

BAY HOUSE • KIDDERPORE AVENUE • LONDON NW3

LISTED BUILDING CONSENT CONDITIONS

- 4 Detailed drawings, samples of materials and method statements as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council as Local Planning Authority prior to the commencement of the relevant part of works on the Maynard Wing:

- a) New internal lighting including scale drawings showing design and fixing methods.

Attached drawings 15230 9000-DRG-23BH-LG030 C1, UG030 C1, MZ030 C1, 01031 C1 and 02030 C1, , illustrating the proposed lighting on the Reflected Ceiling plans.

Fixing will be by standard pattress blocks or recessed fitting clips where downlighters are proposed.

- b) New external lighting including scale drawings showing design and fixing methods.

Attached drawings 15230 9000-DRG-23BH-LG030 C1, UG031 C1, 02030 C1, illustrating the proposed external lighting to lower ground, upper ground and second floor levels. Proposed fitting Deltalight Montur L PC LED as attached.

- c) The enlarged dormer to the rear at second floor where it is proposed to create a door to the external terrace. Drawings shall be submitted at a scale of 1:10.

Attached drawings 9000-DRG-03BH-02010 C1, 9000-DRG-04BH-SE01 C1, 9000-DRG-02BH-EL002 C1 and 9000-DRG-00BH-DE004 C1, illustrating the enlarged dormer and doors to the terrace. Approved drawings 157780 PL-BH-200 & 300 included for comparison purposes only.

- d) Roof repairs demonstrating materials and techniques to be used, including the upgrading of insulation.

Attached drawings 15230 9000-DRG-03BH-RF010 C1, illustrating works to roof, together with 9000-DRG-00GN-DE016 T1, DE041 C1 and DE042 C1.

- e) Any upgrading works to satisfy Building Control including noise insulation and fire separation.

Attached drawings 15230 9000-DRG-03BH-LG010 C1, UG010 C1, MZ010 C1, 01010 C1, 02010 C1, 9000-DRG-00BH-DE003 C1, 9000-DRG-00GN-DE030 C2, DE031 C2, DE032 C2, DE034 C3, DE039 C1 and DE046 C1, illustrating floor and wall treatment.

- f) Internal joinery and plasterwork detailing, including how and where new and existing will be reinstated following the insertion of insulation

Details to follow.

- g) Suspended ceilings including fixing method to existing.

Attached drawings 15230 9000-DRG-23BH-LG030 C1, UG030 C1, MZ030 C1, 01030 C1, 02030 C1. 9000-DRG-00BH-DE003 C1, 9000-DRG-00GN-DE034 C3, DE039 C1, DE046 C1, illustrating work to ceilings. The majority of ceilings had to be removed due to asbestos contamination.

- h) All new balustrading or proposed modifications to existing balustrading.

Attached drawing 15230 9000-DRG-16BH-VL001 T2, 9000-DRG-16GN-DE003 T2, DE004 T2 and DE006 T2, illustrating proposed retained and new balustrades.

- i) Flooring, including the upgrading of insulation; lowering and build up detailing - and details of retained and replacement flooring

Attached drawings 15230 9000-DRG-00BH-DE003 C1, DE005 C1, DE006 C1, 9000-DRG-00GN-DE034 C3, DE039 C1 and DE046 C1, illustrating proposed floor works.

As agreed salvaged existing floor boards will be used to supplement retained boards in Maynard. Boards in Bay House to be replaced with T&G plywood sheets. Refer to Mount Anvil report "Existing Floor Board Use Strategy"

- 5 Details of all new internal and external service runs, rainwater goods, vents, flues, extracts, cabling, heating equipment, and demonstrating their relationship with historic fabric shall be submitted to and approved in writing by the local planning authority prior to commencement of the relevant part of works. The submission

See attached Table.

- 6 Details of any proposed re-pointing, including the proposed materials and pointing style shall be submitted to and approved in writing by the Council as local planning authority prior to the commencement of the relevant part of the work. The relevant part of the works shall be carried out in accordance with the details thus approved.

Approved under previous LBC Ref 2016/3984/P, now resubmitted.

- 7 Details of any brick cleaning, including the cleaning method and undertaking of trials shall be submitted to and approved in writing by the Council as local planning authority, prior to the commencement of the relevant part of works. The work shall be carried out in accordance with such approved trials.

Approved under previous LBC Ref 2016/3984/P, now resubmitted.

- 8 Details of all new windows and refurbishment works including a window schedule, drawings for all new and repaired windows, justification for proposals and method statements as appropriate shall be submitted to and approved in writing by the Council as local planning authority prior to the commencement of the relevant works on Bay House. The submission for all new windows shall include a typical plan, elevation and section drawings at a scale of 1:10 with typical glazing bar details at 1:1 for each window type. Details of window repair shall include works to associated joinery such as internal and external cills and sash boxes where appropriate. The works shall be carried out in accordance with the details thus approved.

Submitted separately.

- 9 Details of all new internal and external doors and refurbishment works to existing doors including a door schedule, drawings for all new doors, justification for proposals and method statements for all new and repaired doors as appropriate shall be submitted to and approved in writing by the Council as local planning authority prior to the commencement of the relevant works on Bay House. The submission for all new doors shall include a typical plan, elevation and section drawings at a scale of 1:10 with moulding profiles at 1:1 for each door type. The relevant part of the works shall be carried out in accordance with the details thus approved.

Submitted separately.

- 10 Prior to commencement of the relevant works a damp proofing method statement shall be submitted to and approved in writing by the local planning authority.

Attached drawings 15230 900-DRG-03BH-LG010 C1, illustrates the extent of drained cavity as 9000-DRG-00GN-DE043 P1.

AQP Description and Specification for Drained Cavity Damp Proofing.