

IF_DO
August 2017

1601 - John Street
Address: 17 John Street, London, WC1N 2DE
Ref: PP-06010813

Please see notes and images below in respect to comments and questions received, 01/08/17, from the Heritage and Conservation Officer.

1. *Please remove references to cleaning brickwork. Any brick repairs should be stained to match existing.*

All references to cleaning brickwork has been omitted from planning drawings (Note 4, PL_04)

2. *Please remove the additional parapet and green roof from the closet wing. This part of the building should be left as found, although you may wish to repair the leadwork.*

Closet wing to remain at existing height with no additional parapet or green roof (PL_04; PL_05; DM_04; DM_05). Carefully repair leadwork and roof finishes with materials to match existing, where necessary.

3. *How will all the bedrooms be air conditioned? Where will the units be mounted? How will the ducts reach the roof? If existing ducts, etc, are being used, these need to be indicated on the drawings.*

- a. Third floor bedrooms will be air conditioned by replacement units installed in location of existing air conditioning units, to be fitted with flush white painted grate at ceiling. Ductwork will run up through ceiling and roof void to surface mounted condenser unit at roof level (Note 1,5, PL_03).



Left: Existing air conditioning vents are located in ceiling of bedrooms on third floor.

- b. Master bedroom's existing air conditioning units are located within bathroom joinery. Existing units to be removed, including the removal of unsightly grilled vents (see photos below). New AC unit discretely integrated at high level within new joinery - to not disrupt any of the original walls and ceilings; to be fitted with bespoke grilled joinery piece (Note 7, PL_02). Respective ductwork to run up through fitted cupboard at third floor level, and through ceiling and roof void to connect to surface mounted condenser unit at roof level (Note 5, 11, PL_03).



Left: Unsightly vents in bedroom wall to be removed and made good.

Below: Existing bathroom air conditioning in fitted joinery to be carefully removed with joinery.



- c. Air conditioning at basement level to be replaced with new centrally located AC unit at ceiling level in gym, to be fitted with discrete flush white painted grate. Respective ductwork to run through ceiling and up through new extension's fitted shelving, where discretely boxed, and to connect to condenser unit discretely integrated at low level within bespoke boundary planter. (See drawings PL-01, PL-02 and PL-05)

Proposed AC provision has been designed to allow for the complete removal of all unsightly existing AC units and ductwork on rear façade. New AC condenser units will be positioned in valley of roof not visible from street level or rear of property, and within new terrace planter, and without ducts or pipes visible on rear façade. (See drawings PL-03, PL-04 and PL-05)



Above and Left: Existing unsightly AC units and feeds located on rear façade are to be removed (outlined in red)

4. *We will need details of the underfloor heating. How will it relate to the existing floors? Where will the manifold occur?*

New wet underfloor heating system will be installed in master bedroom and bathroom; to be metal tray system fitted from above, sitting between existing floor joists (see general notes on all proposed drawings). The manifold will be discretely integrated within new fitted joinery unit in master suite lobby (Note 6, PL_02).

5. *It is not clear what is meant by “replace existing lighting” on the façade.*

3no. existing unsightly lighting located externally in entrance lightwell to be replaced with 2no. discrete wall mounted light fixtures (Note 35, PL_01).



6no. existing wall mounted lighting to rear garden walls to be removed. 2no. suitable light fixture to service new external stair entrance and ground level terrace.

6. *Why is “new lighting entrance” shown on the closet wing at first floor level?*

Note has been omitted.

7. *The vaults should be dry lined, not tanked.*

All references to tanking of vaults has been revised to “dry lined with damp proofing membrane” (Note 44, PL_01; 15, PL_05; 8, PL_06)

8. *We will need drawings showing how the new plumbing on the second floor will work.*

Please see new red plumbing overlay on PL_02, notes 26& 27.

9. *We will need details of the external stone paving.*

Please could we condition the stone paving specification? (Note 14, PL_01 and 5, PL_02)

10. *What is the stone hall floor being replaced with?*

Please could we condition the exact specification of the hall floor finish?