



**1-1A MS Listed Building Consent - 2017/4724/L
Information to discharge condition No. 5a, b, & c**

The British Museum
1-1A Montague Street

June 2018

BDP.

Condition No. 5

Notwithstanding the details of the locations of the radiators shown on the approved ground and first floor plans, detailed drawings in respect of the following shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

(a) 1:50 scale layout floor plans of radiators and associated pipework routes;

(b) elevations showing radiators at 1:10/ 1:20 on internal elevations;

(c) sections showing notching at minimum scale 1:5 (all fully annotated).

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Executive summary

This report provides details of the location of the radiators in the ground and first floor of 1 and 1A Montague Street. The proposed locations of new radiators have been revised in line with informative 3 of the listed building consent decision notice. These are to be situated away from the niches either side of the fires places. In general radiators have been located in the same place as the previous radiators, leading to the re-use of the existing pipe routes and minimising the damage to the historic fabric through the need to make new penetrations.

On site investigations have revealed that, in general there is very little need for new notching to the existing floor joists. In the ground floor we have been able to locate the radiators in their original positions, and other than some localised notching to a few joists directly in front of the mechanical riser we are able to reuse the existing routes, either running between joists or where there is existing notching. In the first floor the floor build up allows for pipes to be run between the two sets of joists, and no new notching is required.

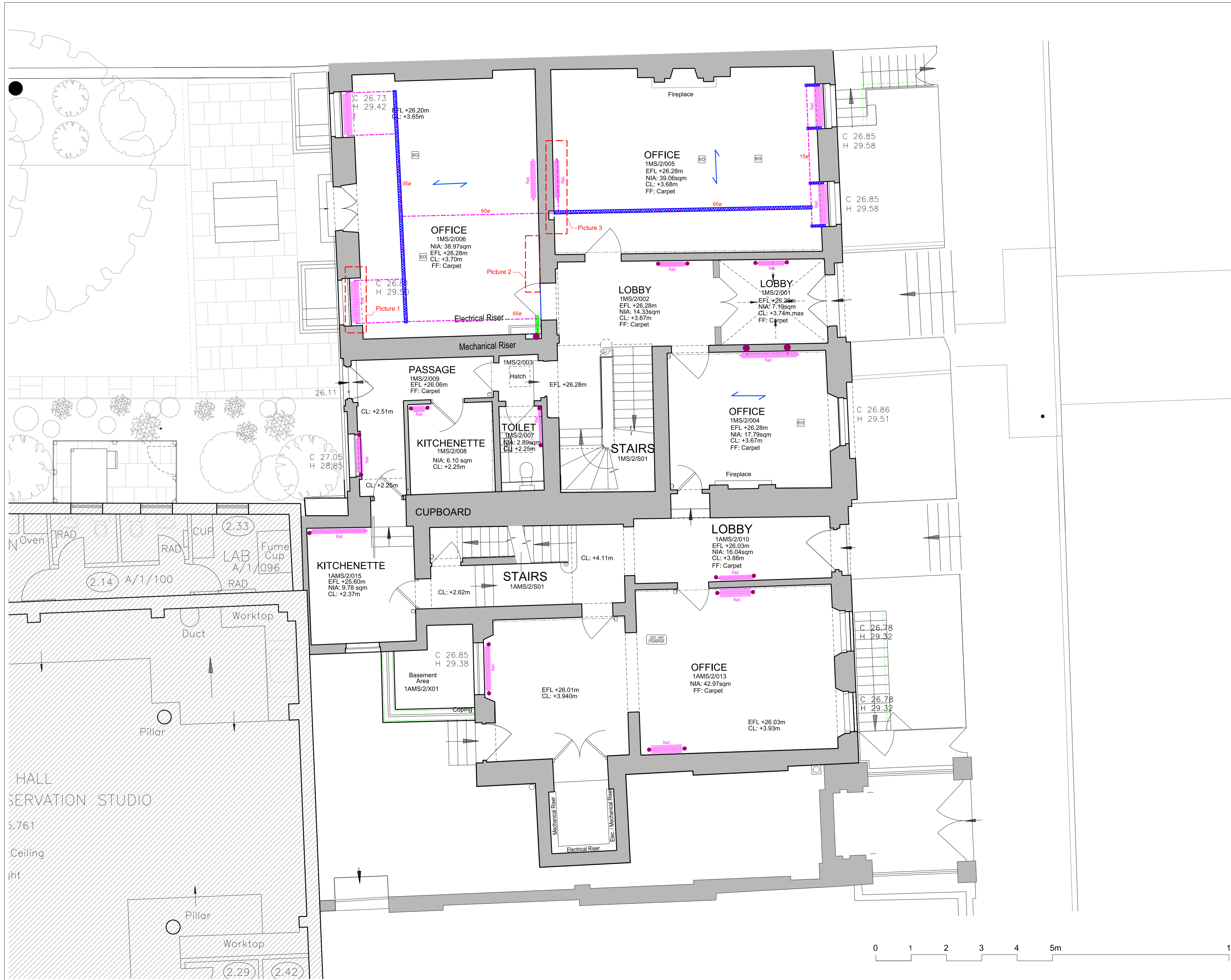
The following internal elevations show the size, scale and location of the radiators in each room on ground and first floor, the following plans demonstrate the minimal requirement for new notching.

Contents

- a** Radiator routes - Plans
- b** Internal elevations
- c** Radiator routes - Sections
- d** Pictures of existing routes

a Radiator routes - Plans





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NOTES

- EXISTING NOTCHES FOR PIPE RUNS TO BE RE-USED
- PIPEWORK TO HAVE INSULATION LOCALLY REMOVED IF NECESSARY TO MINIMISE SIZE OF NOTCHES
- SERVICE ROUTES SHOWN ON THE DRAWINGS HAVE BEEN DEVELOPED WITH SUBCONTRACTORS AND APPROVED BY ARCHITECTS. THESE MAY BE SUBJECT TO CHANGE AFTER OPENING UP WORKS ARE COMPLETE, AND SUBSEQUENT APPROVAL WILL BE SOUGHT FROM THE PLANNING AUTHORITY
- SPAN OF TIMBER JOISTS
- RADIATOR ROUTES THROUGH EXISTING NOTCHING
- NEW NOTCHING REQUIRED
- RADIATOR PIPEWORK ROUTE RUN BETWEEN JOISTS
- OPENING THROUGH CONCRETE SCREED REQUIRED AT FLOOR LEVEL
- RADIATOR PIPE DIAMETER INCLUDING INSULATION

REVISION DESCRIPTION	DRAWN	CHECKED	DATE

FIRST ISSUE	MF AC	08/06/18
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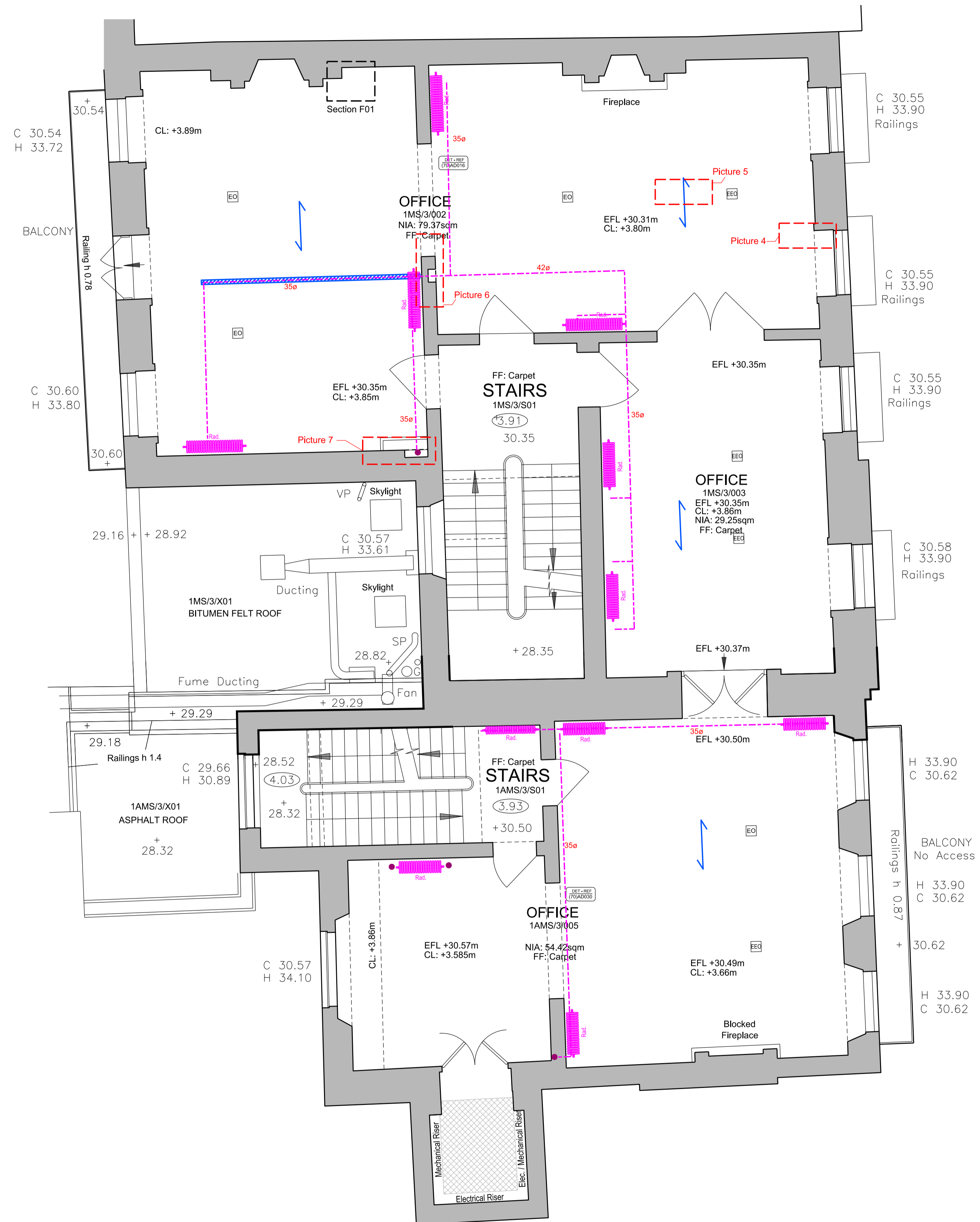
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British Museum Perimeter Properties Refurbishment	
P2007246	
DRAWING TITLE 1-1A Montague Street Ground Floor Plan	SCALE 1:50@A1
PROPOSED radiator routes	DATE May '18
REVISION (50)AP012	REVISION -





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REVISION DESCRIPTION	DRAWN	CHECKED	DATE

FIRST ISSUE - Info to discharge condition 5 MF AC 08/06/18



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British Museum
 Perimeter Properties Refurbishment

P2007246

1-1A Montague Street
 First Floor Plan

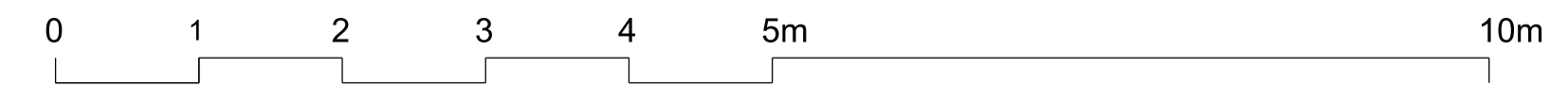
Proposed radiator routes

(50)AP013

SCALE
 1:50@A1

DATE
 May '18

REVISION
 -







b Internal elevations



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NOTES

-  EXISTING STRUCTURE
-  NEW CONSTRUCTION
-  EXTENT OF REPAIR WORK
-  REVISION CLOUD REFERS TO RADIATOR OR SOCKET RELOCATED

METHOD STATEMENT
 SEE SPECIFIC NOTES FOR EACH WALL

INTERNAL WALLS

All metal elements associated with previous museum shelving to be carefully removed.
 Carefully remove all modern plasterboard and plaster finishes from areas identified in the drawings.
 Ensure existing laths are trimmed and fixed to end on a timber stud.

Fix new timber replacement laths spaced approximately 6-8mm apart to allow enough space for the haired plaster to be pushed up between them, and to form good nibs or keys. Laths to be fixed parallel to one another by nailing them to every stud that they cross. Replacement laths to be trimmed to length so that they end on a stud. A gap of 3mm to be allowed between butt ends of laths. Joints in laths to be staggered every 12th lath. Where laths pass over joists, beams, posts or studs wider than 75mm, counter lathing should be used to form a space behind the laths to accommodate plaster nibs. All new metal fixings to be non-ferrous or stainless steel.

A new 3 coat non-hydraulic lime plaster finish to be applied consisting of:
 1) Pricking up coat- 1 part mature lime putty, 2.5 parts well-graded sand, 5kg hair per m3 of coarse stuff
 2) Floating coat- 1 part mature lime putty, 2.5 parts well-graded sand, 3-5kg hair per m3 of coarse stuff
 3) Setting coat plaster- 1 part mature lime putty, 1 part fine sand

New lime plaster finish to finish flush with existing adjacent plasterwork.

New matt emulsion paint decoration- Allow for 2no. coats based on colour selection to be agreed with architect and British Museum. Farrow and Ball colours to be matched with Dulux trade paint.

Repair all intrusive investigations in walls with lime plaster as above.

CEILINGS

New matt emulsion paint decoration. Colour to be agreed with architect and British Museum. Refer to (45) series reflected ceiling plans for additional information.

WINDOWS

Overhaul of existing sash windows to ensure full operation. To be fully redecorated. Refer to Window schedule for specific information.

DOORS

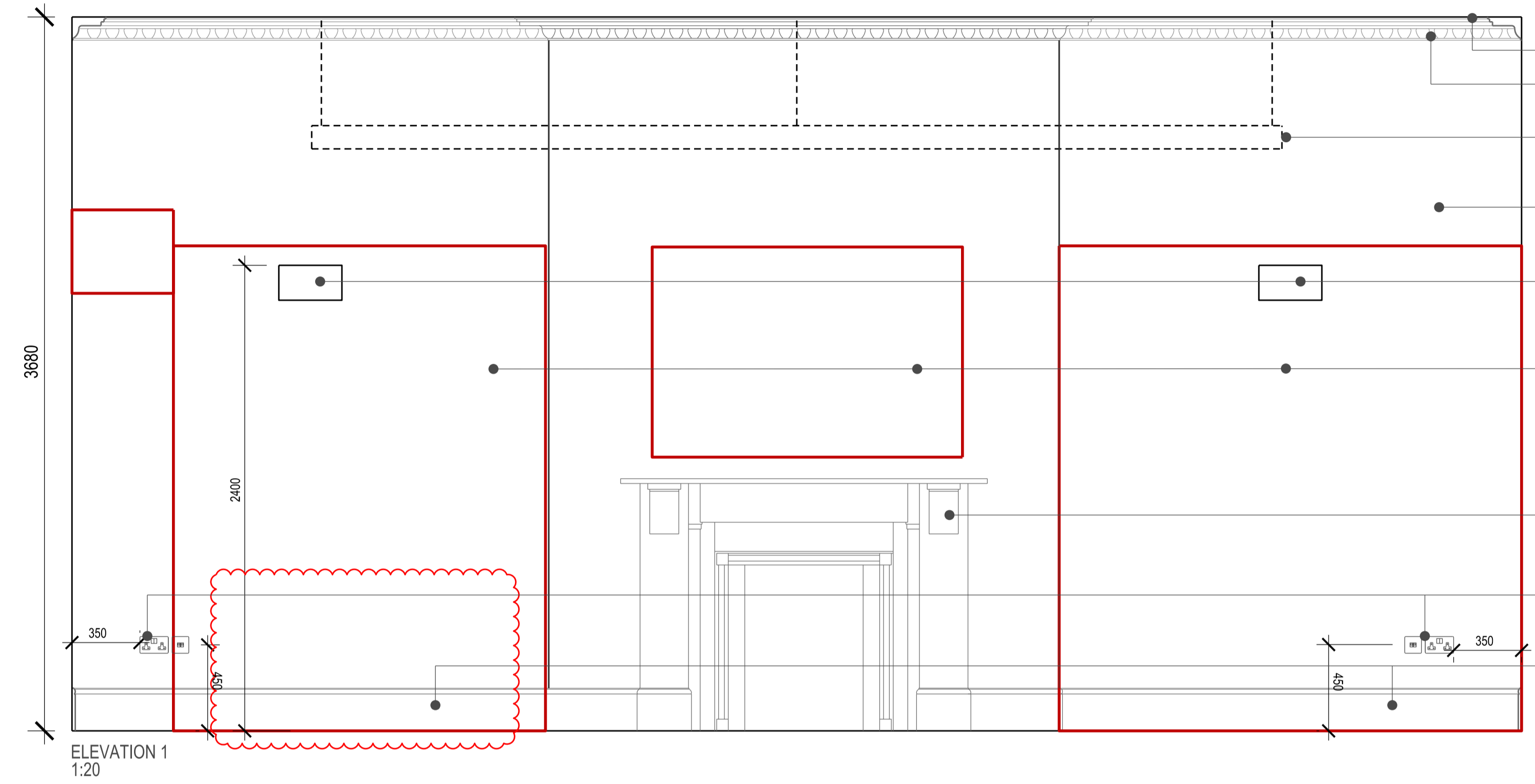
Doors to be redecorated in eggshell paint finish to match joinery. Refer to Door schedule for further information. Requirement for fire upgrade tbd.

JOINERY

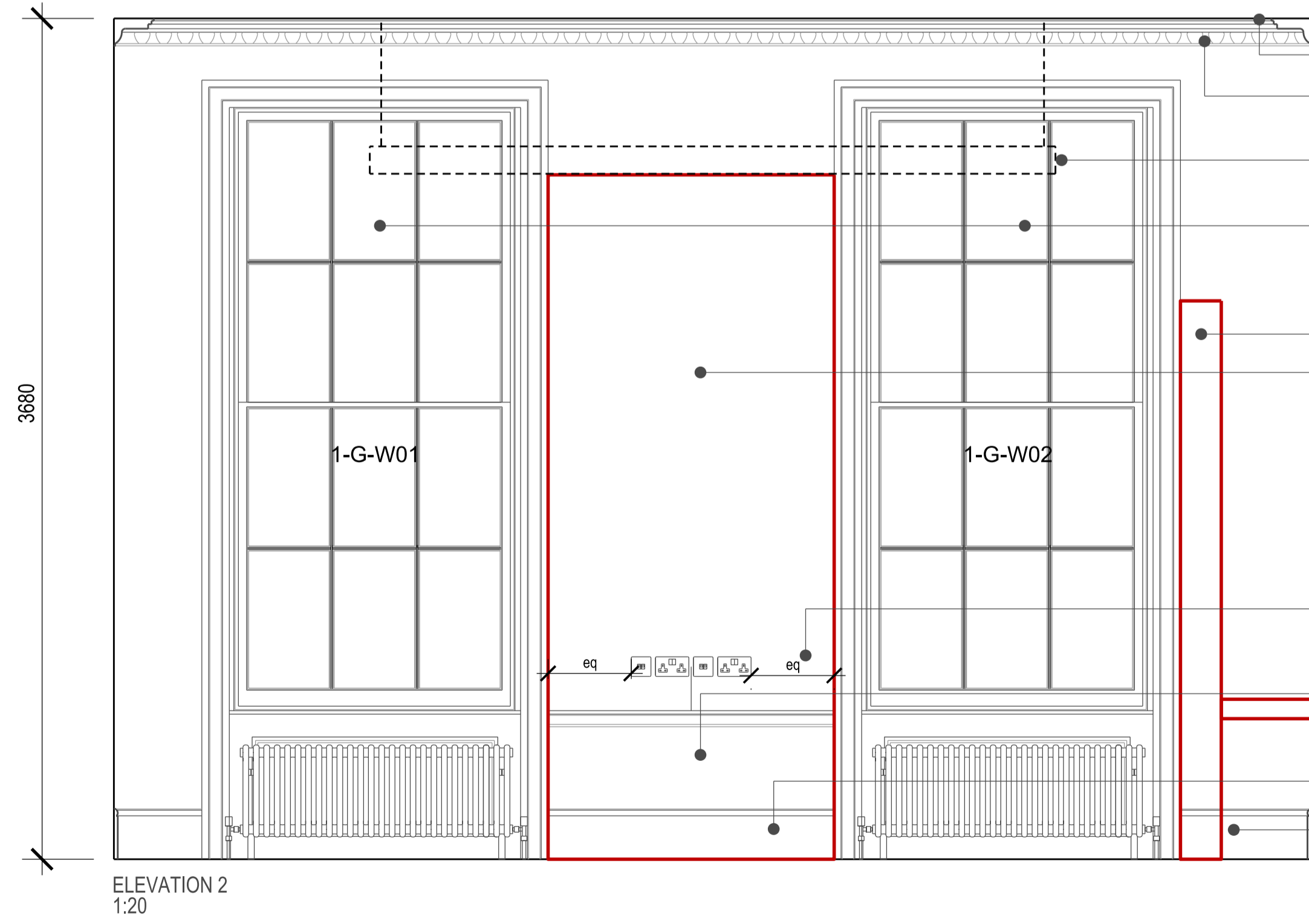
Areas of missing skirting to be replaced with new hardwood boards to match the existing profile. Extent illustrated within red lines of drawing. Eggshell paint decoration in colour to be agreed.

DECORATIVE PLASTERWORK

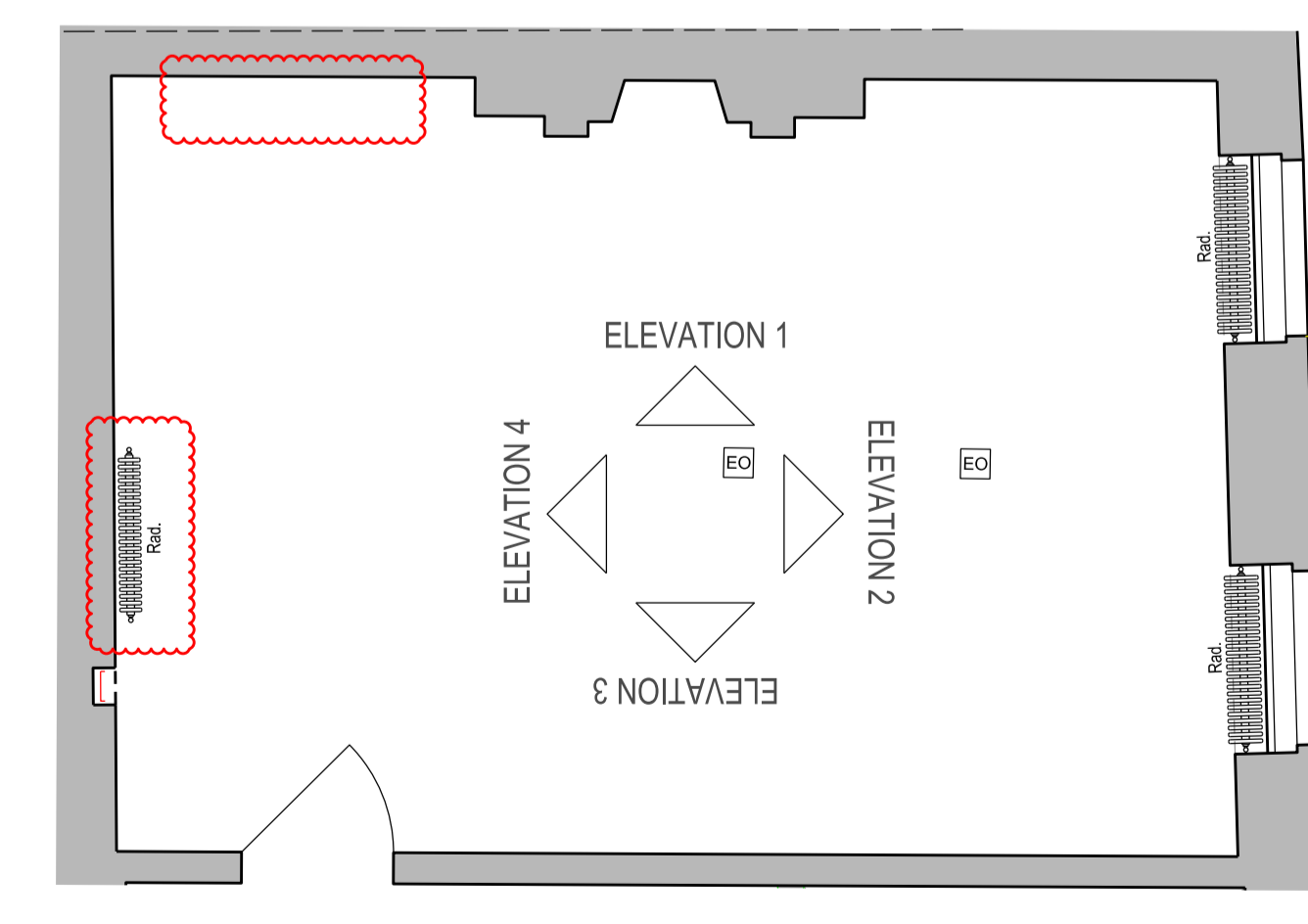
Surfaces to be dusted down and any loose debris removed. New thin paint coating to be applied using water soluble soft distemper or water thinned alkyd resin paints to ensure decorative detail is not lost. Water thinned contract grade emulsion may be acceptable. Suggested trial area for inspection. Applies to full extent of cornices in principal spaces at ground and first floor levels.



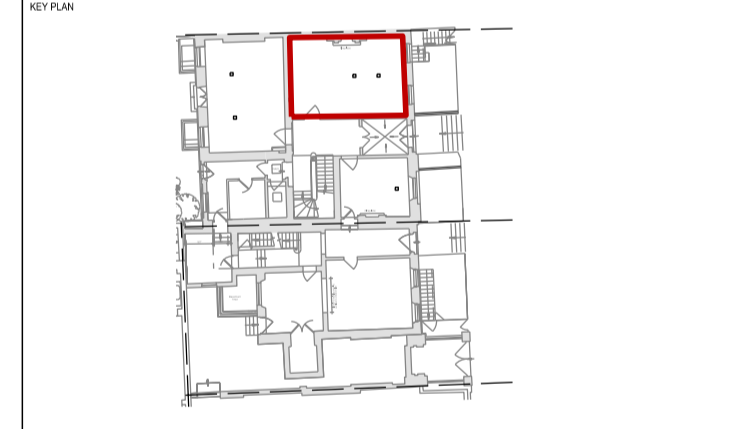
- Ceilings to be repaired where required and redecorated. Refer to drawing (35)AP002
- Existing decorative plaster cornice to be redecorated
- Indicative layout for suspended lighting. Refer to reflected ceiling plans (35 series drawings) for further details. Lighting specification TBD
- All walls to be redecorated with matt emulsion paint. Colour to be agreed.
- New wall lighting: Astro Rio 325 7172
- Metalwork and damaged modern plaster finishes to be carefully removed. New lath and plaster finish to match existing adjacent. Allow for new timber studwork to support lath and plaster if absent once modern finish is removed.
- Fireplace to be cleaned. Protection required throughout construction phase
- New recessed electrical socket outlets. Allow for routing cabling within lath and plaster finishes. Any resultant repair works to be carried out using lime plaster as specified.
- New hardwood skirting to match profile of existing. New eggshell paint finish to match adjacent joinery.



- Ceilings to be repaired where required and redecorated. Refer to drawing (35)AP002
- Existing decorative plaster cornice to be redecorated
- Indicative layout for suspended lighting. Refer to reflected ceiling plans (35 series drawings) for further details. Lighting specification TBD
- Windows, architrave and associated panelling and shutters to be redecorated. (Refer to window schedule for further detail)
- Localised lime plaster repair
- Metalwork and damaged modern plaster finishes to be carefully removed. New lath and plaster finish to match existing adjacent. Allow for new timber studwork to support lath and plaster if absent.
- New recessed electrical socket outlets. Allow for routing cabling within lath and plaster finishes. Any resultant repair works to be carried out using lime plaster as specified.
- Existing timber panelling to be repaired and redecorated in eggshell paint finish to match adjacent joinery. Existing paint finish to be stripped and damaged areas sanded down prior to redecoration.
- New hardwood skirting to match profile of existing
- Existing skirting in good condition to be retained and redecorated in eggshell paint finish



REVISION DESCRIPTION	DRAWN	CHECKED	DATE
D - Information to discharge condition 5	MF	AC	20/06/18
C - For Planning and Listed Building Consent Application	NA	AC	24/04/18
B - For Planning and Listed Building Consent Application	LBE	MB	23/06/17
A - For Planning and Listed Building Consent Application	RC	MB	01/06/17
FIRST ISSUE	RC	MB	12/05/17



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British Museum
 Perimeter Properties Refurbishment

P2007246

PROJECT TITLE	SCALE
1 Montague Street Ground Floor Level 1MS/2/005 Internal Elevation 1 - 2 Planning and LBC Application	1:20@A1
DRAWING NO.	DATE
(70)AD013	May '17
REVISION	
D	

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NOTES

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-  NEW CONSTRUCTION
-  EXTENT OF REPAIR WORK
-  REVISION CLOUD REFERS TO RADIATOR RELOCATED

METHOD STATEMENT
 SEE SPECIFIC NOTES FOR EACH WALL

INTERNAL WALLS

All metal elements associated with previous museum shelving to be carefully removed.

Carefully remove all modern plasterboard and plaster finishes from areas identified in the drawings.

Ensure existing laths are trimmed and fixed to end on a timber stud.

Fix new timber replacement laths spaced approximately 6-8mm apart to allow enough space for the haired plaster to be pushed up between them, and to form good nibs or keys. Laths to be fixed parallel to one another by nailing them to every stud that they cross. Replacement laths to be trimmed to length so that they end on a stud. A gap of 3mm to be allowed between butt ends of laths. Joints in laths to be staggered every 12th lath. Where laths pass over joists, beams, posts or studs wider than 75mm, counter lathing should be used to form a space behind the laths to accommodate plaster nibs. All new metal fixings to be non-ferrous or stainless steel.

A new 3 coat non-hydraulic lime plaster finish to be applied consisting of:
 1) Pricking up coat- 1 part mature lime putty, 2.5 parts well-graded sand, 5kg hair per m3 of coarse stuff
 2) Floating coat- 1 part mature lime putty, 2.5 parts well-graded sand, 3-5kg hair per m3 of coarse stuff
 3) Setting coat plaster- 1 part mature lime putty, 1 part fine sand

New lime plaster finish to finish flush with existing adjacent plasterwork.

New matt emulsion paint decoration- Allow for 2no. coats based on colour selection to be agreed with architect and British Museum. Farrow and Ball colours to be matched with Dulux trade paint.

Repair all intrusive investigations in walls with lime plaster as above.

CEILINGS

New matt emulsion paint decoration. Colour to be agreed with architect and British Museum. Refer to (45) series reflected ceiling plans for additional information.

WINDOWS

Overhaul of existing sash windows to ensure full operation. To be fully redecorated. Refer to Window schedule for specific information.

DOORS

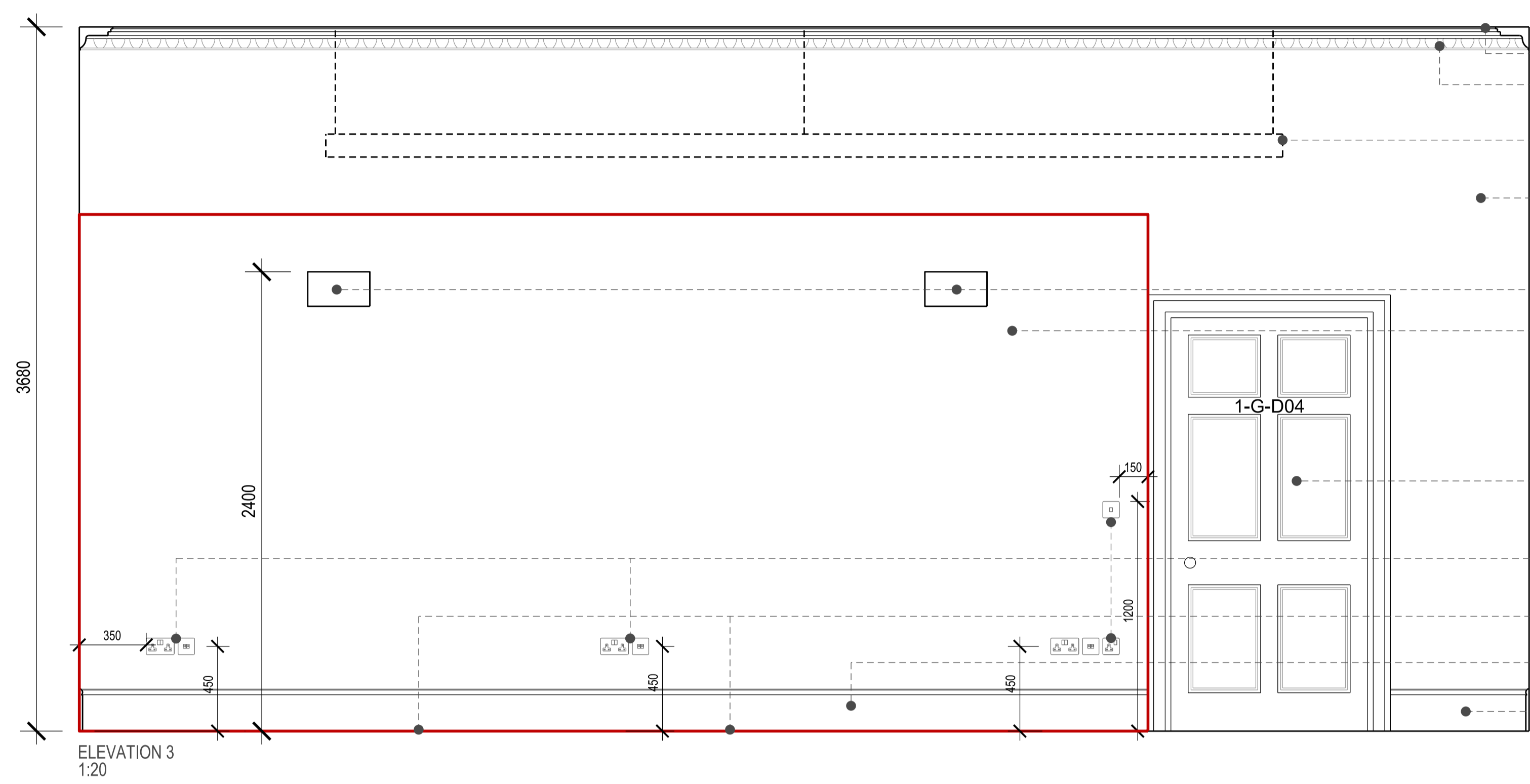
Doors to be redecorated in eggshell paint finish to match joinery. Refer to Door schedule for further information. Requirement for fire upgrade tbd.

JOINERY

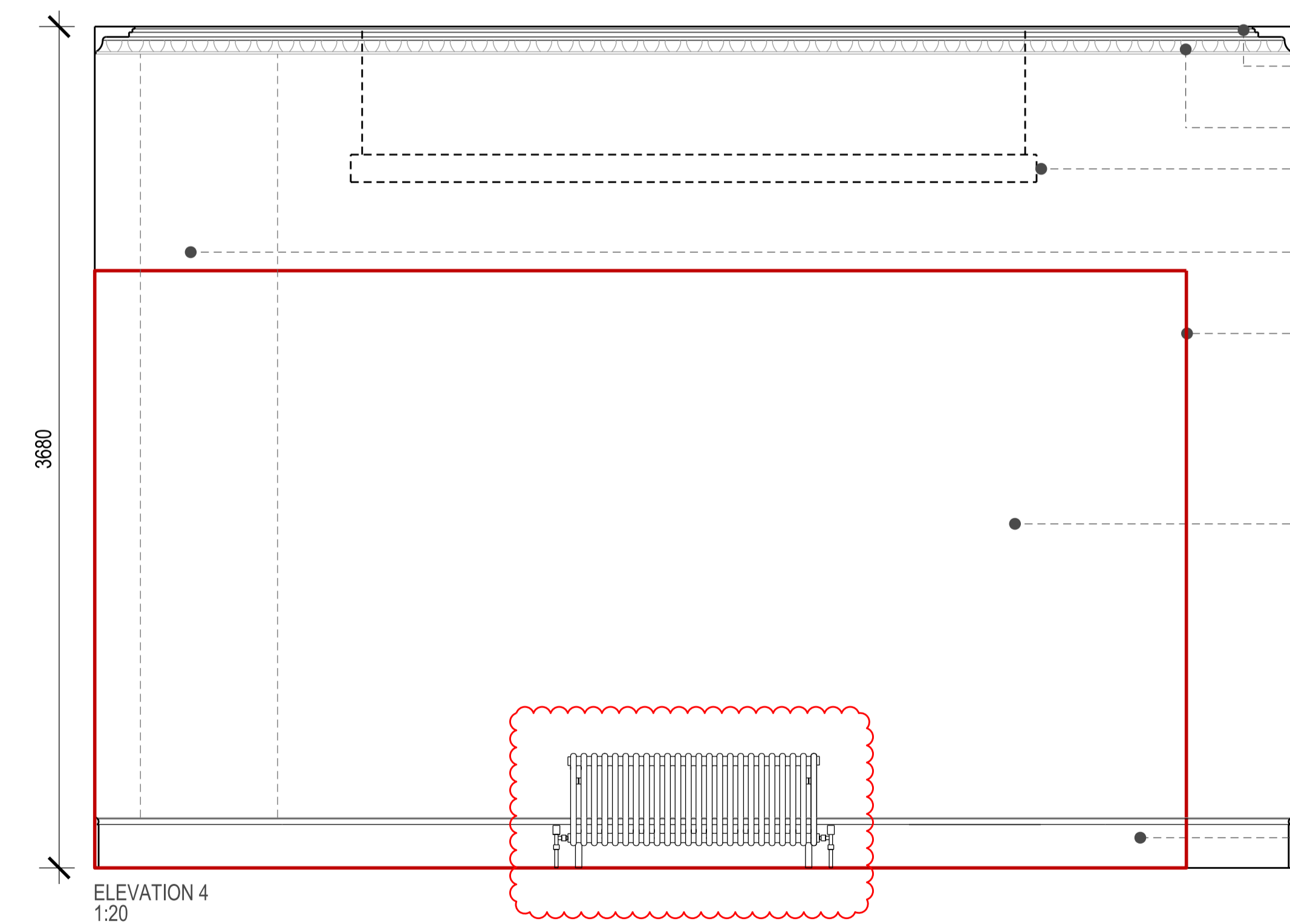
Areas of missing skirting to be replaced with new hardwood boards to match the existing profile. Extent illustrated within red lines of drawing. Eggshell paint decoration in colour to be agreed.

DECORATIVE PLASTERWORK

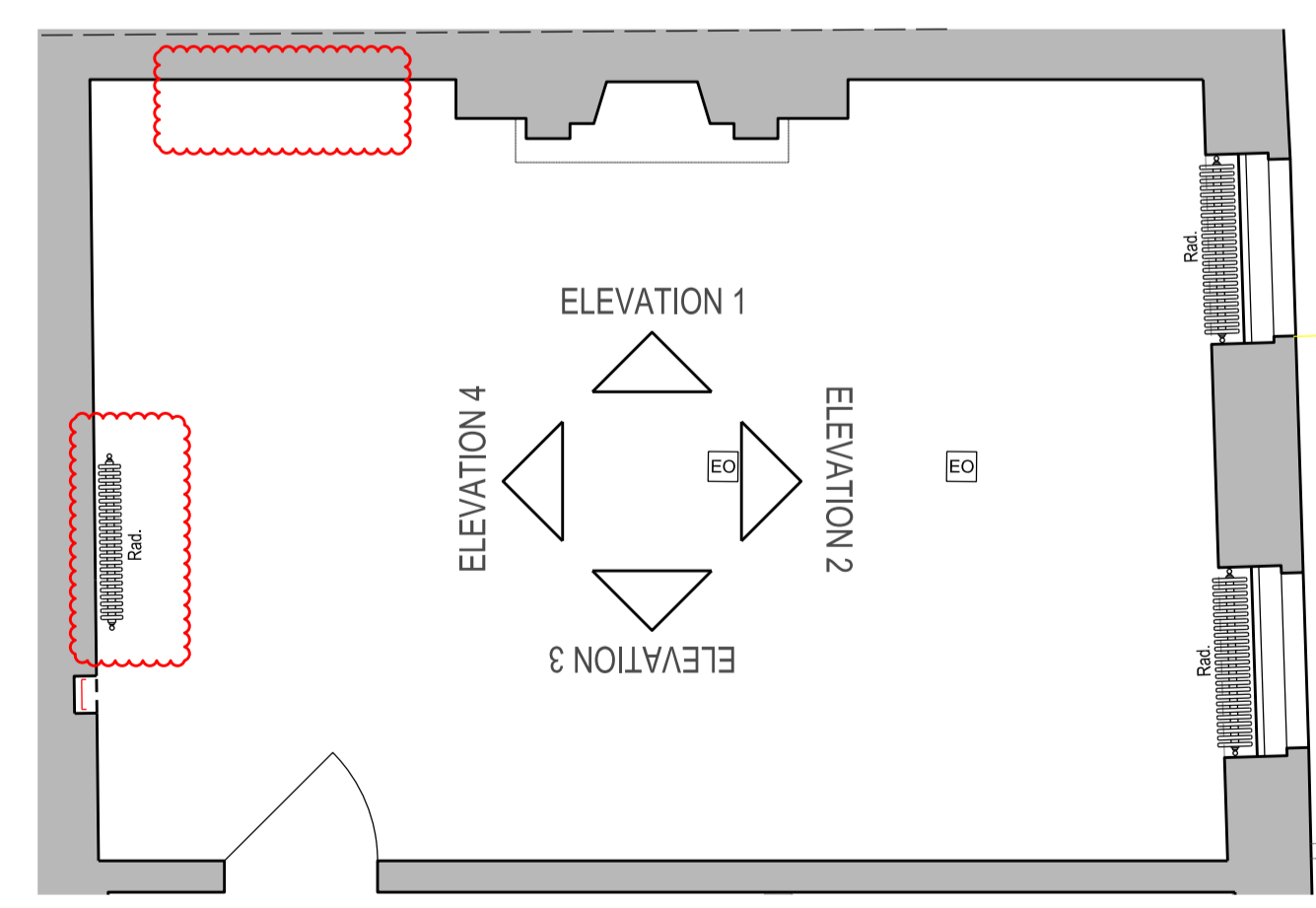
Surfaces to be dusted down and any loose debris removed. New thin paint coating to be applied using water soluble soft distemper or water thinned alkyd resin paints to ensure decorative detail is not lost. Water thinned contract grade emulsion may be acceptable. Suggested trial area for inspection. Applies to full extent of cornices in principal spaces at ground and first floor levels.



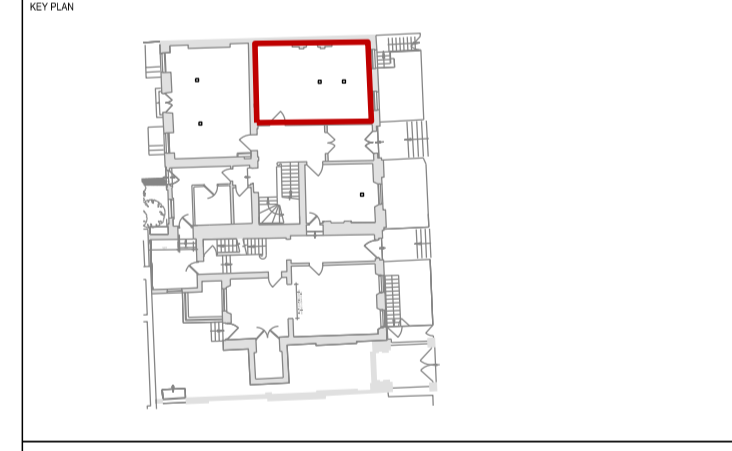
- Ceilings to be repaired where required and redecorated. Refer to drawing (35)AP002
- Existing cornice carefully removed and set aside with care. Reinstated and redecorated when the overboarding of the wall is completed.
- Indicative layout for suspended lighting. Refer to reflected ceiling plans (35 series drawings) for further details. Lighting specification TBD
- Lath and plaster wall to be overboarded with new plasterboard to provide the required 30 minute fire protection. New skim coat and decoration with matt emulsion paint finish. Colour to be agreed.
- New wall lighting: Astro Rio 325 7172
- Metalwork to be carefully removed. Damaged modern plaster finishes made good to provide suitable surface for new plasterboard.
- Existing door and architrave to be redecorated with eggshell paint finish. Colour to be agreed. Existing ironmongery to be refurbished. Refer to door & ironmongery schedule for more details. (Fire upgrade requirements tbd)
- New recessed electrical socket outlets. Allow for routing cabling within lath and plaster finishes. Any resultant repair works to be carried out using lime plaster as specified.
- New electrical outlets to be positioned within fire box.
- New hardwood skirting to match profile of existing. New eggshell paint finish to match adjacent joinery.
- Existing skirting in good condition to be carefully removed, set aside with care and reinstated and redecorated in eggshell paint finish to match adjacent joinery when the overboarding is completed.



- Ceilings to be repaired where required and redecorated. Refer to drawing (35)AP002
- Existing decorative plaster cornice to be redecorated
- Indicative layout for suspended lighting. Refer to reflected ceiling plans (35 series drawings) for further details. Lighting specification TBD
- New accessible panel design for re-used existing service riser. Finish to align with adjacent plaster finishes. (design and dimensions TBC)
- All walls to be redecorated with matt emulsion paint. Colour to be agreed.
- Metalwork and damaged modern plaster finishes to be carefully removed. New lath and plaster finish to match existing adjacent. Allow for new timber studwork to support lath and plaster if absent once modern finish is removed.
- New hardwood skirting to match profile of existing. New eggshell paint finish to match adjacent joinery.



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D-	Information to discharge condition 5	MF	AC	20/06/18
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British Museum Perimeter Properties Refurbishment	
P2007246	
DRAWING TITLE 1 Montague Street Ground Floor Level 1MS/2/005 Internal Elevation 3 - 4 Planning and LBC Application	SCALE 1:20@A1 DATE May '17 REVISION D
DRAWING NO. (70)AD014	