

1 Chamberlain Street

**Statement Related to Approval of Conditions Associated with Application-
2017/4723/L**

Revision 1

Condition 4

Condition 5

Condition 4 Associated with Application- 2017/4723/L -

“Prior to the commencement of works, the stairs shall be uncovered and fully investigated, and a method statement detailing the repairs shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved”.

Condition 5 Associated with Application- 2017/4723/L -

“Notwithstanding the details shown on the approved drawings, no sub-floor or ceiling shall be removed until details of all existing floor and ceiling materials (including photos demonstrating the materials of the existing ceiling and floor) have been submitted to and approved in writing by the local planning authority. The relevant part of the works shall not be carried out otherwise than in accordance with details thus approved”.

Photographs of the Existing in Relation to Condition 4 -

Also refer to Structural Engineer's Report for further photographs



Stairs First floor to Second floor

Photographs of the Existing in Relation to Condition 5-



Ground Floor- Existing Floor Materials-
18mm non-original floorboards, 12mm plywood, older floorboards



First Floor- Existing Floor Materials-
18mm non-original floorboards, 18mm chipboard



Second Floor- Existing Floor Materials-
carpet / 18mm chipboard



Third Floor- Existing Floor Materials-
18mm non-original floorboards / 18mm plywood

Proposals in Relation to Condition 4-

First floor to second floor stair flight-

It is proposed that the leaning stair flight from first to second floor is replaced due to the structural instability.

The new stair will match the existing with softwood timber stringers, treads and risers, square section spindles, painted. Timber handrail reused if possible and repolished as existing, newel posts reused if possible or to match existing. Detailing will be as existing.

This statement is accompanied with a report from structural engineer's Michael Chester and Partners who have assessed the stair and summarise that a new stair is the only feasible option.

Proposals in Relation to Condition 5-

Floors-

It is proposed that the following work is undertaken to the floors:

Ground Floor- the existing non-original boards and 12mm plywood are taken up to expose the existing floorboards. The existing floorboards will be left insitu and new floorboards laid onto the existing boards.

First Floor- the 18mm non-original floorboards and 18mm chipboard are removed and new floorboards laid onto the existing joists. Underfloor heating between joists.

Second Floor- the carpet and 18mm chipboard are removed and new floorboards laid onto the existing joists. Underfloor heating between joists.

Third Floor- the 18mm non-original floorboards and 18mm plywood are removed and new floorboards laid onto the existing joists. Underfloor heating between joists.

Ceilings-

The existing ceilings were investigated from above through the holes in the floor created to assess the existing sub floor in order to minimize impact on the existing materials.

The existing ceiling material was noted as follows:

Lower Ground Floor Ceiling- plasterboard

Ground Floor Ceiling- lath and plaster

First Floor Ceiling- lath and plaster

Second Floor Ceiling- plasterboard

Third Floor Ceiling- plasterboard

It is proposed that where ceilings are opened up materials will be replaced as existing. The existing lath and plaster ceilings at ground and first floor will remain as existing.