



Middlesex Hospital Annexe Site 44 Cleveland Street, W1T 4JU

For and on behalf of
Middlesex Annex LLP

Listed Building Workhouse Listed Building Conditions 4

Information for condition 4a, 4b, 4e, 4f and 4h.

Design team

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Introduction

Introduction

Middlesex Hospital Annex,
44 Cleveland Street, London,
W1T 4JT.

Application by Middlesex Annex LLP.

Discharge of Listed Building Conditions 4a, 4b, 4e,
4f and 4h of Planning Permission 2017/0414/P.

Condition 4

The condition reads “ 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:

4a) Details, including samples, of all new roofing materials.

4b) Details of all new and unblocked window openings, including section drawings at a scale of 1:10 showing head, jamb and cill details.

4c) Internal & external doors to be submitted at a later date.

4d) Proposed new porch details to be submitted at a later date.

4e) Details, including manufacturer’s specification and detailed section drawings at a scale of 1:10, of all proposed conservation rooflights.

4f) Details, including 1:10 section drawings, of repairs and reinstatement works to the parapet associated with the lowering of the existing gable walls to the rear elevation.

4g) Proposed new lift shaft details to be submitted at a later date.

4h) Details, including 1:10 section drawings of any structural interventions required to historic fabric.

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

The following information has been provided:

Condition 4a - details of the proposed new roof to the listed building and sample of materials.

Sample of materials regarding slates has been discussed with LB of Camden conservation Officer and has been agreed in principle. Drawings of the roof design, structure and details has been included within this section.

Please refer to the following drawings:
Architectural drawings
BPD-LDW-WH-05-DR-A-250007 WORKHOUSE AWW
- LEVEL ROOF PLAN_C1.pdf

BPD-LDW-WH-ZZ-DR-A-250008 WORKHOUSE AWW
- SECTION AA_C1.pdf
- SECTION BB_C1.pdf
- SECTION CC_C1.pdf
- SECTION DD_C1.pdf

BPD-LDW-WH-ZZ-DR-A-303001 ROOF DETAILS - SHEET 1_C1.pdf
BPD-LDW-WH-ZZ-DR-A-303002 ROOF DETAILS - SHEET 2_C1.pdf

Structural drawings
MHA-ACM-WH-R1-DR-S-00001.pdf
MHA-ACM-WH-XX-DE-S-00001.pdf
MHA-ACM-WH-XX-DE-S-00002.pdf

Condition 4b - details of all new & unblocked window openings shown on plan, section and elevation.

Please refer to the following drawings:
Architectural drawings
Plans - LEVEL B1 PLAN, LEVEL 00 PLAN, LEVEL 01 PLAN, LEVEL 02 PLAN, LEVEL 03 PLAN

Elevation - 01, 02, 03 & 04.

Structural drawings
MHA-ACM-WH-B1-DR-S-00001.pdf
MHA-ACM-WH-00-DR-S-00001.pdf
MHA-ACM-WH-01-DR-S-00001.pdf
MHA-ACM-WH-02-DR-S-00001.pdf
MHA-ACM-WH-03-DR-S-00001.pdf

MHA-ACM-WH-XX-DE-S-00006.pdf
MHA-ACM-WH-XX-DE-S-00007.pdf
MHA-ACM-WH-XX-DE-S-00008.pdf
MHA-ACM-WH-XX-DE-S-00009.pdf
MHA-ACM-WH-XX-DE-S-00010.pdf

Typical window detail showing head, jamb & cill detail. A separate 1:10 drawing has also been provided. See drawing BPD-LDW-WH-ZZ-DR-A-253001 WINDOW TYPE 2_C1.pdf

Condition 4e - details of proposed new conservation rooflight with manufacture specification. See drawing MHA-ACM-WH-R1-DR-S-00001.pdf for structural openings and location of proposed rooflights.

See drawing BPD-LDW-WH-ZZ-DR-A-303001 ROOF DETAILS - SHEET 1_C1.pdf for rooflight window details.

Condition 4f - details of repairs & reinstatement works to the parapet lowering to the rear elevation.

Please refer to structural drawing MHA-ACM-WH-XX-DE-S-00007.pdf that shows extent of parapet to be removed.

Please refer to drawings
BPD-LDW-WH-ZZ-DR-A-303001 ROOF DETAILS - SHEET 1_C1.pdf, BPD-LDW-WH-ZZ-DR-A-303002 ROOF DETAILS - SHEET 2_C1.pdf, for parapet and gutter details.

Condition 4h - structural intervention work to historic fabric.

Structural intervention work has been previously highlighted within condition 4b, 4e and 4f.

Please refer to the following structural drawings:
MHA-ACM-WH-B1-DR-S-00001.pdf
MHA-ACM-WH-00-DR-S-00001.pdf
MHA-ACM-WH-01-DR-S-00001.pdf
MHA-ACM-WH-02-DR-S-00001.pdf
MHA-ACM-WH-03-DR-S-00001.pdf
MHA-ACM-WH-04-DR-S-00001.pdf
MHA-ACM-WH-R1-DR-S-00001.pdf
MHA-ACM-WH-XX-DE-S-00005.pdf
MHA-ACM-XX-XX-DE-S-00001.pdf
MHA-ACM-XX-XX-DE-S-00002.pdf
MHA-ACM-XX-XX-DE-S-00003.pdf

We believe the submission contained within this report should be sufficient to discharge the Listed Building conditions 4a, 4b, 4e, 4f and 4h of consent 2017/0414/P.

Condition 4a - Details of Roof & Samples

Condition 4a

4a) Details, including samples, of all new roofing materials.

Please refer to architectural drawings as listed below:

BPD-LDW-WH-05-DR-A-250007 WORKHOUSE AWW - LEVEL ROOF PLAN_C1.pdf

BPD-LDW-WH-ZZ-DR-A-250008 WORKHOUSE AWW - SECTION AA_C1.pdf

BPD-LDW-WH-ZZ-DR-A-250009 WORKHOUSE AWW - SECTION BB_C1.pdf

BPD-LDW-WH-ZZ-DR-A-250010 WORKHOUSE AWW - SECTION CC_C1.pdf

BPD-LDW-WH-ZZ-DR-A-250011 WORKHOUSE AWW - SECTION DD_C1.pdf

BPD-LDW-WH-ZZ-DR-A-303001 ROOF DETAILS - SHEET 1_C1.pdf

BPD-LDW-WH-ZZ-DR-A-303002 ROOF DETAILS - SHEET 2_C1.pdf




Please refer to Structural engineer drawings as listed below:

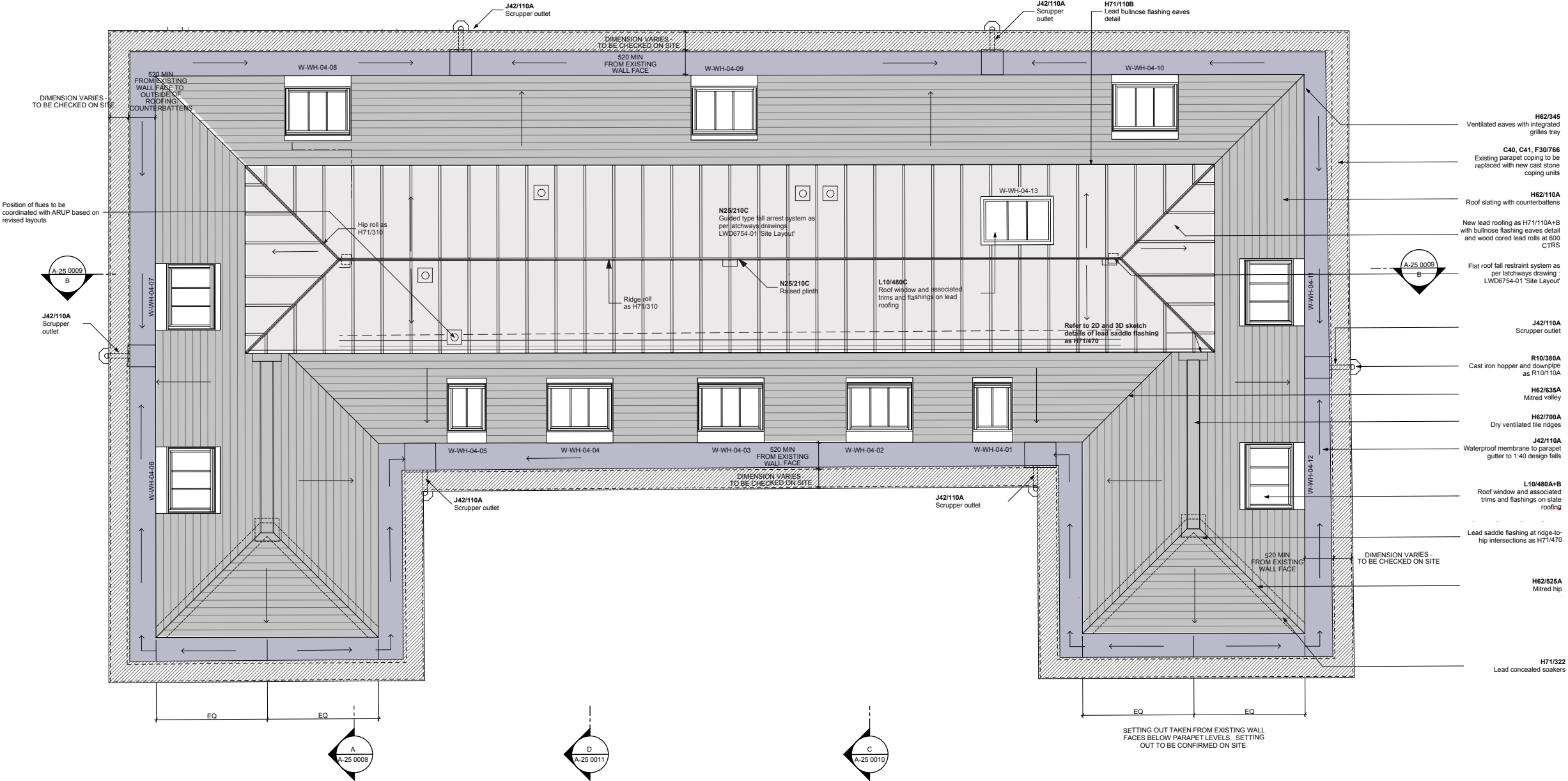
MHA-ACM-WH-R1-DR-S-00001.pdf

MHA-ACM-WH-XX-DE-S-00001.pdf

MHA-ACM-WH-XX-DE-S-00002.pdf

Key

-  H62/110A
Roof slating with counterbattens
-  New lead roofing as H71/110A+B with bullnose flashing eaves detail and wood cored lead rolls at 600 CTRS
-  Waterproof membrane to parapet gutter to 1:40 design falls.



Condition 4a - Details of Roof & Samples

Main Roof component - Slate Roof

ROOF SLATING

- *Substrate: treated timber non-structural framing as clause 272 all on timber rafters to Structural Engineer's drawings.*
- *Pitch: 40° (WorkHouse); as taken from survey drawings in order to match the existing pitch.*

Slates Supplier:

- *SSQ Natural Slate or equal and approved, 301 Elveden Road, Park Royal, London, NW10 7SS. Contact: Henrik Kauffmann, 07917-780 223, henrik@ssq.co.uk.*

Product reference: Riverstone Ultra or equal and approved; subject to agreement of sample with local authority Conservation Officer. The above slate reference has been discussed with LB of Camden Conservation Officer, Elizabeth Martin and agreed in principle.

- *Type: Argentinian phyllite.*
- *Size: 500 x 300mm;*
- *Head-lap (minimum): 100mm; to match existing, whichever is the greater.*
- *Fixing: Two nails each slate. 35x3.35mm X 10MM dia, head copper nails.*



Main Roof component - Lead Sheet Covering / Flashing

ROOFING TO LISTED BUILDING FLAT ROOF

- *Substrate: Min 18mm thick structural grade marine plywood as K11/815 on treated timber firrings on treated timber sawn softwood framing as clause 640 all on timber rafters to SE design.*
- *Manufacturer: Calder Lead or equal and approved; contacts: Calvin Wells ; Darren Tutt (Head of Technical Services)*
- *T: +44 (0) 1244 393710 E: cwells@calderlead.co.uk; dtutt@calderlead.co.uk; technical@calderlead.co.uk W: www.calderlead.co.uk*
- *Address: Calder Lead, Chester West Employment Park, Jupiter Drive, Chester, CH1 4EX*

- *Underlay: Building paper.*
- *Type of lead: Rolled to BS EN 12588.*
- *Thickness: 2.00 or 2.24 mm (Code 5)*
- *Above partywalls where the roof cavity cannot be ventilated due to the requirement to maintain the fire compartment line, locally install Calder Lead's Heritage Lead or equal and approved tin plated milled lead; designed to be used in areas where ventilation is not possible; so as to provide resistance to corrosion for an extended period of time - beyond normal milled lead in a such an environment.*

- *Pretreatment: Apply thin coating of patination oil to underside of lead and allow to dry before laying .*
- *Joints in direction of fall: 45mm wood cored rolls with splashlap . Spacing: 600mm.*
- *Eaves detail: Cut off roll with welted apron; refer to detail showing proposed bullnose flashing arrangement beyond end of lead rolls.*
- *Cross joints: Not permitted unless approved.*
- *Spacing: Determined by Contractor.*
- *Alignment: to match.*
- *Intermediate fixings: Brass cup and screw with die-cast lead dome.*
- *Ridge/ Hip detail: Interlapped wood cored roll.*

- *Accessories:*
- *Sacrificial sheets of 2.00 to 2.24 mm thick (Code 5) lead clipped all round in locations shown on drawings*
- *Treated non-structural timber framing as clause 640 planted on top of structural timber joists to support counterbattens and breather membrane above insulation zone*
- *Suitable mechanical long screws between the non-structural framing and the structural timber joists; refer to Structural Engineer's specification.*



Condition 4a - Proposed Structural Roof Sections

Main Roof component - Steel Structure

ROOF STRUCTURE

A new steel structure will be erected to provide adequate head height for residential accommodation.

A 40° degree slate roof with a central flat ridge roof with a lead finish will be constructed to replicate the existing roof profile.

New concrete padstone to be incorporated into the external wall to allow for the fitting and support of a new 254 x 254 UC73 beam, spanning east to west. this will provide support for the new residential accommodation and gutters at roof level.

Gutters to be supported on a timber frame built off floor joists & beams.

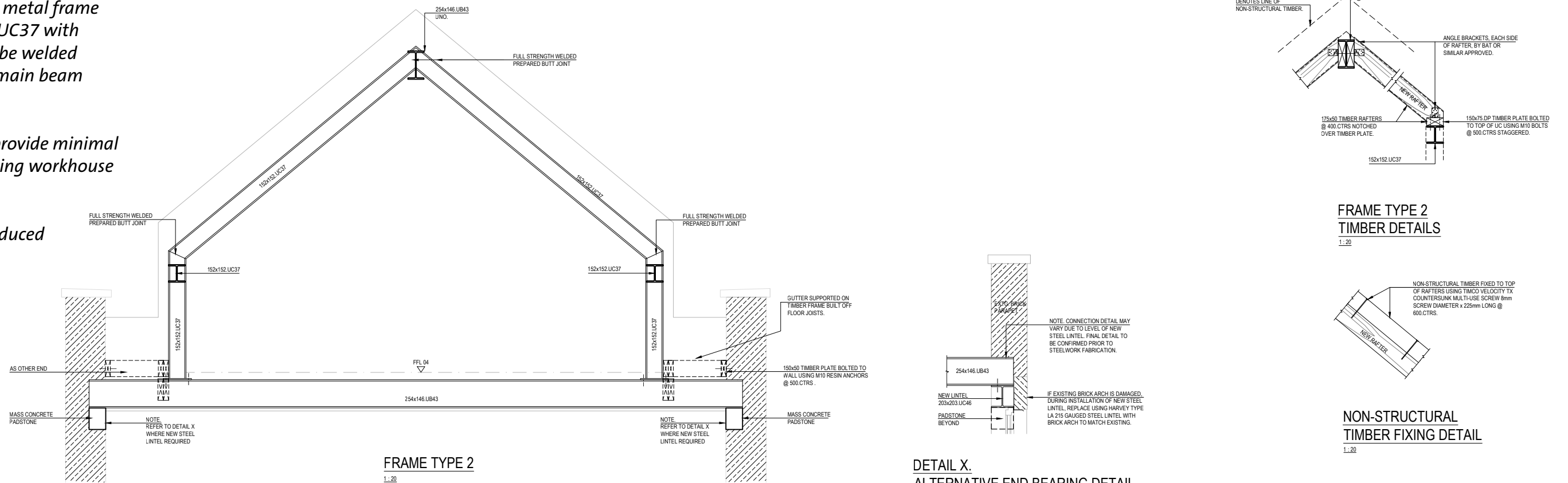
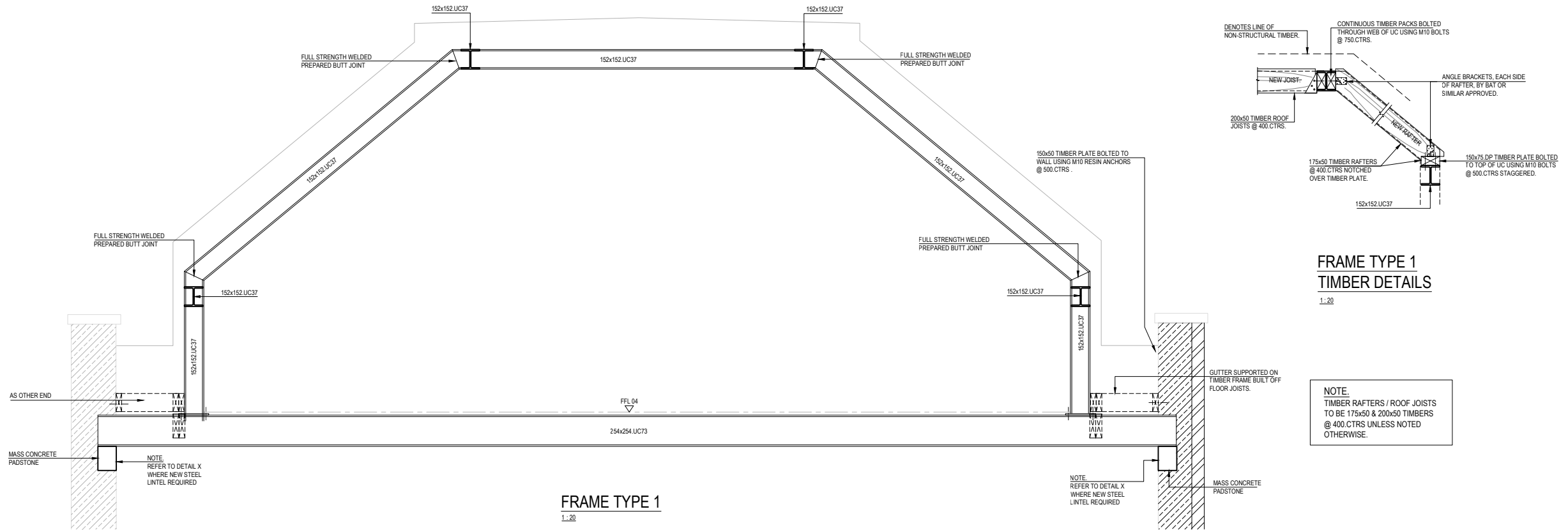
A secondary structure & metal frame consisting of 152 x 152 UC37 with secondary supports will be welded and butt jointed to the main beam structure.

The steel structure will provide minimal intervention to the existing workhouse structure.

These pages illustrate reduced scale drawings. For 1:20 drawings please refer to Aecom Drawings.

MHA-ACM-WH-XX-
DE-S-00001.pdf

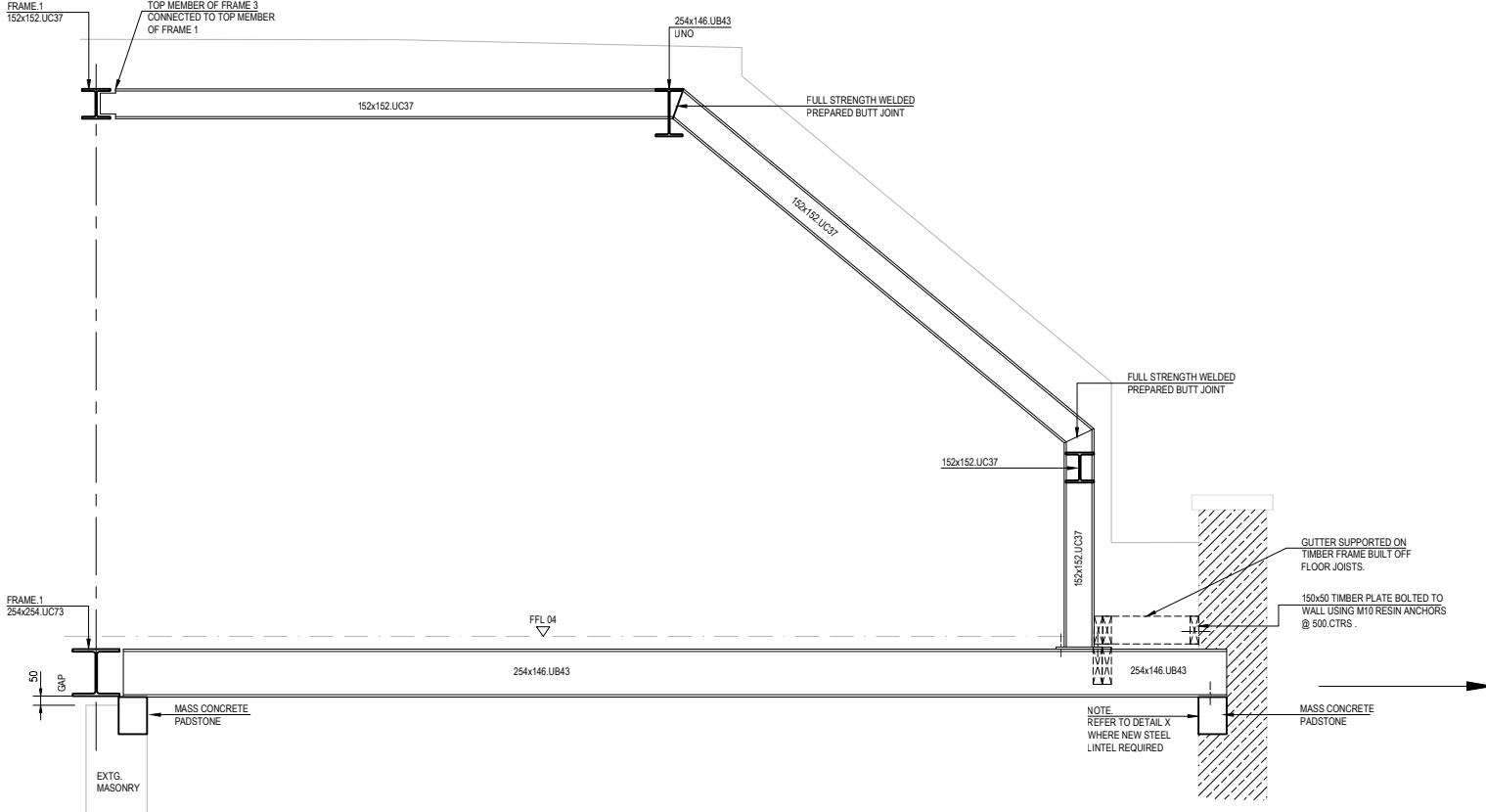
MHA-ACM-WH-XX-
DE-S-00002.pdf



DETAIL X.
ALTERNATIVE END BEARING DETAIL,
FRAMES 1 & 2, WHERE NEW STEEL LINTEL
REQUIRED OVER WINDOWS UNDER.

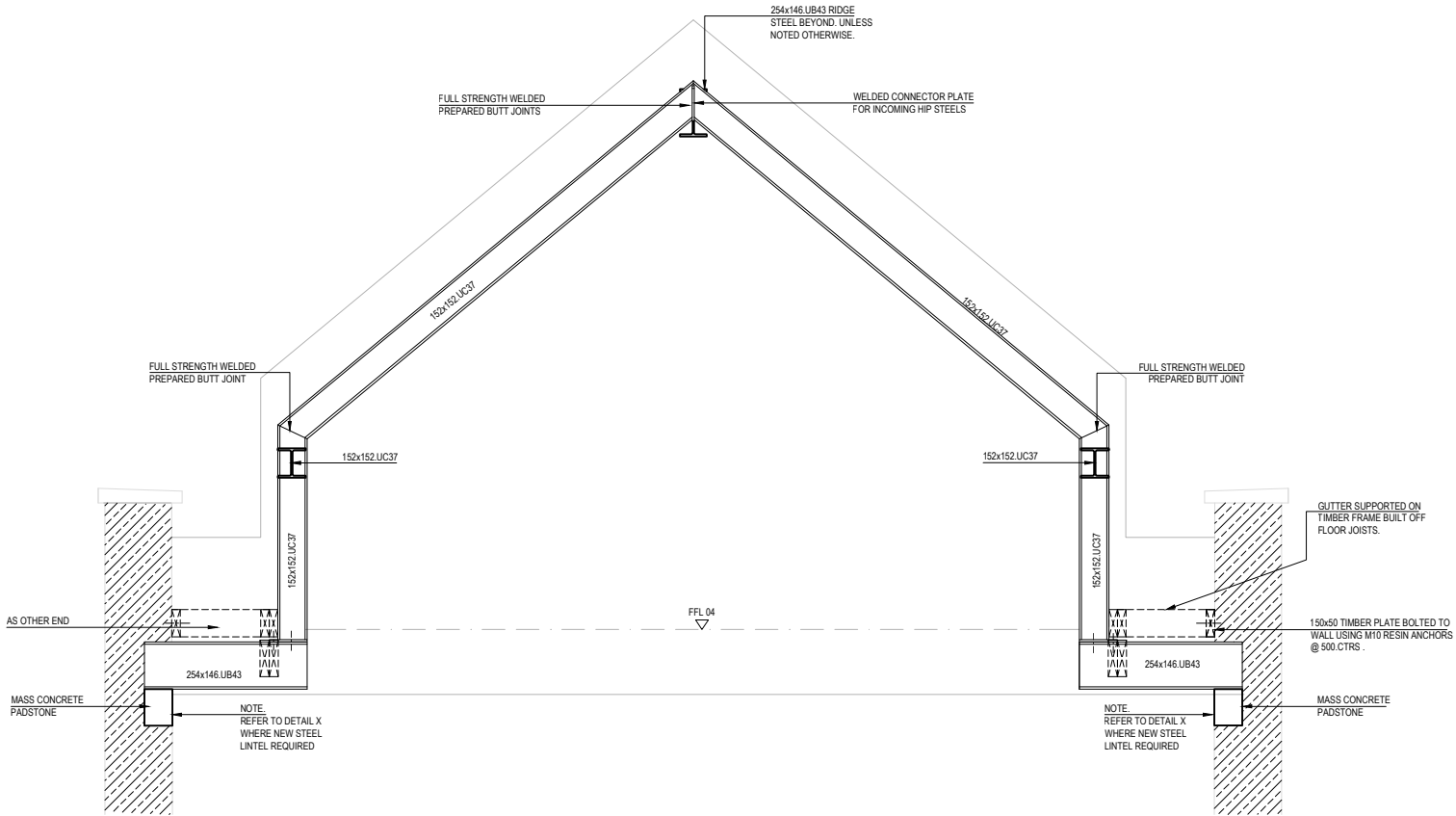
Condition 4a - Proposed Structural Roof Sections

NOTE.
FOR SETTING OUT OF STEELWORK
REFER TO ARCHITECTS DETAILS



FRAME TYPE 3

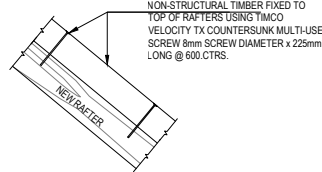
1 : 20



FRAME TYPE 4

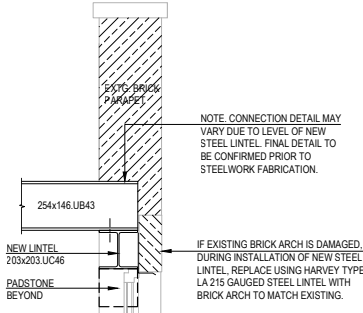
1 : 20

NOTE.
TIMBER RAFTERS / ROOF JOISTS
TO BE 175x50 & 200x50 TIMBERS
@ 400.CTRS UNLESS NOTED
OTHERWISE.

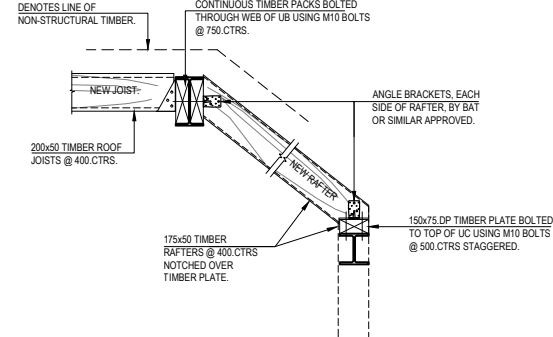


NON-STRUCTURAL TIMBER FIXING DETAIL

1:20



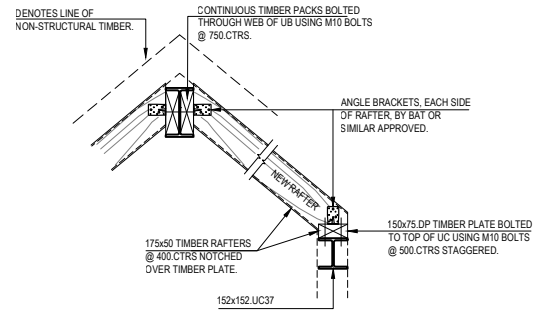
DETAIL X
ALTERNATIVE FRAME END BEARING
DETAIL, FRAMES 3 & 4, WHERE NEW STEEL
LINTEL REQUIRED OVER WINDOWS UNDER.



FRAME TYPE 3

TIMBER DETAILS

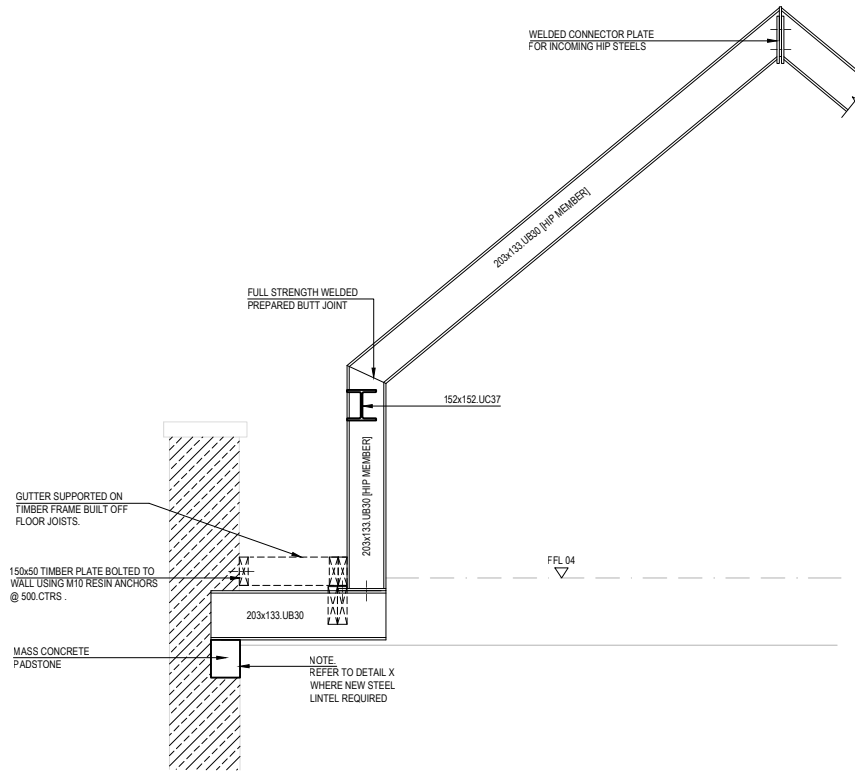
1 : 20



FRAME TYPE 4

TIMBER DETAILS

1 : 20



HIP MEMBER DETAIL

1:20