throughout. Along the two long sides, the plate is arranged with the greater dimension resting upon the wall (200mm). Brick piers and corbels support the full depth of the plate at intervals, and between these approximately one third of the depth rests on the wall. Along the two short sides, the plate is arranged with the smaller dimension (150mm) resting on the wall. On the Macklin Street elevation, the plate sits on the brickwork for its whole depth, and the gap behind is very small and blocked by debris. On the opposite elevation, the wall plate rests on corbels and piers and spans the gaps between them. There is thus much less contact between the masonry and the timber wall plate.

Observations

The locations of our observations are identified as points 1-10 in figure 1. These are detailed as follows:

1. Tie beam bearings embedded into the brickwork. Bearing sound as far as accessible.
2. Rafter badly fractured.
3. Considerable water ingress, but no significant decay.
4. Considerable water ingress. One rafter foot slightly decayed by a white resupinate fungus. Back of wall plate decayed by a white rot. Damage superficial. Currently dry.
5. Rafter plate fractured.
6. Large plant root/stem (approximately 20mm diameter) penetrating masonry.
7. Undersurface and back of wall plate decayed.
8. Wall plate appears compressed.
9. Small patch of wet rot decay in beam end. Bearing not decayed.
10. Wall plate decayed at back adjacent to tie beam.

Microdrillings

Sites of drillings are located as points A to I in figure 1. All drillings were made into the wall plate. At each of the sites A to G, three drillings were made horizontally into the vertical face of the wall plate. The first (1) at a height of 30mm from the top of the wall, the second (2) at 70mm, and the third (3) at 150mm. This enables us to begin to estimate the extent of the decay at the back of the plate. Our findings are as follows:

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A1. Decayed to 25mm, sound to 70mm, then decayed to full extent of timber (150mm).

2. Decayed to 25mm, sound to 65mm, then decayed to full extent of timber (150mm).

3. Decayed to 35mm, then sound.

B1. Decayed.

2. Decayed.

3. Decayed to 30mm, sound to 140mm, then decayed to full extent of timber (150mm).

C1. Decayed to 20mm, sound to 40mm, then decayed to full extent of timber (150mm).

2. Sound to 70mm, then decayed to full extent of timber (150mm).

3. Sound to 80mm, then decayed to full extent of timber (150mm).

D1. Decayed to 15mm, sound to 35mm, then decayed to full extent of timber (150mm).

2. Decayed to 15mm, sound to 55mm, then decayed to full extent of timber (150mm).

3. Decayed to 15mm, sound to 50mm, then decayed to full extent of timber (150mm).

E1. Sound to 70mm, then decayed to full extent of timber (150mm).

2. Sound to 115mm, then decayed to full extent of timber (150mm).

3. Sound to 135mm, then decayed to full extent of timber (150mm).

F1. Sound to 75mm, softened to 115mm, then decayed to full extent of timber (150mm).

2. Sound to 95mm, then softened to full extent of the timber.

3. Sound and dense to 110mm, soft to 140mm, then sound and dense to 150mm.

G1. Sound to 110mm, then decayed to full extent of timber (150mm).

2. Sound to 105mm, then softened to full extent of timber (150mm).

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3. Sound and dense to 55mm, then sound to full extent of timber but with much reduced density.

H. Sound to full extent of timber (200mm), though reduced density from 150mm to 200mm.

I. Decayed to 30mm, sound to 90mm then decayed to full extent of timber (200mm).

Lead analysis

The twenty paint samples were finely ground, followed by nitric acid digestion and filtration. Lead in the extract was determined by atomic absorption spectrophotometry at 284nm. The results were as follows:

sample number	ppm lead	%w/w
1	1375	0.14
2	850	0.09
3	500	0.05
4	300	0.03
5	900	0.09
6	2425	0.24
7	1950	0.20
8	925	0.09
9	2325	0.23
10	975	0.10
11	1700	0.17
12	600	0.06
13	1575	0.16
14	550	0.06
15	875	0.09
16	625	0.06
17	200	0.02
18	100	0.01
19	925	0.09
20	575	0.06

No paints have contained lead since 1960 unless that fact is advertised. Prior to that date the lead content depended on the colour. White paint contained high levels of lead carbonate, whilst black paint contained almost none.

Modern lead paints when dry (e.g. Magnet) might contain 40-50% of lead, and this would be equivalent to usage in earlier light paints.

There are no modern limits set, but a voluntary accepted upper limit for lead in normal paints is 0.5%. The small quantities of lead found in the samples analysed (0.01-

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0.24%) are consistent with the lead soap content, used to aid drying. The paint may be taken to be lead free.

Salts

The crystalline deposit sampled from a rafter foot close to observation 2 was found to have a very high concentration of sulphates with no discernible nitrates, and just a trace of chlorides. Two further samples taken from the back wall again had high sulphate concentrations with a trace of chloride and slightly more nitrates.

Conclusions and recommendations

There has been considerable water ingress at roof level, but comparatively little decay. We would attribute this to the high quality and natural durability of the timbers. Where timber is in contact with damp masonry, particularly on more than one face, then the likelihood of decay is high. The most significant decay by far is restricted to the wall plate on the Macklin Street elevation where large sections are decayed at the back.

It may be necessary to replace the wall plate on this elevation. We would suggest that good quality Douglas Fir be used as replacement, and that this should be isolated from the wet masonry with a damp proof membrane. Alternatively, repairs could be made using reclaimed timbers of similar age and quality.

The twenty samples of paint analysed may all be regarded as lead free. The only requirement for removal is that processes which create dust should be avoided.

Salt samples analysed appear to be the product of water mobilising salts from the masonry and crystallising out onto the surface.

Yours sincerely

E. A. Ridout

Dr E A Ridout

cc Liz Pearson - Paxton Locher Architects
enc

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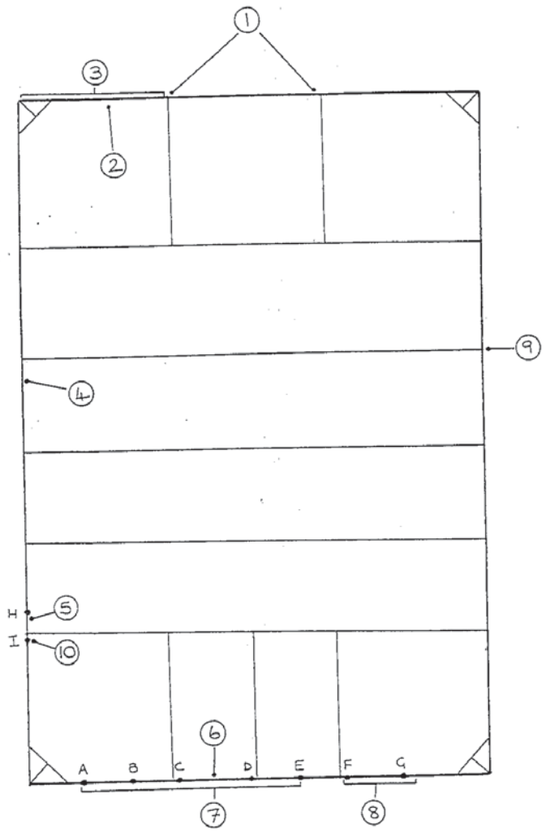

KEY:

(n) observations

A-I sites of microdrillings

Figure 1. Roof Plan
23 Macklin Street

SKETCH PLAN
NOT TO SCALE

RIDOUT ASSOCIATES
JUNE 1998

23 MACKLIN STREET

A Brickwork Report by T.J.Shepherd

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Render Removal

Two areas, one each side of the double gates were started. The render is in three layers, or coats. A very wet, neat cement slurry, brushed on the bricks, and then a fine scratch coat, and a more coarse top coat. The average thickness is 15mm. The neat cement slurry has penetrated the pores of the bricks giving good adhesion and making it difficult to achieve the best result. When the render was applied, the bed joints were lightly raked out, giving the render a slight grip on the arrises of the bricks, as observed, some more than others.

The intention was to remove approx 1 sq mtr of render from each side of the door jambs and expose some 200 bricks. We were stopped by a Mrs Sadhbh Leonard from Camden Environment and Planning, when the left hand side was only half done and the right side only just started. We eventually persuaded her to allow us to continue and work the right hand side, but only to the now existing condition, but not to increase the left hand side anymore.

After some tentative removal at the jambs of the frame, it was possible to establish some bed joints. A diamond blade angle grinder was carefully run along some bed joints and the render was removed in large and small pieces between each run with a sharp masons chisel. Realistic and reasonable care was taken over this operation.

On the LHS 36 brick faces were revealed, and 11 of these were slightly damaged by the removal. On the RHS 57 bricks were revealed, and of these 15 were slightly damaged. On this basis, 25% to 33% of the face work could be slightly damaged. In most cases of damage, only a half to one mm from the face of the brick has stuck to the render and come away with it, and then not necessarily from the whole face.

It would appear from the working of the samples that 6 to 8 sq mtrs of render could be removed per man day. That would be 12 to 16 days work for one man. Afterwards, the whole elevation will need to be fully raked out, some 96 sq mtrs. Then defective bricks replaced. The number will vary according to what degree of damage is acceptable. Allowing slight damage as acceptable, I estimate 500 bricks would need renewal, if any damage at all is deemed unacceptable, 3000 bricks could have to be replaced. Then the original brick faces cleaned with a Disclean type of liquid to remove the cement slurry traces and rinsed thoroughly after. Finally the entire façade repointed using the mix proportions as obtained from my mortar analysis.

It became apparent as the bricks either side of the timber jambs were uncovered, that the present timber doorway is, in fact, a later insertion and not original. This was clearly shown by the crudely cut bonding of the brickwork adjacent to the jambs. Also that some of the damaged brickwork looked at by Mrs Leonard had been damaged prior to the render application, and not by us, probably when the frame was inserted.

At some time previous to the current render, it is apparent there was a cornice, the extent and complexity of which it is impossible to establish from the ground. However the quarter round fillet, currently rendered, would give valuable clues as to the original material used for the cornice, ie cast or cut. Possibly truncated bricks above it, also currently rendered might show the original height in courses, bricks flat or on edge. Reinstatement of the cornice, details of which may be obtainable from building records or old photos etc, over the cleaned and repointed lower façade, would result in an impressive and unusual looking building, far removed from its present dowdy appearance.

Brick Cleaning Areas

The basement area is simply dirty brick down to the footings except in the basement room area, close to Macklin St where there is some soot and oil based paint also. This basement wall area, below the ground floor measures some 146 ¼ sq mtrs.

The ground floor area brickwork is entirely painted with several coats of an old distemper, covered for the most part with a recent emulsion. This reaches up to ceiling level, and is discontinued in the floor joist void. It varies in thickness, area to area but seems to average four or five observable coats. This ground floor wall measures 276 sq mtrs.

The first floor area brickwork, for the most part, except the front wall, has been painted with an old distemper, several coats, then a bituminous coat has been applied, and then several more distemper/emulsion coats have been added. This is difficult to verify beyond seven or eight feet from the floor, but I am sure the bituminous coat reaches at least to the offsets in the bays, a few feet below the springing for the buttress arcade arches. The front wall has only distemper/emulsion to remove apart from general grime and soot, a wall area of 82 sq mtrs. The blue painted area has the bituminous coat under it, but there is not any white painted coat under that, ie, for that area at least, the bituminous coat was applied directly to clean fair face brickwork. Where the offices were, in the corner close to Macklin St, the bituminous paint was not used on the flank wall.

There is an area on the flank wall opposite where scutch combs and hammers have been used to remove the paints. There is now some graffiti there. The brick faces are very damaged.

The wall furthest from Macklin St measures 141 ½ sq mtrs, and the two flank walls measure 391 sq mtrs. A total first floor wall area of 614 ½ sq mtrs. A total bituminous area of approx 426 sq mtrs and only painted area of 188 ½ sq mtrs.

Cleaning Systems

Four basic types of cleaning system were used and their efficacy and speed and general ease of use carefully observed. The appropriate methods here were;

1. A troweled on thick paste, the air to be excluded with a sheet covering, and left for 24 hours.
2. A painted on translucent chemical stripper gel, left for only an hour or two.
3. A JOS high pressure air and water and calcium carbonate powder gun.
4. A DOFF 'Maxim' high pressure steam cleaner.

The troweled on 'Peelaway 1' system was used on the white paint, ground floor, and the oil based blue paint, first floor. After uncovering after 24 hours, the then set paste was hand troweled off and then the clinging remainder was blasted off with the DOFF. The result on the white paint was the best result of all, on the blue paint, a little blue was left in the cracks and pores of the face.

Similar areas were tried with ProSoCo 509 gel stripper. These were left for 1 ½ hours and then blasted with the DOFF. The result on the white was entirely acceptable, and very rapidly cleaned off, on the blue paint, this gave the best result. All traces of blue paint disappearing.

The JOS system was only used by itself, not for cleaning previously treated work. It was quite effective, but compared to the DOFF system, seemed slow and very messy. At the basement level and ground floor level it was acceptable and cleaned the bricks to a cleaner condition than the DOFF system. Unfortunately it did not remove all traces of paint from cracks, crevices etc, and would not remove them even after half a dozen passes. By that time the patina of the brick had become eroded and damaged. The JOS was rather poor on the first floor bituminous areas, it is a cold system and hardened the bitumen reinforcing its grip. The thick bitumen pieces, it would not touch but instead eroded the brick all around the area. It was also rather harsh on the pointing mix,which is a hydrated lime based mix and quite soft. The JOS cleaned at approx 30%-40% of the speed of the DOFF system, and leaves a great deal of powder both on the wall and on the floor. It also requires a full size diesel compressor, and the operation indoors is very noisy.

Both JOS and DOFF were briefly used on two timber piers, both had a very rapid cleaning action. The JOS being slightly abrasive picked up the grain more and eroded the softer parts of the wood between the growth rings slightly. The DOFF seemed superb in this application.

The DOFF system used at 1300 psi was very effective and quick everywhere, with the single exception of the blue painted area on the first floor which required the ProSoCo 509 stripper first. At the basement area, the DOFF was very fast and effective, cleaning off all the dirt, but not eroding the brick or pointing surfaces. At the ground floor level, the DOSS was also fast and effective and removed all traces of paint from cracks, crevices etc. At the first floor level, the heat loosened the hold of the bitumen, blasted it off and rapidly cleaned off the white paint under it.

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In conclusion, I believe the most expeditious, fastest, cheapest and best overall brick finish method, would be to use the DOFF system everywhere. This to be supplemented with the ProSoCo 509 gel on the blue painted area, first floor, in preference to the 'Peelaway system, and anywhere else in small patches and areas where the DOFF might find it difficult to get back to the brick face, for example, on the graffiti opposite. The Peelaway system more than doubles the required working time compared with the ProSoCo 509.

I timed the DOFF Maxim's speed at cleaning at each location. Just dirty bricks (stretchers) took some 4 seconds. White painted stretchers required some 8 seconds and the bituminous stretchers up to 10 seconds each. Headers took proportionately less.

At these speeds the basement area could be cleaned at 10 to 12 sq mtrs per hour. The ground floor area at 5 to 6 sq mtrs per hour and the majority of the first floor at 4 ½ to 5 sq mtrs per hour. With the areas given, this would result in a time of 192 man hours. Given the use of two DOFF Maxim machines, and a 40 hour working week, 2 ½ weeks should suffice for the complete brick cleaning operation. One and a half man days could be added to this for first floor beam and joist cleaning. Also one and a half man days could be added for demolishing and preparation of the bricks in the little independent wall on the east side, ground floor. Sump pumps would have to be installed and used in the footing areas, also and most important, work would have to commence at the top and proceed downwards, to avoid contamination of cleaned work.

Internal Brickwork repairs and Internal Pointing

I have counted the number of bricks required to make good the walls as existing, stitching cracks and filling many small and not so small holes.

North Wall. 1st floor. Bays to be bonded in to piers, approx 75 courses high, the internal angles, also other stitches, and exploratory hole repairs. 410 off.

East Wall. 1st floor. 60 off.

South Wall. 1st floor. 50 off.

West wall. 1st floor. Some flue work. 130 off.

North Wall. Ground floor. 80 off.

East Wall Grd floor. 70 off.

South Wall Grd floor. 55 off.

West Wall. Grd floor. 270 off. Mostly to support 1st floor short joists. Only 40 needed for repair and making good toothing by door at North end.

A total number of 1125 bricks.

The small separate wall on the East side is comprised of bricks of 9 x 4 ¼ x 2 ¾ . The wall is 44 courses high and 29 headers long and contains 1280 bricks. If this wall is to be demolished, it should furnish enough bricks for all inside repairs for that size. The salvaged bricks can be cleaned with the DOFF and any clinging residual mortar knocked off prior to their incorporation in the walls.

There is little pointing to be done to repair existing, and I suggest what there is should be left until after the clean and brick repairs. The soffits of fifteen of the ground floor arches need repointing in depth probably, one sq mtr each, and there is 3 sq mtrs to repoint in the last bay on the West wall, ground floor. It is likely that the brickwork immediately under and by the side of the wall plates may need repointing, or even rebuilding in the area on the front façade wall, where the parapet gutter has been clearly leaking. Investigation is needed. All the repairs will have to be pointed, an area of 14 sq mtrs.

The brick cleaning will have to be executed first, before the repairs and pointing, as the lime will have a setting time in the order of three weeks. Any JOS or DOFF application to new work, even older than three weeks will tend to blast it all straight out of the wall and smear it very badly. Also if the repairs and pointing are done before the cleaning, it will prove impossible to keep them sufficiently damp and they will bleach out, going pure white.

Mortar Analysis

Two samples of mortar were taken from piers, obviously original parts of the structure. Both samples, after analysis showed a very marked addition of small brick pieces, furnace slag, ash and flint grit and even several slivers of wood. These particles form approx 10% of the sand matrix before the lime addition. Careful examination of the bed joints show these particles. The samples which were analysed were taken from lumps of mortar taken from removed brick frogs, not dust taken from the surface of the joints, and thus more accurately represent the unweathered original mortar. The samples were ground after removing the biggest lumps.

Both analyses show a sand and aggregate to lime ratio of 1:1 by volume. This is not astonishing given the building's date, and just by looking at the mortar, it is evident it is very lime rich. The lime is hydrated and soft, not hydraulic, or only feebly so, as it would be very much harder. The additions may have formed some attempt at a pozzolanic improvement, to further stiffen and reinforce the mix and increase its weatherproofing capabilities.

A third mortar sample was taken from the smaller brick bays in the North wall. Once again, brick and slag particles were present and there was a good deal of ash. Whilst the sample dried, the ash floated on top of the sand which showed a strong brown ginger colour. The proportion of the extraneous particles in this sample is less than in the first two, only approx 5%. The analysis showed a similar ratio of lime to aggregate.

The three bagged samples, cannot unfortunately show the true colours of the unadulterated building sands used, because there is no way to separate the brick dust, ash, etc from them. These will have a pronounced effect on the true colours.

This 1:1 is the ratio that should be maintained for historical accuracy for repairs and pointing mixes. It will be a very pleasant puttyish mix to use from the bricklaying point of view, and should greatly facilitate good quality neat work. I have suggested that the brick repairs and pointing are left until after the cleaning. This is essential in that when using a hydrated lime based mix, slow curing and a damp humidity are significant not only to the final colour and appearance, but also to the physical performance.

It will be very difficult to exactly replicate the original mix given the number and variety of its constituents. A sand with a rich colour of its own will be required to achieve the very pale colour which a 1:1 ratio gives. The backbone ingredient is well graded clean sharp sand, with a wide range of grain size from 2.3mm 10% to <150 micron 15%. Washed sharp sand often has the smaller particles washed right out of it, and consequently more soft sand than traditionally needs to be added. It improves workability, and will influence the final colour. Bletchingley building sand with its strong brown colour would, I feel, be the ideal additive to the sharp sand. Some black grit or sieved aggregate of 1/8" added as 10% of the aggregate will reproduce the black lumps and flint particles. A mix in the order of 1 part sharp, 1 part soft, 1/5th part grit, to 2 parts hydrated or feebly hydraulic lime is a good start for an internal building and pointing sample.

It should be born in mind that hydrated lime, whilst perfect for the internal work should not be used for the parapet gutter, chimneys or wall copings or similar exposed situations. Changing the lime to eminently hydraulic, whilst retaining the same mix would not be too strong for the bricks, in the way that a 1:1 mix with cement would be, but the ratio could be reduced. Mixing eminently hydraulic and plain hydrated in a 1:2 ratio would make it easier to retain the desired colour, and would sufficiently water and frost proof the mortar. Since hydraulic lime has an initial set of twelve hours approx, it would not be necessary to keep the exterior work damp for weeks on end, as it will be for the internal work, but care should still be taken to avoid drying out for several days. The important rule to follow is to have thoroughly damp bricks and a dryish mortar, capable of being pushed into joints.

It may be felt that it is not important or necessary to adhere to the ratios discovered in the analysis. It would be possible to closely match the required colour by using a lighter colour sand and less lime. A range of trial mixes could easily be prepared by or for a contractor.

I have heard that it could be difficult to obtain Bletchingley sand, a good substitute would be Albury sand. This is marketed by Sita Ltd, 01932-345616 and comes from south-east of Guildford. Eminently hydraulic lime is obtainable from Cathedral Works Organisation, Chichester, 01243-784225.

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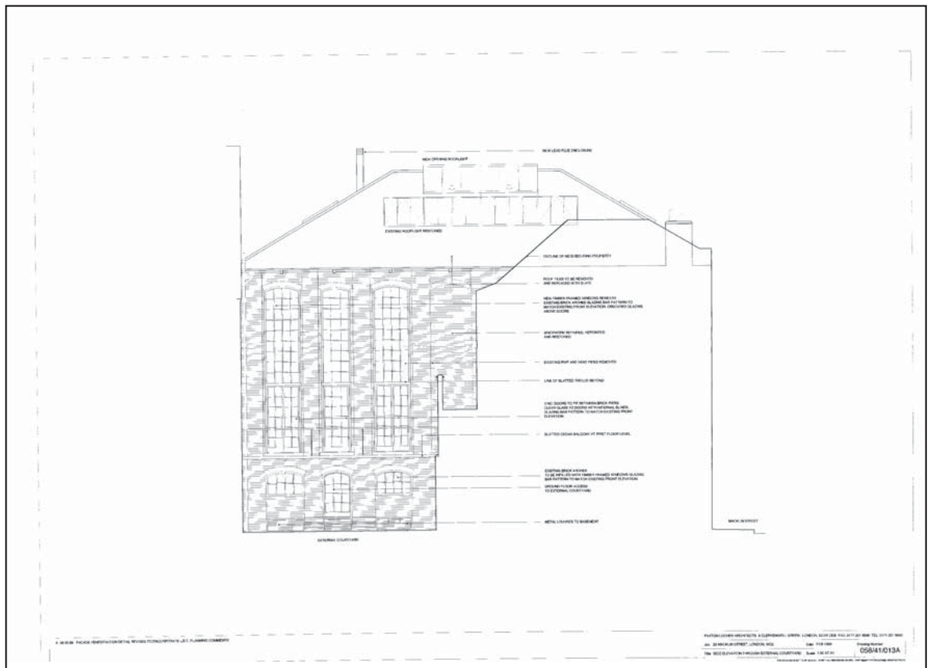

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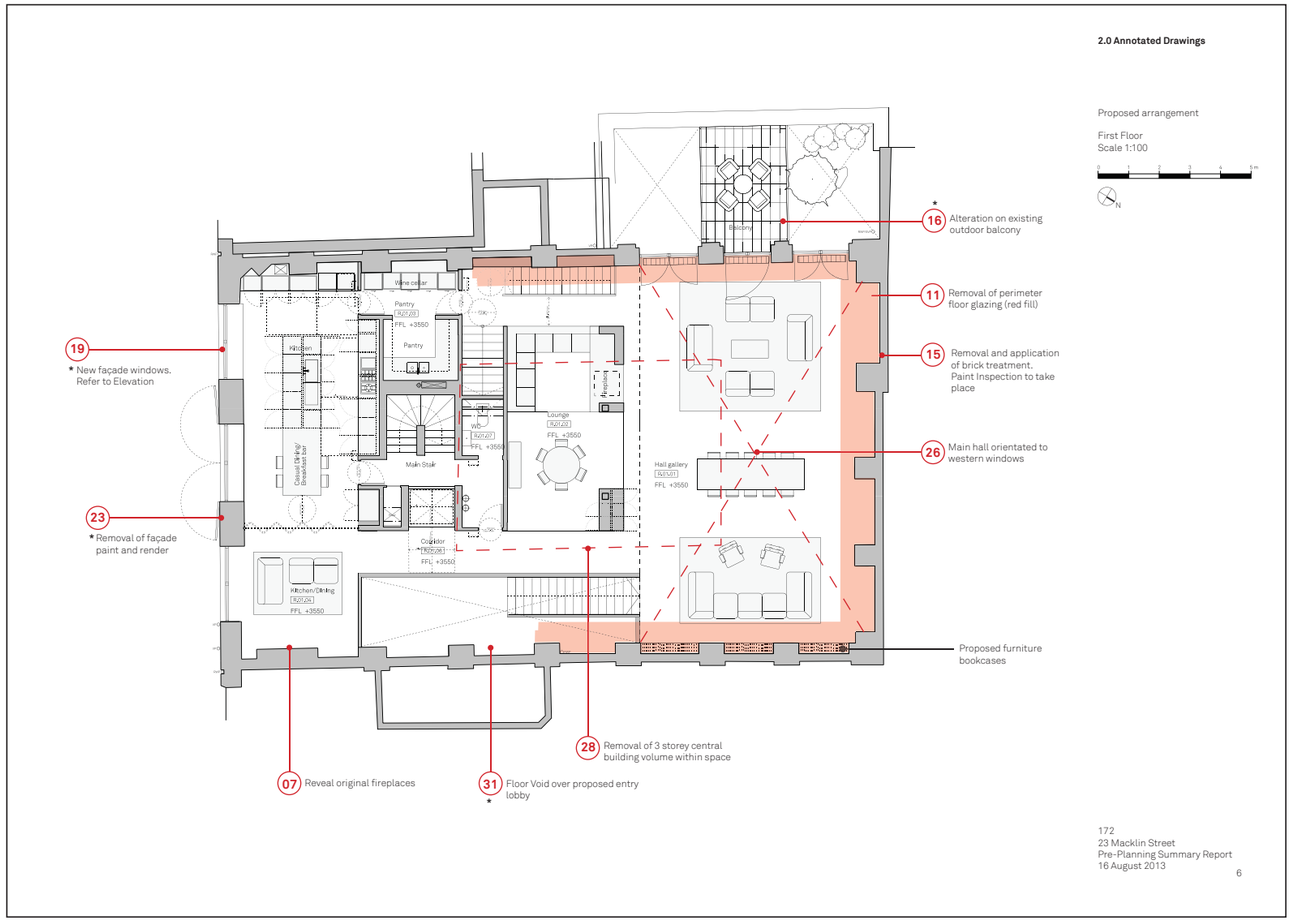
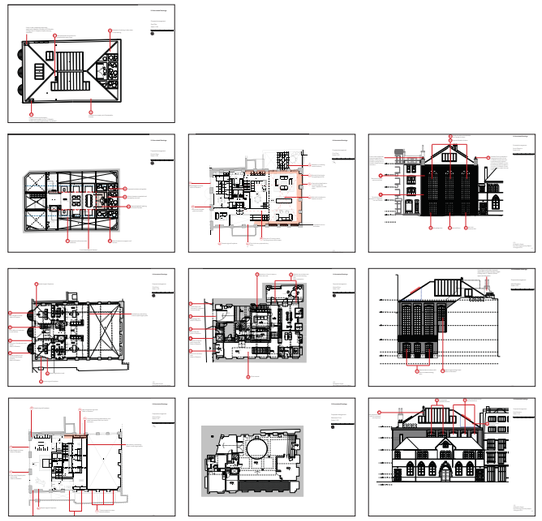


Extract, page 6, Pre-Application Summary Report

Pre-Application Summary Report (list of questions)
(16 August 2013)



Pre-Application Discussion Dates:
Pre-Application Site Meeting (13 August 2013)
Pre-Application Summary Report (list of questions) (16 August 2013)
Pre-Application Camden Council Feedback 1 (11 September 2013)
English Heritage & Camden Council Site Meeting (24 October 2013)
Theatres Trust Feedback (01 November 2013)
English Heritage Feedback (04 November 2013)
Camden Council Feedback 2 (01November 2013)

Monica Earl

From: Baxter, Nick <Nick.Baxter@camden.gov.uk>
Sent: 11 September 2013 14:57
To: Faye Lord
Subject: 2013/4563/PRE Macklin Street 23

Dear Faye – good to talk to you just now. Please find enclosed my pre-app notes for Macklin Street.

The text should contain two photographs; let me know if it doesn't.

Feel free to drop me a line if you need any clarification.

Best wishes,
Nick

Macklin Street 23 pre-app
The point numbers in this pre-app advice only relate to the Carmody Groarke document "23 Macklin Street, Pre-planning meeting summary report, 16 August 2013".

The structure is grade-II listed and is a positive contributor to the Seven Dials Conservation Area, at the heart of London's theatre district. It and its interior are of national importance; the Theatre Trust describes the building type as "extremely rare and significant". Built in 1850–51, the building was *Britain's first ever purpose-built scenery painting workshop* but is now a house. In this innovative building, bolts of backdrop cloth could be scrolled up and down through slots in the floor. This meant that theatrical scenery could be painted without the danger and inconvenience of working at heights on scaffolds or cradles or the difficulties of working flat on the ground.

An important part of the special interest of the building is its lofty, industrial interior, composed of three-storey arches of intricately detailed brickwork, terminating at the apex of the roof. The interior expands as the entrance stair is climbed. More and more of the lofty space is unveiled as the modern, central island structure is passed on one's left. More detailed examination exposes the slots running around the floor on three sides, pulleys in the rafters and strangely arranged beams in the basement, which reveal the almost unique original use for which the building was constructed.

Around a third of the interior has already been given up to a full-height slab of residential accommodation to the south. The remaining set-up takes the form of a subservient modern box sitting respectfully within a grander historic box. This sensible and appropriate arrangement allows the maximum appreciation of the special interest of the building, while permitting domestic use.

Façade
19 New south façade windows, 20 New garage door, 21 New staff door, 22 New main entrance door, 23 Removal of façade paint and render, 24 Timber shutters to be removed from façade windows Historic pictures – a photograph from 1976 and a watercolour from the mid 1980s – show a similar arrangement to the existing, albeit with a taller central door and slightly differently arranged windows. At that time, the finish appears to have been render, scored to resemble ashlar. The current façade seems to be a modernised version of the façade present in 1976. If it can be shown that the 1976 arrangement is not of historic interest, proposed changes will be judged on the merits of the submission. (Two pictures follow)

25 Potential chimney alteration The chimneys are not an important part of the composition – within its context, the building will not be noticeably unbalanced by their not matching. Alterations to the eastern chimney would therefore be unwelcome.
29 Street lamps integrated No objection. If this street light belongs to the council, perhaps a conservation area lamp can be introduced. The opportunity should be taken to reduce the size of the building's CCTV cameras.

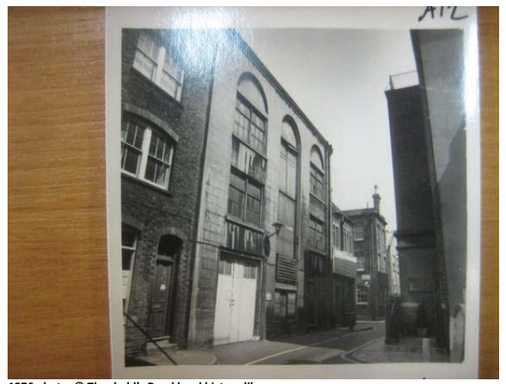
Roof

3

Email and historic photographs from Nick Baxter, Camden Council

1980s watercolour by Geoffrey Fletcher, © Theobald's Road local history library

25 Potential chimney alteration The chimneys are not an important part of the composition – w



1976 photo, © Theobald's Road local history library

Page 2, Email with photograph attachments from Nick Baxter,

01 Proposed side extension to roof terrace The supplied drawings do not clearly indicate what is proposed. However, if a small additional opening, adjacent to the existing mechanical skylights is proposed, this could be acceptable, provided it is not unacceptably visually dominant and doesn't cause unacceptable harm to the historic fabric.
02 Proposed outdoor roof garden The aperture for the habitable part of the roof garden might be acceptable, although the removal of large parts of the roof just to contain plants would be resisted. However, since the proposal to infill most of the interior of the roof with a solid walkway and large quantities of steelwork would be resisted, the northern roof garden as proposed is likely to be impractical.
03 Removal of existing timber slats in roof ceiling Proposals should enhance appreciation of the historic roof structure. Therefore removal of the modern timber slats would be welcome.
04 Historic beams concealed and protected by low wall The encasing of historic beams exposed to the elements could be acceptable, subject to details.
05 Proposed glazed opening to outdoor roof garden A glazed opening could be acceptable, subject to details.
06 New structure to support roof terrace Additions that detract from the existing open nature of the internal roof space would be resisted. The proposal aims to infill the roof void along almost the entire length of the building to provide access to the proposed roof garden. This would diminish the proportions of the interior, would conceal the historic form and woodwork and would be considered a major loss. It would therefore be resisted. Structural alterations severely affecting the historic roof structure would also be resisted.

West elevation
14 One proposed openable window The new window could be acceptable, subject to details.
16 Alteration on existing outdoor balcony The change to the balcony could be acceptable, subject to details.
17 Replace two windows and one door The replacement of the two windows with doors could be acceptable, subject to details.

East elevation
12 Two proposed openable windows, 13 Three proposed windows without mullions The insertion of five large windows in this elevation, as well as one in the facing elevation, would be an excessive amount of change. A choice should be made between either the two windows at **12** or the three at **13**, and would be subject to details.

Interior
07 Reveal original fireplaces The exposure of the existing fireplaces would be welcome.
08 New lobby and staircase to roof terrace Alterations in the arrangement of the modern part of the structure are likely to be acceptable as long as they do not harm appreciation of the main space and the roof.
09 Revealing original brick wall Exposure of brickwork could be acceptable, depending on the nature of what is to be removed.
10 Remove joinery to reveal original brick wall The removal of the modern joinery would be welcome.
11 Removal of perimeter floor glazing The slots running around the edge of the building are one of its most important historic aspects. The slots must not be filled in, and a strong trace that cannot be removed by future inadvertent changes in interior design must be retained to illustrate them – perhaps a switch from wood to metal flooring. The removal of the floor glazing may be acceptable, subject to a suitable alternative being suggested.
15 Removal and application of brick treatment The removal of the varnish on the bricks would be acceptable, provided it can be removed without further damaging the brickwork. If sufficient evidence can be assembled to support it, the covering of the bricks with a reversible material, such as limewash, could be acceptable, subject to details.
18 Alteration to historic beam It would be preferred if the beams could be left unharmed to tell the building's story. Why can't this staircase avoid the beam?
26 Main hall oriented to western windows The nature of the listed building is a large, barn-like volume with an open roofspace. In this lies the greater part of its special interest. The existing central structure was clearly designed to show these elements off to their best effect, leaving two long sides and one end to be appreciated in almost their full majesty. The proposal would greatly alter this. The plans suggest that instead of a complex, ever-changing set of spatial relationships in a huge space that contains a subservient, lightweight insertion – as it is now – we would be left with a relatively square block of space under a lowered ceiling, and facing a wall of balconies. The illustration on p18 of the summary report shows how much more enclosed the inside of the roof would be and how solidly built-up the southern

Page 3, Email from Nick Baxter, Camden Council

end of the interior. It should be remembered that, were it not considered important to retain the long views along and up within the building, the 1990s architect would have simply run the floors from wall to wall, as the current architect proposes. We would therefore oppose a design that left a square space, rather than the current arrangement of vistas through long, tall spaces.

However, consideration might be given to an overtly separate, lightweight, irregular structure that projected to the proposed new windows here and there – thus connecting bedrooms with light and air – but substantially stood back from the walls, leaving long views up through it, between these platforms.

27 New penetrations to allow for proposed chimney flues The openings for chimney flues could be acceptable, subject to details.
28 Removal of three-storey central building volume within space The removal of the existing, modern structure would be acceptable.
30 Pool covered The covering of the pool would be acceptable.
31 Floor void over proposed entrance lobby The approach to the main room from the foyer is important and the view upwards and inwards should not be reduced. The introduction of a floor void in the modern material would be acceptable.
32 Roof insulation to comply with Sustainable Homes Listed buildings are not subject to all building regulations and roof insulation will be resisted if it harms the historic interest of the roof structure. If the existing timber slats are retained, perhaps insulation could be put behind them.

Nick Baxter, 11/9/13

Nick Baxter
Heritage and Conservation Officer
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Page 4, Email from Nick Baxter, Camden Council

From: Mark Price [mailto:mark.price@theatrestrust.org.uk]
Sent: 01 November 2013 11:23
To: Faye Lord; Hannah Parham
Cc: Stephanie Rolt
Subject: Former Paintframe workshop: 23 Macklin Street, London

Dear Hannah and Faye,

Sorry for not getting back to you sooner.

Significance and research
Indeed, this paintframe workshop was rather unusual in that it had frames around the three sides. I have spoken to John Earl, Historic Theatre Consultant, and he remembers/confirms this.

In addition, I have found three (clear) images (taken by the GLC) that confirm some of the internal arrangement. Illustration 1 shows the gap between the brick side wall and ground floor showing that the paintframe did pass to the basement level. It also shows that at ground floor the gap did not go right into the brick arch.

Image 2 shofloor the gap did not go right into the brick arch.

Image 2 shows the scenery well (from ground floor) and that there were inner walls and floors at one end. Image 3 shows clearly how the exterior looked.
In a second email I also attach the Baxters Recording report for the paintframe workshop at 1-7 Newport Street as well as one of my images showing the general arrangements inside Newport Street.

Pre-application proposals
The Trust supports the proposals in principle. Externally, it would be advantageous to get some of the original façade back. Certainly the six pane windows, and the central arch proportion being over two floors.
Internally, we support your new arrangement for the floors at one end as this would reflect more of the original layout. It would also be good if there was an indication of where the frames passed through the ground floor. I see no reason to keep the horizontal glass panels which extend into the brick arches.

Images/reports
Please note that it is the responsibility of yourselves to clear copyright and/or be satisfied that the terms of copyright have expired for any of the images/reports attached. Please reply by email stating you accept these terms and conditions. If your client would like to reprint any of the images attached, please contact my colleague, Stephanie Rolt.

I hope this helps and we look forward to being consulted on the Listed Building Application.

With best wishes,

Mark

Mark James Price, MRTPI, IHBC
Planning and Heritage Adviser
The Theatres Trust
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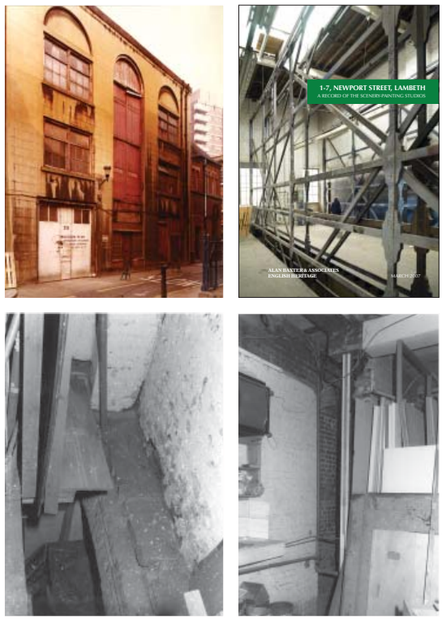
Email from Mark Price, Theatres Trust



Photos provided by Mark Price from Theatres Trust. (Date unknown.1950-1990)
They are copyright to the London Metropolitan Archives.
(See main document (Section 4.1.3) for photograph details)

From: Baxter, Nick [mailto:Nick.Baxter@camden.gov.uk]
Sent: 01 November 2013 15:34
To: Faye Lord
Subject: RE: 23 Macklin Street

Dear Faye - the current scheme has taken many matters of concern into account.

However, the treatment of the facade is still in question.

Also, I do not remember discussing the roof light, marked in red on the latest drawings.

The acceptability of the scheme will be dependent on the quality of the intervention and therefore the application should be supported by detailed drawings, including proposed materials and finishes. The scheme would be only be approved if we were utterly confident that the floating balconies separated from the external envelope could in fact be built as drawn, so the onus would be on the applicant to prove this.

Best wishes,
Nick

Nick Baxter
Heritage and Conservation Officer

Telephone: 020 7974 3442

Email from Nick Baxter, Camden Council

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Ms Faye Lord
DP9
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Direct Dial: 020 7973 3763
Direct Fax: 020 7973 3792

Our ref: PA00201605

1 November 2013

Dear Ms Lord

Request for Pre-application Advice

23 MACKLIN STREET, LONDON

Thank you for your email of 21 October and our subsequent site visit of 24 October in relation to proposals at the above address. We would like to offer the following comments:

23 Macklin Street, listed at Grade II, is a building is of considerable historic interest as the earliest example of a purpose built workshop for the painting of theatrical scenery. Although the building has undergone much internal alteration and has lost most of its working apparatus, it nonetheless retains a lofty, industrial feel which contributes to its significance. The current proposals seek to re-configure the interior, with some external alterations for continued domestic use.

We are aware that the original proposals sought to introduce a steel frame within the existing roof structure to accommodate a roof terrace. We consider that this would have caused considerable harm to the character of the building and so we very much welcome its removal from the proposals. We also welcome the narrowing and setting back of the proposed internal structure which better respects the building's volume, and allows for improved understanding of the canvas slots. Also we consider that the proposed replacement of the glazing and grate at ground floor level with a single element is a better design solution.

We understand the desire to improve natural ventilation within the building and so we have no significant concerns about the proposed openings for the individual rooms. However, we would question the requirement for the additional openings within the full height space, as the existing openings should provide sufficient natural ventilation and light. We suggest that justification for this is provided in the submitted documents.

Regarding the elevation to Macklin Street, we noted on site that the proposed changes

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to the fenestration appear domestic in nature and we would prefer the design to better reflect the working character of the building. It appears that the drawings have now been amended and the facade now appears less domestic. We welcome recent revisions which provide a clearer distinction between the central and flank bays.

The proposed removal of the render on this elevation was also discussed on site. The justification for its removal is based on the research carried out by Donald Insall Associates which identifies a number of similar workshops with brick facades. Also planning permission was granted for its removal in 1999. However its removal was not implemented and historic records suggest that the building has been rendered for many years (and is identified in the listing description). Furthermore, although the 1999 Brickwork Report concluded that removal of the render was possible, the condition of the brickwork could have deteriorated significantly since these trials were carried out. Therefore we would advise that options for the retention of the render are considered. If Camden Council considers that its removal is acceptable in principle, we would expect new trials to be carried out to fully assess the condition of the brickwork.

I hope this is helpful but please let me know if you would like clarification on any of the points raised.

Yours sincerely

Alasdair Young
Assistant Inspector of Historic Buildings and Areas
E-mail: alasdair.young@english-heritage.org.uk

cc. Nick Baxter, Camden Council

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Lifetime Homes Checklist Assessment

Project: Macklin Street
Project Number: **172**
Date: 19 November 2013

3 APPROACHING THE HOME
3.2 PARKING

3.2.2 Parking dimensions for communal parking • Where communal parking is provided is one space with the required minimum dimensions located close to each block entrance or core?	**Existing condition - No change proposed.** **No communal parking provided, single residence with integral garage parking for three cars.**
3.2.3 Parking width for 'private' (on plot) parking • Where private 'on-plot' is provided for an individual dwelling, does one space have the required minimum width, or potential to have it?	**Existing condition - No change proposed.** **Yes**
3.2.4 Gradients and surfaces of parking spaces • Are the spaces (referred to in 3.2.2 and 3.2.3) 'level'? • Do the spaces (referred to in 3.2.2 and 3.2.3) have suitable surfaces?	**Existing condition - No change proposed.** **Yes** **Existing condition - No change proposed.** **Yes**
3.2.5 Car ports • If a car port provides the only parking space for a dwelling, does it meet the minimum width, gradient and surface requirements?	**Existing condition - No change proposed.** **Not applicable, no car-port.**
3.3 ACCESSIBLE ROUTE(S) BETWEEN PARKING AND DWELLINGS OR BLOCKS OF DWELLINGS	
3.3.1 Provision of accessible route(s) • Is the principal access route to the relevant entrances from these parking spaces an accessible route (see 3.3.3- 3.3.6 below)?	**Existing condition - No change proposed.** **No**
3.3.2 Relevant entrances for accessible route(s) • Where the principal access route is to a block of dwellings, is it to the block's main entrance, or (in the case of basement parking) to the lift core entrance?	**Existing condition - No change proposed.** **No**
• Where the principal access route is to an individual dwelling, is it to both the dwelling's principal entrance and any secondary entrance? Where it is to only one entrance of the dwelling can it be demonstrated that topography and/or regulation prevent an accessible route to both entrances?	**Existing condition - No change proposed.** **No**
• Where the accessible route is to only one entrance of the dwelling, is it to the principal entrance? If it is to a secondary entrance, can it be demonstrated that topography and/or regulation prevent the accessible route being to the principal entrance? •If the accessible route is to only one entrance of the	**Existing condition - No change proposed.** **N/A**

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dwelling, is this the entrance closest to the parking spaces discussed in 3.2.3 above?	**Existing condition - No change proposed.** **N/A**
3.3.3 Distance of accessible route(s) • Are the accessible routes as short as practicable?	**Existing condition - No change proposed.** **Yes**
3.3.4 Gradients along the accessible route(s) • Do the accessible routes meet the required maximum gradient/distance ratios? • Do any slopes have top and bottom level landings, and any required level resting areas?	**Existing condition - No change proposed.** **No** **2Existing condition - No change proposed.** **No**
3.3.5 Width of accessible route(s) • Do these accessible routes have the required minimum width?	**Existing condition - No change proposed.** **Yes.**
3.3.6 Level landings at external entrance(s) • Do the accessible routes have a level landing of the required size adjacent to the associated entrance doors?	**Existing condition - No change proposed.** **No**
3.3.7 Surface of accessible route(s) • Do the accessible routes have suitable surfaces?	**Existing condition - No change proposed.** **Yes**
3.3.8 Additional stepped approach • If a principal accessible route to a communal entrance involves slopes/ ramps is there also an additional stepped approach in accordance with AD M141?	**N/A**
3.4 OTHER APPROACH ROUTES TO DWELLINGS (FROM OTHER PARKING OR FROM THE HIGHWAY) 3.4.1 Gradients on other approach routes • Do all other approaches to entrances from any parking, or highway, have suitable gradient/distance ratios? If not, is the site steeply sloping? If the site is steeply sloping, have the proposed details for these other approaches (which are in addition to the required accessible routes discussed in 3.3.1 -3.3.6) been discussed, and agreed, with the local planning authority?	**N/A**
3.4.2 Width on all approach paths • Do these other approach paths also have the required minimum widths?	**N/A**
3.4.3 Surface treatments on all approach paths • Do these other approach paths also have suitable surfaces?	**N/A**
4 ENTRANCES 4.2 EXTERNAL LIGHTING 4.2.1 Application • Does every external entrance have fully diffused external lighting?	**Existing condition - No change proposed.** **No**
4.3 ACCESSIBLE THRESHOLDS	

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4.3.1 Application	
• With the exception of 'Juliet' balconies and balconies/roof terraces over habitable rooms, do all external entrances (including all other balconies and roof terraces) have accessible thresholds?	**Existing condition - No change proposed.** **No** **Also, proposed condition** **Yes.**
4.3.2 Maximum up-stand	
• Do the accessible thresholds have a maximum total up-stand of 15 mm (consisting of a number of smaller upstands and sloping infill connection between)? • Is the slope on any sill between the threshold and the external surface 15° or less?	**Existing condition - No change proposed.** **No** **Also, proposed condition** **Yes.**
4.3.3 Internal transition units • If an internal transition unit is provided does it have a slope of 1 5° or less?	**N/A**
4.4 EFFECTIVE CLEAR OPENING WIDTHS OF ENTRANCE DOORS	
4.4.1 Dwelling entrance doors • Do all dwelling entrance doors have the required effective minimum clear opening widths?	**Proposed condition** **Yes.**
4.4.2 Communal entrance doors • Do all communal entrance doors have the required effective minimum clear opening widths (according to the width and direction of approach)?	**N/A**
4.5 NIBS	
4.5.1 Application • Do all entrance doors have the required nib?	**Proposed condition** **Yes.**
4.6 IRONMONGERY AND ACCESS CONTROLS	
4.6.1 Height • Are all handles, locks and other access controls within the required height band?	**Proposed condition** **Yes.**
4.6.2 Location • Are al l handles, locks and other access controls located away from the corner of any side wall return?	**Proposed condition** **Yes.**
4. 7 EXTERNAL LEVEL LANDINGS AT MAIN ENTRANCES	
4.7.1 Application • Are level landings provided at all relevant entrances?	**Existing condition - No change proposed.** **No**
4. 7.2 Dimensions • Do the level landings have the required dimensions?	**Existing condition - No change proposed.** **No**
4.8 WEATHER PROTECTION AT MAIN ENTRANCES	
4.8.1 Covers and canopies • Is overhead weather protection provided at	**Existing condition - No change proposed.**

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relevant entrances?	**No**
4.8.2 Size and form of cover • Is the size of the cover adequate for local conditions, and the position of entry controls?	**Existing condition - No change proposed.** **No**
5 INTERNAL CIRCULATION WITHIN COMMUNAL AREAS 5.2 INTERNAL COMMUNAL DOOR WIDTHS • Do all communal doors have the required minimum clear opening widths, depending on the direction of approach to each door and the width of that approach?	**N/A – No communal doors**
5.3 NIBS 5.3.1 Provision • Do all communal doors have the required nib to the leading edge on the pull side?	**N/A– No communal doors**
5.4 COMMUNAL HALLWAY, CORRIDOR AND LANDING WIDTHS • Do all communal hallways, corridors and landings have the required minimum widths in accordance with the clear opening widths provided to doorways in their side walls?	**N/A– No communal doors**
• If there are no doorways in the side walls of a communal hallway, corridor or landing, does the hallway, corridor or landing have the required minimum width?	**N/A– No communal doors**
• If there is a 'pinch point' in a communal hallway, corridor or landing, is the required minimum width available at the 'pinch point', and is the obstacle causing the 'pinch point' away from doorways and any change of direction?	**N/A– No communal doors**
5.5 COMMUNAL STAIRS 5.5.1 Pitch/5.5.3 Application • Do all communal stairs that provide a principal access route to a dwelling, regardless of whether or not a lift is provided, have an 'easy going' pitch?	**N/A– No communal stairs**
5.5.2 Handrails • Is the height and extension of handrails on communal stairs as required?	**N/A– No communal stairs**
5.6 COMMUNAL PASSENGER LIFTS 5.6.2 Size of lift • Where provided, do passenger lifts have the required minimum internal dimensions?	**N/A– No communal lift**
5.6.3 Position of lift controls • Where provided, do passenger lifts have correctly positioned controls?	**N/A– No communal lift**
5.6.4 Landings • Are adequately dimensioned landings provided adjacent to passenger lifts on all storeys served by the lift(s)?	**N/A– No communal lift**

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6 ENTRANCE-LEVEL FACILITIES WITHIN THE HOME
6.1 INTRODUCTION
• Does the perceived 'entrance level' of the dwelling accord with the definition of 'entrance level' for Lifetime Homes purposes?

Existing condition - No change proposed in terms of the fully accessible spaces at ground floor level. However due to the provision of the lift all the requirements of the entrance level are fully accessible at higher levels in the house. So the requirement is achieved.
This principle is applied to all notes below marked with an asterix *.

6.2 LIVING SPACE
6.2.1 Provision
• Is there a permanent living room/space on the entrance level? **Yes ***
• Does this window also offer a suitable sight line to the outside from a seated position? **Yes ***
• If this living space is not the principal living space, is the required glazing line height, and sight line from a seated position, provided in the principal living space? **Yes ***

6.3 POTENTIAL FOR AN ENTRANCELEVEL BED-SPACE
6.3.1 Provision/6.3.2 Size of space
• Unless there is a bedroom on the entrance level, is there a suitable area on the entrance level that could be used as a temporary bed-space? **Yes ***

6.3.2 Provision of electrical socket
• Does this potential temporary bed-space have an electrical socket? **Yes ***

6.4 PROVISION OF AN ACCESSIBLE WC, BASIN AND SHOWER DRAINAGE
6.4.1 Provision of floor drainage for and a future accessible shower **Yes ***
6.4.5
• Do all dwellings have floor drainage on their entrance level to enable a future accessible shower? **Yes ***

6.4.3 Accessible WC
6.4.4 Accessible basin
• Do all dwellings, other than one or two bed houses/ maisonettes (as defined in chapter 6), have an entrance-level accessible WC with: **Yes ***
• an accessible WC at an acceptable distance from a side wall, a correctly positioned flush control and the required approach zone? **Yes ***
• an accessible basin with the required approach zone? **Yes ***
• appropriately located floor drainage and suitable floor construction? **Yes ***

6.4.6 Wall construction

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Does the wall construction of the room containing the entrance-level WC enable immediate firm fixing of support rails within the required height band? **Yes ***

7 CIRCULATION AND ACCESSIBILITY WITHIN THE HOME
7.2 INTERNAL HALLWAYS, LANDINGS AND DOORWAYS
7.2.1 Minimum hallway and landing widths
• Do all hallways and landings within a dwelling have the necessary minimum widths (depending on the width and locations of associated door openings)? **Yes**

7.2.2 Minimum internal doorway widths
• Do all the internal doorways that a person may pass through within the dwelling, have the required minimum clear opening width (depending on the approach direction and the width of that approach)? **Yes**

7.2.3 Nibs
• Do all the internal doorways to rooms on the entrance level of each dwelling have the required nib to the leading edge/pull side? **Yes**

7.3 LIVING ROOMS/AREAS AND DINING ROOMS/ AREAS
7.3.1 Turning circle or ellipse
• Do living rooms/areas and dining rooms/ areas have the required turning circles or ellipses? **Yes**

7.3.2 Circulation space between items of furniture
• Do living rooms/areas and dining rooms/ areas have minimum space between furniture on essential circulation routes? **Yes**

7.4 KITCHENS
7.4.1 Space in front of kitchen units and appliances
• Is there the required clear distance in front of all kitchen units and appliances in the kitchen? **Yes**

7.5 BEDROOMS
7.5.1 Circulation space within a main bedroom
• Does one main bedroom have the required clear width around both sides, foot and corners of a double bed? **Yes**

7.5.2 Relationship of a main bedroom to the accessible bathroom/ potential for through-floor lift access and ceiling hoist
• Is a main bedroom close to an accessible bathroom (see 7.6.2) and on the storey with potential access from a through floor lift (unless entrance level)? **Yes**
• Is the structure above the ceiling over the main **Yes**

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bedroom close to the accessible bathroom, and the ceiling over the accessible bathroom, capable of supporting (or capable of adaptation to support) ceiling hoists?

7.5.3 Circulation space within other bedrooms
• Can all other bedrooms have the required clear space to one side of the bed? **Yes**
• Where it is necessary to pass the foot of the bed to approach the window, is the required clear width (to pass the foot of the bed) available? **Yes**

7.6 BATHROOMS AND WCs
7.6.2 Accessible bathroom
• Does the dwelling have an accessible bathroom, close to, and on the same storey as a main bedroom, either on the entrance level or on the storey with potential access from a through-floor lift? **Yes**
• Does this accessible bathroom have the following facilities: **Yes**
• an accessible WC at an acceptable distance from a side wall, a correctly position flush control and the required approach zone?
• an accessible basin with the required approach zone?
• either a bath, or an accessible floor shower (or both), with the required associated approach zone(s) and manoeuvring zone(s)? Where a shower is provided, is the floor drainage and showering area as specified?
• Unless provided elsewhere in the dwelling, does this bathroom (even where no shower is provided from the outset) have drainage (possibly under a bath) to enable a level-entry accessible shower? Are there shallow falls in the floor to the drainage, or is there a floor construction that will enable easy provision of a laid-to-fall floor surface (and connection to existing drainage) in the future? **Yes**

7.6.3 All bathrooms, en-suites and WCs
• Does every bathroom, en-suite and WC compartment have the required minimum clear door opening widths (see 7.2.2). **Yes**
• Does every bathroom, en-suite and WC compartment have a wall construction capable of immediate firm fixing and support for grab rails and similar at any location within the required height band? **Yes**

8 CIRCULATION BETWEEN STOREYS WITHIN THE HOME
8.2 STAIRS
8.2.2 Form of stairs
• Do all staircases within the dwelling enable future fitting of stair-lifts without the need for significant alteration or reinforcement? **Yes**

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8.2.3 Stair width
• Do all staircases have the required minimum width? **Yes**

8.3 ROUTE FOR A FUTURE THROUGHFLOOR LIFT
8.3.1 Provision
• In dwellings of more than one storey, is a potential route for a through-floor lift identified that connects storeys containing the necessary rooms? **Lift already provided**

8.3.2 Potential route
• Are the potential lift route and potential lift entrance and exit routes clear of all services? **Lift already provided**
• If the potential lift route requires moderate alteration of lightweight partitions, are these partitions clear of all services? **Lift already provided**

8.3.3 Requirements if the potential arrival point is directly into a bedroom
• If the lift is to arrive into a double bedroom can this still function as a double room (with a compromised room layout) or is there another main (double or twin) bedroom on the same storey? **N/A**
• If the lift arrives into a bedroom which then needs to function as a single bedroom, is there at least one other bedroom on that storey which can function as a main (double or twin) room? **N/A**

8.3.4 Aperture
• Is the identified potential lift aperture area of the minimum required size and of a suitable orientation to enable access? **N/A**
• Is the identified aperture area clear of services? **N/A**
• If the potential lift route passes through a concrete floor, is a 'knock-out' panel to be pre-formed within the floor structure? **N/A**
• Where necessary, has the floor design taken account of the potential loadings associated with the possible lift void? **N/A**

9 SERVICE AND VENTILATION CONTROLS
9.2 SPACE TO APPROACH A WINDOW
With the exception of kitchens and bathrooms that have all windows behind fixtures and fittings, is there potential for an approach route of the minimum required width to an opening light of a window in each room? Are handles on this opening light no higher than 1200 mm from the floor? **Yes**

9.3 WINDOW HANDLE HEIGHTS
• Do all rooms with a window have at least one opening light with handles no higher than 1200 mm from the floor? **Yes**

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9.4 ELECTRICAL CONTROLS
• Are all frequently used electrical controls within the required height band and the minimum distance away from any internal corner? **Yes**

9.5 CENTRAL HEATING CONTROLS
• Are central heating programmer controls and any thermostatic or temperature controls within the required height band and the minimum distance away from any internal corner? **Yes**

9.6 MAINS WATER STOP TAPS AND CONTROLS
• Are controls such as main stop taps (used to shut down water flow in an emergency) located within the required height band and the minimum distance away from any internal corner? **Yes**

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Planning Schedule of Works

Project: Macklin Street
Project Number: **172**
Date: 29 November 2013

Basement
Conversion of high level windows into louvres on western wall of the basement.
Note: Windows and louvres covered by existing floor grille above.
Insertion of AV room to the south of swimming pool, underneath the new WC above.
Local excavation of modern slab to allow revised drainage.

Ground Floor
Replacement entrance doors and garage door.
Replacement of contemporary wind lobby.
Replacement of entry staircase
Replacement of swimming pool (structure, lining and mechanism)
Replacement of jacuzzi
Removal of modern internal partitions, to expose historic timber columns and beams in the ceiling.
Removal of modern ceilings.
Removal of all modern floor finishes.
New stairs between ground and first floor, from gymnasium to adjacent to kitchen.
Local removal of section of existing timber beam. Beam re-supported on new timber post.
New WC located under entry staircase on eastern wall
New WC located under new western staircase.
Replacement of WC on north wall
Replacement of doors and windows to courtyard.
New glazed wall between gym and swimming pool area.
New steps between pool area and gym level.
Uplighting on historic brick walls

First Floor
Removal of modern internal partitions.
Removal of modern ceilings
Removal of all modern floor finishes
New staircase from First to Second floor adjacent to existing stair core.
New WC under new staircase, adjacent to existing stair core
Kitchen to be replaced.
Serving/pantry room adjacent to kitchen to be replaced.
Balcony structure removed and replaced with steel framed glazed walk-on terrace structure.
Historic brick walls to have 'varnish' treatment removed and cleaned and bricks to have 'limewash' treatment applied.

Replacement of perimeter glazing and wooden grille with with metal grate
Modern doors replaced.

Second Floor
Removal of modern internal partitions.
Removal of modern ceilings.
Removal of all modern floor finishes.

CARMODY GROARKE

Insertion of new metal framed windows to east and west walls to main 'hall'. New apertures to be sympathetically inserted between brick piers.
New floor slabs on Second and Third Floor to be offset (distance of historic gap) from the wall for a distance of one brickwork arch.
Structural ties from northern corners of new slabs (second and third floor) to the existing load-bearing brick piers.
New staircase from First to Second floor adjacent to existing stair core, internalised by walls for dressing room cupboard.
Removal of two WC's.
Two new ensuite bathrooms on east and western side of central staircase.
Expose two concealed fireplaces at southern end (east and western walls).

Third Floor
Removal of modern internal partitions.
Removal of modern ceilings to expose historic trusses locally.
Removal of all modern floor finishes.
New staircase from Third Floor southern end up to Fourth Floor terrace.
New large automatic closing fire doors at third floor towards balcony.
New floor slabs on Second and Third Floor to be offset (distance of historic gap) from the wall for a distance of one brickwork arch.
Structural ties from northern corners of new slabs (second and third floor) to the existing load-bearing brick piers.

Fourth floor
Internal roof terrace to be widened.
Replacement of modern floor structure (structure threaded between historic timber trusses).
New floor finishes.
New built in furniture.
Ceiling finishes treatment to have modern timber slats removed and new light coloured finish applied.
Addition of WC to the existing store/plant room to the east of the main stair.
New arrival of staircase at southern end connecting Fourth Floor terrace to the new Third Floor Lobby.
BBQ relocated to allow clear view of trusses.

Roof
Minor openings for vent pipes to roof (including 2No boiler flues with fans.)
Replacement of all existing A/C chillers for new with new acoustic enclosure.

Façade-front
Removal of stucco render to the front façade to expose historic brickwork.
Historic Brickwork repointing. Re-use of bricks removed from the Eastern façade in the repointing of the front façade.
Industrial quality finishes and materials used in fenestration detailing.
Fenestration patterns to reference historic patterns.
Central facade window to be glazed from First Floor to Fourth Floor.
Alteration of lintel height on first floor and second floor windows.

Façade- East
Removal of brickwork to install 5 new high level clerestory windows at the Fourth Floor.

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CARMODY GROARKE

Façade- West
One new window

Structural
Basement:
No intervention.

Ground Floor:
Removal of existing RC wall above Ground Floor (North).
Local replacement of modern RC Slab, with new composite steel and concrete structure, picking up new steel columns.
Local strengthening solution to pick up new steel column (supporting stair framing on first floor).
Local excavation of ground bearing slab (north-west corner), and introduction of new foundation pads for new 1st floor balcony structure.

First Floor:
Local removal of existing timber beam, with introduction of new steel framing and steel column, to allow for new staircase.
Removal of RC Wall ties.
Local demolition of existing slab in between piers on south façade.
Replacement of existing modern western balcony with new structure, supported on new columns and restrained by western wall.

Second Floor:
Replacement of northern extension of new slab, supported on new steel columns, existing RC core walls, and existing piers.
Local demolition of existing slab in between piers on south façade, with introduction of new framing to support slab edge (respecting existing load paths).

Third Floor:
Replacement of northern extension of new slab, supported on new steel columns, existing RC core walls, and existing piers.
Local demolition of existing slab in between piers on south façade.
Local replacement of new RC Slab with introduction of new framing, to support new stairs to fourth floor.

Fourth Floor:
Replacement of existing modern slab with new structure, supported on new steel columns and existing RC core walls.

Roof:
No intervention.

M & E
Re-wire throughout
Re-plumb throughout
Providing new high efficiency heat recovery ventilation to all new bathrooms, WC's, kitchen and swimming pool.
Completely replace existing heating systems including installing new high efficiency gas fired boilers and space heating systems such as underfloor and trench heating.
New hot water cylinders complete with pumped secondary circulation system.
Thermostatic mixing valves shall be provided to all new baths.
Air source heat pump cooling will provide cooling to new bedroom and study areas.

CARMODY GROARKE

Fully integrated mechanical services controls system to be installed to allow monitoring and remote control for energy saving purposes.
Replacement of main and sub main distribution systems throughout the building to serve lighting, small power and mechanical services at each floor level.
New lighting installation incorporating low energy high efficacy luminaires will be provided through the building.
New analogue addressable fire alarm system be provided throughout the building in line with BS 5839 Pt. 6 2004, building regulations and building control requirements.
New security alarm system be provided in accordance with BSEN 50131 & PD 6662.
New home automation and audio visual installation.
Earthing and bonding would be provided in accordance with the 17th edition of the IEE wiring regulations (BS 7671).

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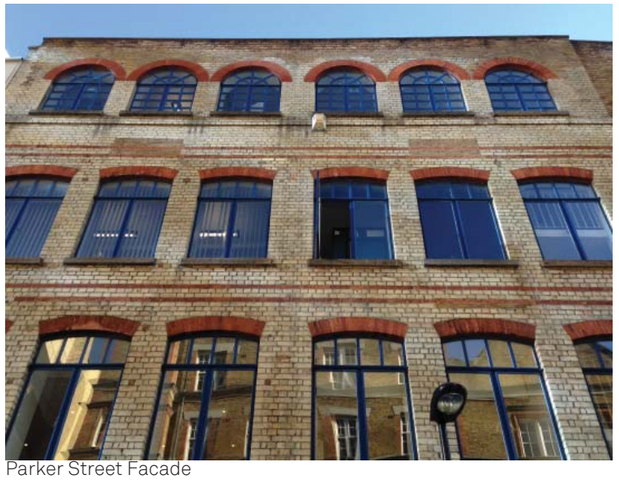
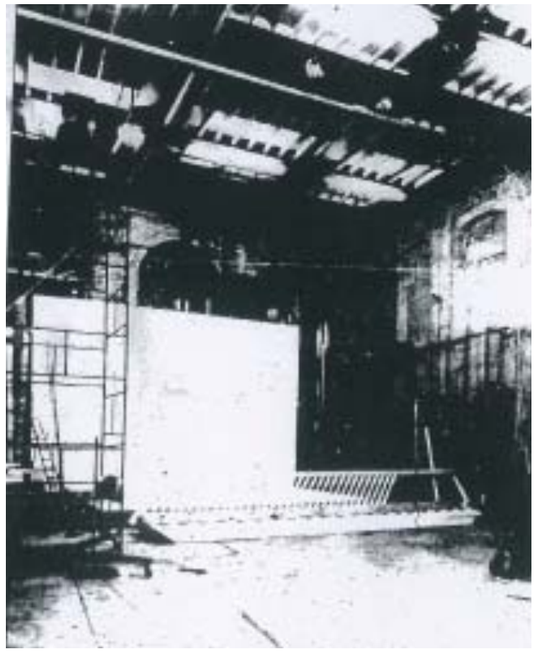


Parker Street Facade

Parker Street Facade

Parker Street. Industrial Facade

Example of a Georgian toplight used in an industrial looking facade.
(Parker Street runs parralel to Macklin Street)



Historic Image of Macklin Street Set Painting Workshop, (c 1984) Source: Theatre phile, March 1984