

vented gully investigated - clear channel, replace modern cement render with Roman cement matching original render, strip existing grilles of clogging paint to restore airflow, seek to reduce external flower bed to lightwell level, retain stone slab adjoining window sill - set to fall away from window, remove concrete base - ref dwg GC 102A

Full CCTV survey of drains to confirm condition

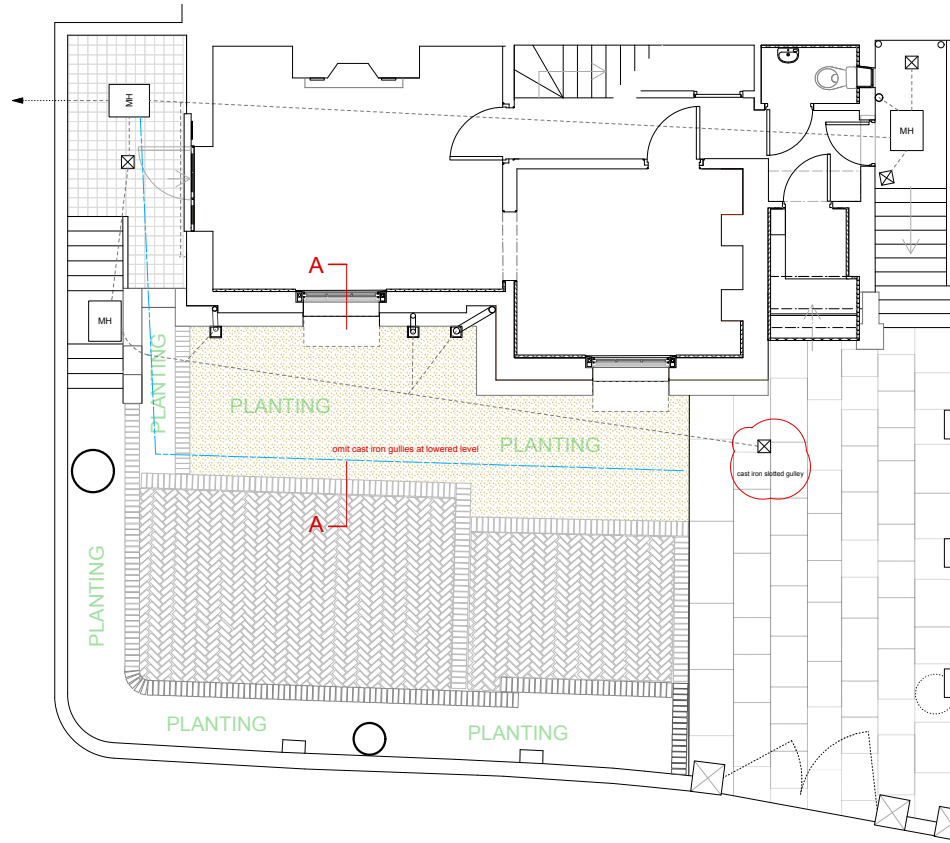
retain york stone paving and re-bed loose or unlevel slabs to retain existing pattern but minimised trip hazards

retain existing herringbone paviors, border walls and perimeter wall as existing.

retain concrete to falls, black quarry tile finish to North and South areas

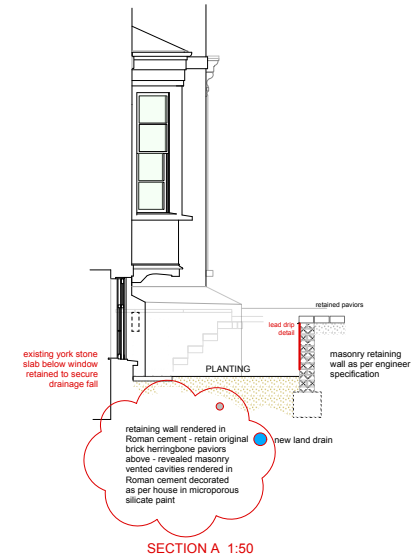
retain red engineering brick stair to North area

existing timber gates require decay cut out, pieced in matching timber with joints reinforced with metal plates or fixings as required

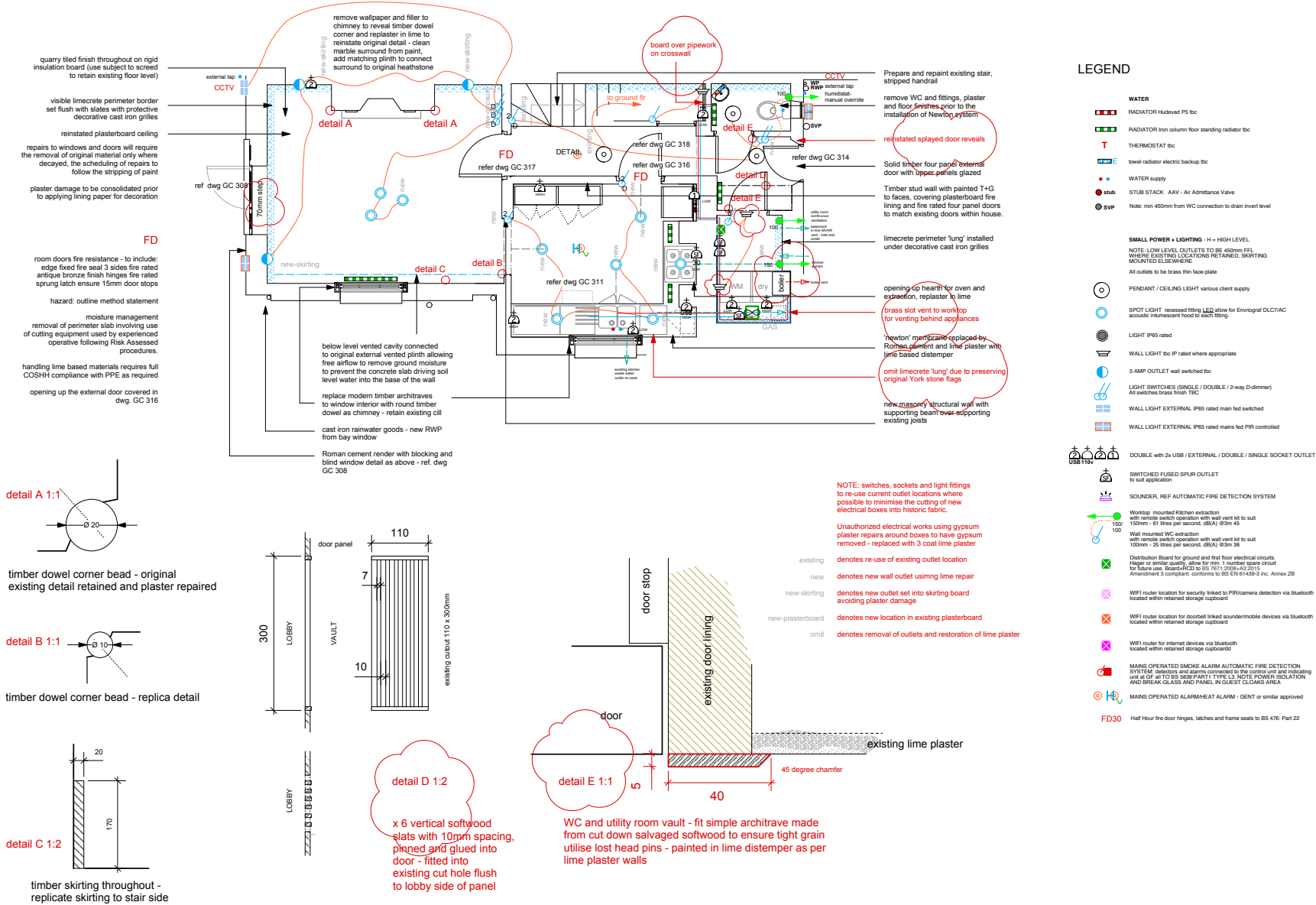


retain york stone slab, desired lime mortar repairs where cracked/loose

York stone flag, rebedded level, in original brickwork pattern on same binding - introduction of cast iron gully to remove surface water which is directed towards house from the higher garden area - retain original through basement vault, roof/walls is minimised



SECTION A 1:50



Note: all original / existing fabric retained in-situ unless indicated red for removal
repairs to windows and doors will require the removal of original material only where decayed, the scheduling of repairs to follow the stripping of paint

plaster damage to be consolidated prior to applying lining paper for decoration
previously stripped joinery to be refixed where loose, prepared for redecoration

floorboards to be cleaned, refixed using cut floorboard nails where necessary, finish to be non petroleum based floor wax
FD
room doors adjoining the stair require upgrading fire resistance - to include: edge fixed fire seal / sides fire rated antique bronze finish hinges fire rated sprung latches/ensure 15mm door stops

hazard: outline method statement

Wiring
Wireways to minimise damage to lime plaster wall lights located to allow for floor run cabling with reduced opening up - gaps between studwork to be utilised for vertical runs - dust from plaster minimised but PPE required.

Water services
waste pipe runs between existing floor joists - existing notching to be used. Lifting of floorboards allows for inspection of joists, timber repair required if existing cut-outs excessive - engineer to comment. Boards lifted as per guidance from SPAB ensuring minimal risk to operative AND to boards.

External
leadwork to be covered by Risk Assessment on working via scaffolding and COGN aspects of lead handling - work by experienced and qualified tradesperson.

NOTE: switches, sockets and light fittings to re-use current outlet locations where possible to minimise the cutting of new electrical boxes into historic fabric.

Unauthorized electrical works using gypsum plaster repairs around boxes to have gypsum removed - replaced with 3 coat lime plaster

existing

new

new-sirting

new-plasterboard

omit

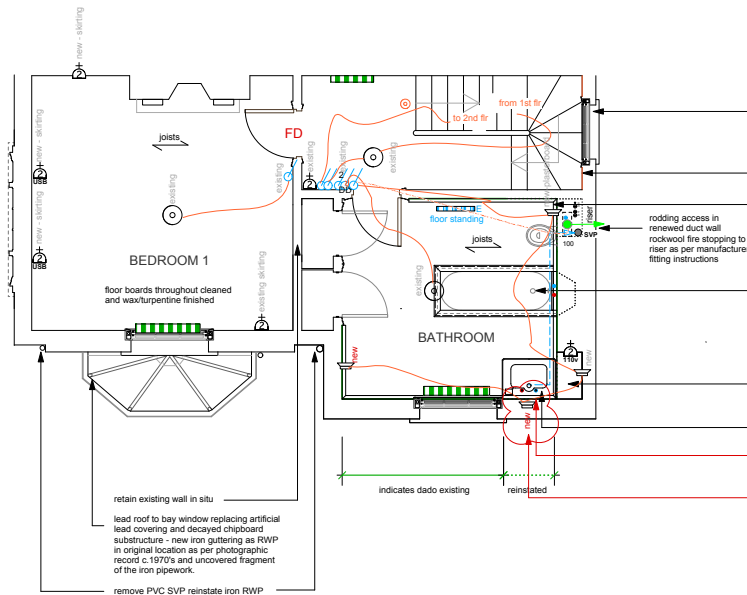
denotes re-use of existing outlet location

denotes new wall outlet usimng lime repair

denotes new outlet set into skirting board avoiding plaster damage

denotes new location in existing plasterboard

denotes removal of outlets and restoration of lime plaster



3x sashes to stair, bedroom and bathroom stripped of paint and decay removed with matching timber pieced in, retain all glass in situ, replace putty on exterior of all panes, re-cord and fit new staff/ parting beads adjusted to run smoothly - replace sill and any sections of frame where water damage is evident

remove gypsum to window
wall reinstate original lime
plaster specification

WC panels relocated to wall, missing element to stair wall made to match detail and material traditional WC pan with reclaimed mahogany seat

In-line fan to re-use external airbrick as exhaust internally a circular brass grill used above existing cistern access panel in duct wall

Ref drawing GC 312 - existing paneling reinstated to restored bath with mahogany surround reinstated (if decay visible has penetrated into the timber matching wood to be sourced and remanufactured to size - taps traditional chrome with handspray

basin vanity unit panels relocated to external wall and across alcove with replacement mahogany shelf made using reclaimed wood

underslung Shanks basin sourced with marble top and chrome legs.

replaced vitrolite splashback shattered during building works

existing lamp bracket irreparable - new equivalent with relevant IP rating to replace existing

LEGEND

WATER

- RADIATOR Iron column floor standing radiator tbc
- THERMOSTAT tbc
- towel radiator electric backup tbc
- WATER supply
- STUB STACK AAV - Air Admittance Valve
- SVP

SMALL POWER + LIGHTING - H = HIGH LEVEL

- NOTE: LOW LEVEL OUTLETS TO BE 450mm RFL WHERE EXISTING LOCATIONS RETAINED, SPARTING MOUNTED LOW LEVEL
- All outlets to be brass thin face plate
- PENDANT / CEILING LIGHT various client supply
- SPOT LIGHT recessed fitting LED allow for Envirolight DL27/AC acoustic fluorescent hood to each fitting
- LIGHT IP65 rated
- WALL LIGHT tbc (IP rated where appropriate)
- 5 AMP OUTLET wall switched tbc
- LIGHT SWITCHES (SINGLE / DOUBLE / 2-way D-dimmer) All switches brass finish TBC
- WALL LIGHT EXTERNAL IP65 rated main fed switched
- WALL LIGHT EXTERNAL IP65 rated mains fed PIR controlled

- DOUBLE with 2x USB / EXTERNAL / DOUBLE / SINGLE SOCKET OUTLET

- SWITCHED FUSED SPUR OUTLET to suit application

- SOUNDER, REF AUTOMATIC FIRE DETECTION SYSTEM

- Worktop mounted Kitchen extraction with infinite switch operation with wall vent 18 to suit 150mm - 61 litres per second, dB(A) @3m 45

- Wall mounted WC extraction with remote switch operation with wall vent 18 to suit 150mm - 25 litres per second, dB(A) @3m 38

- Distribution Board for ground and first floor electrical circuits, Hager or similar quality, allow for min. 1 number spare circuit for future use, BS4462 to BS 7671:2018+A5:2019

- Amendment 3 compliant: conforms to BS EN 61439-3 inc. Annex ZB

- WiFi router location for security linked to PIR/camera detection via bluetooth located within retained storage cupboard

- WiFi router location for doorbell linked sounder/mobile devices via bluetooth located within retained storage cupboard

- WiFi router for internet devices via bluetooth located within retained storage cupboard

- MAINS OPERATED SMOKE ALARM AUTOMATIC FIRE DETECTION SYSTEM: sensors and alarm sounding to the ground and rising unit at UP to BS 5838 PART 1 TYPE LA NOTE POWER RELATION 1 AND FIRE-GLASS AND PANEL IN QUIET CLOAK AREA

- MAINS OPERATED ALARM/HEAT ALARM - GENT or similar approved

- FD30 Half Hour fire door hinges, latches and frame seals to BS 476: Part 22



Note: all original / existing fabric retained in-situ unless indicated red for removal

repairs to windows and doors will require the removal of original material only where decayed, the scheduling of repairs to follow the stripping of paint

plaster damage to be consolidated prior to applying lining paper for decoration previously stripped joinery to be refixed where loose, prepared for redecoration

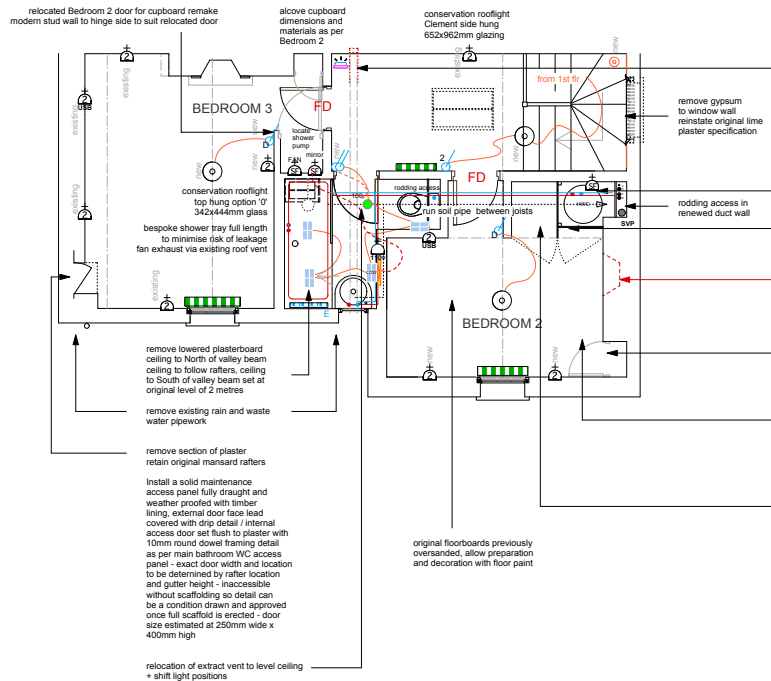
floorboards to be cleaned, refixed using cut floorboard nails where necessary, finish to be floorpaint due to the previous over-sanding and varnishing removing the character of the boards and reducing thickness - preventing further sanding to remove unsightly varnish

FD room doors adjoining the stair require upgrading fire resistance - to include edge fixed fire seal 3 sides fire rated antique bronze finish hinges fire rated sprung latch ensure 15mm door stops

NOTE: switches, sockets and light fittings to re-use current outlet locations where possible to minimise the cutting of new electrical boxes into historic fabric.

Unauthorized electrical works using gypsum plaster repairs around boxes to have gypsum removed - replaced with 3 coat lime plaster

existing denotes re-use of existing outlet location
new denotes new wall outlet using lime repair
new-skirting denotes new outlet set into skirting board avoiding plaster damage
new-plasterboard denotes new location in existing plasterboard
omit denotes removal of outlets and restoration of lime plaster



decay of valley beam extensive - steel reinforcement required to connect into existing wall bearing 2x 12mm plates bolted to existing beam with stiffener and bearing plate set within wall.

remove existing WC, replace duct wall plasterboard with suitable access panels - relocate door to Bedroom 3 - allow new hardwood frame to replace softwood frame from 1968-9

remove studwork and plaster board walls from 1968-9, re-configure to locate WC in bathroom. Wipe pipework run between joists, or retained SVP
bricked-in and plastered health retained as existing with addition of simple brass vent to the face set above existing skirting.

repair and redecorate original alcove cupboard with extant shelving, strip paint and repair lime plaster interior

pitched plasterboard ceilings removed, rafters insulated with insulated plasterboard ceilings - ventilation described on dwg ref. GC 306

lowered ceiling to WC and wardrobe extended across entry door threshold, set at original ceiling height pre-1969 to acknowledge scale of servant quarters - pitched ceiling runs above to stair wall visually reinstating the original depth of the room

LEGEND

WATER

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- THERMOSTAT tbc
- towel radiator electric backup tbc
- WATER supply
- STUB STACK AAV - Air Admittance Valve
- SVP

SMALL POWER + LIGHTING - H = HIGH LEVEL

NOTE: LOW LEVEL OUTLETS TO BE 450mm RFL WHERE EXISTING LOCATIONS RETAINED. BRITTING MOUNTED LUMINAIRE

All outlets to be brass thin face-plate

- PENDANT / CEILING LIGHT various client supply
- SPOT LIGHT recessed fitting LED allow for Envirolight DLX7/AC acoustic fluorescent hood to each fitting
- LIGHT IP65 rated
- WALL LIGHT tbc IP rated where appropriate
- 5 AMP OUTLET wall switched tbc
- LIGHT SWITCHES (SINGLE / DOUBLE / 2-way D-dimmer) All switches brass finish TBC
- WALL LIGHT EXTERNAL IP65 rated mains fed PIR controlled
- WALL LIGHT EXTERNAL IP65 rated mains fed PIR controlled

- DOUBLE with 2x USB / EXTERNAL / DOUBLE / SINGLE SOCKET OUTLET

- SWITCHED FUSED SPUR OUTLET to suit application
- SOUNDER, REF AUTOMATIC FIRE DETECTION SYSTEM

- Worktop mounted Kitchen extraction with remote switch operation with wall vent 18 to suit 150mm - 61 litres per second, dB(A) @3m 45

- Wall mounted WC extraction with remote switch operation with wall vent 18 to suit 150mm - 61 litres per second, dB(A) @3m 45
- Distribution Board for ground and first floor electrical circuits, Hager or similar quality, allow for min. 1 number spare circuit for future use. Backed up to BS 7671:2018 AS 2018 Amendment 3 compliant: conforms to BS EN 61439-3 inc. Annex ZB

- WiFi router location for security linked to PIR/camera detection via bluetooth located within retained storage cupboard
- WiFi router location for doorbell linked sounder/mobile devices via bluetooth located within retained storage cupboard
- WiFi router for internet devices via bluetooth located within retained storage cupboard

- MANUS OPERATED SMOKE ALARM AUTOMATIC FIRE DETECTION SYSTEM: sensors and alarms conforming to the current UK and European standards and BS 5838 PART 1 TYPE LA, NOTE POWER RELATION 1 AND BREAK-GLASS AND PANELS IN GUEST CLOAK AREA

- MANUS OPERATED ALARM/HEAT ALARM - GENT or similar approved

- FD30 Half Hour fire door hinges, latches and frame seals to BS 476: Part 22

- Illuminated mirror with integral on-off switch

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PROJECT 23 Gloucester Crescent NUMBER GC 305 SCALE 1:50 @ A3
SUBJECT Second floor plan REVISION C DATE 15/05/20

revisions

A 20.08.2020 APPLICATION
B 15.04.2021 amended application 2
C 20.10.2021 amended application 3

scale 1:50

1.0m 5.0m



hazard: outline method statement

Facade

Full scaffolding (guarding, netting, toe-boards erected and certified by competent installer required for all access above 2 metres. Lifts to provide ready access to all surfaces without the use of stepped access on the scaffold. A scaffold to both chimneypieces will be required.

Ensure operations such as iron pipework have at least two operatives attending the work at any time, with no-one working on the lifts directly below. Lead should not be used to seal the iron pipework joints for health and safety reasons.

Balustrading to gutter and all projecting mouldings to be stress tested prior to works commencing to ensure loose debris unable to fall in an uncontrolled way.

Minimal original material to be removed back to sound surface when making crack repair. Any areas of blown render to be identified to the Architect prior to removal to confirm extent of repair - cutting discs may be used to minimise impact vibration, depth must not exceed the render thickness to preserve the masonry. All operatives must use full and appropriate PPE as identified in the relevant Risk Assessment and have undertaken certified abrasive wheel safety training.

Roofing

Slatting works to be scheduled with no workers on scaffold below, undertaken by operatives experienced in traditional roofing, works covered by site specific risk assessments. Note slates removed for re-use, ensure nail holes are not enlarged during removal.

Modern sarking felt visible under slates indicating recent removal/replacement - battens therefore to be replaced - fixings and nails to be treated steel or non-ferrous for longevity. Ensure each existing slated pitch photographed prior to removal and pattern of slates followed when reinstating.

Doorway

Existing concrete beam to be utilised so removal of existing blockwork to create new doorway will not require an Engineering method statement. PPE as identified in the relevant Risk Assessment is required.

Roman cement render refaced in lime-based stucco to restore integrity of the original surface to prevent water retention and frost damage in the pitted original facade. Blocking reinstated as original.

Rustication lines terminated at infilled panel below the lower blind window to register the historic infill which has a blocking pattern as per West elevation - infill in Roman cement

Adjusted glazing proportions to doorway - proportion of windows now reflect West facade basement level eash windows to unify interior and acknowledge reduced scale and importance of the basement level - overall height +70mm reflecting lowering of internal floor level approved in listed building application 2

re-slate using tiles sourced for matching size and appearance. Code 5 lead ridge covering as per GC 306B

reinstated cast iron guttering painted charcoal grey following appropriate primer and undercoat

reinstated Roman cement projections and mouldings removed to accommodate the removed pipework

replacement valley gutter - code 5 lead as per LSA details draining to existing outlet, which is replaced with a cast iron hopper matching the hopper on the South elevation and iron downpipe painted in oil-based version of the wall colour (off white)

lead covering to reinstated coping to secure weathering on difficult to access facade

remove all plant growth, eradicate invasive roots fully removed and sterilized, Roman cement repair to cracked or blown render

strip and repair minor damage to blind windows

provision of Roman cement cill aligned with reinstated rustication taken from original corner

re-new lead covering to bay roof - timber roll ridges, renew failed flashings removing portland cement and repairing in Roman cement

fit cast iron guttering and downpipe replacing uPVC, downpipe in original location as per photographic evidence

remove modern paint system back to render, using thermatech system prepared for silicate paint

re-rendering brickwork where modern cement render has been removed with Roman Cement allow blocking to lower section around new door. Consent to reinstate rustication is reversed as the uncovering of the original render shows that the rustication was removed using early Roman cement - this early alteration is retained as part of the history of this elevation

clean vented gully, reinstate render in Roman cement with silicate paint

reduce flower bed to level of existing lightwells subject to investigation

install land drain to foundation level

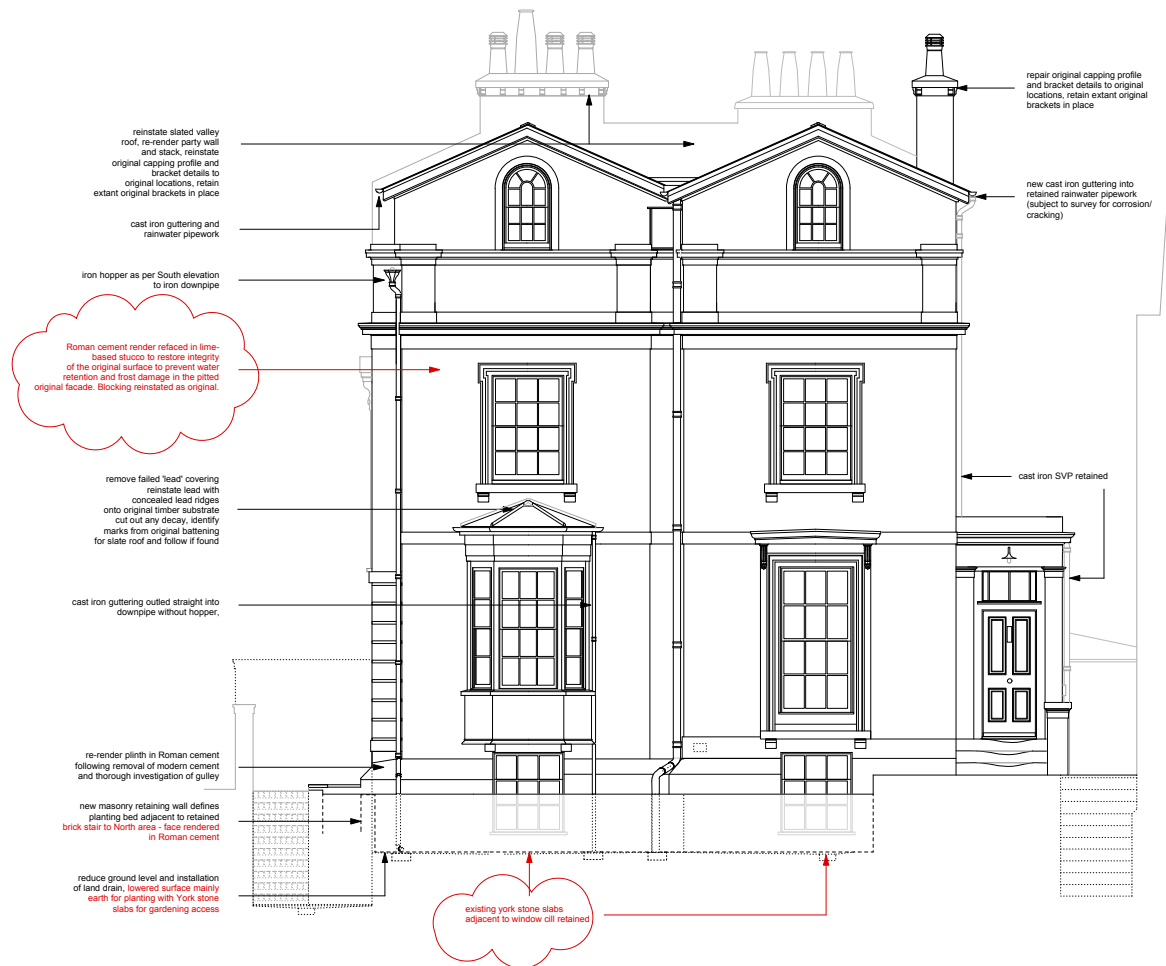


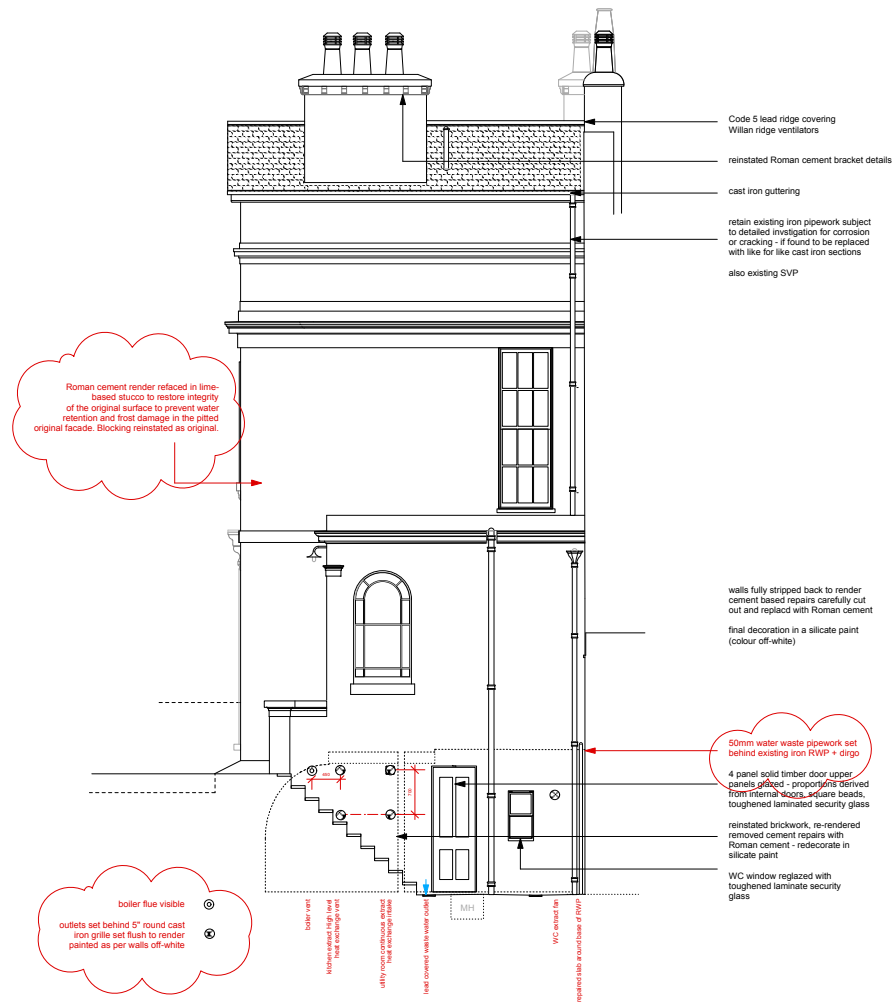
Cement render covering the flashing to be removed a 35mm upstand to the wall abutment used for the wood roll detail, a cover flashing banded to cloak the meeting point of the two ridge rolls where they meet at the wall. Head fixings must be sealed prior to the cover flashing. Roman cement used to repair render to the cover flashing (lead wedges @450mm ctrs) - no render used over flashing (note failure of render and damp ingress in existing detail).

Cover flashing lap to be 200mm for 24 degree pitch

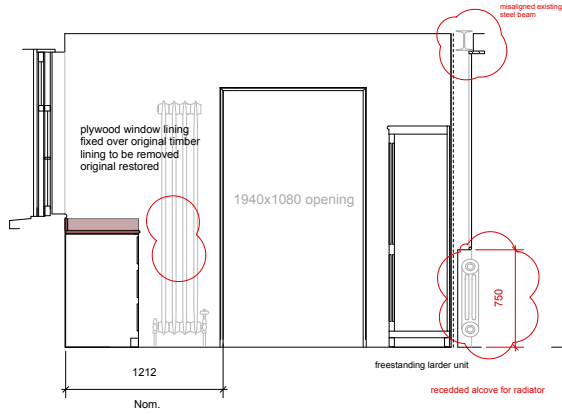
Spliced roll ends run to drip, banded ends used with no splash lap - no welding to roll ends - allow min 40mm for adequate lap, form return under ply substrate which should have the drip edge rounded (as per focus roll) before forming vertical drip into the iron guttering



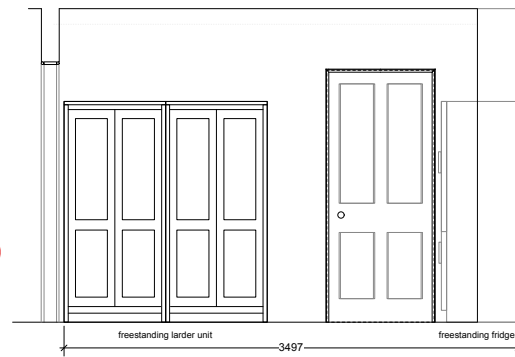




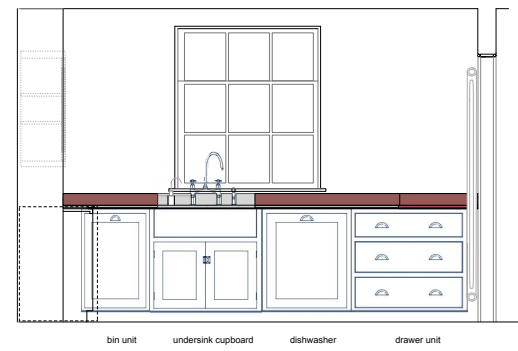
section AA



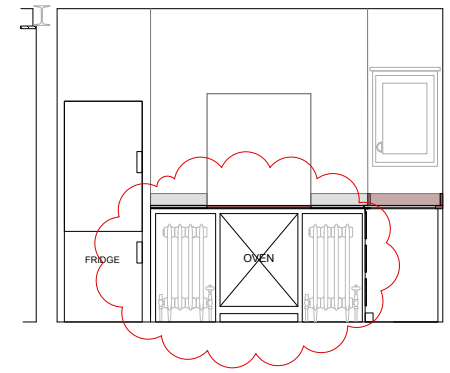
elevation A



elevation B



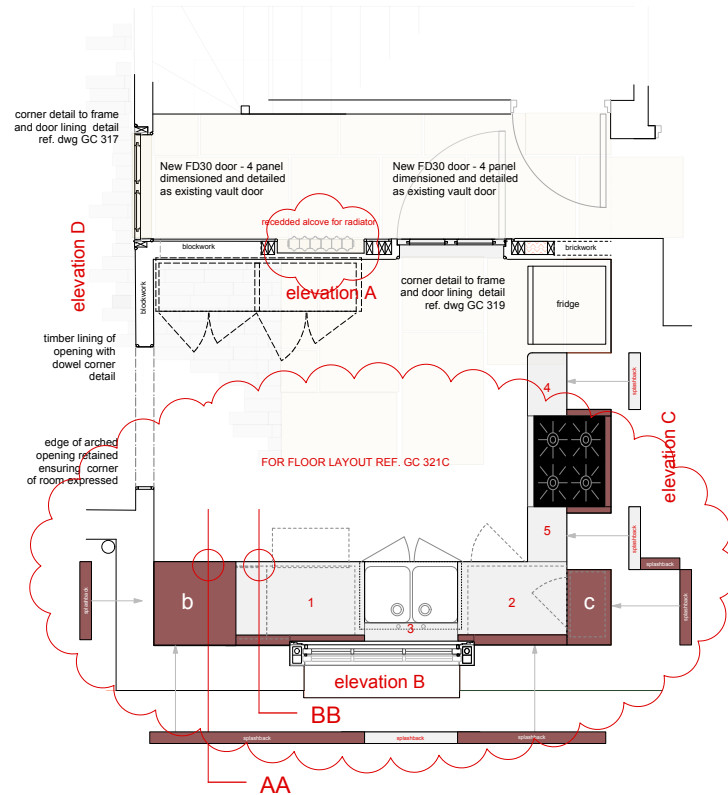
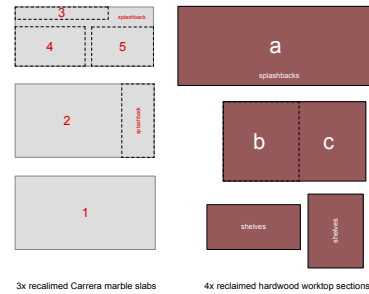
elevation C



joinery items use single panel doors following precedent
1969 salvaged worktop material from Bennett kitchen re-used to maintain continuity of appearance and use original 1850's window surround restored

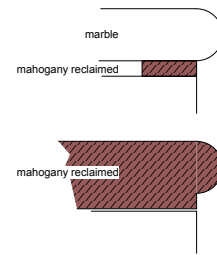
new masonry spine wall
fire rated stud wall to stairway under retained steel RSJ

hardwood and Carrera marble reclaimed material from original kitchen



worktop edge detail shaped to follow existing marble edge detail

section detail AA 1:1 worktop



section detail BB 1:1 worktop

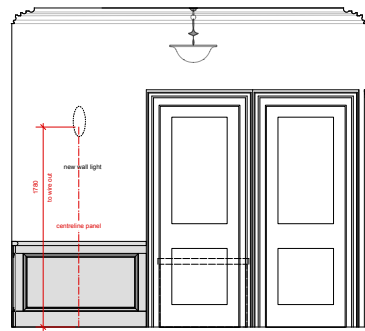
elevation D



20 diameter timber
dowel corner detail
to doorway and opening
170x20mm softwood
square edged skirting
dowel corners run onto
top edge of skirting
timber linings to doorways



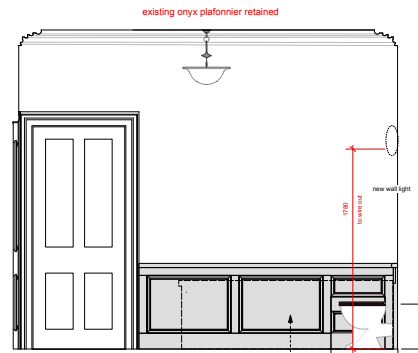
section AA



omission of shower tray and enclosure

retained cupboard doors redecorated

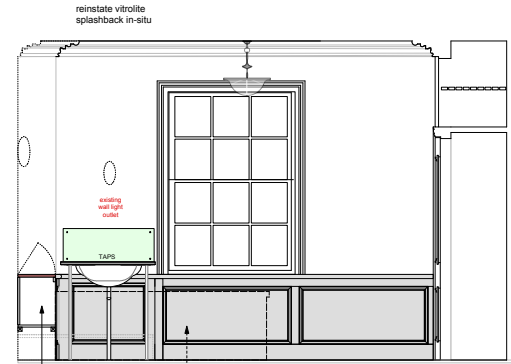
elevation A



retained door redecorated

additional paneling to match panel above

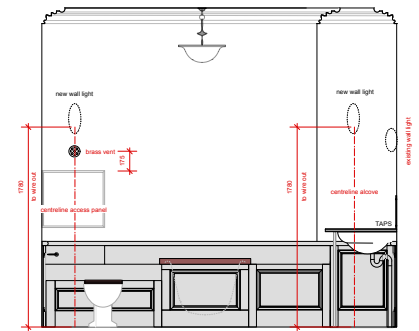
elevation B



omission of shower tray and enclosure

retain existing wall and cupboard arrangement - no change

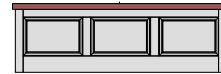
elevation C



relocate existing WC facing panel to continue dado

re-make existing bath end panel re-using mouldings replace MDF with ply to match side paneling

relocate existing vanity unit door panel to continue existing dado



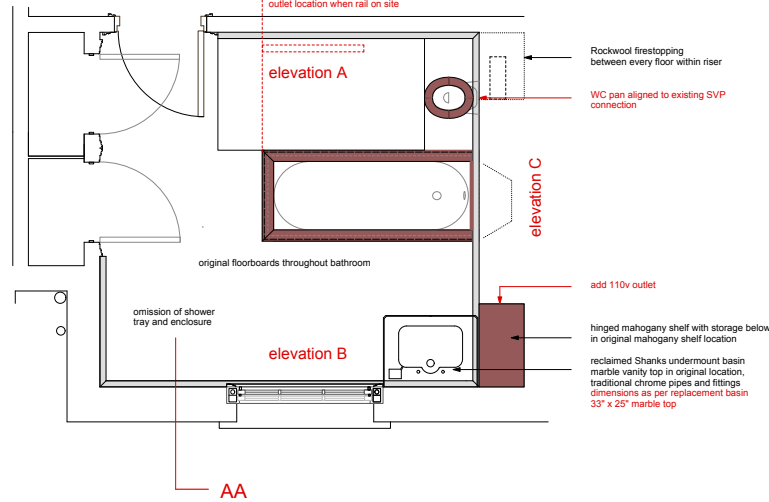
bath side



bath side

additional panel to match adjacent

retain existing wall and cupboard arrangement - no change



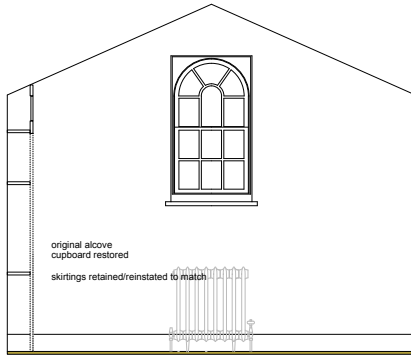
elevation A

elevation B

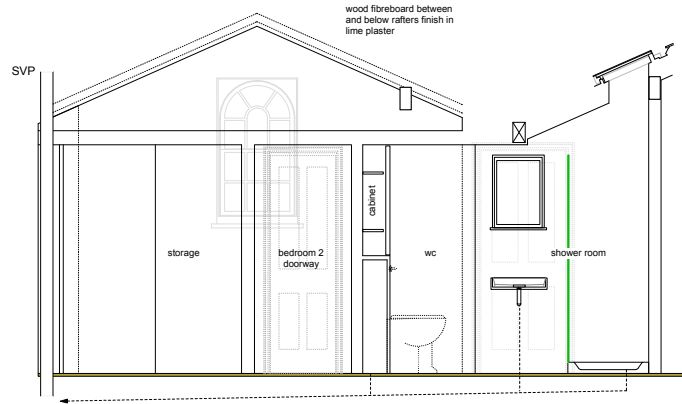
elevation C

AA

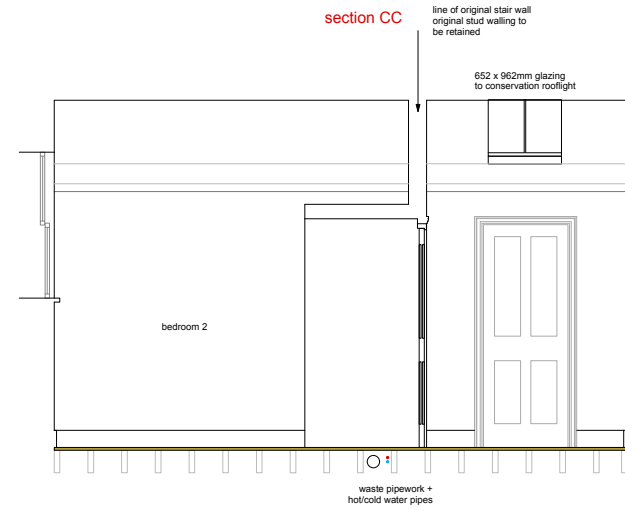
section AA



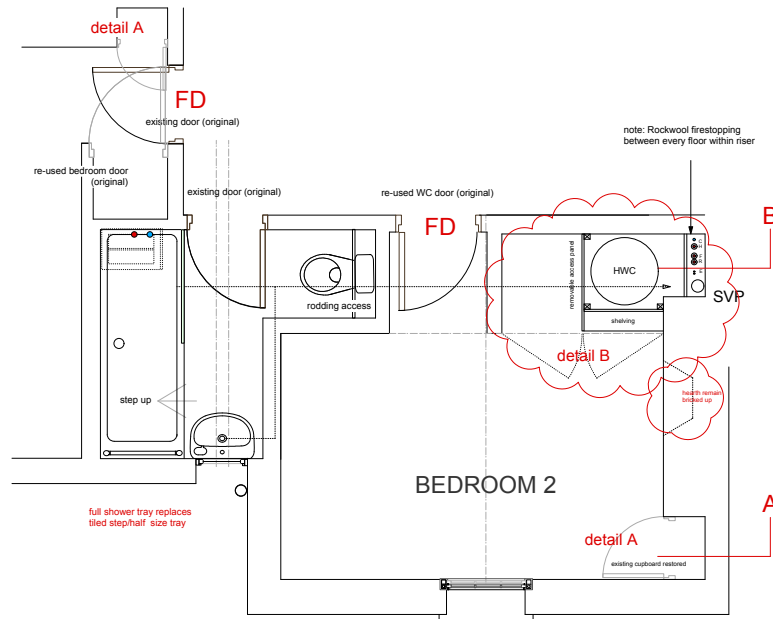
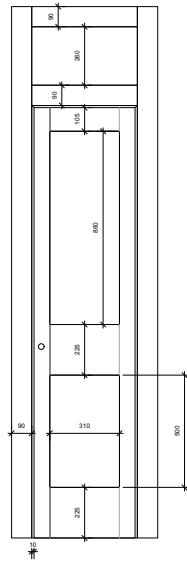
section BB



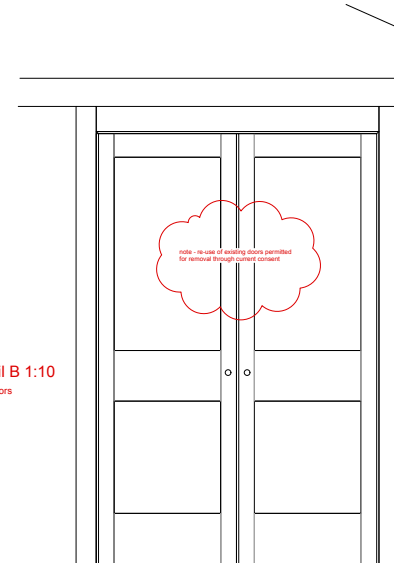
section CC

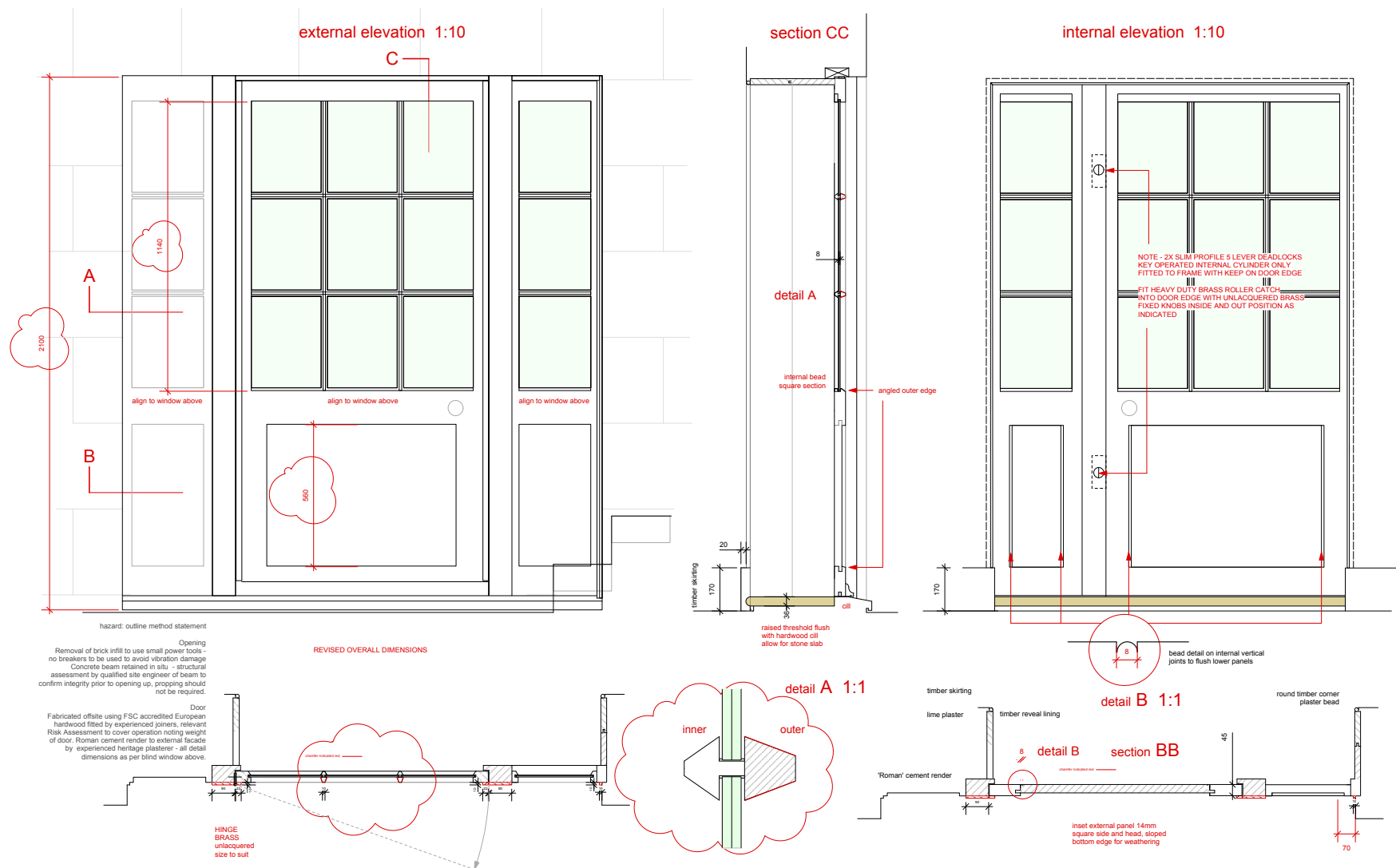


detail A 1:10
existing door



detail B 1:10
new doors

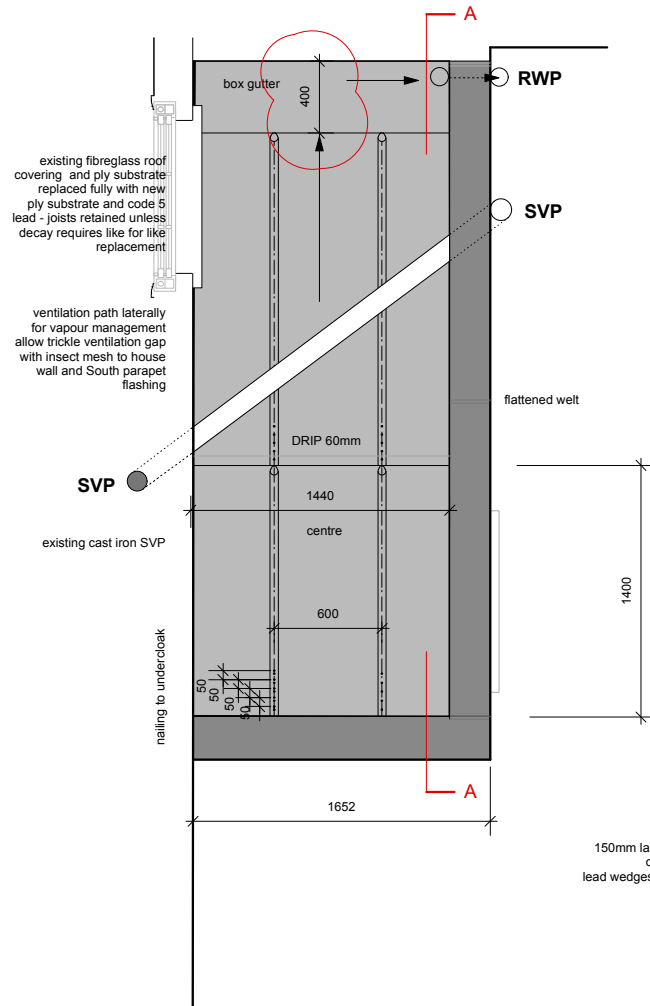




A 25.09.2021 DIMENSIONS AND CILL THRESHOLD
B 20.10.2021 amended submission 3

scale 1:10 0.5m 1.0m





Code 5 lead sheet throughout.

Rolls set out to avoid pipe wall exit and low point above parapet gutter.

Max. 2 metre coping cloak length joint centre on wall.

Over and undercloak bossed over splayed end of wood cored rolls - avoid welding.

wood cored rolls abutting wall to have bossed detail - undercloak may be nailed to roll using five nails per roll at 50mm spacing from the abutting wall - avoid welding.

Drip within gutter 50mm min. Corners to box gutter may be welded. Splashlap to be 40mm as fall less than 3 degrees.

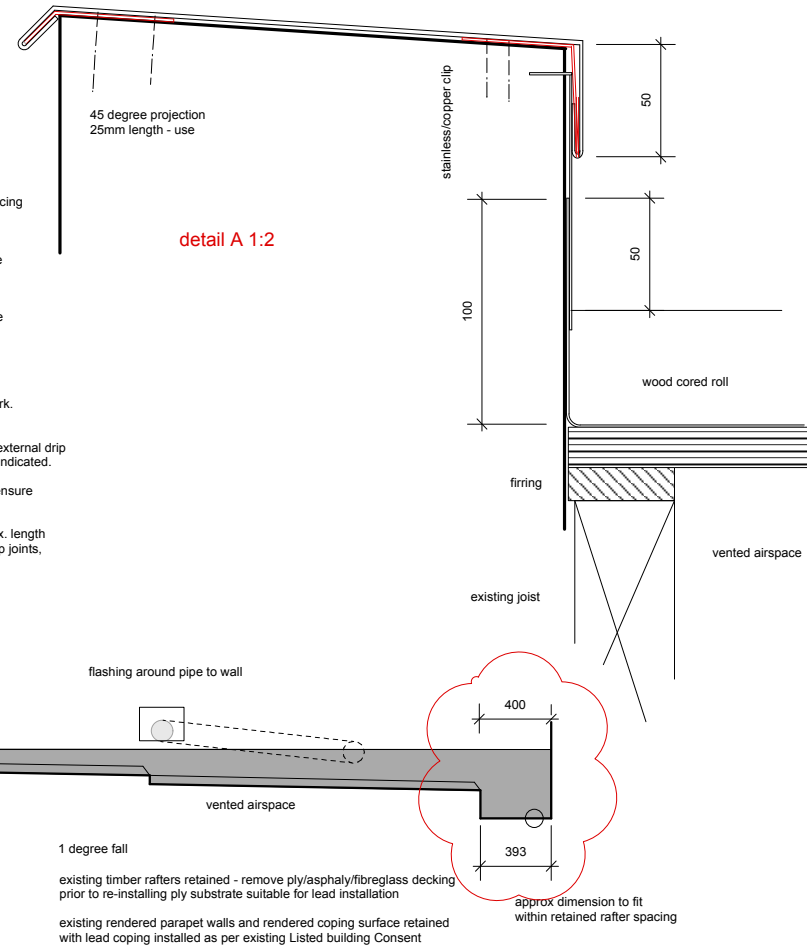
Catch pit with welded lead spigot through wall to existing iron hopper - the size of the catch pit to be enlarged if the existing roof build-up restricts depth to 150mm. A lead overflow should be fitted at a level just below the dressed gutter lining.

Lead outlet diameter to match iron pipework.

Coping details using clips along length of external drip to suit exposure - flattened welts on head indicated.

Dress lead coping around existing SVP - ensure adequate clipping.

Covering flashings to house wall 1.5m max. length between laps, lead clips at 400ctrs, 100 lap joints, upstand min 75mm.



detail A

upstand 100mm
bossed not welded
under/overcloak
150mm lap joints to flashings
clips @ 300mm ctrs
lead wedges @450mm centres

section AA 1:25

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ALL DIMENSIONS MUST BE VERIFIED ON SITE

PROJECT 23 Gloucester Crescent

NUMBER GC 320

SCALE 1:50/1:2 @ A3

SUBJECT Hall roof plan

REVISION B

DATE 26/03/21

revisions
A 12.04.21 CHANGE DIRECTION OF FALL
B 20.10.2021 amended submission 3

scale 1:25

1.0m

2.5m

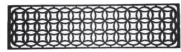


survey of original scullery and hallway floor

A note original York stone door thresholds retained in situ under the reinstated scullery wall given consent in 2020

the scullery slabs are supported on brick supports with a 70mm continuous void created below the slabs linked to vents positioned in the external wall linked to an external ventilated full height cavity discovered at the commencement of approved works

existing plan 1:50

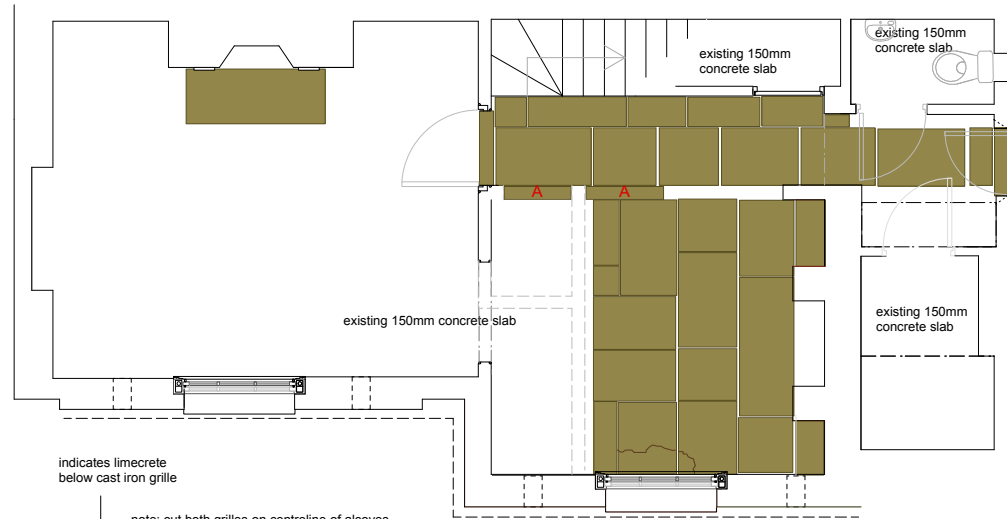


detail A

Ballantine castings cast iron grille G040 200(W)x745(L)x14mm (not to scale) 12 no. required

new door approved in 2020 with stone threshold set level with finished floor level aligned to original York stone floor

proposed plan 1:50



indicates limecrete below cast iron grille

note: cut both grilles on centreline of alcoves with pattern running evenly across both sections
Set out grilles with architect prior to cutting

detail A

BB

300 x 150 x 12 mm riven slate tiles on adhesive with under tile warm-up matting - pattern indicative random staggered perpendicular butt-jointing

AA

exposed 'hot lime' limecrete for vapour permeability at floor perimeter

note: 2x whole grilles with off-cut to make up wall length

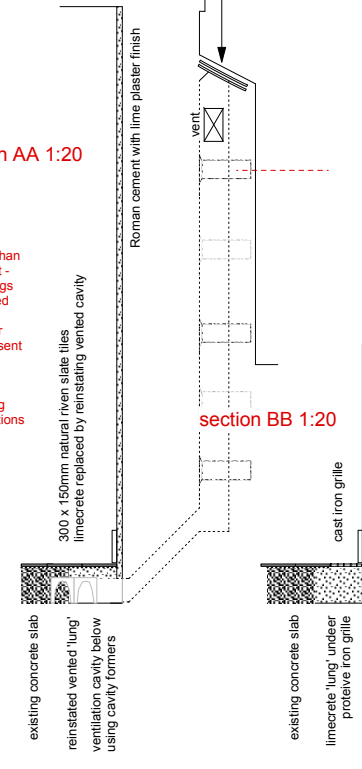
note: extent of concrete flooring more extensive than originally thought - all York stone flags found are retained in situ - extent of slate tiles greater than current consent allows

splayed reveal restored following plaster investigations

exposed 'hot lime' limecrete for vapour permeability at floor perimeter

section AA 1:20

external plinth - cement removed, re-rendered in Roman stucco clay tile supports retained where intact - replaced with matching clay tiles. The existing vent holes cleaned and mesh fitted, with a 50mm clear gap between external wall and new limecrete 'lung' to facilitate moisture evaporation through the original vented cavity.



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ALL DIMENSIONS MUST BE VERIFIED ON SITE

PROJECT 23 Gloucester Crescent

NUMBER GC 321

SCALE 1:50 @ A2

SUBJECT Basement Flooring plan

REVISION C

DATE 13/04/21

revisions
A 03.05.2021 re-submission
B 16.06.2021 revised grille setting out
C 20.10.2021 amended submission 3

scale 1:50

1.0m 5.0m



