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8th December 2017

Planning and Built Environment  
London Borough of Camden  
Town Hall, Judd Street  
London WC1H 9JE

**28 Tottenham Street, London, W1T 4RH**  
**2017/4693/P & 2017/5638L**

### Fireplaces : Proposed Works

Generally : All flues swept

#### 1st Floor

Front: Existing electric Fire and blanking panel removed. Subject to inspection of interior, existing cast iron fireplace cleaned and proprietary lead blacking (Zebrite or similar approved) applied and cast iron buffed to satin finish. Paintwork to existing timber surround/mantlepiece cleaned and prepared for redecoration. Make good/replace hearth stone if missing / damaged, otherwise re-point and clean only

Rear: Existing fireplace already removed. Remove loose timber battens to opening and rear shelving. Line recess and base in plywood, supply and fix panelled cupboard door and decorate including existing painted timber surround/mantlepiece

#### 2nd Floor

Front: Existing modern loose grate and masonry fill removed. Subject to inspection of interior, re-point brickwork reveals and fireback in lime mortar struck flush to face and supply and fix york stone hearth. Paintwork to existing timber surround/mantlepiece cleaned and prepared for redecoration

Rear: Existing fireplace already removed. Remove loose timber frame to opening. Line recess and base in plywood, supply and fix panelled cupboard door and decorate

#### 3rd Floor

Front: Existing cast iron fireplace cleaned and proprietary lead blacking (Zebrite or similar approved) applied and cast iron buffed to satin finish. Paintwork to existing timber surround/mantlepiece cleaned and prepared for redecoration. Make good/replace hearth stone if missing / damaged, otherwise re-point and clean only

Rear: Clean down existing grate and surround. Apply proprietary lead blacking (Zebrite or similar approved) to cast iron and buff to satin finish. Paintwork to existing timber surround/mantlepiece cleaned and prepared for redecoration.

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### **Staircase : Proposed Works**

Lift and remove all carpet and associated gripper strips etc. together with all hardboard/plywood blanking panels to ballusters. Clean down all paintwork, replace broken/missing ballusters to match existing, piece in local missing timber trims to match existing and prime and paint and bring forward flush to existing surfaces ready re-decoration throughout. Subject to inspection after removal of carpet, strip any/all paint from treads, carry out survey of treads itemising where requiring repairs to split treads and excessively worn nosings. Piece in new in redwood to match grain of existing to treads and make good nosings to treads as necessary in redwood to match grain of existing. Redecorate all painted timber on completion and apply proprietary wax based finish to treads.

### **Windows : Proposed Works**

Generally : Remove all aluminium secondary glazing. Modern front elevation windows to have all sash cords replaced, pulley wheels oiled, catches eased and re-decorate inside and out. Clean glass both sides on completion. Supply and fix painted timber secondary glazing to match sashes and glazing bars to existing windows.

Ground Floor Rear:

4 light sash: replace all cords, oil pulleys, ease catches, make good all external putties, prepare paintwork and re-decorate cut clean to glazing lines and clean all glass both sides on completion.

Half Landing:

8 light sash: replace all cords, oil pulleys, ease catches, make good all external putties, prepare paintwork and re-decorate cut clean to glazing lines and clean all glass both sides on completion.

First Floor Rear:

12 light sash: replace all cords, oil pulleys, ease catches, make good all external putties, replace centre lower top sash glass where fitted with ventilator prepare paintwork and re-decorate cut clean to glazing lines and clean all glass both sides on completion.

Half Landing:

12 light sash: replace all cords, oil pulleys, ease catches, make good all external putties, prepare paintwork and re-decorate cut clean to glazing lines and clean all glass both sides on completion.

Second Floor Rear

12 light sash: Remove existing damaged and distorted sashes and re-construct as required to achieve true fit to existing sashbox, replace all cords, oil pulleys, ease catches, replace centre top sash glass where fitted with ventilator make good all external putties, prepare paintwork and re-decorate cut clean to glazing lines and clean all glass both sides on completion.

Third Floor Rear

6 light sash and 2 light stair sash: Reconstruct top sash where presently cut away for mechanical ventilator and make good bottom rail of lower sash, replace all cords, oil pulleys, ease catches, make good all external putties, prepare paintwork and re-decorate cut clean to glazing lines and clean all glass both sides on completion.

### **Doors : Proposed Works**

Generally : Refit all missing cupboard doors either side of front fireplaces to pattern to match room door type to each floor. Ease doors to close, remove extraneous modern hooks and door pulls, retain and refurbish existing original ironmongery. Prepare existing painted surfaces for re-decoration.