

LUARD CONSERVATION Ltd.

CARVINGS DECORATIVE WOOD LIME PLASTER

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DECORATIVE BLIND BOXES

METHOD STATEMENTS FOR DISCHARGE OF CONDITIONS

The main documents referred to are Application ref: 2014/1313/L – Decision, & Application ref: 2013/5764/P – Decision unless otherwise referred to in the text or footnotes.

In all cases the SPAB philosophy on replacement of original material will apply, that is the minimum replacement of original material.

The Elms, Fitzroy Park Highgate

5 (b) Reinstatement of Decorative Blind Boxes

1. Detailed drawings will be drawn up and submitted to London Borough of Camden (LBC) for approval before any works will be undertaken. These drawings will show all details as required by LBC including sections of missing and degraded timber, profiles, cross sections and elevations as set out in the decision letters dated 20th July 2015.
2. Were required due to degradation of the fixings or timber the extant blind boxes will be dismantled, mouldings will be removed, failed joints opened, and oxidized fixings will be removed.
3. The degraded paint will be removed to expose the true condition of the timber beneath. Due to the presence of lead in the paint this process will be carried out using a poultice system, probably ‘Peelaway 7’, which does not require neutralizing after paint removal. Residues will be collected by vacuum on a daily basis and all bags will be sealed prior to disposal via a recognized ‘Toxic waste’ disposal system The surface of the exposed timber will be lightly sanded when dry, this will be carried out ‘wet’, using mineral spirits, to control dust, while not effecting the dimensions of the wood.
4. If any discrepancy exists between the submitted drawings and the condition of the timber found after paint removal LBC will be notified before any further work commences.
5. Cutters will be made up to replicate the profiles of missing mouldings. It should be noted that there are two shapes of moulding on the decorative blind boxes. The missing mouldings will be replicated from extant sections of the same type of moulding, from the same blind box if possible, if not possible then the profiles will be replicated from the same moulding on other blind boxes of the same type.
6. A sample of all replaced mouldings will be kept for reference. These samples will be identified as to which window they originated from and the position of the moulding.

7. All timber used in the fabrication of missing elements will be of reclaimed timber to match the original in type and grain density wherever possible.
8. Any patch repairs installed will NOT be square sectioned but will be lozenge or diagonal cut ins to better hide any joints and to provide a better glue surface with the original timber.
9. If there are any variations from the originally supplied drawings these will be marked up on copies of the previously supplied drawings and submitted to LBC.
10. The blind boxes will be primed with a suitable paint prior to re-installation.
11. The blind boxes are fixed within the window openings and to the front edge of the window frames – this system will be followed on re-installation.
12. The original blind boxes were fixed to the window frames using ferrous nails, which have oxidized and failed in most extant examples. These fixings are not ideal for this situation and to reduce the chance of degradation in the future we would propose using stainless steel screws or pins as appropriate.
13. Where used the moulded architraves covering the join between the front of the window boxes and the stucco of the external walls would then be applied. These are fixed to the timber liner of the window opening, and would be again.
14. Where the window openings are found to be smaller than the original windows such openings will be enlarged to receive the original blind boxes.
15. In the original installation the timber elements of the blind boxes would have been fixed to timber grounds set in the brickwork; this is not now a viable method of fixing due to the potential for rot of these timber grounds, as well as movement of the timber grounds due to variations in moisture content. We would suggest that the fixings be made using mechanical anchors and stainless steel screws (A2 or above).
16. All timber should be primed prior to installation.



David Luard
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