.	Remove picture rail. Remove high level boxing in recesses either side of chimney breast. Repair plaster aris beads. Remove plaster to west wall above door height. Structural repair to studwork then replaster. Carefully remove existing wall surfaces to expose fragments of original wallpaper. Conserve the fragments and provide new matching wallpaper with border to remainder of room. Take off existing skirtings and provide new flush double beaded skirtings as in Morning Room Cupboard.	Lift all boards adjacent to north partition to allow strengthening to partition structure within floor thickness. Allow for 5 complete boards to be replaced and for 10 to have their edges splined. Remove existing paint around perimeter. Re-finish by scrubbing clean and then apply a thin glaze and 2 coats of wax. New floor grilles over new floor radiators. New carpet runner around model stand.	Remove double doors and reduce opening width, but increase height to ceiling. New mahogany lining and staff bead. Doors in west wall to be swapped around, include remount hinges and medium overhaul. Doors to be repaired by specialist conservator, including clean lacquer off mirror surround and re-finish bronze and overhaul all ironmongery. Remove Bolton design architraves and reconstruct Soane architraves as in Morning Room. New frame and architrave to Bath Room door.	Overhaul and re-balance window. Renew graining decoration to all elements. Renew glass with new sheet glass (not plate) and UV film. Replace shutter security bar.	Renew all mechanical and electrical services	Clean marble fire surround and mantel. Refix small loose pieces. Clean and repoint tiles. Plate and pin cracked lintel from behind. Repoint all joints. Repair hood. New washstand in south east corner.
Model Room Recess	Remove loose filler and repair.	Walls lined in timber, all needs thorough preparation and redecoration. Repair plaster aris to north wall recesses.	Repair timber floor as main room.		Light overhaul to sash windows, including reglaze and new UV film.	New lighting	Reglaze bookcase doors with fine putty detail. Ease and overhaul joinery and ironmongery of bookcases. One new shelf.
Staircase Landing	No work	Reform base of 2 openings in east wall. New cill to curved window. Overhaul timber lift bar across stairs and make good at foxing. Repair cracked plaster around all openings and worn areas at low level. Make good marbled decorations.	No work	See room notes	New windows, see Oratory notes. Stained glass panels from collection to be fixed back into window on turn of stairs (third floor).	No work	At upper second floor, infill door to former WC and redecorate including adjacent walls.
THIRD FLOOR	Ceiling	Walls	Floor	Door	Window	Services	Other
Back office	Open up to form new rooflight. Make good around.	Form new partition around light shaft. New skirting	Form new opening in floor for light shaft	Remove door to Common Room together with frame. Retain existing canted jamb on one side. Provide new fireproof glazed double doors to Soane description, but upgrade to achieve sound separation. Fit 3 brass rails across opening behind double doors.	No work	New solar paned ventilator over stairwell	Form new rooflight with arched profile and clear glass approx size 1000 x 1440. Include for all alterations to structure and roof coverings and internal finishes. Check security measures used elsewhere.

EXTERNAL		Walls	Floor/Pavement	Doors	Windows	Services	Other
Basement Area	Form new boxing around services passing at high level into basement.	Lift lintel over east window and re-wedge in position, include repairs to brickwork over. Piece in west lintel where cracked. Cut out glazed bricks beneath area steps to allow mains cable to be recessed behind, then replace bricks. Move door opening to north vault, including forming new arch in glazed bricks.	Strip existing asphalt. Form new pit and foundation for platform lift and adjust all levels for disabled ramp to entrance. New stone entrance threshold. Renew asphalt and new yorkstone paving over.	Reglaze fanlight	Remove paint from stone cills. Repoint around windows.	New electrical supply to platform lift with inverter to ensure emergency supply.	New platform lift with lead controls wandering
No 12 Front Elevation		Piece in low level fluted stone band. Minor pointing repairs. Cracks below GF windows repoint whole panel replace 6 bricks.	Stone balcony cracked at left end. Repair/renew treads to entrance steps as necessary. 3 small stone indents to landing. New extended threshold step may be necessary for ambulant disabled access.	Redecorate entrance door. Replace bell pull. Overhaul gate lock.	Ground Floor windows need light overhaul (all others see internal room notes) Repoint around all windows. Clean paint off all cills. Renew all external decorations.	Overhaul light and put in working order.	Redecorate all railings. Form new gate to platform list in inner railings. Removable timber ramp for disabled access from back of pavement.
Roof						New photovoltaic panels mounted on roof.	

BASEMENT No. 12	Ceiling	Walls	Floor	Door	Window	Services	Other
Entrance Porch and New Corridor	Renew plaster	Repair and upgrade existing lobby partition to 30 mins.	Stone floor	Major overhaul to lobby door and external door. New door to stairwell.	New fanlight		
Wardens' Mess room	Minor repairs	New 30 min. fire rated partition, timber panelled to match existing lobby.	Remove step in party wall and provide new ramp in yorkstone	New door in new partition. Remove existing door on party wall line and replace.	Major overhaul 2 windows. Remove vent grille. Upgrade for fire separation. Provide new fire rated vent grille if available.	New services to newly formed corridor	
Boiler Room	Allow for local repair adjacent to new partition.	Take down existing south wall. Construct new wall on new line Build-in metal frame of former cast store door.	New levelling and linoleum	Refix former cast store door in new opening. Overhaul lock.	None	Reposition services control panels on South wall.	Disconnect and remove washing machine
Cast Store (New WCs)	Allow for replaster.	New partitions for WC cubicles Form new wide door opening in east wall	New levelling and linoleum	Take out metal safe door and frame. Provide new door to allow disabled access.	None	All services to WCs.	Lockers to east wall.
No 12 Stairwell	Medium overhaul to roof light including reglaze with laminated safety glass.	Much of the party wall and south wall plaster is live at second floor and above. Replace plaster panel over door into rear conservation studio and strip to left. Repair plaster around architrave of all 1st & 2nd floor doors. Allow for replacing the bottom 200 mm of bullnose lining to both sides. Redecorate at low and high levels.	Replace 3 complete treads and 2 half landings at low level. Cut out existing indents on 10 no. treads and 2 half landings and form new reinforced plastic repair. Rake out loose pointing and repoint all indents. New carpet from Basement up to second floor	New door to understairs cupboard.	None	Solar powered ventilator to rooflight.	New cupboard to retained services on west wall of understairs. Take off balustrade between ground and second floor and rebed into stone treads and landings. Replace/repair damaged curved sections of mahogany balustrade as necessary. Redecorate all metal balustrades.
Lift		Provide steel ladder structure on east wall to support lift structure. Adjust openings at basement level to suit position of lift door.	Form new lift pit and underpin adjacent walls to structural engineer's specification	Modify ironmongery to all doors from lift shaft to open only when lift is at appropriate level. Close doors to stair half landings and form 1 hour fire break.	2nd floor Side hung casement with fixed side light. Insulate around the window and replaster the reveal. Safety grille internally to each window to protect lift operatives riding on the car roof.	Reposition circuit boards in adjacent spaces. Realign services within shaft as M&E consultant sketches. Provide new three phase electrical supply for lift	Install new lift

NEW COURT LINK	New plaster	New foundation to support new 2 storey curved wall	New floor slab at basement level. New timber floor at ground floor level.	New door into New Court	New windows into New Court	New services to new link building. Reroute rainwater pipe from adjacent roofs to exterior of new link and connect into new drainage runs.	
GROUND FLOOR No. 12	Ceiling	Walls	Floor	Door	Window	Services	Other
No 12 Front Hall	Renew decorations to historic colours.	Repair crack in wall between hall and front room at high level. Renew decorations to historic colours.	Clean and reseal stone floor.	New latch and handles needed to double doors. Door in store to be repaired & rehung in existing west wall opening with new ironmongery. Electromagnetic hold open devices to all. Remove cover panels from entrance door and fanlight. Replace historic ironmongery (in store). Provide new eyepiece and new latch for daily use.	None		New fittings all in Caruso St John Spec.
Front Room.	Renew decorations to historic colours.	Renew decorations to historic colours.	Renew finish on floorboards and minor repairs to individual boards.		See repair notes in external section.		Remove existing modern exhibition cabinets and cap off services
Breakfast Room (Rear Room)	No Work.	Form new opening to lift	Renew finish on floorboards and minor repairs to individual boards.	None	Reinstate shutters	No Work	Adaptation of bookcase fitted to face of lift door.

FIRST FLOOR No. 12	Ceiling	Walls	Floor	Door	Window	Services	Other
Front Room	Remove redundant fittings and make good. Light clean to ceiling rose. Edge decoration cracked at each corner. Light clean and small repairs. Redecoration to historic scheme.	<p>Allow for 50% of high level plaster bead to be renewed. Strip modern surfaces from walls clean and repair boarding and plaster below. Allow for new skirting as rear room. Major overhaul to vertical panelling between doors on north wall and between windows on south wall.</p> <p>Plaster repair to holes where cables have been run at high level. Repair plaster in party wall door reveal and line in new timber panelling.</p> <p>West Wall: Low flat panels either side of fire each cracked in two places, repair. New mirror and frame to match existing in No 13 South Drawing Room. Redecoration to historic scheme.</p> <p>Uncover dado panelling to all walls. Overhaul and redecorate.</p>	Covered in new linoleum. Strong floor. Assume board repairs as elsewhere and renew finish. Local infill to floor at base of shutter boxes.	Allow for new frame and jib door in existing east wall opening. Repair cracked panels in north wall doors, remove redundant ironmongery and piece in. New ironmongery and electromagnetic hold open devices. Redecoration to historic scheme.	Shutters need major overhaul and new handles and latches. Back panels to shutter boxes need light repair. Sash windows 6 over 9 - need complete overhaul and reglaze. External cills need very thorough preparation and probably surface fill. Redecoration to historic scheme.	Renew all mechanical and electrical services.	Conservator's repair to marble hearth, mantle and tiles. Clean and repoint surround in-situ
Rear Room	Strip lining paper and repair cracks from corner of fireplace to centre of east wall. Redecoration to historic scheme.	Minor plaster and skirting repairs. Redecoration to historic scheme.	As front room. Has 2 floor sockets. North end very uneven.	North door to lift shaft needs repairs to 4 panels and rehanging on new ironmongery. Reglue all joints on door to stairs. Remove overhead closer. Conserve historic paint finish on stair side, redecorate room side. Replace ironmongery.	Major overhaul with new staff beads. Replace ironmongery to window and shutters. Shutters need medium overhaul, piece in locally where damaged. Redecoration to historic scheme.	Renew all electrical and mechanical services	Clean marble fire surround and reposition dropped right section. Take out modern render and provide more sympathetic surround to grate. Repair grate. All new fittings to Caruso St John specification

SECOND FLOOR No. 12	Ceiling	Walls	Floor	Door	Window	Services	Other
Rear Conservation Studio	Allow for new plaster. Lighting tracks to be fitted on ceiling. Edge moulding in very poor state.	Remove fitted furniture and redundant services in northeast corner. Re-attach loose plaster to south wall. Renew plaster to north wall and west wall and repair elsewhere. Minor repairs to flush skirting	Remove lino and hardboard. Assess repairs. Renew lino.	Medium overhaul to all doors. Remove knob back-plates and make good. Allow for new bullnose moulding to edge of door lining on south door. Take out infill to former fanlight and infill in 30 min fire construction. New ironmongery. Redecoration to historic scheme	Sash window needs major overhaul. Shutters have gone. Cannot inspect below window as units have backs.	Renew all electrical and mechanical services	New Conservation furniture and equipment to Museum Specification.
Front Conservation Studio	Allow for new ceiling, retaining and cleaning edge detail where possible.	New partitions to lobby. Allow for renewing plaster above door between front and rear rooms. West wall is almost completely masked by models. Crack northwest corner and southwest - otherwise appears sound. South wall also not accessible. Renew vertical strip in area of previous partition. Replaster whole recess to right of fire on east wall and 200 mm return to fire.	Remove lino and hardboard. Assess repairs. Lift floor locally to provide support for new partition. Renew lino.	Door has modern architrave, needs major overhaul and new ironmongery. New doors in the new partitions	Not accessible except oblique access to left window. Allow medium overhaul. Shutters need major overhaul. Table fitted into reveal so cannot inspect below. Allow to remove gate leg tables in front of all three windows. Modern architraves to be replaced.	Renew all electrical and mechanical services	West fireplace not properly accessible but needs paint removed. East fire needs replacement fire surround.
New Lobby (to be formed within existing front room)	Renew ceiling plaster.	3/12/09	Remove lino, repair boards and re-finish.	Replace door in party wall with new 1 hour panelled door. Electromagnetic hold open device to 2 doors. Major overhaul of door to stairs. Fire stop to niche over. New door in new partition.	Major overhaul and reconstruction of window to stairs and arched niche over.	Renew all electrical and mechanical services	

6.0 DRAWING LIST

506MP2/SU032	Location Plan	1:1250
506MP2/SU033	Site Plan	1:500

General Arrangement Plans:

506MP/GA001D	Basement as proposed	1:100
506MP/GA002D	Ground Floor as proposed	1:100
506MP/GA003D	First Floor as proposed	1:100
506MP/GA004A	Second Floor as proposed	1:100
506MP/GA005A	Third Floor as proposed	1:100
506MP/GA006A	Fourth Floor as proposed	1:100
506MP/GA007A	Roof Plan as proposed	1:100
506MP/GA013	South Elevation as proposed	1:100
506MP2/GA014	North Elevation and Part East Elevation as proposed	1:100
506MP2/GA015	Section E as proposed	1:100
506MP2/ME001A	Mechanical Basement Plan (showing drainage)	1:100

Drawings of Building as Existing

506MP2/SU001	Basement Plan as existing	1:100
506MP2/SU002A	Ground Floor Plan as existing	1:100
506MP2/SU003A	First Floor Plan as existing	1:100
506MP2/SU004	Second Floor Plan as existing	1:100
506MP2/SU005	Third Floor Plan as existing	1:100
506MP2/SU006	Fourth Floor Plan as existing	1:100
506MP2/SU007	Roof Plan as existing	1:100
506MP2/SU008	South Elevation as existing	1:100
506MP2/SU009	North and Part East elevations as existing	1:100
506MP2/SU010	New Court North & East Walls as existing	1:50
506MP2/SU011	Section E as existing	1:100
506MP2/SU012	Wild Ante Room plan as existing	1:20
506MP2/SU013	Wild Ante Room reflected ceiling plan as existing	1:20
506MP2/SU014	Wild Ante Room north wall as existing	1:20
506MP2/SU015	Wild Ante Room east wall as existing	1:20
506MP2/SU016	Wild Ante Room south wall as existing	1:20

506MP2/SU017	Wild Ante Room west wall as existing	1:20
506MP2/SU018	Shakespeare Recess Plan as existing	1:20
506MP2/SU019	Shakespeare Recess elevations as existing	1:100
506MP2/SU020	Tivoli Recess Plan and elevations as existing	1:20
506MP2/SU022	Catacombs Plan as existing	1:50
506MP2/SU023	Catacombs reflected ceiling plan as existing	1:50
506MP2/SU024	Basement South Passage north wall as existing	1:20
506MP2/SU025	Catacombs east, south and west walls as existing	1:20
506MP2/SU026	Basement Store north and east walls as existing	1:20
506MP2/SU027	Basement Store south and west walls as existing	1:20
506MP2/SU028	Basement South Passage south wall as existing	1:20
506MP2/SU029	Basement S Passage & Base. W C'dor west wall as exist	1:20
506MP2/SU030	Basement S Passage & Base. W C'dor east wall as exist	1:20
506MP2/SU031	Basement Ante Room west wall as existing	1:20
506MP2/SU035	Lift (12 RmB/8) plan as existing	1:20
506MP2/SU036	Lift (12 RmG/5) plan as existing	1:20
506MP2/SU037	Lift (12 RmF/3) plan as existing	1:20
506MP2/SU038	Lift (12 RmS/5) plan as existing	1:20
506MP2/SU039	Lift (12 RmT/9) plan as existing	1:20
506MP2/SU040	Room 13 RmS/1 north wall as existing	1:20
506MP2/SU041	Room 13 RmS/1 east wall as existing	1:20
506MP2/SU042	Room 13 RmS/1 south wall as existing	1:20
506MP2/SU043	Room 13 RmS/1 west wall as existing	1:20
506MP2/SU044	Room 13 RmS/2 north wall as existing	1:20
506MP2/SU045	Room 13 RmS/2 east wall as existing	1:20
506MP2/SU046	Room 13 RmS/2 south wall as existing	1:20
506MP2/SU047	Room 13 RmS/2 west wall as existing	1:20
506MP2/SU048	Room 13 RmS/4 north wall as existing	1:20
506MP2/SU049	Room 13 RmS/4 east wall as existing	1:20
506MP2/SU050	Room 13 RmS/4 south wall as existing	1:20
506MP2/SU051	Room 13 RmS/4 west wall as existing	1:20

Existing Drawings by Consultants Caruso St John Architects:

269_L05_01*	(12 RmG/1) No. 12 Ground Floor Front Room	1:50@A3
269_L05_02*	(12 RmF/1) No. 12 First Floor Front Room	1:50@A3
269_L05_03*	(12 RmF/2) No. 12 First Floor Rear Room	1:50@A3
269_L05_04*	(13 RmG/15) No. 13 New Picture Room w&n walls	1:50@A3
269_L05_05*	(13 RmG/15) No. 13 New Picture Room e&s walls	1:50@A3

Detailed Drawings:

506MP2/DD001	Lift (12 RmB/8) Basement as proposed	1:20
506MP2/DD002	Lift (12 RmG/5) Ground Floor as proposed	1:20
506MP2/DD003	Lift (12 RmF/3) First Floor as proposed	1:20
506MP2/DD004	Lift (12 RmS/5) Second Floor as proposed	1:20
506MP2/DD005	Lift (12 RmT/9) Third Floor as proposed	1:20
506MP2/DD006	Shakespeare Recess as proposed	1:20
506MP2/DD007	Tivoli Recess as proposed	1:20
506MP2/DD008	New Court Link north and east walls as proposed	1:50
506MP2/DD009	New Court Link part basement plan as proposed	1:50
506MP2/DD010	New Court Link part ground floor plan as proposed	1:50
506MP2/DD011	New Court Link Section AA as proposed	1:50
506MP2/DD012	New Court Link Section 2 as proposed	1:50
506MP2/DD013	Wild Ante Room plan as proposed	1:20
506MP2/DD014	Wild Ante Room reflected ceiling plan as proposed	1:20
506MP2/DD015	Wild Ante Room north wall as proposed	1:20
506MP2/DD016	Wild Ante Room east wall as proposed	1:20
506MP2/DD017	Wild Ante Room south wall as proposed	1:20
506MP2/DD018	Wild Ante Room west wall as proposed	1:20
506MP2/DD019	Catacombs plan as proposed	1:50
506MP2/DD020	Catacombs reflected ceiling plan as proposed	1:50
506MP2/DD021	Catacombs north wall as proposed	1:20
506MP2/DD022	Catacombs east wall as proposed	1:20
506MP2/DD023	Catacombs south wall as proposed	1:20
506MP2/DD024	Catacombs west wall as proposed	1:20
506MP2/DD025	Basement Ante Room west wall as proposed	1:20
506MP2/DD026	Model Room north wall as proposed	1:20
506MP2/DD027	Model Room east wall as proposed	1:20
506MP2/DD028	Model Room south wall as proposed	1:20
506MP2/DD029	Model Room west wall as proposed	1:20
506MP2/DD030	Morning Room north wall as proposed	1:20
506MP2/DD031	Morning Room east wall as proposed	1:20
506MP2/DD032	Morning Room south wall as proposed	1:20
506MP2/DD033	Morning Room west wall as proposed	1:20
506MP2/DD034	Soane's Bed Chamber north wall as proposed	1:20
506MP2/DD035	Soane's Bed Chamber east wall as proposed	1:20
506MP2/DD036	Soane's Bed Chamber south wall as proposed	1:20
506MP2/DD037	Soane's Bed Chamber west wall as proposed	1:20

506MP2/DD038	Soane's Bath Room north wall as proposed	1:20
506MP2/DD039	Soane's Bath Room east wall as proposed	1:20
506MP2/DD040	Soane's Bath Room south wall as proposed	1:20
506MP2/DD041	Soane's Bath Room west wall as proposed	1:20
506MP2/DD042	Oratory north and east walls as proposed	1:20
506MP2/DD043	Oratory south and west walls as proposed	1:20
506MP2/DD044	Book Passage north and east walls as proposed	1:20
506MP2/DD045	Book Passage south and west walls as proposed	1:20
506MP2/SK049	Shakespeare & Tivoli Recesses north wall	NTS
506MP2/SK041A	Platform Lift	1:50

Detailed Drawings by Consultants Caruso St John Architects:

269_L12_11*	Shop (12 RmG/1) plan as proposed	1:50@A3
269_L12_12*	Gallery Rooms (12 RmF/1&2) plans as proposed	1:50@A3
269_L12_13*	Interpretation Room (13 RmG/15) plan as proposed	1:50@A3
269_L15_01*	Shop (12 RmG/1) wall elevations as proposed	1:50@A3
269_L15_03*	Gallery Room (12 RmF/1) wall elevations as proposed	1:50@A3
269_L15_04*	Gallery Room (12 RmF/2) wall elevations as proposed	1:50@A3
269_L15_05*	Interpretation Room (13 RmG/15) w&n elevs as prop	1:50@A3
269_L15_06*	Interpretation Room (13 RmG/15) e&s elevs as prop	1:50@A3

Selected Details by Structural Engineers Hockley & Dawson:

15829.1/09	Section Through Proposed Lift Shaft
15829.1/10	Proposed Repairs to Stone Stair

7.0 CHECKLIST OF STATEMENTS

Affordable Housing Statement:	Not applicable
Air Quality Assessment:	No impact on air quality
Biodiversity Survey:	Not applicable as there is no element of the natural environment on this site and no impact on wildlife or biodiversity.
Contaminated Land Assessment:	No contaminated land
Daylight/sunlight assessment:	No impact on light to neighbouring properties
Environmental Impact Assessment:	Not applicable for this type of project.
Heritage Statement:	Included in section 1 of this document.
Impact Assessment:	Included in section 1 of this document.
Lighting Assessment:	No alterations to external lighting in the public realm.
Noise Impact Assessment:	No noise impact arising from this project.
Open Space Assessment:	No effect on public open space.

Photographs:	Included in the Stage D Report
Planning Statement:	Included in Section 3 of this document.
Regeneration Statement:	3 new full time jobs and 9 full time volunteer posts arise from this project. Significant new capacity in numbers of visitors to the Museum, including disabled visitors, results from the project.
Sustainability Statement:	Included in section 4 of this document.
Town Centre Uses:	Not applicable
Transport Assessment & Travel Plan:	No transport aspects to this application
Tree Survey:	Not applicable as no trees on the site.
Ventilation/extraction Statement:	Not applicable
Site Waste management Statement:	Included in section 4 of this document.