

UCL Rockefeller Refurbishment

Planning Conditions Method Statement

For the Discharge of Conditions 5d & 6 of Listed Building Consent 2018/4243/L

Project No: 789

Date: 21st March 2019



UCL Rockefeller Refurbishment

Planning Conditions Method Statement

Condition 5d of Listed Building Consent 2018/4243/L

Detailed drawings, or samples of materials as appropriate, 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:

.....

d. Details/method statement of any upgrading of doors and associated joinery, cupboards for fire safety.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Where possible, the panelled doors, fanlights and associated joinery within the project scope area will be retained. However, there are 2 original doors which require replacement due to widening of the structural opening to allow for large equipment to enter the rooms. These 2no doors will be carefully dismantled and recycled or responsibly disposed. Refer to the plan on opposite page for door locations.

After site investigations within other parts of the building, it is understood that the doors were originally an oak finish. The retained doors will be cleaned and stripped of all paint back to their natural oak finish in order to create a coherent design matching the existing oak handrail and parquet floor in other parts of 74 Huntley Street. A chemical paint stripper

will be applied and removed in accordance with manufacturers instructions, including neutralising agent. The architraves and associated joinery will be painted in Dulux Satinwood paint RAL 9010. The ironmongery will be replaced with a heritage style alternative that complies with current building regulations. The hinges, latches and locks will be assessed and repaired or sensitively replaced if necessary. Existing signage will be removed, holes filled and made good.

During the works, due care will be taken to protect the doors, fanlights and associated joinery from accidental damage using Correx temporary impact protection board, or similar.

Upgrading of Doors for Fire Safety

Subsequent to the planning and listed building application, consultations with building control, fire consultants and other relevant parties, has concluded that no existing doors will require upgrading for fire safety purposes.

The intention is to retain and refurbish the original panelled doors on the fourth floor of 74 Huntley Street. We provide our detailed method statement for this below.

Refurbishment of Original Doors

The majority of the doors to the rooms on the fourth floor of 74 Huntley Street are original panelled doors with rectangular fanlights.

The doors have been painted white and the original ironmongery has been replaced with a more contemporary alternative. Contemporary signage has also been fixed to all the doors. They are generally in an acceptable condition.



Original panelled doors: Fourth Floor



Original panelled door with natural oak finish: Outside of Project Scope Area







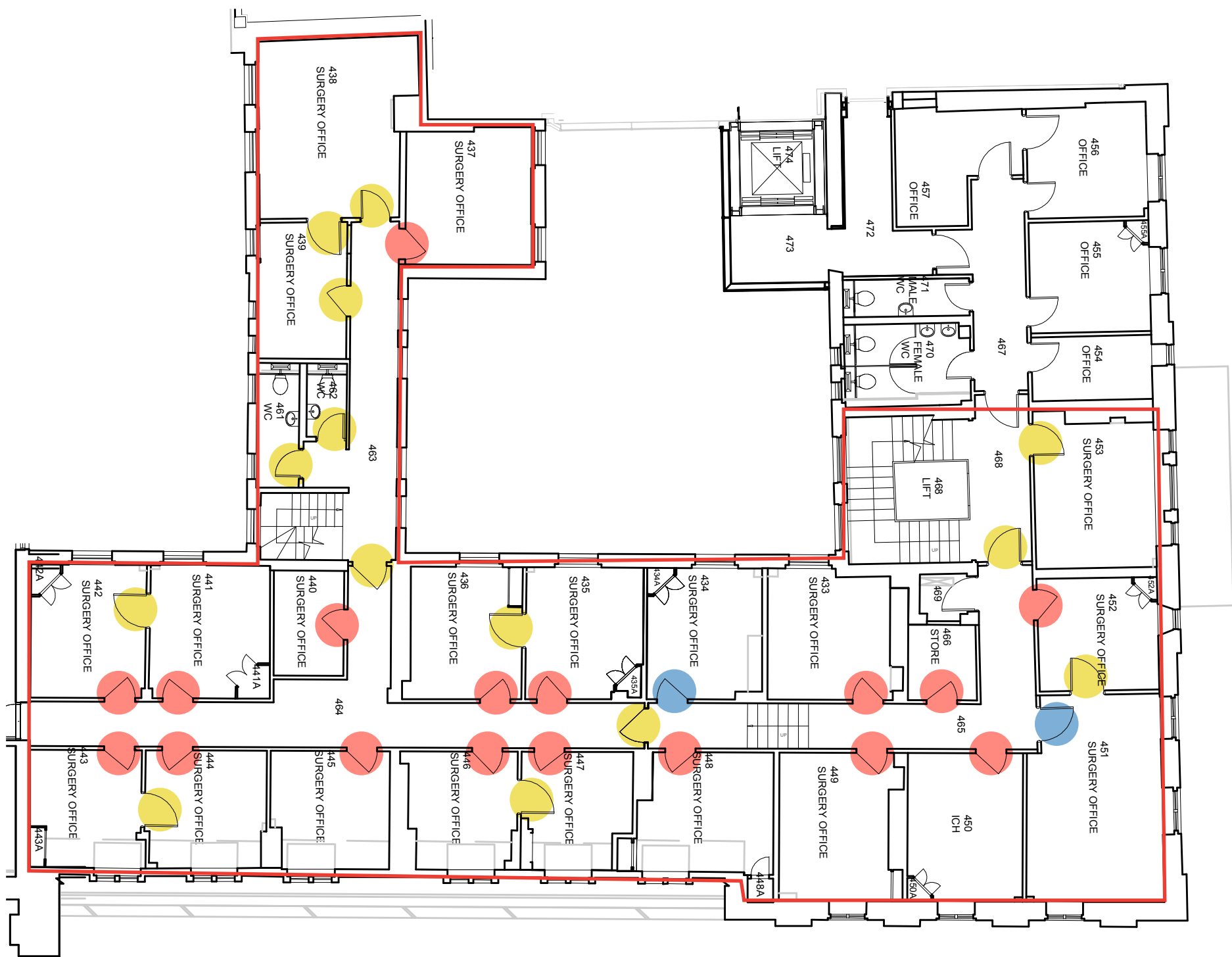
Original oak handrail and parquet floor: Outside of Project Scope Area

UCL Rockefeller Refurbishment

Planning Conditions Method Statement

KEY

-  Project Scope Area
-  Location of existing panelled doors to be retained
-  Location of existing panelled doors to be removed
-  Location of doors with no heritage significance



Existing Fourth Floor Plan

UCL Rockefeller Refurbishment

Planning Conditions Method Statement

Condition 6 of Listed Building Consent 2018/4243/L

Prior to the commencement of the relevant works, a detailed method statement for the salvage, retention and re-use or disposal of historic joinery and fireplaces to the fourth floor nurses wing shall be submitted to and approved in writing by the local planning authority.

The relevant part of the works, including reinstatement where identified, shall not be carried out otherwise than in accordance with the method statement thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

externally in Dulux Satinwood paint RAL 9010. The natural finish will be retained internally. In many instances, the original simple ironmongery is present and will be preserved. Where ironmongery has been previously replaced with a more contemporary version, it will be replaced with a heritage style alternative. The hinges, latches and locks will be assessed and repaired or sensitively replaced if necessary.

The cupboards requiring relocation will be carefully dismantled using nondestructive hand tools and rebuilt sensitively in their new position. Refer to plan for new locations.

During the works, due care will be taken to protect the fireplaces from accidental damage using Correx temporary impact protection board, or similar.

Joinery

Within the project scope area, there are a number of rooms containing storage cupboards which have been identified as being of heritage significance. These are located within the original Nurses Home bedrooms on the fourth floor of 74 Huntley Street.

The cupboards are currently painted white externally, while their natural finish remains internally. They are used for storage or to conceal servicing routes. They are generally in an acceptable condition.

Where the proposed layout allows, all joinery units within the project scope area will be retained. In some instances, where joinery is fixed to a wall requiring demolition, the storage cupboards will be relocated as illustrated by the plan on the opposite page.

All of the joinery will be retained, cleaned, and repainted



Joinery: Room 441



Joinery: Room 442







Joinery: Room 452

UCL Rockefeller Refurbishment

Planning Conditions Method Statement

KEY

-  Project Scope Area
-  Location of existing joinery to be retained
-  Location of joinery to be retained & relocated
-  New location of relocated joinery



Existing Fourth Floor Plan

UCL Rockefeller Refurbishment

Planning Conditions Method Statement

Condition 6 of Listed Building Consent 2018/4243/L

Prior to the commencement of the relevant works, a detailed method statement for the salvage, retention and re-use or disposal of historic joinery and fireplaces to the fourth floor nurses wing shall be submitted to and approved in writing by the local planning authority.

The relevant part of the works, including reinstatement where identified, shall not be carried out otherwise than in accordance with the method statement thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

instructions, including neutralising agent. No power tools are permitted to be used in the removal of paint.

During the works, due care will be taken to protect the fireplaces from accidental damage using Correx temporary impact protection board, or similar.

Fireplaces

Within the project scope area, there are 3 rooms containing fireplaces which have been identified as being historically significant. They are located on the fourth floor of 74 Huntley Street which is one of the least altered parts of the building where the intended internal layout and some original features are still present. The fireplaces are located within rooms that were originally bedrooms in the Nurses Home. Refer to the plan on the next page for the locations.

The fireplaces within rooms 437 & 438 are both brick construction and in room 453 there is a decorative cast iron fireplace. All the fireplaces have been painted over, but are otherwise in generally good condition.

The 3no. fireplaces within the project scope will be retained, cleaned and stripped of all paint. Paint will be stripped using an alkaline poultice such as PROSOCO 1217 manufactured by tensid uk ltd, applied and removed in accordance with manufacturers



Fireplace A: Room 437



Fireplace B: Room 438



Fireplace C: Room 453

UCL Rockefeller Refurbishment

Planning Conditions Method Statement

KEY

 Project Scope Area

 Location of existing fireplace to be retained



Existing Fourth Floor Plan