

Delegated Report		Analysis sheet		Expiry Date:		26/11/2007	
		N/A / attached		Consultation Expiry Date:		n/a	
Officer				Application Number(s)			
Victoria Fowlis				2007/4514/P			
Application Address				Drawing Numbers			
Elizabeth Garrett Anderson Hospital 126-144 Euston Road London NW1 2AP				See decision letter			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Method statements pursuant to condition 4(b) and 4(c) of Listed Building Consent granted 16 May 2007 (ref: 2007/1515/L) for emergency structural works including dismantling and re-erecting the perimeter fence, dismantling and re-building of the southwest bay facing Churchway and associated piling and underpinning.							
Recommendation(s):		Approve details pertaining to Conditions 4 b) and 4 c)					
Application Type:		Approval of Details					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00	
			No. electronic	00			
Summary of consultation responses:		n/a – Grade II AOD only					
CAAC/Local groups* comments: *Please Specify		n/a					

Site Description

Grade II listed former hospital building. Vacant, on Buildings at Risk register.

Relevant History

2007/1514/P & 2007/1515/L : Planning permission and listed building consent granted 16.05.07 for *Emergency structural works including dismantling and re-erecting the perimeter fence, dismantling and re-building of the southwest bay facing Churchway and associated piling and underpinning.*

Relevant policies

UDP 2006: B6 – listed buildings

Assessment

Condition 4 seeks various details pertaining to the recording, dismantling and safe storage of the materials.

4a) – Photographic record which identifies the labelling of each element.

An example of this has been provided as a guideline, as the recording cannot be done in its entirety in entirety prior to dismantling – sections will be recorded and dismantled. The brickwork will have a UPVC strip attached via screws into the mortar, each brick will then be labelled and the area photographed. The condition and type of the individual bricks will be recorded on a written schedule, and then the individual bricks stored in labelled bags.

Detailed areas of decorative brickwork will in addition be traced out using acetate.

The methodology for the recording of the elements is considered acceptable however the Council still requires all of this information to be submitted, therefore this condition cannot be discharged in full at this stage.

4b) – Methodology for securing the building and ensuring it is wind and watertight after dismantling takes place.

This is outlined in Falcon's method statement dated 24.09.07. The openings in the elevation will be infilled using plywood supported off a timber frame. This will be covered with roofing felt, stapled to the plywood, to provide waterproofing.

This is considered acceptable as it will not harm the retained fabric.

4c) – provision of the safe storage of the materials

All materials will be stored on site, within the building in rooms that are not affected by the dismantling works. There is on-site security. Materials (including bricks, timber windows, coping stones, timber panelling) will be individually wrapped and stored on pallets. Specials/ornate bricks will be wrapped and stored within a specially made plywood box for additional protection. Vulnerable materials such as timber will be wrapped in bubble wrap.

In summary the methodologies submitted are considered acceptable. Condition 4 a) cannot yet be fully discharged so an informative is recommended to this effect.

