RUNDELL ASSOCIATES

Discharge of Condition Support Document

15 Fitzroy Square, London W1T 6EF

August 2017

Contents:

1.0 1.0 Introduction

On April 28th 2017 Rundell Associates - acting as agent on behalf of Mr Pierre de Weck - obtained Full Planning Permission and Listed Building Consent for the erection of a rear extension to accommodate a passenger lift from Ground Floor to Second Floor of the Grade II* listed building at no.15 Fitzroy Square.

The Listed Building Consent came with the following conditions:

a) A sample panel of the proposed brickwork and mortar

b) Detailed plan, elevation and section drawings of the junction of the new work with the rear elevation at 1:2 and 1:10 as appropriate

c) Method statement and detailed drawings at 1:10 or 1:2 as appropriate showing the re-use of the arched staircase window and the new window fabric to be installed on the rear elevation of the new extension.

d) Elevation and section drawings at 1:10 and typical moulding details at 1:2 for any new timber framed windows to be installed in the second floor rear extension

e) Section drawings at 1:2 and a product specification for any under floor heating to be installed between floor structures.

f) Plans and elevation at 1:10 and typical moulding profiles of all new doors

g) Detailed plan and section drawing at 1:10 or 1:2 as appropriate showing the treatment of the retained decorative roof-light on the ground floor on the ground floor/first floor landing and the new floor build up over it.

2.0 Applicant and Agent

The applicant for this application is:
Pierre de Weck
15 Fitzroy Square
W1T 6EF

The client's agent for this application is:
Rundell Associates Ltd,
12 Salem Road
London W2 4DL
Project Architect: Martina Lucchese

3.0 Condition A

A study of the existing the brickwork on the rear facade of the terraced house 15 Fitzroy Square, identified a mix stock of red and yellow bricks mostly arranged in a Flemish bond.

The bricks are laid on a 10 mm bed pointed with a lime mortar that has been finished in different ways such as weather pointing and flush pointing with penny rolling.

In order to match the existing we propose a second hand stock of mixed bricks laid on a 10 mm bed of hydraulic lime mortar with a slightly recessed pointing.

A sample was sent to the Development Management office prior to this application.

Fig 1: Existing Brickwork on Rear Facade

Fig 2: Existing Brickwork on Rear Facade

4.0 Condition B

In order to minimize the impact of the rear extension's volume against the rear facade, we are proposing a glass connection made of three fixed panes with no visible frame.
Please refer to drawings P700 in scale 1:50, P701 and P702 for details in scale 1:2.

5.0 Condition C

Please refer to Appendix A for method statement of the reuse of the existing arched window prepared by 800 Group who are the main contractor overseeding the proposed works. Please refer to drawings P703 for details in scale 1:5.

6.0 Condition D

Condition D is not applicable since there is not any new timber framed window installed at the Second Floor of the rear extension.

7.0 Condition E

Following the demolition of the floor finishes within the Ground Floor Kitchen and Breakfast Room we found sufficient space above the existing joists to install the under floor heating system.
Please see Appendix B for underfloor heating specification sheet and drawings P600 for details in scale 1:5.

8.0 Condition F

On the new doors of the rear extension we proposed two architrave types to match the existing ones found on the Second and Third Floor (fig.4 and 5).
The first is a combination of an ogee and a stepped moulding.
The second is a typical torus moulding.
Please refer to drawings P901 and P902 for detailed drawings.

Fig 4: Architrave on Second Floor

Fig 5: Architrave on Third Floor

9.0 Condition G

In order to preserve and protect the existing skylights we propose to cover and seal both skylights externally and install new artificial lighting within the void formed above them.
Please refer to drawings P704 and P705 for details in scale 1:5.

10.0 Appendix A

Method Statement

Rear Extension – removal and reinstatement of existing arched timber window

15 Fitzroy Square

London

W1T 6EF

24th August 2017

As part of our contract works at the above property, we are required to carefully remove the existing arched sash window on the 2nd floor landing and reinstall it within the new rear extension wall.

In order to do this we will follow this sequence:

- remove the sash beads, taking care not to split the timber
- remove the glazed sash window panes, top and bottom
- locate the original fixings and unscrew them from the surrounding brickwork. (If the fixings cannot be unscrewed, local bricks will be removed and carefully reinstated in their original locations.)
- remove the arched frame as a whole
- protect and store flat to avoid warping and damage
- install the original frame in the new location, using existing fixing holes wherever possible
- prepare and decorate the window using a suitable exterior specification paint, to match the other external windows

Please do not hesitate to contact me should you require any further information.

Matt Elms

Operations Manager

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11.0 Appendix B

Construction ID – NEO19-10

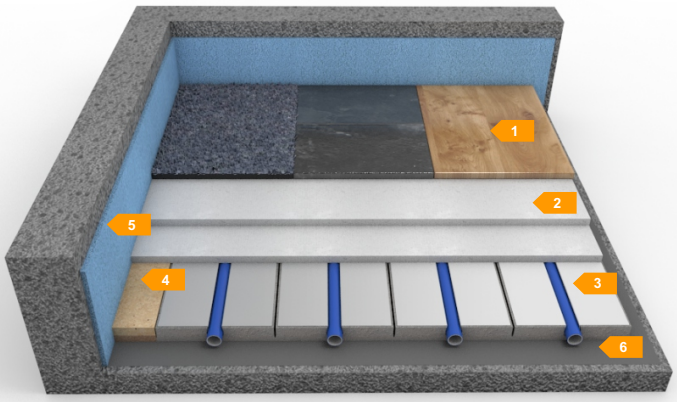
JUPITER

Carpet / Tiles / Timber / Laminates / Synthetics
Fermacell 2E11 / Gypsum fibre board
System IDEAL Neopor 240 kPa

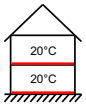
2.0 kN/m²

1 Carpet / Tiles / Timber / Laminates / Synthetics
2 Fermacell 2E11 Flooring Element 20mm
3 JUPITER IDEAL NEO 19 19mm
4 Perimeter support batten
5 Perimeter insulation
6 Moisture barrier (if required)

Construction height 39mm



Technical Data | **Construction suitable for rooms with restricted ceiling height**

Construction height	mm	39	Height without floor finish	
Weight	kg/m²	25	Weight without floor finish	
Thermal resistance R	m²K/W	0.55	Not compliant in new build environment	
Thermal conductivity λ	W/m²K	0.032		
Uniform Distributed Load (UDL)	kN/m²	2.0		
Point load (= 20cm²)	kN	=1.0		
Impact sound reduction	dB	<12		Valid on concrete floors >12cm (DIN EN 4109: m ² > 276kg/m²)
Area of application Floors with rooms with restricted ceiling height 	Construction suitable for rooms with restricted ceiling height but does not comply with the minimum insulation level required on intermediate floors. Should be used in a refurbishment situation only.			
Specific installation requirements	Substrate must be solid, level and flat. Tolerance required - Surface Regularity 1 - (3mm across 2m) Installation environment must be min. +10°C max. 40°C Fermacell format 1500mm x 500mm x 20mm Caution - restrictions apply to maximum tile & stone sizes			