



Listed Building Consent Condition Discharge Note - part 2

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

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Revision: B

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This statement is in support of the Application to discharge Listed Building Consent Conditions 3A, 3C, 3D, 3F & 6 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 3A (new doors, mouldings & architraves)

Timber panelled doors with profiled beadings and architraves are proposed throughout the project except in areas where a contemporary aesthetic is to be implemented.

Panelled doors and associated jamb and architrave details have been designed to reflect the hierarchy of the existing building; four panelled doors with appropriately modest traditional style architraves are proposed at lower ground, second and third floors; six panel doors with larger architraves based on existing profiles are proposed at ground and first floors where ceiling heights are more generous; there are no doors at fourth floor. Beading profiles for panelled doors are separated into two types; inset for internal apartment doors and a larger overlaid beading for the heavier apartment entrance doors.

Contemporary blank panel doors are proposed in the new rear extension and within the 'pods' at first and second floors, these doors are to be of a jib type and have a minimal square edge architrave or no architrave at all.

Please refer to the following appended drawings for details:

For door locations:

- PL109
- PL110
- PL111
- PL112
- PL113

For door elevations:

- PL420
- PL421
- PL422
- PL423

For jamb, architrave & moulding details:

- 425
- 426_RevB
- PL425

For photographs of doors & joinery to be removed:

- PL601

Condition 3C (plaster work)

1. Wall & ceiling finishes:

The approach to specifying plaster finishes throughout the project has been to balance heritage value, requirements to meet the building regulations, practicality of application and feasibility of renovation works. Proposals can be summarised as follows:

a) Lower ground floor

Waterproof render is generally to be applied throughout to mitigate existing damp proofing issues, (refer to 16009_Damp Proofing Works), standard gypsum plaster finishes are proposed.

Note ample background ventilation is to be provided, ref. Condition 3F. These spaces are generally of lesser heritage value with little or no decorative features.

b) Ground and first floors (within existing building)

Traditional lime plaster finish is proposed in these areas to re-instate the heritage value of the grander parts of the property.

c) Second, third and fourth floors

Standard gypsum plaster is proposed as a practical and cost effective finish for the upper floors where spaces are less generous and heritage value is less prominent. Note ample background ventilation is to be provided, Ref. condition 3F.

d) New rear extension

Standard gypsum plaster is proposed as is typical of new build construction.

2. Cornicing & feature plaster work:

New replica period style cornicing is proposed to ground and first floors only (where heritage value is most apparent), common and private are differentiated by use of different profiles.

No cornicing is proposed at Lower ground, second, third or fourth floors where ceiling heights are considerably lower or ceiling geometry is prohibitive of such features.

There are no dado rails or other types of feature plaster work proposed.

Please refer to the following appended drawings / documents for details:

For plaster finishes specifications:

- 16009_LBC Partition & Wall Specifications

For detailed damp proofing proposals:

- 16009_Damp Proofing Works

For plaster finishes locations:

- PL109
- PL110
- PL111
- PL112
- PL113
- PL114

For cornice locations:

- PL120
- PL121

For cornice profiles:

- PL426

For photographs of plasterwork to be removed:

- PL600

Condition 3D (joinery: skirting boards, floorboards, window panelling & architraves)

1. Skirting boards & floorboards:

New skirting boards and floorboards are proposed throughout; a combination of traditional profiles and square edge profiles are to be used to match the proposed distribution of door and architrave types (ref. condition 3A). Please refer to samples provided and below listed drawings for locations, details and specifications:

- PL109
- PL110
- PL111
- PL112
- PL113
- PL114
- PL425

2. Window panelling:

Original timber shutters and panelling are present on a number of windows throughout the property, generally in a state of disrepair. We propose to restore shutters and associated panelling where possible and replace items like for like where beyond repair. Please refer to appended *Window Shutters & Timber Panelling Restoration Schedule* for detailed proposals, note this schedule has been prepared with the Contractor's input to qualify the feasibility of any repair works to existing elements. Please see the following drawings for window locations:

- PL109
- PL110
- PL111
- PL112
- PL113
- PL114

3. Architraves:

Please refer to Condition 3A above.

4. For photographs of joinery items to be removed:

- See condition 3A

Condition 3F (service runs)

Please refer to the following appended Mecserve drawings for services integration details:

For combined services:

- 9100_C1
- 9101_C2
- 9102_C2
- 9103_C2
- 9104_C2
- 9105_C2

For Drainage:

- 5100_C2
- 5101_C2
- 5102_C1
- 5103_C2
- 5104_C1
- 5105_C2

For Heating:

- 3200
- 3201
- 3202
- 3203
- 3204
- 3205

For Ventilation:

- 3100_C2
- 3101_C1
- 3102_C2
- 3103_C2
- 3104_C2
- 3105_C2

For typical 'pod' services integration:

- 9107_C1

Condition 6 (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 175 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 3A, 3C, 3D, 3F & 6 associated with decision number 2016/4863/L relating to the above Listed Building Consents and for all items described in this document and on the appended drawings and schedules.