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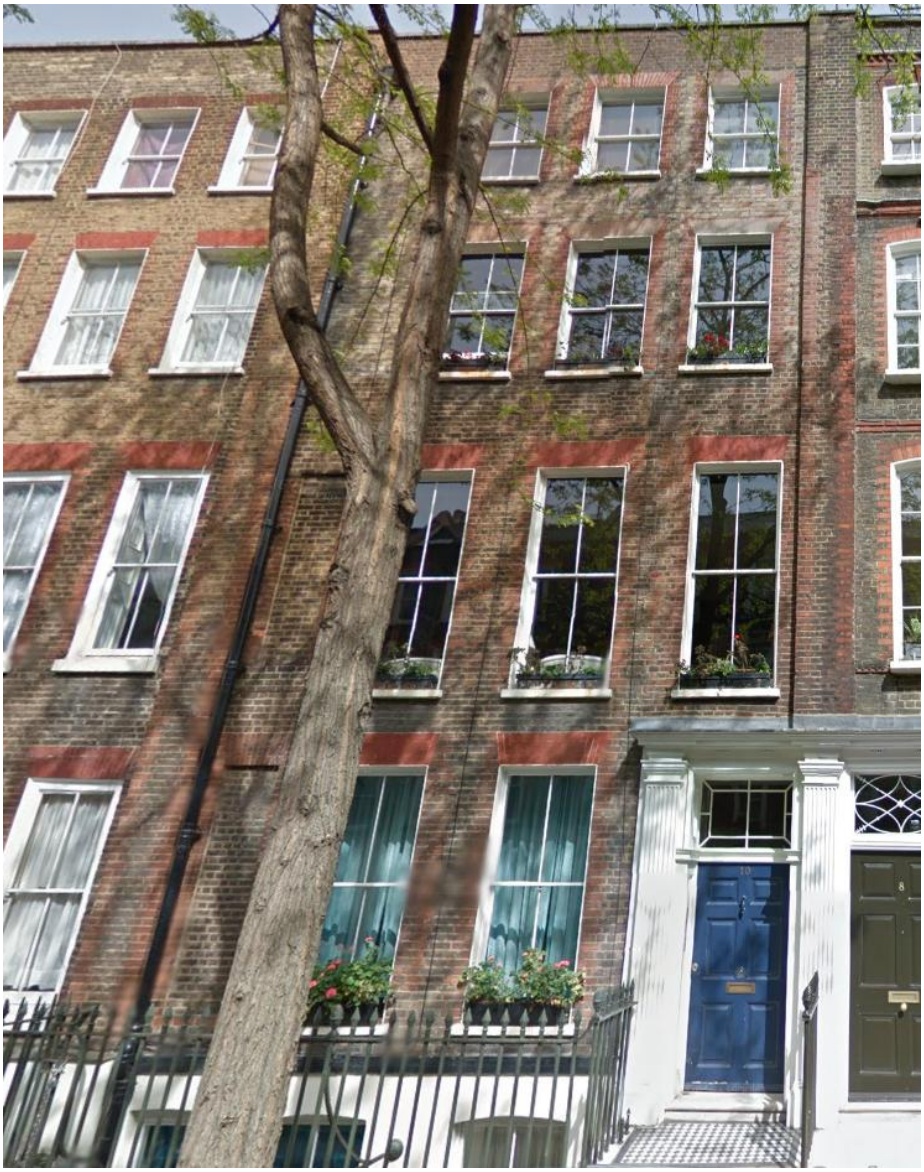

Method Statement for Decoration and Repair Works

To accompany the application for Listed Building Consent at

Flat 10A
Great Ormond Street
London
WC1N 3RB

JOB No: 26241
Suite 2.6 Renslade House Bonhay Road Exeter EX4 3AY
T: 01392 433241 F: 01392 430314 E: exeter@baileyp.co.uk www.baileypartnership.co.uk

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Introduction

A separate application for Planning and Listed Building Consent has been submitted for this property that covers the enclosure works to the basement courtyard area of Flat 10A, planning reference 2015/5500/P and 2015/5501/L. A Heritage Statement has also been written to accompany this application.

This application is for Listed Building Consent and covers internal proposed works, principally basement bathroom alterations, secondary glazing, and repair and redecorating to the communal hallway and communal stair on the ground floor. Other proposals include replacement of the boiler to 10A to improve the heating and hot water supply, installation of a fire alarm and video entry to serve all three flats. This report is for the method statement of those works in support of an application for Listed Building Consent.

A more detailed summary of the proposals are as follows:

Extensive restoration of the timber panelling to the communal hallway which will include the removal of paint, in situ repair as required, restoration and redecoration of the timber.

Restoration and repair to the communal staircase to include the removal of paint, repair of treads and bearers as identified, replacement of missing balusters and redecoration. Removal of the current carpet and replaced.

Secondary glazing to the existing sliding sash windows and external doors of flat 10A to improve the thermal efficiency and added security.

The removal and replacement of the utilitarian carpet in the communal hallway to carry on through the staircase. In order to reduce noise transference from the entrance hallway and staircase to the adjacent flat it is proposed to use an acoustic rubber mat below the underlay of the new carpet areas.

The following Mechanical and Electrical works are also proposed to take place to 10 Great Ormond Street, both to the communal areas as well as flat 10A. These works have been mentioned in the previous application and include:

- Replacing the existing audio door entry system with a new video entry phone system to the front door reveal and corresponding receivers to each flat;
- A new fire alarm system to be fitted to all flats and;
- The improvement of the provision of hot water services feeding both the ground and basement floor of flat 10A.

The proposals have been developed following non-invasive investigations into the existing building.

Building History

10 Great Ormond Street was built as part of a terrace of 7 houses between 1720 and 1721. No. 10 was restored in 1980 on behalf of London Borough of Camden.

10 Great Ormond Street is a 4 storey terraced house, with basement, constructed in brown London stock brick in a Flemish bond with red brick dressings and projecting brick piers on the line of the party walls with the adjacent houses. The original 4 storey house has previously been split into 3 separate tenures.

No. 10A comprises of the Ground and Basement level of the building as well as the garden to the rear. The front façade comprises of 3 bays of timber sash windows decreasing in height from ground to fourth floor with flat gauged brick arches. Ground floor has a wooden door case with fluted pilasters carrying projecting cornice; rectangular fanlight and six panel door.

The basement light well has painted render with two windows and painted cast and wrought iron railings to street level. The main rear façade is brown London stock brick, the side elevation to the rear extension is covered with stucco from the ground to third floor with the lower ground floor being plain rendered. Rain water pipes are painted black, as are the wrought iron railings to the rear courtyard.

The existing property is located in the Holborn and Covent Garden Ward of Camden council, in the Bloomsbury Conservation Area. The terrace of properties in which No.10 sits are Grade II* listed which is predominantly concerned with the heritage value of the street facing façade.

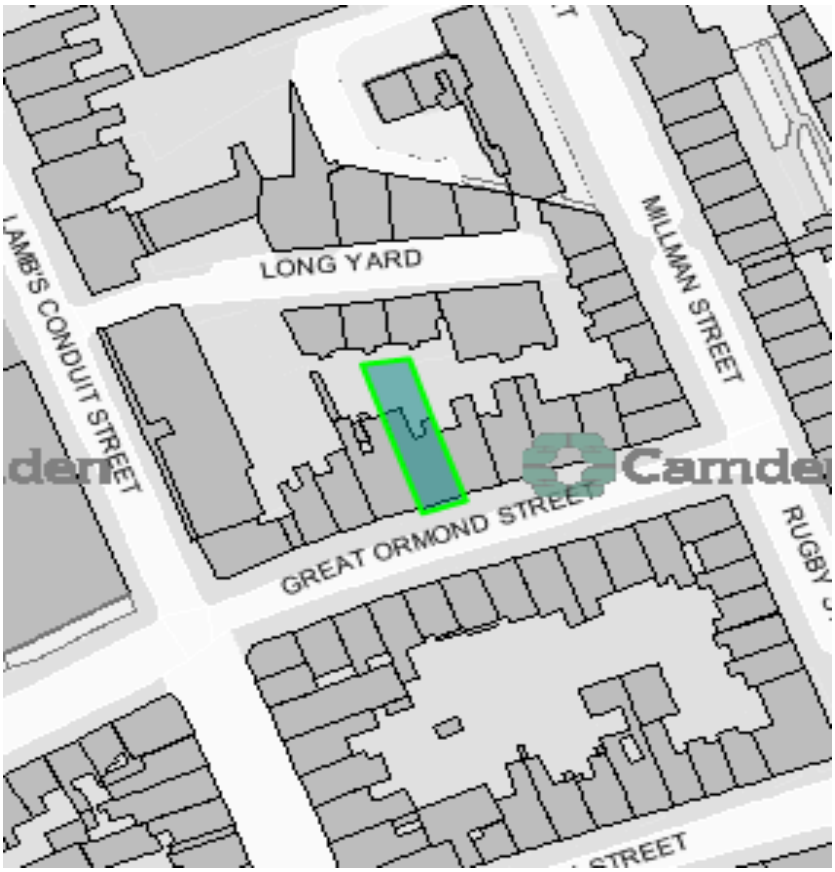


Fig 1 *Location plan of 10 Great Ormond Street*

Section 1 Timber panelling to hallway

1.1 Existing panelling. The existing panelling in the entrance hallway is thought to be original to the house, and is a good example of Georgian panelling generally. It has received many layers of paint over the years and sustained some light damage. A lot of the damage is commensurate with age and use and as each timber panel is revealed after the removal of the paint, a decision will be made as to the appropriateness and level of repair. Repairs will generally follow the philosophy of minimal intervention in order to extend the life of the panel and halt any further detrimental deterioration. Any repair that is considered to be extensive will require consultation with the Conservation Officer of the London Borough of Camden. Before works commence a detailed photographic record of the panelling should be taken.

1.2 Extent of works. The extent of cleaning and restoration will be applicable to the entire hallway and extending to the panelling of the entire stairwell throughout the building.

1.3 Cleaning methodology and repairs. The proposed cleaning methodology for removal of the paint is to use a system of high pressure air and bicarbonate of soda, more commonly known as Soda Blasting, it is a very mild form of abrasive blasting and much milder than sand blasting. Chemical strippers were considered inappropriate for this work due to the damage it can cause any glued joints of the panelling. Unlike an abrasive, sodium bicarbonate particles remove contaminants by means of the energy release. When the particles 'explode' (crush) on contact with the surface the non-abrasive action allows it to lift any contaminate off a surface. The sodium bicarbonate used is a specially formulated type of baking soda. This non-toxic, food-grade material is 100% water soluble and environmentally safe. Soda blasting is the safest and 'greenest' alternative to sand blasting and grit blasting. The repairs to the panelling will be considered on an individual basis and as they become apparent. It is hoped all repairs can be made in situ without the removal of any panelling. A simple resin repair will be proposed for the panelling, and it should be sympathetic to the actual building itself as well as to the repairs that may have previously been carried out during an earlier repair programme. All contribute to the historic interest of the building's fabric. Before extensive paint removal commences a test removal patch should be carried out and approved by the Conservation Officer. When removing old lead paint lead vapour or dust could be released; this work needs to be done with caution.

F*ig 2* *Panelling to the Entrance hallway*

Fig3 *Panelling to the Stairs*

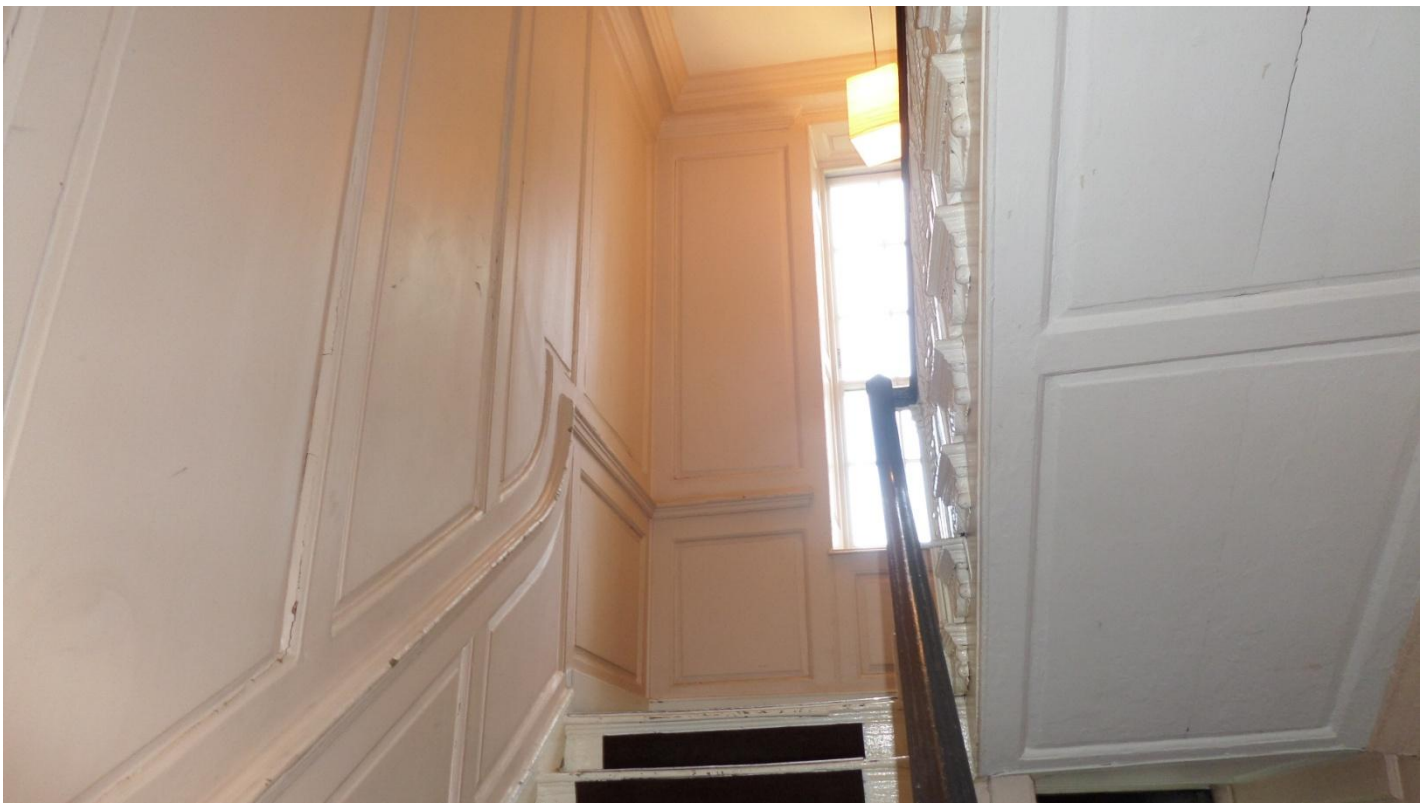


Fig 4 *Panelling continued throughout the Stairwell*

Fig 5 *Typical areas of repair required*

Fig6 *Splits associated with thermal movement or drying out of the timber*

Section 2 Communal Staircase

2.1. Communal Staircase. The staircase serves the first and second floors and is a good example of an original Georgian staircase with barley twist balusters and decorative carved tread ends. The treads and risers are part covered with a thin utilitarian carpet with a non slip nosing set back slightly from the edge. The visible remainder of the tread is painted, as are the balusters. There are balusters missing from the staircase and evidence of some having been replaced with as lighter weight softer wood, and some replaced in a different style altogether.

2.2 Extent of works. There are balusters missing from the staircase and these will be replaced with a more modern style of baluster. This approach is seen as an honest replacement and will assist in being able to read the buildings history. An honest and simple intervention is deemed appropriate. The paint will require to be stripped and the staircase re painted using a white paint. There are a couple of treads that are split and each one will require closer inspection after the carpet has been removed as to whether they will require replacing or repairing. Part way up the first star run, there are a couple of end bearers that require replacing as a like for like repair. When the stairs are opened up, any repair that is considered to be extensive will require consultation with the Conservation Officer of the London Borough of Camden.

2.3 Cleaning methodology and repairs. The proposed cleaning methodology for the removal of the paint and repairs to the staircase will follow the same principles as that of the timber panelling, a system of high pressure air and bicarbonate of soda, more commonly known as Soda Blasting, it is a very mild form of abrasive blasting and much milder than sand blasting. Chemical strippers were considered inappropriate for this work due to the damage it can cause any glued joints. Before works commence a detailed photographic record of the staircase should be taken.

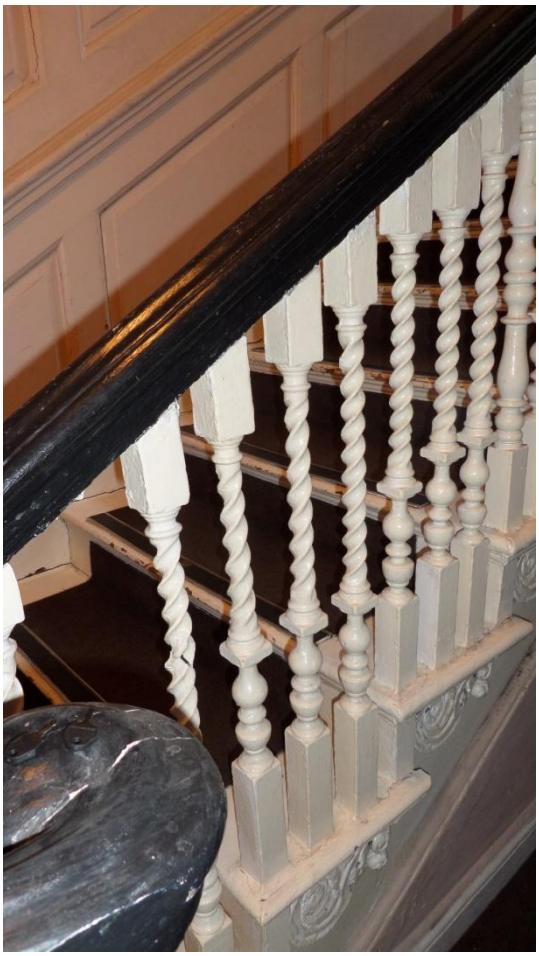


Fig 7 *Barley twist baluster and modern replacements*

Fig 8 *Areas highlighting missing balusters*

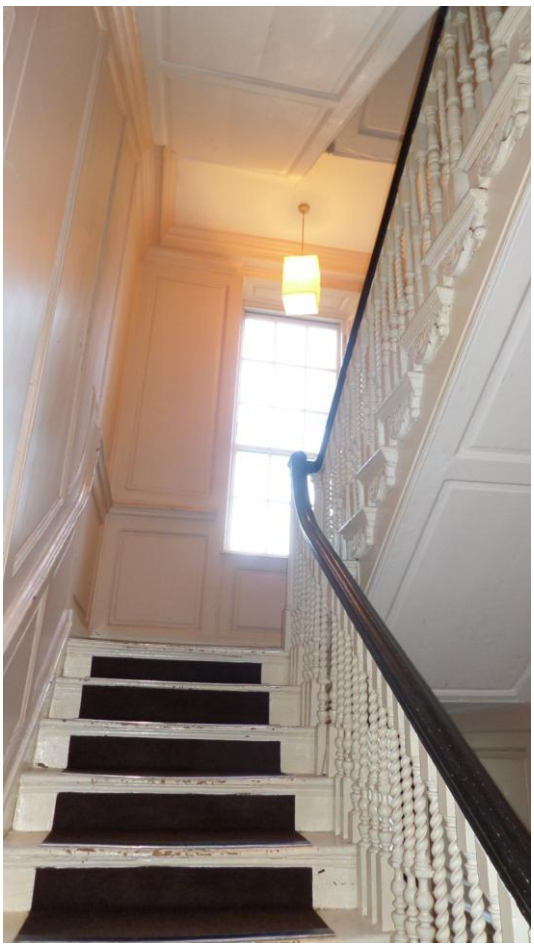


Fig 9 *Decorative tread ends to the staircase*

Section 3 Windows and secondary glazing

3.1 Windows. Double glazing for this property is not deemed appropriate; this not only results in the loss of its old glass, but also adds more weight. From the perspective of historic and aesthetic significance, secondary glazing solutions have the advantage over double glazing systems in that they are reversible: the window can be returned to its original condition in the future if required. Almost the only permanent alteration is the fixing holes where a frame is secured, and otherwise the original details remain undamaged.

3.2. Secondary glazing. As secondary glazing systems are usually fixed on the inside, the exterior remains unaltered, except for the inevitable double reflection. Getting the design right requires meticulous attention to detail, to ensure that the sight-lines through the window are not obscured, and to ensure that the only line visible on the frame of the secondary glazing is where the frame meets the glass. If the details are clean, a small well made frame can usually be coloured to blend in with the surrounding joinery. Fixed systems vary widely but usually consist of aluminium casements fitting into aluminium or timber secondary frames. Lights which open may be hinged or sliding, and include draught-exclusion brushes and seals. Vertical sliding systems are available with weights or springs, designed to mirror traditional sash systems, so that the secondary frames disappear against the frames and meeting rail of the original. Before any upgrading through the addition of the secondary glazing, a full assessment of the windows should be carried out to ascertain if any repairs are likely. Particular importance should be placed on the windows to the front elevation of the property. The outer windows should not be draught proofed if secondary glazing is installed as this will aid the ventilation of the space that will be created between the two sets of glazing, which in turn will prevent the build up of condensation.

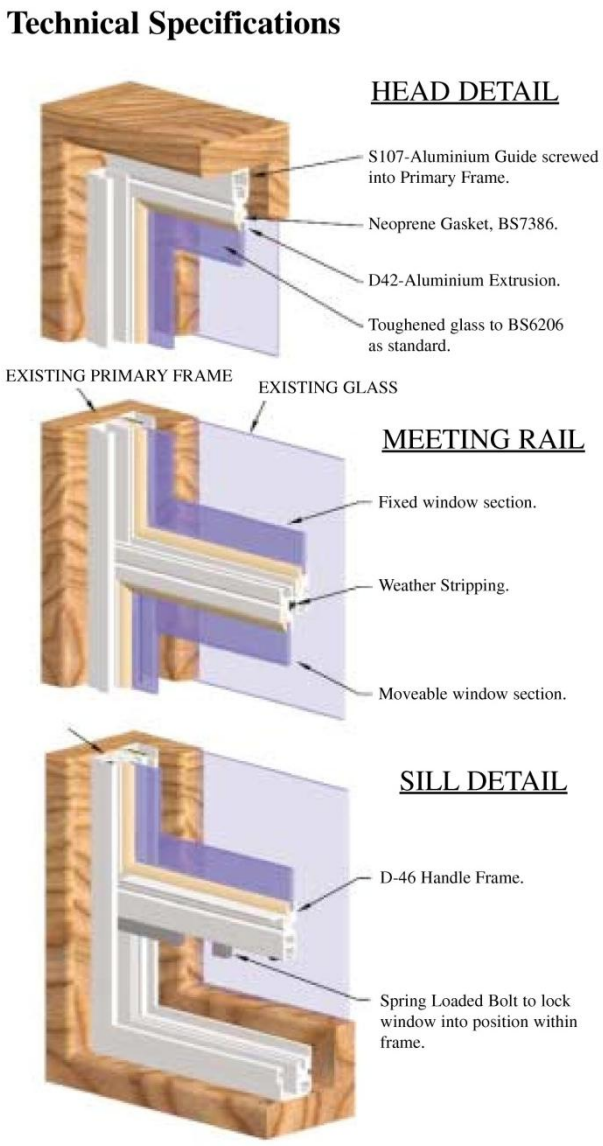


Fig 10 *Detail showing secondary lower vertical sliding sash*

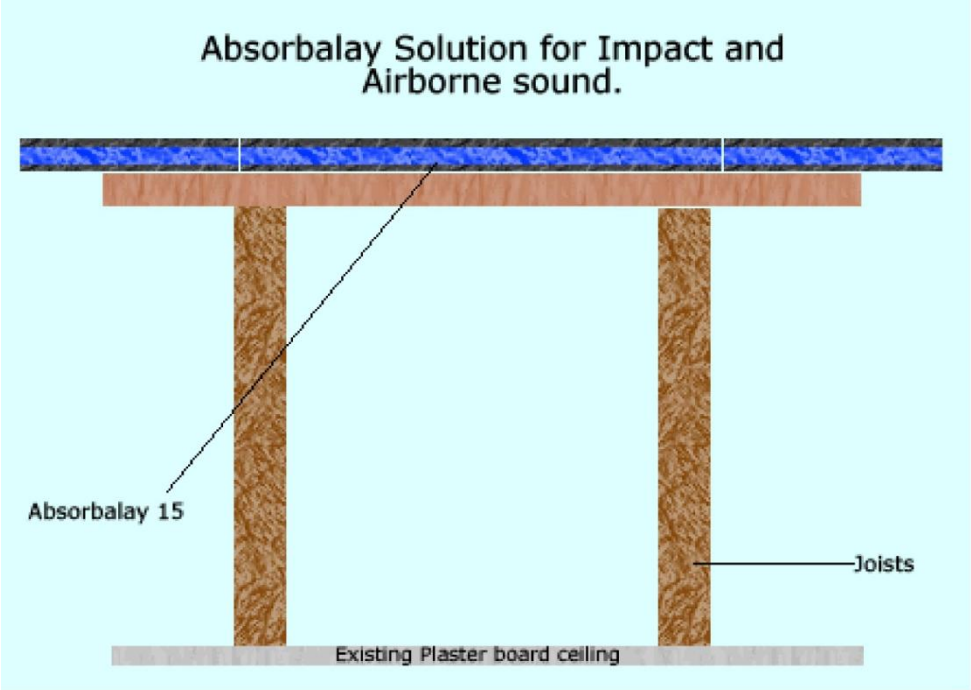
Section 4 Repairs generally.

4.1 Repairs generally. The approach to the repair should be that of minimal intervention. Repairs will generally follow the philosophy of extending the life of the asset and halting any further detrimental deterioration. Any repair that is considered to be extensive will require consultation with the Conservation Officer of the London Borough of Camden. Before works commence a detailed photographic record of the asset should be taken.

4.2 The timber panelling to the hallway is highly likely to have been originally painted. Quite often in Georgian town houses the panelling would have been painted or varnished depending on the quality and type of wood. Oak panelling would have been varnished whereas a soft pine would have been painted. The original paint would have had a high lead content, used to add the pigment and whiteness to the paint. Care should be taken when removing this paint from the panelling. Upon inspection of the timbers, Heritage England should be consulted to ascertain the subsequent treatment and redecoration. If it is found to be oak then a suitable varnish coat should be applied. If however it is to be re painted, any lead based paint will require an application to be made and declaration sent to Heritage England for approval of lead based paint prior to work commencing.

4.3. Acoustic treatment to floors. The floors in the communal hallway and treads of the staircase have caused problems through impact noise to the owner of Flat 10. There are several ways in which to address this and the least intrusive is to apply a slip mat or resilient layer under the new underlay and carpet. However, care must be given to ensure the additional thickness does not affect the doors or skirting in an adverse way. The property still contains the original sand pugging between the floor boards which was a primitive way to deaden the sound of footfall. One method considered was to lift all of the floor boards and place an insulation/acoustic pad layer throughout, but this is an extensive and very intrusive method of addressing the problem.

Fig 11 *Original sand pugging*



- Absorbalay acoustic mat can be laid under all final floor finishes.
- It can be laid either loosely (pushed close together) or bonded to the floor with Adhesive (ensure the adhesive is suitable for polyurethane materials.)
- Ensure the floor is clean and dry before bonding.
- Always ensure the acoustic mat sits tightly against the wall or skirting board to prevent flanking or airborne noise. Any gaps can be filled with acoustic mastic
- When fitting carpets over the Absorbalay acoustic mat ensure the adhesive is suitable for polyurethane materials.
- Carpets can be laid straight onto the Absorbalay mat and can be glued or fastened using gripper rods, however where this is the case a separate 25mm * 10mm wooden perimeter batten is required to build up the level. This should be screwed into the floor pre the installation of the Absorbalay mats. Make sure that all gaps between it and the wall are well sealed with acoustic mastic.

Fig 12 *Acoustic mat*