

## Condition 7 notes

<b>To</b>	F.A.O Sarah Freeman, Camden Council
<b>Date</b>	30 March 2016
<b>Subject</b>	Condition 7 explanatory text
<b>Project No/Name</b>	235990 40 Great James Street, London, WC1N 3HB

- 1.1 Drawing A(42)220 shows the interior view of the half landings for the new windows W1/04 and W2/04. See the elevation drawings that identify window locations. The proportions of the windows are proposed to maintain the existing structural openings and introduce a small window seat at each half landing. The external proportions of these windows were consented as part of decision notice 2015/4560/L.
- 1.2 Drawing A(42)221 shows the interior of window 1/05. A window seat is proposed to this location such that electrical distribution boxes and the like may be concealed behind new panelling. Without installing the window seat all electrical distribution will have to be surface mounted as per the existing, inappropriate installations. The existing panelling within the reveal is proposed to be retained in situ and covered allowing a reversible solution.
- 1.3 Window shutter ironmongery. It was discussed that the ironmongery to shutters required overhauling as part of the refurbishment. Should any of the hinges be broken and require replacement please see below for an intended product. The hinges would be painted over as per the existing arrangement.



Existing window shutters showing long 'H' profile hinges

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Proposed replacement window shutter hinges to match existing 'H' profile from A&H Brass. Proposed to be painted finish to conceal as per the existing arrangement

- 1.4 The drawing C(30.5)01 describes the typical proposed sashes to be fitted within the existing sash boxes. Window bars and the window rails and stiles are dimensioned to assist officers discharging the condition. These details were previously discussed with Michelle O'Doherty as to their appropriateness for the street based upon precedent implemented elsewhere.
- 1.5 Repairs are required to all the existing timber sash boxes and window cills as they all are in disrepair to a varying degree. As such it is proposed a principle be agreed as part of discharging this condition. The method is as follows –
- Remove finishes to external timber as per method agreed as part of discharging condition number 5.
  - Ascertain extent of rotten timber in cills and sash boxes and parting beads.
  - Cut out rotten timber to sound wood from existing timber cills and sash boxes and parting beads.
  - Piece in new timber to suit cut out section like for like.
  - Fill joints, prepare and decorate.