

1-1A Montague Street

30/10/2018 First Issue
 16/11/2018 Rev A
 10/12/2018 Rev B
 13/12/2018 Rev C
 17/12/2018 Rev D

Schedule of Non- Material Changes Post Consent

The drawings are clouded in red to show the changes from the consent drawings. They are also numbered in line with the reference number below for clarity.

Ref. No.	Change	Drawing Reference	Location/Room No.	Description	Heritage Impact
1	Fire curtain to be added above door	(15)AP001 rev G	1AMS/1/001	New fire curtain required due to amended Fire Strategy - which simplifies the proposals and removes the need for over-boarding	Located in the Lower Ground Floor which has a lesser historic significant and therefore will not have an impact on the special interest of the buildings.
2	Additional access panel added to corner riser in both Ground and First floors of 1 Montague Street	(70)AD020 rev F, (70)AD018 rev F & (50)AD008 rev D	1MS/2/006 & 1MS/3/002	Additional access panel required in the riser at high level to allow access to the valves for the radiator pipes to allow for maintenance and emergency isolation at each floor level	A minor change which will have no further impact on the special interest of the buildings.
3	New cast iron vent to underside of external stairs	(15)AP002 rev G & (15)AE001 rev F	Light well to south of 1MS	New vent required to Shower and WC to be finished with a cast iron grille and installed in an inconspicuous location in the light well below the entrance stairs to 1 Montague Street.	A minor change which will have no further impact on the special interest of the building. The detailing of the cast iron vent will remain in keeping with the buildings' appearance.
4	4 new penetrations through the roof in the single story extensions to the rear of 1 MS and 1AMS	(15)AE002 rev F, (50)AP003 rev C & (50)AP013 rev B	Roofs above both single storey extensions	In order to mitigate the need for bulkheads, and fire dampers, more direct routes have been found through the building for the ventilation ducting, this allows the penetrations to the exterior to be located in inconspicuous locations through the flat roof of the non-original single storey extension to the rear of the building preserving the appearance of the historic building.	The penetrations are through flat, felt roofs in the later single storey extensions to the buildings, this change will have no impact of the special interest of the building.
5	Openings between rooms reduced in width to preserve structural integrity of timber stud truss walls	(15)AP004 rev F, (15)AP005 rev F, (18)AP005 rev E, (18)AP004 rev E, (18)AS002 rev C & (18)AS003 rev C,	1AMS/4/011, 1MS/4/005, 1MS/5/010, 1AMS/5/001 & 1MS/5/013	During further survey works the internal timber stud walls were found to be a timber truss arrangement with some refined original, Georgian carpentry. In order to retain structural integrity of the timber truss wall and preventing extensive structural interventions beyond the consented works the openings between rooms have been reduced as much as is practicable and the historic fabric preserved.	Occurring on the second and third floors of the building which are of less heritage significance these changes preserve more of the historic fabric and cellular planform of the building, as such this change will have no impact on the special interest of the buildings.
6	New door in existing frame to under stair cupboard	(15)AP004 rev F & (70)AD011 rev E	1MS/4/008	Existing door frame found blocked in to under stair cupboard, door frame exposed and new door proposed to match similar doors on the second floor.	A minor change which will have no further impact on the special interest of the buildings.
7	Roof gutter augmentation works, relocation and replacement of the dormer window have been omitted and replaced with a new rainwater pipe at highlevel in the third floor of 1AMS	(27)AD001 rev B (27)AP001 rev B (35)AP005 rev D, (27)AD0001 rev B &(27)AP0001 rev B	1AMS/5/001 & 1AMS/6/X01	London Facilities Management re-surveyed the roof and discovered the flooding problem on the central valley to the butterfly roof of 1AMS was due to the tight bends and the narrow diameter of the rainwater pipe running to the rear of the property. They recommended a significantly less intrusive solution than the consented solution to the issues of water penetration if the rainwater pipe is replaced with a slower bend and a rainwater pipe with a greater diameter. These reduced works prevent intrusive structural damage to the roof, whilst providing the upgrade to the rainwater good necessary to prevent future water ingress into the third floor.	This change improves the condition of the roof and allows the water to drain effectively adamage caused by water ingress will be prevented in the future, while necessitating far less intrusive works to the historic fabric. The change preserves the special interest of the buildings.

Schedule of Minor Changes Post Consent

The drawings are clouded in green to show these changes from the consented drawings

8	Removal of the requirement for the proposed 'over-boarding' within the historically sensitive rooms in order to provide a 30 minute fire rated protected staircase	(15) Series GA plans (70)AD011, 014, 016, 017, 020, 021, 023, 028	Throughout the building - however largely focus on the historically significant locations	The consented drawings contained proposals to carefully remove cornicing and skirtings, and apply a 15mm plasterboard across the entire face of the wall. Due to the likely destructive nature and the potential loss of historic cornicing and skirtings this has been omitted from the proposals through a re-assessment of the fire strategy. Limited over-boarding in under stairs cupboards has been retained where appropriate.	A minor change which assists to preserve the special interest of the buildings.
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9	<i>Some radiator locations amended</i>	(15)AP001 rev G	1AMS/1/001&002 & 1MS/1/012	Radiator locations amended due to the damp-proofing requirements & minimise damage to historic fabric, the five new radiator locations are shown on the plans, two radiators in room 1AMS/1/002, one radiator in room 1AMS/1/001, one radiator in stair to 1AMS and one radiator in 1MS/1/012.	A minor change which has no impact on the special interest of the buildings.
10	New wall linings	(15)AP001 rev G	1AMS/1/002,003 & 004 & 1MS/1/014&015	Added to disguise services which cannot be chased into walls due to damp proofing both new and existing.	A minor change which has no impact on the special interest of the buildings.
11	Door way blocked up, where previously open	(15)AP001 rev G	1AMS/1/002	Doorway blocked up to avoid need for additional fire curtain in line with the new fire strategy.	A minor change which has no impact on the special interest of the buildings.
12	Toilet and shower layouts amended slightly	(35)AP001 rev D & (15)AP004 rev F	1AMS/1/004, 1MS/1/018 & 1MS/4/007	In 1AMS the WC layout amended to accommodate loose waste bins, wall have moved approximately 100mm south, and in 1MS/1/018 the existing walls have been retained as the riser to the west is no longer required due to the removal of the VRF system from the project. Existing plasterboard ceiling removed and replaced due to damage by damp. In the second floor sink moved to opposite wall to avoid clashes between waste pipe and radiator beneath window.	A minor change which has no impact on the special interest of the buildings.
13	Damp proofing in lobbies removed	(29)AP001 rev C	1MS/1/011, 1AMS/1/007&008	Existing cementitious damp proofing render to be repaired rather than a cavity drain system installed in order to safe-guard the existing features, such existing historic internal doors, architraves and skirtings.	A minor change which assists to preserve the special interest of the buildings, by preserving historic features
14	Vaults added & cycle storage moved	(15)AP001 rev G	Vaults	Following further survey information the existing vaults have been added to the drawings and assessing the ease of access to each vault the cycle store was moved from vault 4 to vault 1 to allow the safest access to users.	Adding the vaults to the drawings was simply regularising the application, the move of the cycle storage has no impact on the special interest of the buildings.
15	<i>Replacement of broken glazing to french windows and 1 window to be replaced with cylinder glass to match existing</i>	Window Schedule & (70)AD020 rev F, (70)AD028 rev F	1-G-D06 in room 1MS/2/006, 1A-1-W02 in room 1AMS/3/005	Broken pane during squatter occupation to the french windows to be replaced with cylinder glass to match the surrounding glazing. This was boarded up and not visible prior to the works on site.	A minor change which has no impact on the special interest of the buildings. This is a repair made in materials to match the existing.
16	<i>Kitchenette to be installed</i>	(15)AP002 rev G	1MS/2/008 & 1AMS/2/2015	Kitchenettes are now being installed under the contract instead of by the tenant	The kitchenettes are both in the later, single storey extensions to the rear of the building and installing the kitchenettes at this stage has no impact on the special interest of the buildings.
17	<i>Door & steps moved to kitchenette</i>	(15)AP002 rev G	1AMS/2/015	In order to achieve the head height required by Part K of the building regulations, the steps had to move into the party wall.	A minor change which has no impact on the special interest of the buildings.
18	<i>Revised ceiling layout to match existing</i>	(35)AP002 rev D	1AMS/2/010	Following detailed survey works it was discovered the original survey incorrectly showed the ceiling divided into two panels by the cornicing. Existing ceiling is divided into 3 by the cornicing and the ceiling layout has been amended to reflect this layout more appropriately.	Amending the ceiling layout to match what actual existed on site was a matter of regularising the consented drawings with the existing situation. The layout has been amended slightly to suit the existing cornicing arrangement. This change has no impact on the special interest of these buildings.
19	Pendant lights lost during squatter occupation	(35)AP002 rev D	1AMS/2/010	The historic pendant lights in both stair cases were lost during the occupation of the building by squatters. New historic style fittings are to be installed to be as close as possible to the existing lights and in line with the lights specified in the Design & Access Statement consented in the original application.	A minor change which has no impact on the special interest of the buildings.
20	Existing ramp to be retained and swing of new internal doors to be reversed	(15)AP003 rev F	1MS/3/003	The consented change from a ramp to a step involved significant intrusive works to the existing historic joinery lining to the opening. The current proposals retain the ramp and alter the proposed door swing changed direction to prevent intrusive works to the existing joinery lining the opening.	A minor change which has no impact on the special interest of the buildings.
21	<i>Loft hatches removed in RCPs & small additional areas of plasterboard replaced</i>	(35)AP005 rev D & (27)AD001 rev B	1AMS/5/001, 1MS/5/010 & 1MS/5/013	Following a further survey information the main of the timbers at loft level were found to be insufficient to allow for support for access and intrusive structural works would be required to upgrade the structure to allow the loft hatches to be installed. Loft spaces to be left as sterile spaces and no access is to be provided. Roof to be maintained from the exterior. The existing plasterboard ceilings had been extensively damaged due to water ingress while the building was unoccupied and small additional areas of existing plasterboard have had to be replaced during the works.	A minor change which has no impact on the special interest of the buildings.

22	1-3-D08 existing door swing and ramp retained	(15)AP005 rev F	1AMS/5/S02	In order to minimise the quantity of structural damage to the party wall, and existing historic features the existing door swing and ramp is to be retained.	A minor change which has no impact on the special interest of the buildings.
23	<i>Fall restraint cabling removed & aluminium steps removed from the scheme</i>	(15)AP006 rev E & (27)AD001 rev B & (27)AP001 rev B	1AMS/6/X01 & 1MS/6/X01	Intrusive structural works required to provide adequate support for the fall restraint system, and aluminium steps, these have been omitted and the client will maintain the roof through an facilities management plan in line the with the rest of the Montague Street terrace.	A minor change which has no impact on the special interest of the buildings.
24	General minor amendments to the windows beyond the consented works, including 3 lower sash replacements and 3 new cills added	Window Schedule	As detailed on window schedule specifically 1A-3-W04, 1-3-W05, 1-2-W08	In general due to time elapsing, and better access to the external elevations the windows were found to be in a slightly worse condition than on the consented window schedule. In order to safe-guard the windows for the future the repair works undertaken reflect the updated window schedule.	A minor change which has no impact on the special interest of the buildings, all repairs were undertaken in materials and profiles which matches the existing windows.
25	Extent of repointing in lime mortar, where the existing is lime, repointing in lime mortar where previous cement mortars have delaminated from the original lime	South Elevation - see covering letter	Significant areas on the South Elevation	Repointing in the lime mortar is in line with the consented drawings, however through an extensive survey the extent is beyond what might have been anticipated. It is also worth noting that where replacing delaminated cement mortar the colour difference is distinct, against the sound cement render and the existing patina of the brickwork.	A minor change which has no impact on the special interest of the buildings.
26	Minor change to railing design	(15)AE003 rev G	Railing adjacent to the rear door to 1AMS	Replacing the railing in line with the consented drawings will cause significant intrusive works to the wall below to allow for the appropriate structural fixings. They are hollow tubular steel railings fixed into concrete coping stones, and have no heritage value. It is proposed to simply upgrade the existing railing to provide safe access to the rear yard of 1AMS in line with part K of the building regulations.	A minor change which has no impact on the special interest of the buildings.