
From: David McKinstry <[REDACTED]>
Sent: 26 November 2015 11:48
To: McClue, Jonathan
Cc: Consult
Subject: 2015/4560/L

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Dear Mr. McClue,

40 Great James Street

Internal and external works of alterations, including removal of non-original partitions in vault area; demolition of non-original partition walls and finishes to first floor level; alterations to staircase balustrade at basement level; installation of underfloor heating system and channelling of cabling and switches within discrete chases behind architraves and dedicated compartments within new floor build up.

Thank you for consulting the Georgian Group on the above application.

Having looked at the drawings and proposals in detail the Group advises that the proposed over floor heating is an aspect of the proposals which is problematic. This is not a solution which I have seen proven to be successful in any other similar historic building where original floors survive, and no similar successful examples appear to have been provided in support of this application. The covering of the original floors with timber boarding is also concerning, as the unevenness and wear of the boards is part of the historic character of the building.

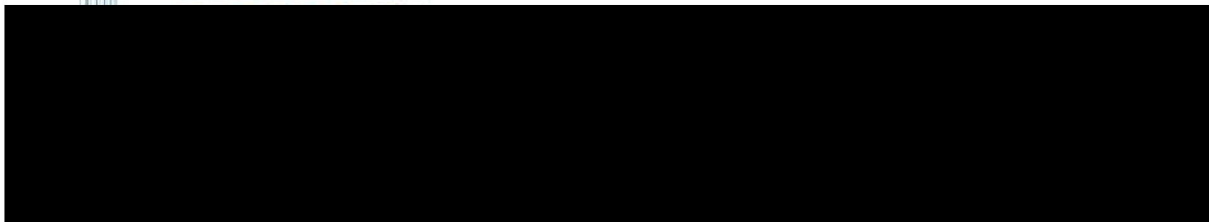
Given that the over-floor heating system requires an aluminium foil barrier and a moisture barrier it is also worth bearing in mind the advice given by Historic England in *Insulation of suspended Timber Floors*:

As traditional buildings need to 'breathe', the use of vapour barriers and many materials commonly found in modern buildings must be avoided when making improvements to energy efficiency, as these materials can trap and hold moisture and create problems for the building. The use of any modern materials needs to be based upon an informed analysis where the implications of their inclusion and the risk of problems are fully understood.

We therefore advise that the opinion of the Conservation Officer and Historic England is given attention and that the over-floor heating element of the proposals should be excluded from this application if your Authority is minded to grant consent.

Yours sincerely,

David McKinstry
Caseworker for Southern England



*The Georgian Group
6 Fitzroy Square
London
W1T 5DX*

