



Development Management
Town Hall
Judd Street
London
WC1H 8ND

REF: 2013/1566/L
2013/1570/P

108 St. Pancras Way, London, NW1 9NB

Listed Building repairs Notice

108 St Pancras Way, London NW1 9NB

1. APPLICATIONS FOR NECESSARY CONSENTS

1.1 Preparation of details and any associated information will be outlined in this document forthwith.

1.2 Application for approval of Building application will be submitted before 1st July 2014.

2. ACCESS, SAFETY AND SECURITY PROVISIONS

2.1 All boards and screens have been erected according to previous submission.

2.2 Temporary propping has been installed in the basement area specifically below the York paving stones along the flank and front elevation of the building. Overall structure is in generally good condition The areas beneath the York paving stones has been cordoned off to all until structural integrity is restored according to engineers specifications.

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2.3 The building has been cleared and secured to prevent nesting of wildlife. All surviving historic features will be listed in this report as per Appendix A. All intact historic joinery items have been stored within the building along with any other historic materials.

2.4 All existing defective electrical and plumbing materials to be removed and services located in the basement are to be disconnected and capped.

3. ROOF AND RAINWATER GOODS REPAIRS

3.1 Existing cast iron rainwater goods consist of a single cast iron downpipe to the front elevation and a single cast iron downpipe with a cast Iron hopper to the rear will be removed and stored securely on site. All will be inspected and determined whether they should be reinstated or replaced. We shall insure that all rainwater goods will be working correctly and are serviced by adequate drains. See drawing 797_SPW_231 for Rainwater downpipe location.

3.2 All York stone copings are to be removed and stored securely on site while repairs are carried out on the parapet beneath. These shall be inspected and measured and matching York stones sourced to replace any damaged or missing items. See drawing no: 797_SPW_234.

4. BRICKWORK, CHIMNEY AND RENDER REPAIRS

4.1 Minimal, if any plant life will be eliminated using a systematic killer and removed where necessary to the walls or roof.

4.2 Scaffolding is to be erected around the entire building to deal with the repair and renovation of the brickwork.

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4.3 Mortar joints to be raked out ensuring the utmost care where possible and reinstated using hydraulic mortar to achieve the most original finish to the external facades according to condition 5 of ref 2013/1566/L

4.4 Chimney pots and stack to be inspected when scaffolding is erected. All precautions to be taken when repairing, repointing and resetting chimney pots. Rain caps to be installed and will be agreed with planning department.

4.5 External rendering will be agreed with the planning authority before applied. Suitable test boards will be made up for approval. A survey of the existing window reveals shall be carried out and any repairs or replacement will be to the same design and specification as the original where possible.

5. WINDOW AND EXTERNAL REPAIRS

5.1 All existing windows and frames have been deemed unsuitable for restoration due to rot and damage sustained while the dwelling was occupied by squatters for a number of years. A survey of the existing windows in comparison to the rest of the terrace (108 – 132 St. Pancras Way) has shown that they are not the original windows and we wish to restore the integrity of the streetscape by installing 6 over 6 type Georgian sliding sash windows as shown in the schedule attached. On a further note there are three other dwellings on the terrace that have a similar 4 over 4 design to the windows in 108 St. Pancras Way, but these are mid terrace windows that have a narrow opening size lending to a different fenestration to the typical 6 over 6 Georgian sash windows. The structural openings on 108 St. Pancras way are noticeably wider and do not lend themselves particularly well to a 2 panel wide window. The 6 over 6 window type is a more suitable design style to the end terrace.

5.2 As per 5.1 the windows need to be replaced and reinstated.

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5.3 York stone cills to be replaced with those with same profile and measurements only where necessary.

5.4 External door to Wilmot place will be restored or reinstated as to the original design matching original construction pattern. See door schedule drawing no: 797_SPW_212

5.5 Previously painted external surfaces shall be painted including any replaced items such as downpipes and window reveals.

5.6 Existing Yorkstone slabs are to be reinstated in previous position. Reclaimed Yorkstone to be used where necessary according to drawing no: 797_SPW_233

5.7 Shop front re-designed according to condition 7 of ref: 2013/1566/L.

6. INTERNAL REPAIRS

6.1 All new floor boarding will match the existing material, where necessary. Original boards are in very good condition throughout most of the house. All new skirting boards will match existing according to drawing No: 797_SPW_207

6.2 All affected areas of rot will be treated with wykamol in accordance with our assessment of integrity of existing timbers.

6.3 Plasterboard fixed to underside of roof structure will be removed. After investigation we found no insulation in cavity between timbers. Insulation will be installed between rafters in accordance to Building Regulations.

6.4 Ceiling will be reinstated on the second floor. All surfaces to ceilings have been noted on our drawing no: 797_SPW_123. To be inspected by planning department if necessary.

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6.5 Timber stud work has been removed from behind the chimney breast on second floor and fair faced brickwork has been finished appropriately with lath and plaster as specified in drawing no: 797_SPW_123.

6.6 Square headed chimney openings are in good condition and will not require any further repair.

6.7 Breathable limecrete floor to the basement will be laid according to conditions. Existing timber floor and stairs to be removed and preserved to be reinstalled after new floor is in place. We find that this is in the best interest of preserving the existing stairs and hallway.

6.8 Lime based plaster is to be applied to lathed wall areas according to drawing no's: 797_SPW_120, 797_SPW_121, 797_SPW_122, 797_SPW_123. All new plaster shall be finished with appropriate breathable emulsion paint(appendix E).

6.9 All joinery and fittings listed in appendix A to be stored securely on site. No wall panelling was found in the property. Panels surrounding the windows will be saved and repaired when reinstalling specifically the timber shutters for the windows. Replacement mouldings to door surrounds will be remanufactured. Doors found on site will be replaced like for like.

6.10 Door linings and frames will be remanufactured to match original skirting's. Door types have been assessed and found that a plain four panel door is to be used in the basement and second floor and a more decorative door was used on the ground and first floors similar in proportion with the plain doors with a moulding surrounding each panel. Doors are specified according to condition 4b of ref: 2013/1566/L.

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6.11 Internal paint finishes being applied accordance to manufacturer's instruction. Breathable paint to be used on lime plaster areas a simple, traditional paint bound with natural resins to create a very flat and exquisitely powdery finish. It allows ceilings to breathe and can also be used on fine plasterwork to enhance detailing.

6.12 Ventilation is to be provided according to the dwelling by the chimney vents. A new bathroom is to be created on the second floor. Mechanical ventilation is to be provided to this space according to the approved planning application.

7. SERVICES

7.1 Drainage systems have been surveyed on site and are all in working order. A new SVP will be installed on the back elevation. There will be only one bathroom area within the existing house as the new development to the back of the dwelling will contain all other services (kitchen, utility etc . . .) The new SVP will be concealed within the new extension when built with only the top vent showing.

7.2 Current water connection is found on site from St. Pancras way on the basement floor below the front forecourt. A new connection will be Applied for to accommodate for upgrade of all necessary services within the dwelling

7.3 Electrical connection is found in the stairwell between the Ground floor and basement. New electrical services will be installed and outlined in drawings to be submitted to the local authorities.

7.4 Gas Meter is found below the front forecourt on the basement level. Gas meter has been capped at the meter and will be reinstated at a later date.

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7.5 A new heating system is to be installed. All new pipework shall be run between joists to prevent any unnecessary damage to the historic structure. A new boiler will be installed in the extension to the back of the existing house. All pipework will run out of existing house and run through a riser in the new extension in order to prevent any disturbance of the fabric of the historic dwelling.

If there are any further queries please feel free to contact us. We look forward to your favourable reply

Yours Sincerely

John Rowe-Parr

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