

Submission of Details

● PLOWMAN SHORT ARCHITECTS
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(reg no)
~~PS9905220~~
LSX0104967

Development Control
Planning services
London Borough of Camden
Town Hall, Argyle Street
London WC1H 8ND

8th August 2001

Attn: Clare Brady
(TP/AM details)

LSX0104967

Dear Ms Brady

CAMDEN REHABILITATION PORTFOLIO
7 Guilford Street, London WC1
Your refs: PS9905220 & LS9905221

In accordance with the conditions attached to the Appeal Decision dated 4th December 2000 please find enclosed a full set of Architect's and Engineer's drawings for your written approval.

Please can you respond as soon as possible as the property is now uninhabited and the works are programmed to commence within the next two weeks.

Call me if you have any questions or comments.

Yours sincerely,

Colin Sears

Colin Sears

*Submission of details granted on
Appeal on 4/12/2000.*

3A

Camden Rehabilitation Portfolio					
7 Guilford Street, London WC1					
WINDOW SCHEDULE					
(All dimensions to be confirmed on site)					
(All new sub-cills to have min. 8mm upstands; where existing cills retained form upstand in Ronafix mortar)					
Window no.	Structural opening	Window size	Window type	Glazing type	Ironmongery set
W2	existing	to suit opening	W1	G1	I/10
W7	existing	to suit opening	W1	G1	I/10
W8	existing	to suit opening	W1	G2	I/10
W11	existing	existing	W2	G1	I/10
RL13A	to suit rooflight	978 x 1340	RL1	G3	I/11
RL13B	to suit rooflight	978 x 1340	RL1	G3	none
W17A	existing	existing	W3	G1	I/10
W17B	existing	existing	W3	G1	I/10
W19	existing	to suit opening	W1	G4	I/10
W21A	existing	existing	W4	G5	I/10
W21B	approx 600 x 1080	to suit opening	W7	G2	none
W22	existing	existing	W4	G6	I/10
W24A	existing	existing	W4	G5	I/10
W24B	existing	existing	W4	G6	I/10
W26	existing	to suit opening	W1	G4	I/10
W28A	existing	existing	W2	G7	I/10
W28B	approx. 800 x 650	to suit opening	W7	G2	none
W29	existing	existing	W2	existing	I/10
W31A	existing	to suit opening	W5	G4	I/10
W31B	existing	existing	W3	G7	I/10
W33	to suit window	approx. 530 x 1050	W6	G4	I/12
W35A	to suit window	approx. 900 x 1200	W1	G4	I/10
W35B	approx. 800 x 780	to suit opening	W7	G2	none
W36	to suit window	approx. 1930 x 1200	W1	G4	I/10
W37	to suit window	approx. 1000 x 1000	W1	G4	I/10
W38	to suit window	approx. 1930 x 1200	W1	G4	I/10

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Camden Rehabilitation Portfolio 7 Guilford Street, London WC1					
INTERNAL DECORATIONS SCHEDULE					
Room	Walls	Joinery	Floor	Ceiling	Others
BASEMENT					
R1	M60/110A	M60/116		M60/110	
R2	M60/110A	M60/116		M60/110	
R3	M60/110A	M60/116		M60/110	
R4	M60/110A	M60/116		M60/110	
R5	M60/110A	M60/116	M50/150B	M60/110	M40/110A
R6	M60/110A	M60/116		M60/110	
R7	M60/110A	M60/116		M60/110	
R8	M60/110A	M60/116	M50/150B	M60/110	M40/110A
R9	M60/110A	M60/116		M60/110	
GROUND					
R10	M60/116	M60/116	M50/150A	M60/110	
R11	M60/116	M60/116		M60/110	
R12	M60/110	M60/116		M60/110	
R13	M60/110	M60/116	M50/150B	M60/110	M40/110A
R14	M60/110	M60/116	M50/150B	M60/110	
R15	M60/110	M60/116	M50/150B	M60/110	
R16	M60/110	M60/116	M50/150B	M60/110	M40/110A
R17	M60/110	M60/116		M60/110	
FIRST					
R18	M60/116	M60/116	M50/150A	M60/110	
R19	M60/116	M60/116	M50/150A	M60/110	
R20	M60/110	M60/116		M60/110	
R21	M60/110	M60/116	M50/150B	M60/110	M40/110A
R22	M60/110	M60/116		M60/110	
R23	M60/110	M60/116	M50/150B	M60/110	M40/110A
R24	M60/110	M60/116		M60/110	
SECOND					
R25	M60/116	M60/116	M50/150A	M60/110	
R26	M60/116	M60/116	M50/150A	M60/110	
R27	M60/110	M60/116		M60/110	
R28	M60/110	M60/116	M50/150B	M60/110	M40/110A
R29	M60/110	M60/116		M60/110	
R30	M60/110	M60/116	M50/150B	M60/110	M40/110A
R31	M60/110	M60/116		M60/110	
THIRD					
R32	M60/116	M60/116	M50/150A	M60/110	
R33	M60/116	M60/116	M50/150A	M60/110	
R34	M60/110	M60/116		M60/110	
R35	M60/110	M60/116	M50/150B	M60/110	M40/110A
R36	M60/110	M60/116		M60/110	
R37	M60/110	M60/116	M50/150B	M60/110	M40/110A
R38	M60/110	M60/116		M60/110	
R39	M60/110	M60/116		M60/110	
EXTERNAL DECORATIONS SCHEDULE					
Render (including face of vaults)		M60/114			
Cills		M60/114			
Previously painted brickwork		M60/114			
Metalwork		M60/112			
External doors		M60/112			
Windows		M60/112			
External joinery		M60/112			

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Camden Rehabilitation Portfolio							
7 Guilford Street, London WC1							
FINISHES SCHEDULE							
(All directions are given from inside property looking towards front)							
Room	Front	Back	Right	Left	Skirting	Ceiling	Floor
BASEMENT							
R1	P1	P1	P1	P2	S1	C7	F1
R2	P1	P1	P1	P1	S1	C1	F1
R3	P3	P1	P1	n/a	S1	C4	F1
R4	P1	P1	P1	P1	S1	C2	F2
R5	P1	P4	P1	P1	S2	C1	F1
R6	P1	P5	P1	P1	S1	C3	F1
R7	P1	P1	P1	P1	S1	C3	F1
R8	P1	P1	P1	P1	S2	C3	F1
R9	P1	n/a	P2	P1	S2	C4	F1
GROUND							
R10	P6	P6	P6	P7	S3	C1	F3
R11	P8	P9	P10	P11	S3	C1	F4
R12	P7	P12	P7	P12	S1	C2	F4
R13	P1	P1	P1	P1	S1	C5	F1
R14	P1	P1	P1	P1	S1	C5	F1
R15	P9	P1	P11	P9	S4	C3	F4
R16	P9	P1	P9	P10	S3	C1	F4
R17	P8	P9	P11	P10	S3	C1	F4
FIRST							
R18	P13	P10	P10	n/a	S3	C4	F4
R19	P13	P10	n/a	P13	S4	C4	F4
R20	P9	P11	P9	P9	S4	C1	F3
R21	P10	P9	P9	P6	S4	C1	F3
R22	P14	P11	P14	P9	S4	C1	F3
R23	P9	P16	P11	P10	S4	C1	F3
R24	P6&P9	P9	P9	P10	S4	C1	F3
SECOND							
R25	P13	P10	P10	n/a	S4	C4	F4
R26	P13	P10	n/a	P13	S4	C4	F4
R27	P9	P11	P9	P9	S4	C1	F3
R28	P10	P9	P9	P6	S4	C1	F3
R29	P8	P15	P10	P9	S4	C1	F3
R30	P9	P10	P11	P10	S4	C1	F3
R31	P9	P9	P9	P10	S4	C1	F3
THIRD							
R32	P13	P14	P14	n/a	S1	C6	F4
R33	P13	P14	n/a	P13	S1	C6	F4
R34	P9	P9	P11	P9	S1	C5	F3
R35	P16	P9	P9	P9	S1	C5	F3
R36	P16	P11	P14	P9	S1	C6	F3
R37	P9	P16	P9	P14	S1	C5	F3
R38	P16	P9	P9	P14	S1	C5	F3
R39	P9	P16	P11	P16	S1	C6	F3

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Camden Rehabilitation Portfolio 7 Guilford Street, London WC1		
WALL FINISHES KEY		
Wall reference	Substrate	Build-up
P1	brickwork/blockwork	waterproof render or tanking as recommended by specialist damp-proofing sub-contractor M20/150A, remainder by main contractor M20/115C 5mm setting coat M20/190A
P2	timber stud	2 layers 12.5mm plasterboard and skim K10/205A to encase original timber panelling
P3	timber stud	protect and repair existing timber panelling
P4	brickwork/blockwork	waterproof render or tanking as recommended by specialist damp-proofing sub-contractor M20/150A, remainder by main contractor M20/115C 100mm timber framing to form duct 100mm Rockwool between studs 12.5mm plasterboard and skim K10/205A
P5	brickwork/blockwork	waterproof render or tanking as recommended by specialist damp-proofing sub-contractor M20/150A, remainder by main contractor M20/115C 79.5mm dry lining on adhesive dabs K10/185A 3mm setting coat K10/680
P6	timber stud and lathing	repair existing plaster finish
P7	timber stud and lathing	protect and repair existing timber panelling below 1500mm repair existing plaster finish above 1500mm
P8	timber stud	repair existing plaster finish - allow 20% renewal on eml
P9	timber stud	12.5mm plasterboard and skim K10/205A
P10	brickwork	repair existing plaster finish, protect mouldings where existing allow 50% renewal M20/115B
P11	timber stud	2 layers 12.5mm plasterboard and skim on resilient bars K10/205A
P12	timber stud	eml, render and set M20/115B
P13	timber stud	2 layers 12.5mm plasterboard and skim K10/205A
P14	brickwork	render and set M20/115B
P15	existing plaster on timber stud	overlay with 12.5mm plasterboard and skim on resilient bars K10/205A
P16	timber rafters	43mm Celotex between rafters 10mm Celotex below rafters 1 layer 12.5mm Duplex plasterboard 3mm setting coat K10/680

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Camden Rehabilitation Portfolio 7 Guilford Street, London WC1		
FLOOR FINISHES KEY		
Floor reference	Substrate	Build-up
F1	concrete slab (detail D/01)	vapour barrier J40/130A 50mm insulation M10/290A 75mm screed M10/115A
F2	timber stairs	new stairs with even risers and quarter landing
F3	timber joists	repair existing floorboards - assume 15% renewal to match existing relay on SI floor system, K20/110D
F4	timber joists	repair existing floorboards - assume 15% renewal to match existing
SKIRTINGS KEY		
Skirting reference		
S1	ex 150 x 25 square edge sw	
S2	ex 100 x 25 square edge sw	
S3	minor repairs to existing skirting	
S4	renew to match existing	
CEILING FINISHES KEY		
Ceiling reference	Substrate	Build-up
C1	timber joists (separating floors)	100mm insulation between joists K10/700 2 layers plasterboard on resilient bars K10/245A 3mm setting coat K10/680
C2	stair soffit	eml, render and set, M20/115B
C3	timber joists	12.5mm plasterboard K10/245B 3mm setting coat K10/680
C4	stair soffit	12.5mm plasterboard K10/245B 3mm setting coat K10/680
C5	timber rafters	43mm Celotex between rafters 10mm Celotex below rafters 1 layer 12.5mm Duplex plasterboard 3mm setting coat K10/680
C6	timber joists	250mm Rockwool Rollbatts in loftspace 1 layer Duplex plasterboard 3mm setting coat K10/680
C7	timber joists (separating floors)	100mm insulation between joists K10/700 plus 100 x 50mm joists to form dropped ceiling for gas supply pipes 2 layers plasterboard on resilient bars K10/245A 3mm setting coat K10/680

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Camden Rehabilitation Portfolio 7 Guilford Street, London WC1					
DOOR SCHEDULE					
Door no.	Structural opening	Door size	Door type	Frame type	Ironmongery set
DE1	existing	approx. 930 x 1981	D1	F4	I1
D1	760 x 2040	686 x 1981	D2	F2	I2
D2A	1320 x 2040	762 x 1981	D3	F2	I3
D2B		381 x 1981	D3		I4
D3	existing	to suit opening	D6	F1	I2
D5	760 x 2040	686 x 1981	D4	F2	I5
D7	915 x 2040	838 x 1981	D6	F2	I6
D8	760 x 2040	686 x 1981	D4	F2	I5
D9	685 x 2040	610 x 1981	D2	F2	I2
DE10	existing	existing	D5	F1	I7
D11	840 x 2040	762 x 1981	D6	F3	I6
D13	840 x 2040	762 x 1981	D11	F3	I6
D14	existing	existing	D7	F1	I8
D15	existing	existing	D7	F1	I8
D16	840 x 2040	762 x 1981	D11	F3	I6
D20	915 x 2040	838 x 1981	D8	F3	I8
D21	760 x 2040	686 x 1981	D6	F2	I5
D22	840 x 2040	762 x 1981	D6	F2	I6
D24	840 x 2040	762 x 1981	D6	F2	I6
D27	915 x 2040	838 x 1981	D8	F3	I8
D28	760 x 2040	686 x 1981	D6	F2	I5
D29	840 x 2040	762 x 1981	D6	F2	I6
D31A	840 x 2040	762 x 1981	D6	F2	I6
D31B	existing	to suit opening	D9	F1	I2
D34	915 x 2040	838 x 1981	D8	F3	I8
D35	760 x 2040	686 x 1981	D6	F2	I5
D36	840 x 2040	762 x 1981	D6	F2	I6
D38A	840 x 2040	762 x 1981	D6	F2	I6
D38B	existing	existing	D10	F1	I2
D39	840 x 2040	762 x 1981	D8	F3	I9

Notes: Existing structural openings to be measured on site, approximate dimensions only may be taken from survey drawings

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Camden Rehabilitation Portfolio 7 Guilford Street, London WC1	
DOOR TYPES KEY	
D1	44mm hw inward opening external door, L2/250B 2no glazed panels 7.5mm white translucent laminated Plyglass 2165 2no 19mm ply panels
D2	44mm thick solid core internal flush door L2/230A
D3	44mm solid core internal flush door, rated FD20, L2/230A rebated meeting stile
D4	44mm thick solid core internal flush door L2/230A 350mm diameter glazed opening 6.4mm white translucent laminated Plyglass 2165
D5	overhaul existing six panel front door, L2/290A
D6	44mm solid core internal flush door, rated FD20, L2/230A
D7	overhaul existing panelled door L2/290 fireproof existing door to FD30 standard L2/290B
D8	44mm internal four panel door rated FD30S, L2/250A
D9	35mm hollow core door
D10	overhaul existing two panel cupboard door, L2/290A
D11	44mm solid core internal flush door, rated FD20, L2/230A 350mm diameter opening glazed in 6.4mm clear Pyroshield safety glass using proprietary FD30 glazing beads
WINDOW TYPES	
W1	new timber sash window with glazing bars to match original windows (no horns)
W2	overhaul existing sash window, surround and shutters (if any) L1/250C reglaze and draughtstrip sashes
W3	overhaul existing sash window, surround and shutters (if any) L1/250C reglaze and draughtstrip sashes cut out and replace cill in hw
W4	overhaul existing sash window, surround and shutters (if any) L1/250C reglaze lower sash only, draughtstrip both sashes
W5	new timber sash window with glazing bars to match original windows (no horns) overhaul existing surround and shutters (if any) L1/250C
W6	purpose-made sw casement window
W7	purpose-made internal glazed screen 34mm sw lining ex 19 x 46mm screwed beads (to be tiled in shower area)
RL1	Velux GGL - U04 with white roller blind ref. RNL

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Camden Rehabilitation Portfolio	
7 Guilford Street, London WC1	
FRAME TYPES KEY	
Frame reference	
F1	overhaul existing frame, piece in where necessary
F2	34mm sw lining + ex 19 x 46mm screwed stops L2/310A ex 25 x 75mm square edged architrave
F3	34mm sw lining + ex 19 x 46mm screwed stops L2/310A ex 25 x 75mm torus architrave
F4	ex 63 x 100 hw frame on joinery liner with 19mm rebated stops approx 90mm deep panel above door frame to allow for gas supply pipes
GLAZING TYPES KEY	
Glazing reference	
G1	6.4mm clear laminated
G2	6.4mm white translucent laminated Plyglass 2165
G3	Velux standard double glazing, ref. 00
G4	4mm clear float
G5	lower sash: 6.4mm clear laminated glass upper sash: as existing except where vent replaced in 4mm clear float
G6	lower sash: 6.4mm clear laminated glass upper sash: as existing
G7	lower sash: as existing upper sash: as existing except where vent replaced in 4mm clear float

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Camden Rehabilitation Portfolio		
7 Guilford Street, London WC1		
IRONMONGERY KEY		
(all door handles to be positioned between 900 - 1200mm above finished floor)		
Ironmongery set	Description	Union ref (where appropriate)
I/1	1 1/2 pr 100mm sherardised steel butts	tba
	1 no door viewer	5610
	1 pr hinge bolts	tba
	1 no London bar to suit nightlatch	tba
	1 no door chain	tba
	1 no mortice cylinder deadlock satin chrome	2141
	1 no cylinder nightlatch satin chrome	1038
	1 no door pull	5524
	1 no cylinder escutcheon satin chrome	5162
	1 no black rubber door stop	tba
	1 no letter plate	5650-330
	1 no door tidy	5649
	1 set door numerals (location to be agreed)	tba
I/2	1 pr 100mm steel butts	tba
	1 no brass adjustable roller catch satin chrome	tba
	1 no cupboard knob	KN 14 00 AS
	1 no black rubber door stop	tba
I/3	1 pr 100mm steel butts	tba
	1 no Perko door closer	
	1 no mortice latch and rebate conversion kit	2674
	1 pr bolt through knob furniture	KN 11 00 AS
	1 no black rubber door stop	tba
I/4	1 pr 100mm steel butts	tba
	1 no 305 x 19mm lever action flush bolt satin chrome	tba
I/5	1 pr 100mm steel butts	tba
	1 no mortice bathroom lock	2076
	1 no bathroom inside turn	5161
	1 no bathroom outside turn	5160
	1 pr bolt through knob furniture	KN 11 00 AS
	1 no coat hook	8711
	1 no toilet roll holder	8440
	1 no 600mm towel rail chrome plate, rounded ends	(eg CF James CF 2488)
	1 no black rubber door stop	tba
I/6	1 pr 100mm steel butts	tba
	1 no Perko door closer	
	1 no mortice latch	2674
	1 no hush latch	tba
	1 pr bolt through knob furniture	KN 11 00 AS
	1 no black rubber door stop	tba
I/7	1 1/2 pr 100mm sherardised steel butts	tba
	1 no door viewer	5610
	1 pr hinge bolts	tba
	1 no London bar to suit nightlatch	tba
	1 no letter plate	5650-330
	1 no door tidy	5649
	1 no cylinder nightlatch satin chrome to suit entryphone keep	
	1 no cylinder escutcheon satin chrome	5162
	1 no black rubber door stop	tba
	1 no letter plate	5650-330
	1 no door tidy	5649
	1 set door numerals (location to be agreed)	tba
	reposition existing door knob	

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Camden Rehabilitation Portfolio		
7 Guilford Street, London WC1		
IRONMONGERY KEY		
I/8	1 1/2 pr 100mm steel butts	tba
	1 no door viewer	5610
	1 pr hinge bolts	tba
	1 no London bar to suit nightlatch	tba
	1 no door chain	tba
	1 no mortice cylinder deadlock satin chrome	2141
	1 no cylinder nightlatch satin chrome	1038
	1 no door pull	5524
	1 no cylinder escutcheon satin chrome	5162
	1 set door numerals (location to be agreed)	tba
I/9	1 pr 100mm steel butts	tba
	1 no brass adjustable roller catch satin chrome	tba
	1 no cupboard knob	KN 14 00 AS
	1 no Perko door closer	
I/10	1 pr sash lifts satin chrome	tba
	1 no Brighton sash fastener satin chrome	tba
	1 pr Chubb WS1 locking window stops, white	tba
I/11	Velux control rod with roller blind adaptor	
I/12	1 pr Easiclean hinges	tba
	1 no casement stay satin chrome	tba
	1 no casement fastener satin chrome	tba

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