

59 FLASK WALK, NW3 1EY

Discharge of Conditions: Listed Building Consent

APPLICATION REFERENCE: 2018/6186/L

CONDITION 3

On the First Floor the removal of the lime mortar to the dividing wall between the front and back rooms has revealed London Stock brickwork with timber posts at approximately 620mm centres (refer Photos 1,2 and 3).

Therefore, we plan to leave the wall intact and instead retain the doorway at the top of the stairs that we had suggested would be blocked up as access to the new Ensuite (refer First Floor Plan, separate attachment).



PHOTO 1. Back room showing First Floor dividing wall to RHS before mortar removed.



PHOTOS 2 & 3. Wall between front and back rooms on First Floor showing mortar removed, brickwork and timber posts between.

CONDITION 4

The Lower Ground Floor has a concrete slab floor, while the two upper floors have 150x50mm timber joists @ 400-420mm CTS approximately which run from the front to back of the property (refer Photos 4,5 and 6) (refer floor plans, separate attachment).

Servicing pipework for the upgrade to the existing Ground Floor Bathroom will connect to the existing pipework, with no impact upon the existing building fabric (refer floor plans, separate attachment). For the new Ensuite on the First Floor, servicing pipework will run in a raised floor under the shower tray and within the joinery associated with the WC and handbasin to avoid any impact upon the existing building (refer floor plans, separate attachment).

The house is currently not connected to a gas supply, with all heating provided by electric radiators. To avoid disturbing the building fabric it is planned to install electric panel heaters throughout. Hot water will be supplied via an electric water storage system located on the First Floor with pipework running within the void below the raised shower tray adjacent (refer floor plan, separate attachment).



PHOTO 4. Lower Ground Floor tiles on slab.



PHOTO 5. Ground Floor timber boards on joists.



PHOTO 6. First Floor timber boards on joists.

WEBB MIEHE ARCHITECTS

INFORMATIVE 1

On the Lower Ground Floor the removal of the lime mortar to the dividing wall between the front and back rooms has revealed London Stock brickwork, no timbers (refer Photos 7 and 8).

Therefore, we plan to form the opening shown on the approved plans, taking care to retain the adjacent existing wall linings and repair using like-for-like materials where the new opening is formed (refer Lower Ground Floor Plan attached).



PHOTOS 7 & 8. Wall between new front and back rooms on Lower Ground Floor showing mortar removed and brickwork.