



modulor studio

5a Iliffe Yard
Iliffe Street
London SE17 3QA



Listed Building Consent Condition Discharge Note

project: 16009, 66 Guilford Street, London WC1N 1DF

date: 02/12/2016

Revision: A

This statement is in support of the Application to discharge Listed Building Consent Conditions 3B, 3E, 3G & 5 for the property 66 Guilford Street, WC1N 1DF, and relates to earlier Listed Building 2013/3938/L and Section 96 2015/6150/L & 2016/4863/L consents currently being implemented.

Unless noted otherwise in this document and on appended proposed/new drawings the principle of the proposed development, massing, number and mix of units, external materials and detailing remain unchanged from the approved scheme.

Condition 3B (new window & door openings)

Please refer to the following appended drawings:

For window locations:

- SE_211_P04
- PL171.1_RevA

For window elevations:

- 410_RevA
- 411_RevA
- 412_RevA
- 413_RevA

- 414_RevA
- 416_RevA
- 417_RevA

For window details:

- 357_Rev/
- 400_RevA
- 401_RevA
- 402_RevA
- 405_RevA

For window condition reports:

- GHD_WindowsConditionReport - no66

New timber sash windows to be installed in existing openings (replacement windows):

- Timber profile sample to be submitted for approval

Condition 3G (Design alterations required to satisfy Building Regulations & Fire Certification)

1. Floors

Proposed floor build ups have been specified as required to comply with Part A (Structure), Part E (acoustics) and Part B (Fire Safety) of the Building Regulations and to achieve a satisfactory level of acoustic separation (refer to drawings 240_RevA & 241_RevA).

Existing timber floor joists in poor condition at second, third and fourth floors are proposed to be replaced with new to ensure compliance with Part A (Structure) of the building Regulations; any joists found to be in acceptable condition are to be set aside to be used for repair works to retained floor structures at ground and first floors as required (refer to drawings 518A_SE_210_P02 & 518_SE_211_P04).

Existing basement timber and concrete floor structures are poor condition throughout; resistance to moisture is inadequate, no thermal insulation is present and in places they lack structural integrity. Basement floor structures are proposed to be replaced throughout with new ground bearing concrete slabs installed with appropriate damp-proofing treatments and

levels of thermal insulation to ensure compliance with Part A (Structure), Part C (Site preparation and resistance to contaminants and moisture) and Part L (Conservation of fuel and power) of the Building Regulations (Refer to drawings 518A_SE_210_P02, 518_SE_211_P04 & 240_RevA).

Refer to enclosed Structural Engineer's report for further information / detail.

2. Under Pavement Vaults & room below entrance stair

The room under entrance steps is to be used as a bathroom. We propose to replace the existing concrete floor with a new insulated and water-proofed ground bearing concrete slab to ensure compliance with Part A (Structure), Part C (Site preparation and resistance to contaminants and moisture) and Part L (Conservation of fuel and power) of the Building Regulations. The slab is to be poured at a lower level than existing to achieve fit-for-purpose head room and accommodate the thicker new floor build up

The West most under pavement Vault is to be used as a plant room. We propose to replace the existing concrete floor with a new water-proofed ground bearing concrete slab to ensure compliance with Part A (Structure) and Part C (Site preparation and resistance to contaminants and moisture) of the Building Regulations. The slab is to be poured at a lower level than existing to achieve fit-for-purpose head room and accommodate the thicker new floor build up.

All existing brick vaults are in poor condition with failing brick arches, repair work is required. We propose to use a spray applied concrete liner (approx. 100mm thick) to restore the structural integrity of the vaults as required to comply with Part A of the Building Regulations. We believe this to be the only viable method of repair.

Refer to enclosed Structural Engineer's Report for further information / detail.

Please refer to drawings 518A_SE_210_P02 & 518_PL-110_P04).

3. Upper Roof AOV

Part B (Fire Safety) of the Building Regulations requires the top of all communal staircases to be vented; to ensure compliance we propose to run a shaft from above the communal stair at third floor level up to an AOV installed in the upper roof. This will have a marginal impact on the layout of the fourth floor however there is no other way to comply with the Regulation and a relaxation cannot be granted in this situation (Refer to drawings PL114.1_RevA & 518_PL_113_P02).

Condition 5 (Method statement for cleaning and soot washing of the front facade)

To provide a uniform appearance to the frontage we are proposing to apply sooth wash stain to any bricks used for repair and lighter section of front façade to number 66. Please see attached drawing 16009 PL170 for the proposed colour front elevation showing the design intent described. While there is some degree of difference in exact shade of stain and detail across the terrace as some properties do not have brick arches sooth washed (Please see attached drawing 16009 PL 176 showing photographs of the existing terrace for information) we are proposing to unify the colour across both houses by matching the darker sections of elevation to number 67. Please refer to Heritage Collective 66-67 Guilford Street Method Statement for specification and detail of the proposed treatment.

We would like to make an application for the discharge of Conditions 3B, 3E, 3G & 5 associated with decision number 2016/4863/L relating to listed above Listed Building Consents and for all items described in this document and on the appended drawings.