

LUARD CONSERVATION Ltd.

CARVINGS DECORATIVE WOOD LIME PLASTER

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RE-INSTATEMENT OF INTERNAL JOOINERY

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 (e) Repair and reinstatement of all historic and/or salvaged internal joinery

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. Paint will be removed from detailed sections so that an accurate profile can be ascertained for any replacement pieces.
3. The surviving internal joinery is fragmentary and where possible we will produce an annotated plan of the rooms to show where we think that the surviving joinery originates from, this will also help us work out what is missing.
4. While elements of most of the removed internal joinery survive, the photographic record is not complete and it may transpire that some elements are no longer extant, and therefore that there is no evidence of the profile of that particular element. In this case we would suggest that similar elements are copied, with the approval of LBC, and installed.
5. The individual elements of the internal joinery will be individually assessed for suitability for reinstatement. The criteria for this will be agreed with LBC before any work commences.
6. Samples of replacement joinery will be made and submitted to LBC, as appropriate, for their approval.
7. Large sections of the internal joinery is associated with the windows dealt with in item (d) above and in these instances it will be important to understand the complete joinery of a window assemblage prior to installation of part of it. This refers to the internal dado paneling, rising shutters and their boxes, architraves, soffits and skirtings. All the relevant levels and planes of the internal joinery will need to be

ascertained prior to installation of the windows. It will be important that the external fenestration is level and correct in appearance.

8. We anticipate that the present floor levels may not be exactly the same as in the original building, and because of this we suggest that the skirting boards and window surround plinths are adjusted as necessary to fit. In fact we think that there will be enough room to install the joinery unaltered but we will not know for certain until the work begins.
9. Not all the surviving internal doors are of the same design. We believe that a particular design has been agreed, with LBC, as being representative of the original ground floor doors - six panel with a roll mould running down the middle of the door. There are five of these doors on site and after agreement with LBC we propose to manufacture enough additional door of this design to fill all the ground floor doorways. The new doors will replicate the old in design and manufacture except where there is a fire regulation requirement that means an alternative construction is needed.
10. When piecing in is required care shall be taken to ensure that the grain direction and density is matched as closely as possible – this will ensure a good, long lasting glue joint and less chance of variations in movement from one section of timber and an adjacent.
11. Replacement timber shall be reclaimed and of a similar timber moisture content to the original.
12. Any original ironmongery will be refurbished and re-used.
13. Any replacement ironmongery will match the original in size and design.



David Luard
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