

1314 9 LEIGH STREET LONDON, WC1H
DESIGN & ACCESS STATEMENT

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REV F

mark fairhurst ARCHITECTS



ISSUE REGISTER

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DESIGN & ACCESS STATEMENT

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View looking East Bathurst Street



9 Leigh Street, Rear Annex and Garden



Existing Garden Annex



9 Leigh Street, Rear Lightwell Elevation

1.00 Introduction

1.01 This Design & Access Statement has been prepared by Mark Fairhurst Ltd on behalf of Daevon (UK) Ltd. for the existing and proposed alterations, extensions, refurbishment and decorations to 9 Leigh Street, an existing House in Multiple Occupation (HMO) property.

1.02 This document provides a planning appraisal of the proposal, setting it in context with the existing character and appearance of the conservation area, whilst having regard to Government guidance, Development Plan Policy and other relevant material considerations. It is hoped this will allow planning officers and other interested parties to appraise the scheme in terms of planning context.

1.03 The Listed Building application and this document are to be read in conjunction with the detailed architectural plans, revised Heritage Report 'An Appraisal of the Heritage Asset and the Possible Impact of the Proposals' and Scope of Works Revision D (Appendix A).

1.04 The proposals have been prepared following extensive discussions with the Planning, Design and Conservation and Planning Enforcement departments regarding: the unlawful alterations to the Listed Building; the layout of the HMO; and the proposed alterations to the Listed Building.



Site Plan 1:1000

2.00 Site Location, History & Context

2.01 The site is located on the south side of Leigh Street and positioned midway along an existing terrace within the Bloomsbury Conservation Area.

2.02 It is four stories plus basement and is faced in darkened stock bricks. It has stucco at ground floor level and a plain first floor sill band. It retains many of its original timber sashes and the original paneled front door set within a round-arched doorways with reeded pilaster-jambs carrying cornice heads and fanlights. The first floor has a continuous cast iron balcony.

2.03 The Heritage Report dates the original building from the early 19th Century and gives detail on the buildings history, Grade II Listed designation, heritage significance, and commentary on the proposals.



Aerial View from South West



Lower Ground Floor Studio Room: Ensuite & Kitchette



Lower Ground Floor Bed Room: New Partition Wall Infil

Infil partition

3.00 Unlawful Alterations to the Listed Building

3.01 Unlawful alterations to the building have been carried out whilst the building has been occupied as an HMO. It is clear from a former plan supplied by the Council that there have been previous unauthorised alterations. These included the rear second floor bedroom crudely converted into two triangular communal bathrooms along with the infilling of the wall openings at lower ground and ground floor both adversely impacting on the plan form of the building. This history of unauthorised layouts demonstrates the continued conflict between the use of the building as a registered HMO and the historic plan form of the building. We have provided drawings indicating what we believe was the original layout to the house before these changes were made (refer to PL 001, 002, 003 & 004).

3.02 When the applicant purchased the property further changes had been made without Listed Building consent: being the new owners of the property it is now their responsibility to resolve these unlawful

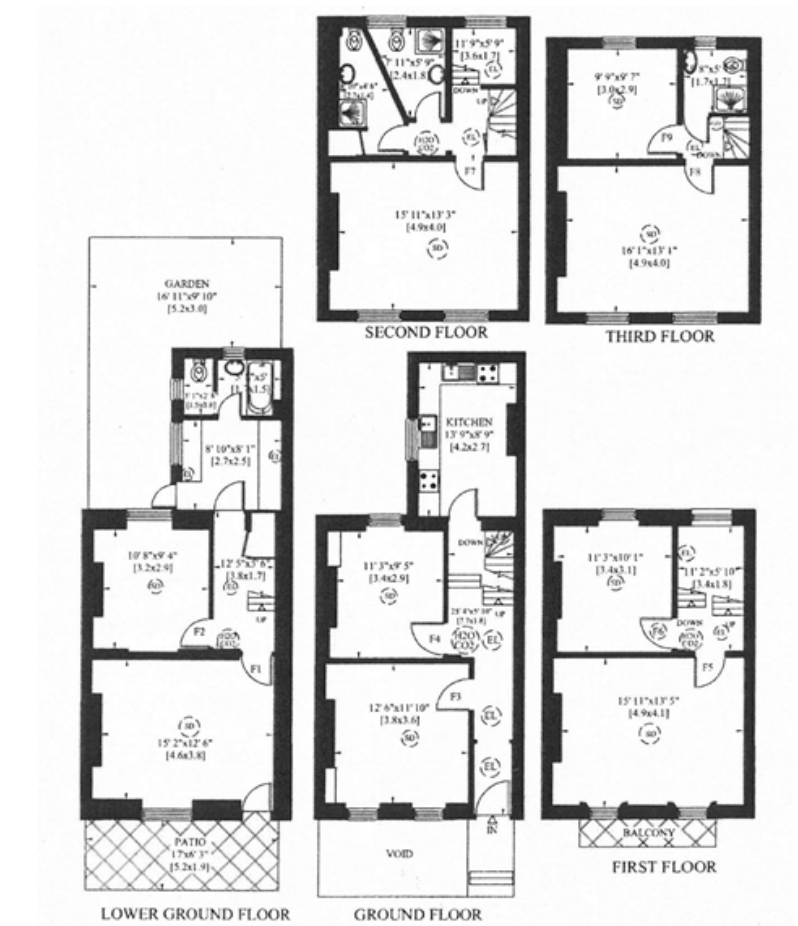


Ground Floor Bedroom: New Partition Wall Infil



Ground Floor Studio Room: Ensuite & Kitchette

Infil partition



Historic Floor Plan 9 Leigh Street



First Floor Studio Room: Ensuite & Kitchette



First Floor Bedroom: Water Cylinder Cupboard

changes. The unlawful alterations in question are highlighted below:

3.03 Ensuite Bathrooms: New ensuite rooms with showers, basin and WC's have been installed to the five studio's facing the street and one bedroom at first floor facing the rear. The ensuite enclosures are constructed from stud partitioning with a raised floor, internally tiled and servicing for hot and cold supplied water, foul waste drainage and extract ventilation.

3.04 Kitchenettes: New fitted kitchenettes have been installed to the five studio units facing the street. These consist of sinks, hobs, fridges, microwaves with a continuous worktop with cabinets beneath and wall cabinets and extractor fans above.

3.05 Water Cylinder Cupboard: A new water cylinder cupboard for the whole house has been installed to the second floor bedroom.

3.06 Mezzanine: The existing loft space above the third floor studio has been opened up and a new ladder installed providing access to a new mezzanine above. The mezzanine space provides a bed platform for the studio room with full standing height under the



First Floor Bedroom: Ensuite



Second Studio Kichenette



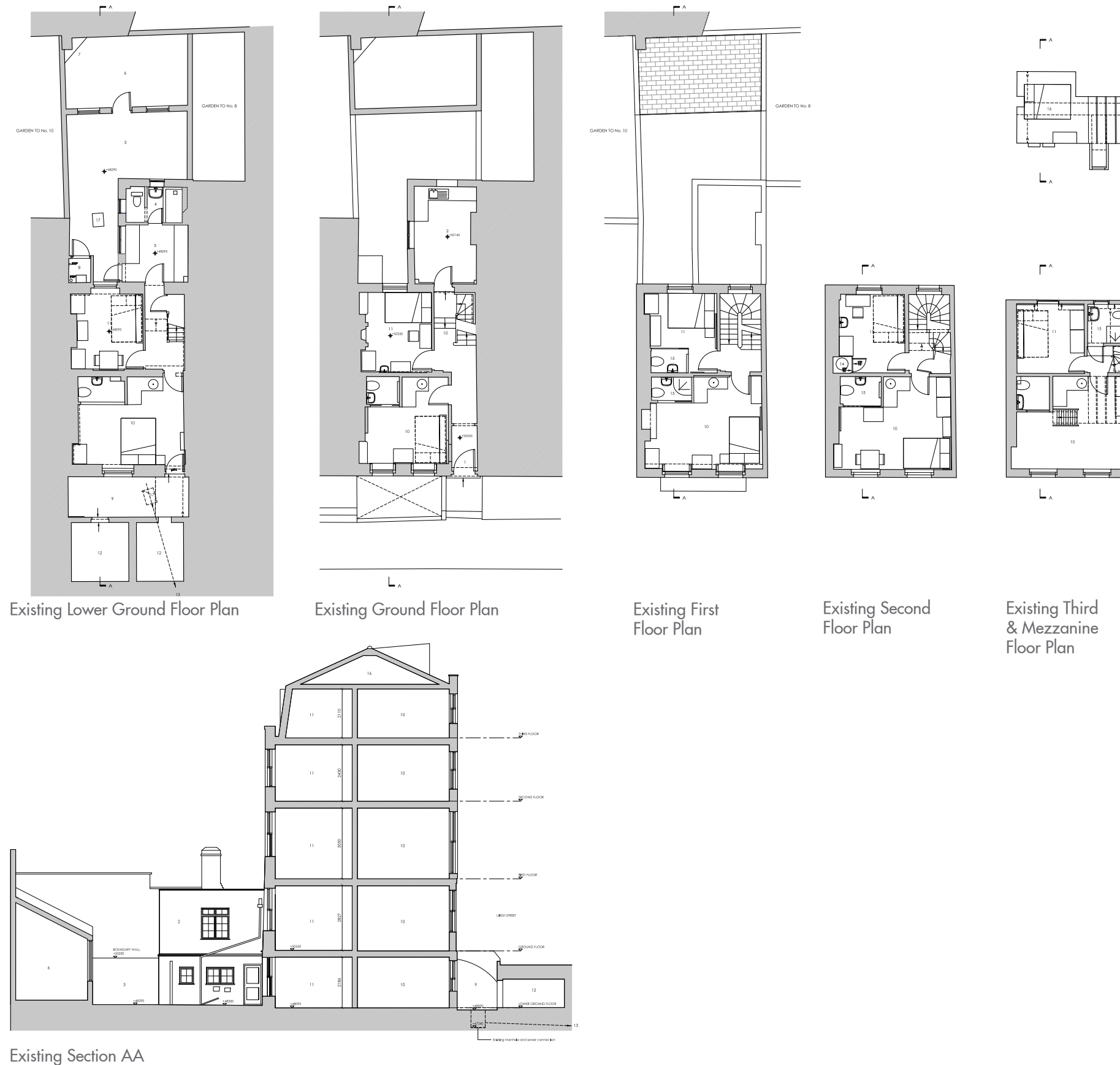
Second Floor Studio Ensuite



Third Floor Studio Room: Ensuite, Kitchette & Ladder



Mezzanine



roof eaves.

4.00 Previous Planning Submissions & Discussions

4.01 The applicant made their initial application in 2014 which was followed by negotiations with the Council regarding the unlawful alterations and proposed changes to the layouts. A number of previous Planning and Listed Building applications are indicated on the Camden Council's web site and also listed below: -

4.02 HB 3146: 1983 Demolition and rebuilding of part of the front elevation, renewal of the roof and the installation of new bathrooms.

4.03 9301354 and 937025: Planning permission and listed building consent were granted on 3/2/94 for the continued use and general refurbishment of the upper floors as 3 self-contained 1 bedroom flats.

4.04 2007/6371/P and 2007/6372/L: Change of use and works of conversion of the existing single family dwelling into 5 self-contained (4 one bed, 1 two bed) flats including erection of a basement level extension. Withdrawn 10/03/2008.

4.05 2007/4017/P and 2007/4019/L: Conversion of the existing single family dwelling into 5 self-contained (4 one bed, 1 two bed) flats including erection of an infill rear basement level extension. Withdrawn 06.12.07

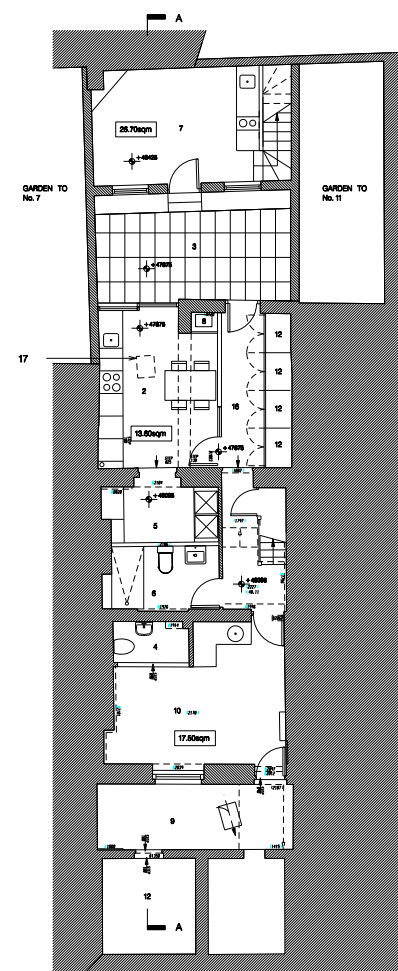
4.06 2008/1721/P and 2008/1723/L: Change of use and works of conversion of the existing House in Multiple Occupation (HMO) into 5 self-contained flats (3 x 1 one bed, 2x studio). Refused

4.07 2010/6946/L Internal and external alterations to include repair of fenestration, installation of secondary glazing, installation of new extraction ducts to rear elevation and internal works of upgrading existing fabric of building (class C4). Refused (Lack of Supporting Information)

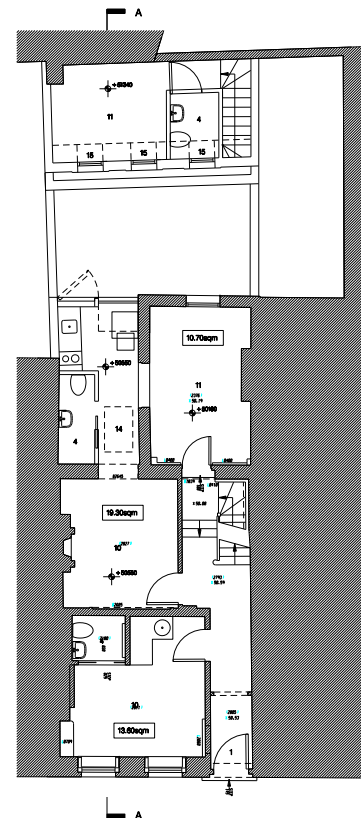
4.08 2010/6942/P An associated planning application for 2 small square flues at ground floor level on the rear extension was granted planning permission. Granted

4.09 2014/2329/P & 2014/2478/L Planning & Listed Building applications for the erection of a 2-storey infill rear extension at lower and ground floor levels; roof extension including dormer windows to existing out- building and creation of new door and window to rear elevation of existing extension all in connection with HMO (Class C4).

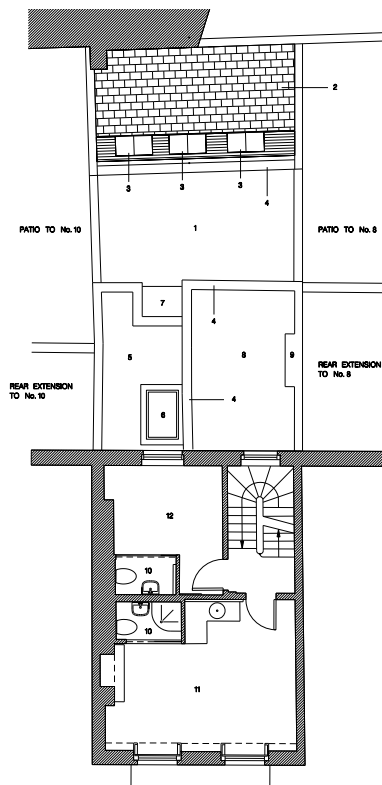
4.10 Following the application in February 2014 the council raised concerns about the impact of the proposals on the existing listed fabric, the alterations to the annex building, the proposed two storey extension. A site visit by the planning and conservation and design officers was made on 27th May 2014 to inspect the premises.



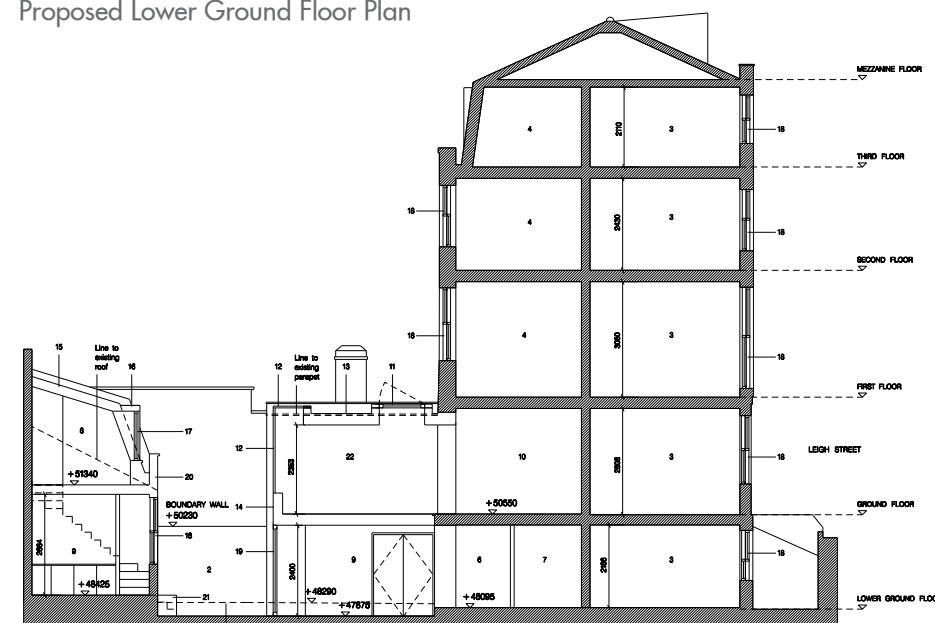
2014/2329/P & 2014/2478/L
Planning Application
Proposed Lower Ground Floor Plan



2014/2329/P & 2014/2478/L
Planning Application
Proposed Ground Floor Plan



2014/2329/P & 2014/2478/L
Planning Application
Proposed First Floor Plan



2014/2329/P & 2014/2478/L
Planning Application
Proposed Section AA

Observations on the proposals were issued by the council dated 5th August 2014 highlighting the expected reasons for refusal:

1. Land use: In land use terms, the proposal is considered unacceptable and is contrary to LDF policy DP9.

2. Design: For the reasons set out above the scheme fails in all aspects to preserve or enhance the special interest of the grade II listed building and the application should be refused and enforcement action taken to remedy the works [removal of the bathrooms and kitchens and reinstate all of the doors and door openings] the interior which have already been undertaken without planning and listed building consent.

3. Environmental Health Housing: The Council's Environmental Health Service has major reservations about the general standards of accommodation and do not support the proposal; and consider that the proposal in its present form is unacceptable.

4. Amenity: The proposed out-building would not be in compliance with DP26 or CPG guidelines and is unacceptable.

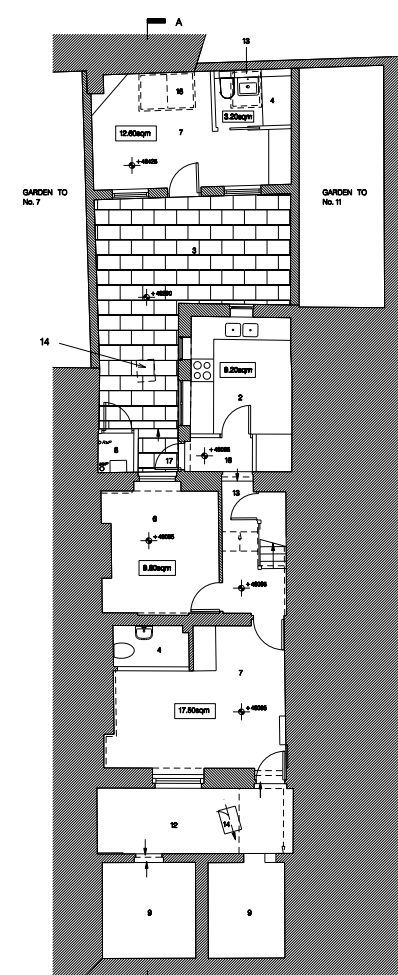
4.11 A meeting was convened at the council's offices on 15th September 2014 with the planning, enforcement, environmental officers and the applicant and architect. The unlawful alterations to the listed building were raised along with the HMO design issues and further alterations proposed.

4.12 Further to the meeting we issued alternative proposals to the council for comment on 24th October 2014. The planning officer gave preliminary comments on the proposals on 26th January 2015 requesting additional information, updated Heritage Statement and Design & Access Statement. We issued revised drawings for comment on 2nd March 2015. The planning officer confirmed acceptance in principle to the revised layouts and requested the drawings and supporting documents by e-mail on 17th March 2015.

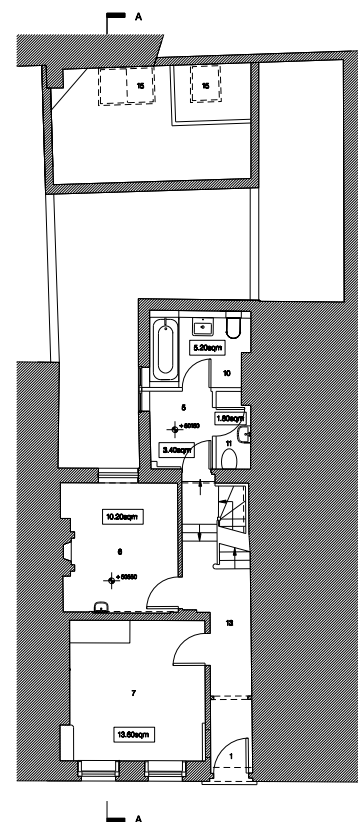
4.13 The revised proposals issued on 1st April 2015 omitted the proposed rear extensions and alterations to the rear annex following the Conservation & Design Officers comments. They incorporated the refurbishment of the rear annex and conversion into a studio room; the reorganisation of the communal kitchen, laundry, and bathroom with conversion of the existing under pavement store rooms and adjacent studio; and the conversion of the former kitchen, laundry and bathroom into bedrooms.

4.14 Following the formal submission of the revisions the planning officer issued comments on 28th April agreeing in principle to the alterations to the ground floor however requesting significant changes to the upper levels including: -

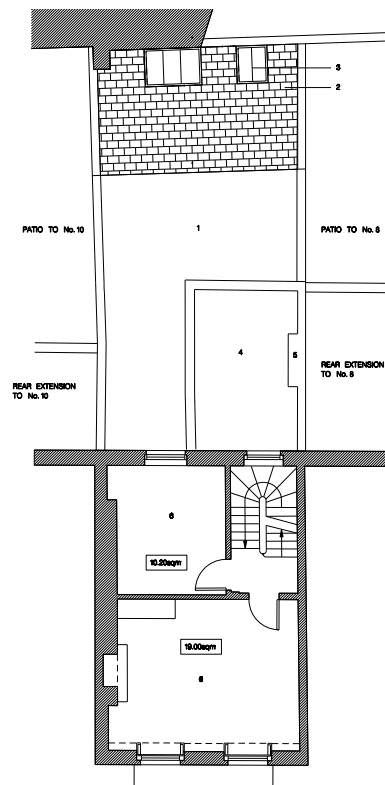
Removal of the partitions and the associated bathroom from the



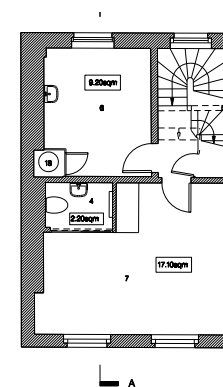
Proposed Lower Ground Floor Plan
Issued 24th September 2015



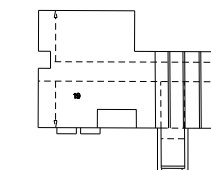
Proposed Ground Floor Plan
Issued 24th September 2015



Proposed First Floor Plan
Issued 24th September 2015



Proposed Second Floor Plan
Issued 24th September 2015



Proposed Third & Mezzanine Floor Plan
Issued 24th September 2015



Proposed Section AA
Issued 24th September 2015

ground floor level front room; room 10;
Removal of the partitions and the associated bathrooms from the 1st floor level front and rear rooms; rooms 10 and 11;
Removal of the partitions and the associated bathroom from the 2nd floor level, front room; room 10;
The mezzanine floor at 3rd floor level is unauthorised and this too should be removed.
Provide a replacement communal WC preferable at 3rd floor level whilst retaining an independent bedsit- room.

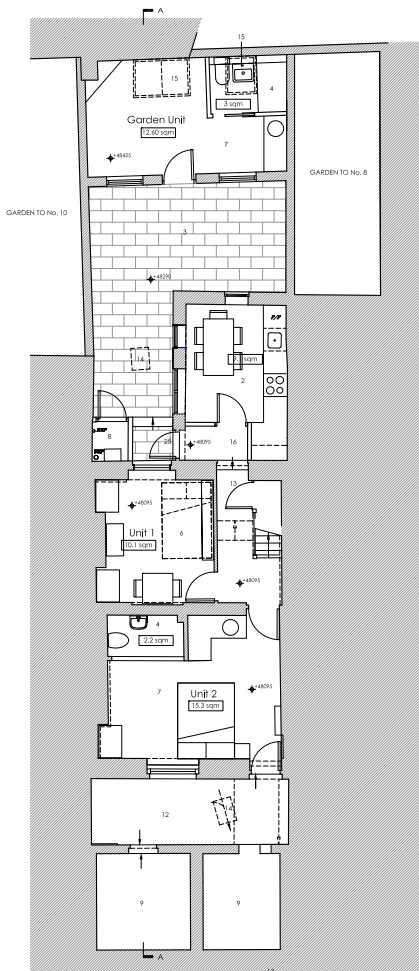
4.15 It was subsequently agreed that the enforcement issues relating to the building should be addressed directly with the enforcement officer as such the planning and listed building application was withdrawn on 29th May 2015. A site meeting was arranged for 7th July 2015 with the enforcement and design officer to discuss the enforcement issues in more detail.

4.16 Revised proposals were issued on 24th September 2015 which altered the internal layouts including the relocation of the communal kitchen to the rear lower ground floor level, the relocation of the utility room bathroom and a new WC to the rear closet wing at ground floor. Removal of the plaster board partitions and sanitary fittings to the ground and first floor front bedrooms. A new studio room was indicated to the rear garden. On 13th April 2016 the enforcement officer confirmed by e-mail the revised proposals were acceptable to the council.

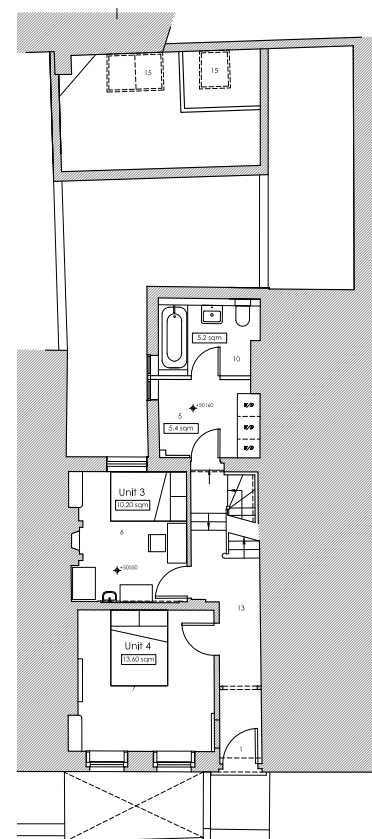
4.17 2016/3764/L A Listed Building consent for the proposed alterations was made in July 2016 which included:
Renovation and alteration of the annex building
Alterations to the rear at lower and upper ground floor,
Decorations to the existing property and the alterations to the ground and first floor bedroom

This application was made following the withdrawal of applications 2014/2329/P and 2014/2478/L and discussions regarding the unlawful alterations to the Listed Building. During this time, the planning officer was Hugh Miller and the enforcement officer was Gary Baskall.

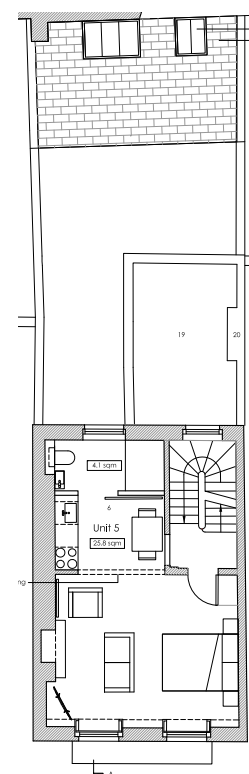
4.18 2016/3764/L The Heritage and Conservation officer at the time, Charles Rose, gave preliminary comments on 23/11/2016. However, the Heritage and Conservation officer, Charles Rose went



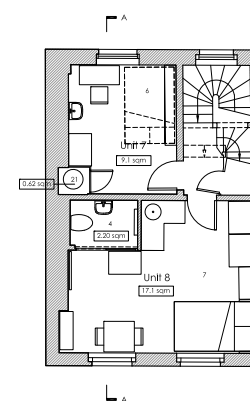
2019/4969/PRE
Pre-App
Proposed Lower Ground Floor Plan
16th September 2019



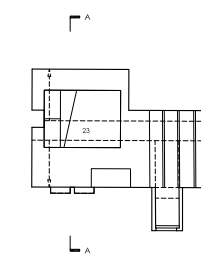
2019/4969/PRE
Pre-App
Proposed Ground Floor Plan
16th September 2019



2019/4969/PRE
Pre-App
Proposed First Floor Plan
16th September 2019



2019/4969/PRE
Pre-App
Proposed Second Floor Plan
16th September 2019



2019/4969/PRE
Pre-App
Proposed Third Floor Plan
16th September 2019



2019/4969/PRE
Pre-App
Proposed Lower Ground Floor Plan
16th September 2019

on paternity leave, the decision was undetermined and eventually resulting in the withdrawal of application.

4.19 2019/4969/PRE A preplanning application was submitted in August 2019 with the proposed alterations including renovation and alteration of the annex building, the alterations to the rear at lower and upper ground floor, decorations to the existing property and the alterations to the ground and first floor bedroom.

4.20 2019/4969/PRE On 2019/11/12, a site visit was held with planning officer Ben Farrant, and conservation officer Elizabeth Martin to discuss the proposed alterations to the building.

4.21 2019/4969/PRE On 2019/11/29, feedback was received on the pre-app. Overall, the feedback was positive and stated:

'1. Land Use: No objections to the formation of h a b i t a b l e accommodation within the outbuilding, however, this should not be self-contained and should be reliant on the existing HMO facilities.

2. Design & conservation: No objection to the installation of conservation style rooflights to the rear outbuilding

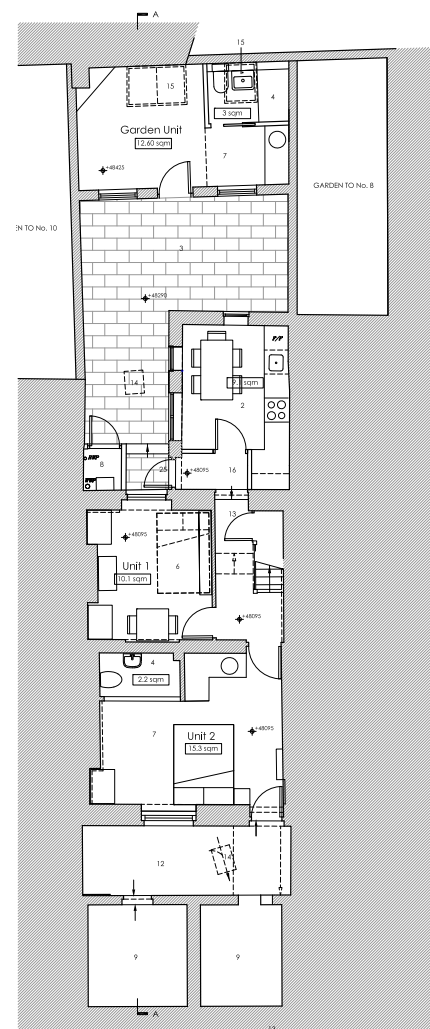
No objections to the proposed changes at lower ground and ground floor; however, the wall dividing the bathroom and utility room should be reconfigured so it does not cut across the window

The removal of the first floor dividing wall between front and rear rooms and installation of a sliding partition would not usually be supported. However, the HMO use pre-dates the listing of this building and it currently forms substandard accommodation. It is not possible to locate a bathroom or kitchen elsewhere in the building. In this instance, the works are deemed acceptable, provided the nibs and a bulkhead are retained to indicate the original position of the wall

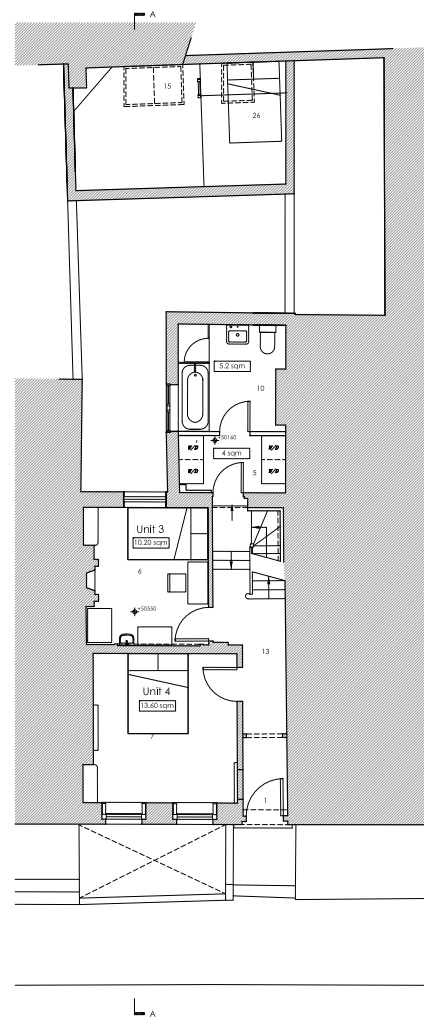
The patina of the existing brickwork demonstrates its age and forms an important part of its distinct character; cleaning the brickwork with anything other than a nebulous water spray would not be supported.

Suggested amendments included:

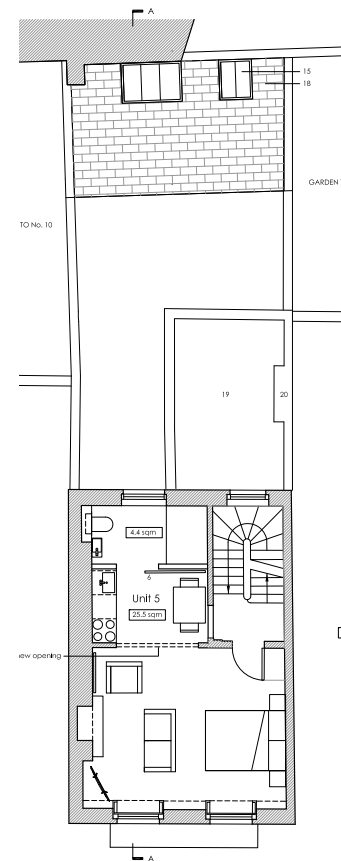
- The kitchen facility should be removed from the outbuilding to ensure the space is ancillary to the main building, reliant on the HMO's kitchen facilities.*
- Ground floor bathroom/utility partition should be shifted so it does not cut across the existing window.*
- Details to show retention of first floor nibs and bulkhead.*



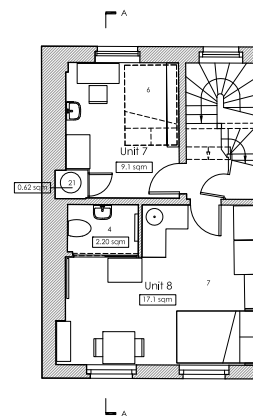
Proposed Lower Ground Floor Plan



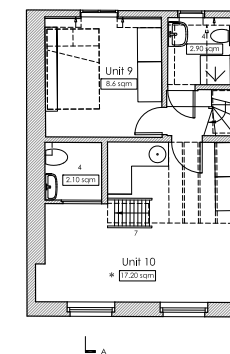
Proposed Ground Floor Plan



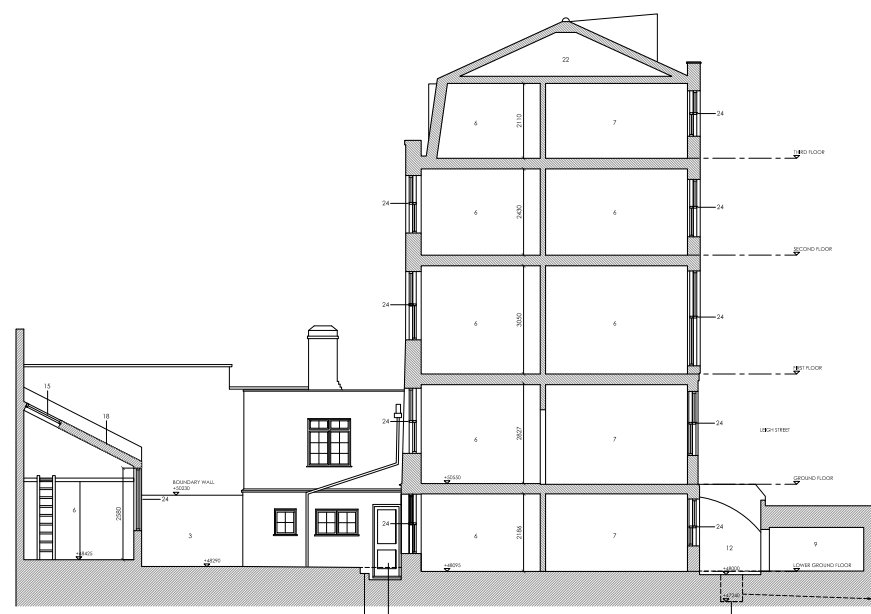
Proposed First Floor Plan



Proposed Second Floor Plan



Proposed Third & Mezzanine Floor Plan



Proposed Section AA

6.00 The Proposal

6.01 The proposed alterations fall into four parts: the renovation and alteration of the annex building; the alterations to the rear at lower and upper ground floor; the decorations to the existing property; and the alterations to ground and first floor bedroom.

6.02 The annex will be restored as a stand-alone residential studio including an ensuite shower room and small kitchenette. It was suggested by the council this room should solely rely on the main building for the use of the communal kitchen however it is felt it would be unreasonable to expect a tenant to access the kitchen via the external courtyard in all weather conditions. A small kitchenette similar to the existing rooms is proposed in conjunction with the communal kitchen. A bed platform is proposed above the shower room with the full ceiling height maintained elsewhere. The existing roofline will be maintained and a new conservation skylights added.

6.03 The proposed lower ground floor arrangement sees the relocation of the existing utility room and shower room to the first floor. A new communal kitchen is proposed to the former utility/shower room with the existing floor excavated to provide a more reasonable floor to ceiling height. Emergency access is maintained via the exit door which will be fitted with a lock which is deactivated on the sounding of the fire alarm, a principal that has been agreed with an Approved Building Inspector.

6.04 It is proposed to remove the WC and shower from the front ground floor bedroom. At first floor due to the loss of HMO status to the rear bedroom this room has been joined with the front bedroom creating a single unit. A new shower room is located in part of the rear bedroom along with a small kitchenette and dining area. A new opening is proposed to the existing dividing wall retaining nibs and a down stand to identify the original construction. The front room is retained as the bedroom area.

6.05 The communal kitchen, bathroom and utility room have been reorganised and an additional toilet added to compensate for the loss of the ensuite bathroom and ensure all occupants have convenient access to bathroom facilities. The revised arrangements comply with the council's guidelines for Minimum HMO Standards for Bedsits, studios, shared Houses and Shared Flats 2004 (2008).



Existing Front Elevation from Leigh Street

7.00 Heritage Statement

7.01 A Heritage Statement of the building was commissioned during the submission of the last planning application (2016/3764/L) in July 2016 to assess the feasibility of the proposed alterations and extensions by Martin O'Rourke. Mark Fairhurst Architects has updated this Heritage Statement in line with current planning policies.

7.02 The report identified the importance of the existing annex currently in a poor state of repair and the principal of retaining as much of the existing foot print of the lower ground floor rear extension within the proposed layouts.

7.03 The design was developed along these principals ensuring the restoration of the annex, clearly delineating the existing windows and walls, this is explained further in the Heritage Statement.

8.00 Massing

8.01 The revised proposals maintain the existing massing to property.

9.00 Density

9.01 The current HMO license is for 13 persons. The proposed works creates a new single room where the annex at the rear is to be converted to an ensuite studio.

9.02 The layouts have been established to comply with the HMO guidance relative to bedroom sizes, number of occupants and number of bathrooms and WC's.

10.00 Amenity

10.01 The adjacent property at No.11 at basement and ground floor is a restaurant; the windows to the flank of their rear extension appear to be office and toilets associated to the restaurant.

10.02 The revised proposals to the annex maintain the current party wall profiles therefore there is no impact on the neighbouring properties amenity.

11.00 Design & Materials

11.01 New low profile conservation style roof lights are proposed to the roof have been designed to be low key and minimal, sympathetic to the host building and surrounding context. As with the other proposed changes, as mentioned in the Heritage Statement, these are intended to be sympathetic while still 'preserving and enhancing the character of the existing building.

12.00 Disabled Access Statement

12.01 Access to the residential bedrooms and studios is maintained via a stepped threshold from the pavement on Leigh Street. Internal access to all residential levels is via the existing stair core which forms part of the original building fabric and therefore protected by the listing of the building.

13.00 Sustainability

13.01 The refurbished annex will be thermally insulated to reduce heat loss.

14.00 Conclusion

14.01 The revised proposed alterations, conversion and decorations represent a significant upgrade in quality and provision to the existing HMO whilst at the same time improving and preserving the existing Grade II listed building and surrounding conservation area. This is emphasised in the Heritage Statement 'The proposed alterations are concentrated in the areas of low heritage significance and are handled in a sensitive and contextual manner. Any questions concerning the cumulative impact of the proposals on this listed building can be addressed by reference to the NPPF; under paragraph 196,

'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use'

14.02 The revised design has been carefully negotiated with the council over an extended period of time. Our proposals take on board the council's concerns regarding enforcement issues for the listed building re-establishing the character of the building whilst at the same time allow the building to be sensitively upgraded to protect and enhance its HMO status.

14.03 It is therefore respectfully requested that listed building consent be granted for this high quality, well-considered refurbishment.

SCOPE OF WORKS
Project: 1314

9 Leigh Street, London, WC1H Date: 08.06.16

Issued For Planning Revision: D
To be read in conjunction with drawings; PL 001A, 002A, 003A, 004A, 100, 101D, 102C, 103C, 104C, 110G, 113E, 120D, 130C, 201C, 202C, 203B, 204B, Design & Access Statement Rev F and Heritage Report Rev A

SE = Structural Engineer
CA = Chartered Architect

Existing Building

Item LocationDescription

1.00 Demolition and Temporary Works

1.01 Internal partitions
Existing internal partitions, fixtures and fittings to be carefully demolished as indicated on the drawings. Contractor's method statement to be approved by S.E. All reusable materials to be identified and re-used where appropriate in accordance with relevant guidance and CIRIA publication C513 – Reclaimed and Recycled Materials Handbook 1999. All waste to be transported off site to be handled as appropriate and as recommended by the Building Research Establishment. See Good Building Guide 57 Pt 1 & 2, 2003.

1.02 Roof envelope
Existing roof to the rear annex to be carefully removed by hand following a full structural survey and design to S.E recommendation or approval. Contractor's method statement to be approved by S.E. All reusable materials to be identified and re-used where appropriate in accordance with relevant guidance and CIRIA publication C513. All waste to be transported off site to be handled as appropriate and as recommended by the Building Research Establishment. See Good Building Guide 57 Pt 1 & 2, 2003.

1.03 Temporary Protection
The Contractor is to maintain full weather protection to the existing building during the construction to CA approval.

1.04 Excavation
Trial pits to be carried out to SE specification. SE to design new lowered floor slab to new communal kitchen to the rear closet wing. Party Wall Awards to be agreed with neighbouring owners in accordance with the 1996 Party Wall Act if required. Contractor to submit method statement for excavation works and any temporary propping.

2.00 Annex Renovation of Existing Structure

2.01 Floor Structure
Existing timber floor construction to be inspected and timbers repaired and preserved. Rotten timbers to be replaced. New rigid floor insulation to be installed between floor joists with new DPM. New floor finishes installed above.

2.02 Existing Fabric
Existing façade to be retained and restored.

2.03 Roof
Two new skylight openings to be formed with new treated timber trimmers to existing roof joists. New conservation skylights to be installed with concealed flashings. Roof to be tiled in reclaimed slate tiles to match existing (Reclaimed and Recycled Materials Handbook 1999.). New ridged roof insulation between and under roof joists maintaining ventilation above. Windows to be confirmed by CLient.

2.04 Walls
Introduce new insulation and breathable waterproofing layer to meet building control requirements. Install new vapour barrier, plasterboard ceiling: plaster skim and decorate.

2.05 Internal Walls Internal walls to be surveyed and repaired and rendered with waterproof render system. Insulated plasterboard with vapour barrier to be independently supported on studwork to building control requirements.

2.06 Shower Room Construct new timber stud plasterboard partition to shower room. WPB Plywood floor and moisture resistant plasterboard. Floor and wall to be tiled. Install bathroom services and fittings as appropriate.

2.07 Kitchenette
Construct new timber stud plasterboard partition. Kitchen cabinets, appliances and services to be installed to suit.

2.08 Bedroom Platform
Construct timber frame platform above new shower room and kitchenette. New floor finishes to be installed. Install new ladder for access to this level.

3.00 Lower Ground: Kitchen

3.01 All existing windows, skirting and architraves to be protected during construction.

3.02 Install new underground drainage for kitchen in accordance with underground drainage engineers and SE design.

3.03 Install new footings and ground floor slab to kitchen to SE design.

3.04 Install new glazed door to rear garden with emergency escape door locked on magnetic lock released on activation of the fire detection system.

3.05 Install first fix electrics including fire safety equipment throughout.

3.06 Re-plaster and skim internal walls and paint to match existing.

3.07 Install internal floor and wall finishes throughout.

3.08 Install sanitary wear, kitchen fit out and cupboards.

3.09 Final fix mechanical and electrical installation.

3.10 Prepare and decorate rooms throughout.

4.00 Upper Ground: Front Bedroom, Utility & Bathroom

4.01 Front Bedroom
Carefully remove existing plasterboard partitions, cabinets, sanitary ware, tiling and associated service connections.

4.02 Re-plaster and skim internal walls, install soft wood skirting boards, dado rails, fibrous plaster coving and ceiling rose, door architraves and fire rated panelled door to match original design.

4.03 Prepare and decorate room throughout.

4.04 Utility Room
Carefully remove existing kitchen cabinets, equipment and fittings.

4.05 Install first fix mechanical, plumbing and electrical services including fire safety equipment.

4.06 Re-plaster and skim internal walls, install soft wood skirting boards, door architraves and fire rated panelled door to match original design.

4.07 Shower Room & WC
Install new timber stud partition with skimmed waterproof plasterboard finish to create new shower room and WC.

4.08 Install first fix mechanical, plumbing and electrical services including fire safety equipment.

4.11 Install new sanitary wear, tiling, lighting, cabinets, equipment and fittings.

5.00 First Floor: Front Bedroom

5.01 Carefully remove existing plasterboard partitions, cabinets, sanitary ware, and tiling and associated service connections.

5.02 Install temporary works to existing partition wall in accordance with SE approved design. Carefully open up existing partition with new structural beam to SE design. Maintain downstand and nibs to existing partition wall. Mark good plaster work, architraves, skirtings and coving.

5.03 Re-plaster and skim internal walls, install soft wood skirting boards, dado rails, fibrous plaster coving and ceiling rose, door architraves and fire rated panelled door to match original design.

6.0 Rear Bedroom

6.01 Construct new timber stud plasterboard partition to shower room. WPB Plywood floor and moisture resistant plasterboard. Floor and wall to be tiled. Install first mechanical, plumbing and electrical services and fittings as appropriate.

6.03 Kitchenette
Construct new timber stud plasterboard partition. Kitchen cabinets, appliances and services to be installed to suit.

6.04 Install new sliding partition door in new opening

6.05 Prepare and decorate room throughout.

6.06 Remove door and install plaster board.

7.00 General External Cleaning & Maintenance Items to the House

7.01 Pointing
Existing pointing to be retained where practical and patch pointing should be used for areas of repairs if required. A lime mortar (2:1:1 or 3:1:1) should be used with a flush joint detail in a mid-light grey

to match the original pointing. A sample panel is to be prepared to the rear elevation prior to an inspection by the CA.

7.02 Windows

Existing sash windows and cills to be surveyed renovated and repaired. Window weights and chains to be checked and new nylon cords installed and windows balanced if required. Existing glazing bars, sashes, frames and cills to be surveyed. Rotten wood to be cut out and replaced with profiles to match existing if required. Existing paintwork to be removed, throats to window cills to be not less than 12mm and damp proof courses installed under cills if required. Existing windows to be draft proofed in accordance with English Heritages Energy Efficiency and Historic Buildings recommendations. Windows to be primed and painted with semi-gloss paintwork system to manufacturer's recommendations with CA approval.

Mark Fairhurst Ltd. 24th February 2020