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39 Great James Street  
125 DOC B32 - Variation of Conditions

September 2019

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## Introduction

This document outlines the proposals to vary three conditions related to no. 39 Great James Street under listed building consent 2016/6155/L, which is related to planning consent 2016/5124/P.

The three conditions to be varied are Condition 7F, 11 and 12.

## Condition 7F

*'Plan, elevation and section drawings including materials of all new fireplaces including a clear location plan showing they proposed location.'*

The applicant plans to no longer undertake any works to existing fireplaces. It is therefore requested this be omitted from the approval.

## Condition 11

*'A method statement, including details of cleaning/soot washing; re-pointing and tuck pointing of the bricks shall be submitted to and approved in writing by the Council before works are commenced. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.'*

The existing front and rear facade are constructed from London stock brick. Originally these would have been pointed in lime, but were re-pointed using cement mortar in the 20th century. This mortar is extremely hard in comparison to both lime mortar and the original brick.

Re-pointing the front and rear facade will require the removal of the existing cement pointing. It is likely that this process will damage the historic brickwork, as the mortar is bonded to the brick. The damage this process can cause is evident along the street, as indicated in the photo below.

In order to mitigate against the risk of damaging the existing historic brickwork it is proposed to retain the existing pointing and omit the re-pointing work from the approval.



**No. 5 Great James Street**  
Unsympathetic cement re-pointing.

## Condition 12

*'A method statement and location of damp proofing to the basement bricks shall be submitted and approved in writing by the Council before works are commenced. The relevant part of the works shall not be carried out otherwise in accordance with the details thus approved.'*

There is an existing cementitious damp proofing to the basement walls. This has been surveyed by a specialist who has provided a condition report, included overleaf. This report concludes that additional damp proofing work is not necessary at this time and therefore it is requested the proposed damp proofing works to the existing basement be omitted from the approval.

# The Preservation Co.(U.K.) Ltd

Damp proofing, Timber Treatments and Associated building Works.

28 The Green, West Drayton, Middx UB7 7PQ

Tele: 01895 420044; Mobile: 07831 629070

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## Survey Report

DATE 3<sup>rd</sup> October 2019

REF:AL/12722

Mr J. Cawley.

14, Teignmouth Rd.

London.

NW2 4DD

Property/Site: 39, Great St. James Street, WC1 (Basement area)

Dear Mr Cawley,

As requested all internal and external walls at basement level of the above premises were inspected by use of a protimeter MMS2 in both "pin" & "search" modes.

We are pleased to be able to report that at the time of our inspection no evidence of rising or penetrating damp was noted.

The same method of inspection was used at random points to the floor screed and again no evidence of moisture was noted.

We understand that the premises were "tanked" some 25 years ago and this continues to be effective.

In conclusion we are able to advise that at the present time no further works are deemed necessary.

As agreed our survey fee note is enclosed.

Yours sincerely,



Andrew Lang C.T.I.S. C.R.D.S.

Director/surveyor

Safeguard Approved Contractor Reg. NO: 0018  
Insured Guarantees Ltd Membership NO: 204  
Vat No: 579 7773 83- Company Reg No: 2660989

Survey of existing damp proofing in basement to no. 39 Great James Street.