
From: [REDACTED]
Sent: 29 November 2019 18:05
To: Diver, John
Cc: [REDACTED]
Subject: Re: 10 - 11 Montague Street : Heritage Statement
Attachments: 10 & 11 Montague Street (813 & 837) : British Museum Landlord Rectification Works Scope Query; No. 10 Hardwood.pdf; No. 11 Hardwood.pdf; Broadloom Carpet.pdf

John

Apologies for not coming back to you sooner, I have had been out of the office at meetings most of the week.

New hardwood flooring to GF

The approach set out in the heritage report (i.e. taking up and replacing boards after levelling joists, laying ply and then the hardwood flooring) is supported, however, Antonia is concerned that the amount of resulting building would impact upon the original carpentry (skirting, doors, etc). Are you able to confirm that the approach to GF flooring would not require such intervention, or that the existing build-up is such that this approach would not require any further intervention?

The flooring is to be levelled to match the entrance halls and landings where each of the doors to the rooms is as these are at a higher level, and the buildings elevations have settled and dropped slightly.

In no. 10 this requires the floors to be adjusted by 20mm and in no. 11 this requires a 12mm adjustment. Given the nominal dimensions involved this is to be done without impacting or modifying the existing carpentry (skirting and doors) which are to be left inset and not touched.

Carpets to stair

The proposal to install carpeting to the main stair is not objectionable, however, Antonia would seek some further clarifications about how the new flooring will be fixed to the original stone floor. The stone stair is of exceptional quality and so we would want to avoid any intrusive fixings here

In both no. 10 and no. 11 the stone landings have been covered by a levelling screed previously. Both properties have had carpets installed to the stairs previously, and the carpet has been bonded to the stone stairs and landings - please see attached photograph. The new carpet finish and underlay is to be bonded to the stairs and landings to avoid having any mechanical fixings that would damage the stone stair

In addition, whilst not objectionable in principle, full details will be required relating to the following elements:

- New sliding folding screen to ground floor partition between front and rear rooms.
- historic joinery of cupboards and panelling on the upper floors to be reinstated.

- Details of solar control blinds – are these electronic and do they require power? What will the controls and service runs look like?
- Details of all new flooring including the staircases

New Sliding / Folding Screen

The proposed sliding folding screen is a London Wall Type 200 manually operated screen, colour white. This is a modern insertion within the existing opening and will allow both rooms to be used independently whilst providing acoustic separation between the two rooms.

Historic joinery of cupboards and panelling on the upper floors to be reinstated

All joinery and cupboards that are required to be reinstated as part of the rectification of the previous listed building consent submitted by The British Museum are to be reinstated.

However, could you please refer to the attached email sent to Antonia and copied to yourself on the 10th September querying a number of these items, as we are not sure whether what has been agreed is appropriate. We would be grateful for a response to this email as The British Museum are chasing confirmation that the rectification works have been agreed and completed so that their consent can be formalised and approved.

Details of Solar Control Blinds

These are to be manual chain operated roller blinds with a light grey perforated fabric to let light through when down in the day and provide privacy when down at night. As they are manual there will be no controls and service runs other than the chain operation.

Details of All New Flooring - Please refer to attached photographs for finishes as listed below:

New engineered hardwood flooring in No. 10 : Haywoods HW6402 Oak Cottage Engineered Herringbone floor, pre-finished matt brushed, size 280 x 70 x 14.

New engineered hardwood flooring in No. 11: Haywoods HW6408 Coffee Engineered European Oak Herringbone floor, pre-finished matt lacquered, size 280 x 70 x 14.

New broadloom carpet to stairs and landings and fourth floor No. 11: Desso Palatino Broadloom Carpet 4301 Red.

New carpet tiles to upper floor offices in No. 10: Interface Transformations carpet tiles, colour Azure.

New rubber sheet flooring to tea points in 10 & 11: Noraplan Uni rubber sheet, colour 2451.

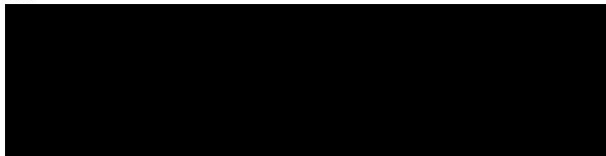
We trust the above information is sufficient, please let me know if you need anything further.

Regards,

Simon Parkes

Director

c.
d.
t.
w.
a.



Burwell Architects



RIBA Chartered Practice BS EN ISO 9001:2015 BS EN ISO 14001:2015

This email is privileged information and confidential to the named recipient. Burwell Architects Ltd. reserves the right to monitor the content of the message and any reply sent back. In the event that you have received this email in error please do not copy, distribute or use in any way but destroy immediately. We would appreciate you notifying us should you have received this email in error. **Please consider the environment before printing this e-mail.**





On 25 Nov 2019, at 17:37, Diver, Jo [REDACTED]

Good afternoon,