







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

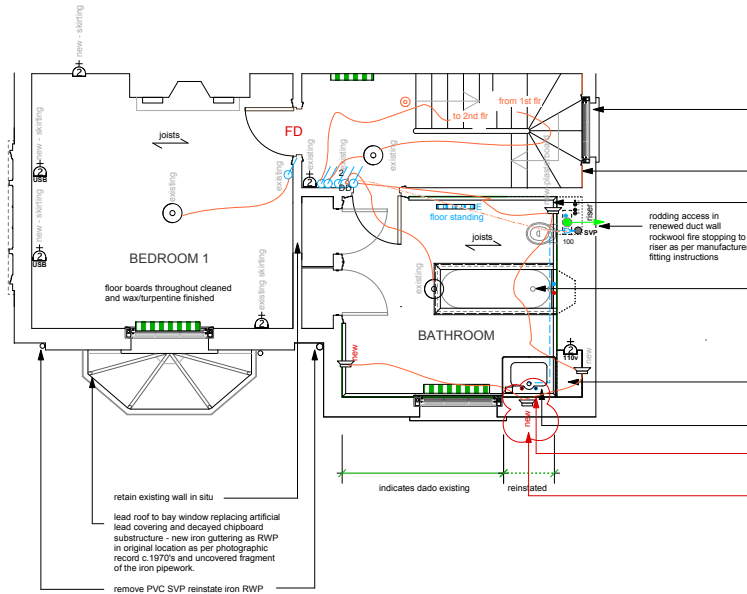
new

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 400mm 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

- MANUS OPERATED SMOKE ALARM AUTOMATIC FIRE DETECTION SYSTEM: sensors and alarm sounding to the ground and rising unit at GP at BS 5838 PART 1 TYPE LA NOTE POWER RELATION 1 AND FIRE/CLASS AND PANEL IN QUIET 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





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 teh 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

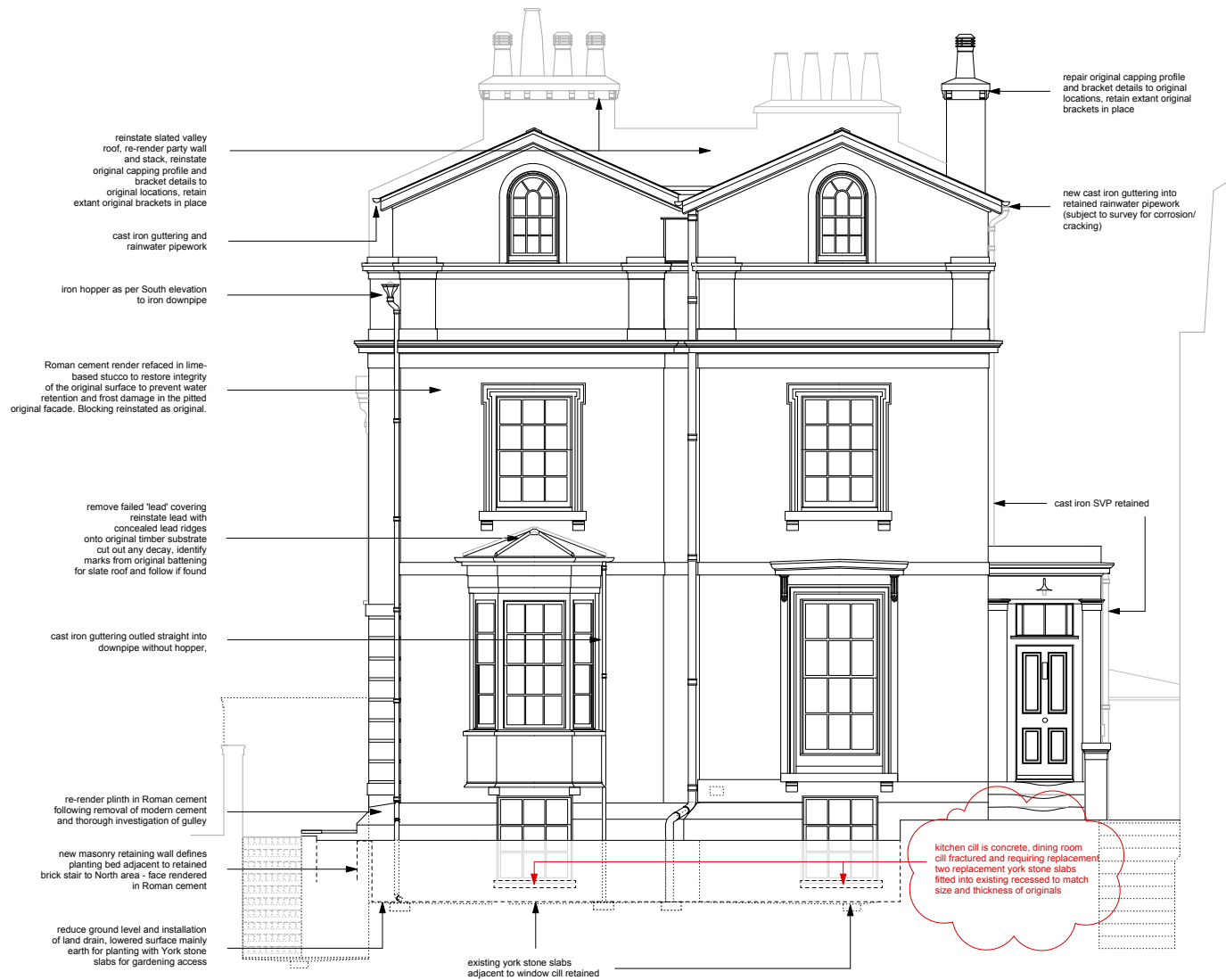


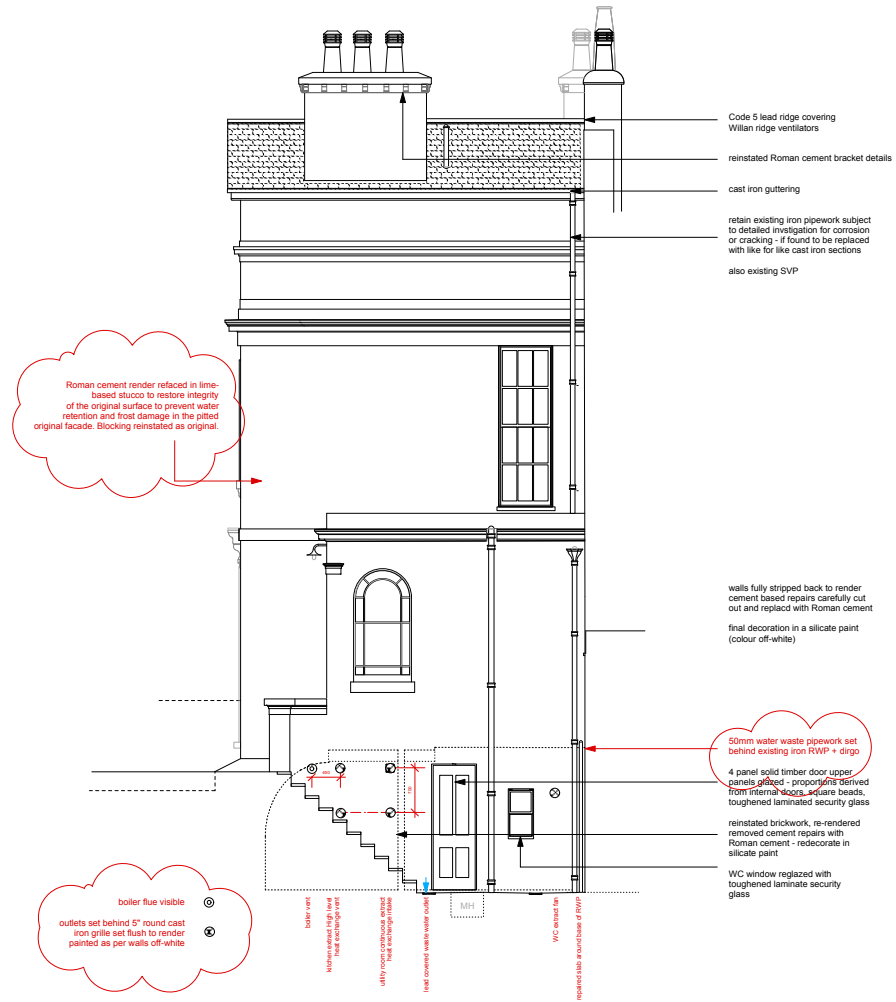
Cement render covering the flashing to be removed a 35mm upstand to the wall abutment used for the wood roll detail, a cover flashing bosed to cloak the meeting point of the two ridge rolls where they meet at the wall. Head fixings must be sealed prior to the cover flashing. Roman cement used to repair 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

Splayed roll ends run to drip, bosed 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

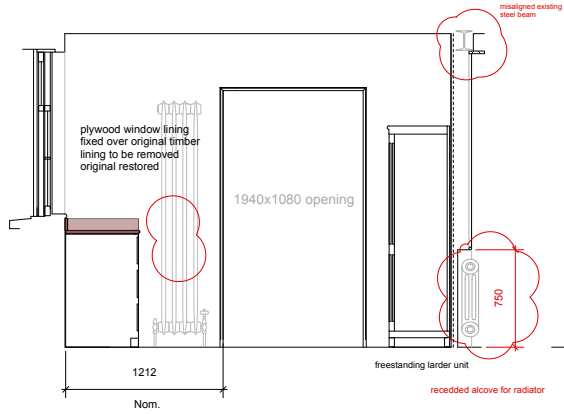




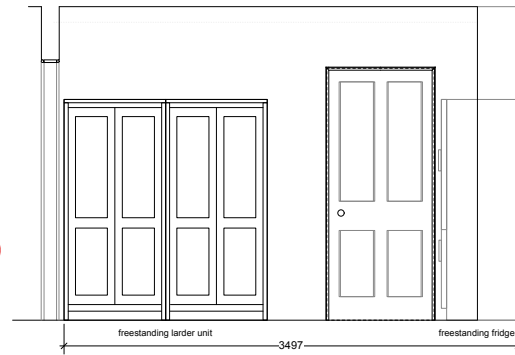




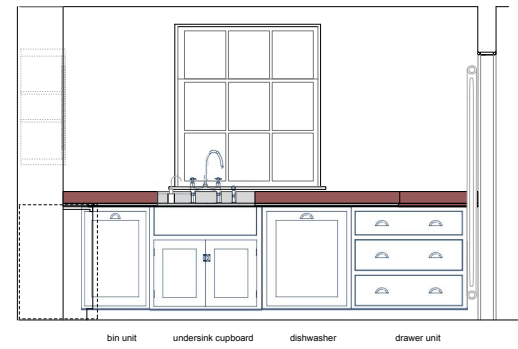
section AA



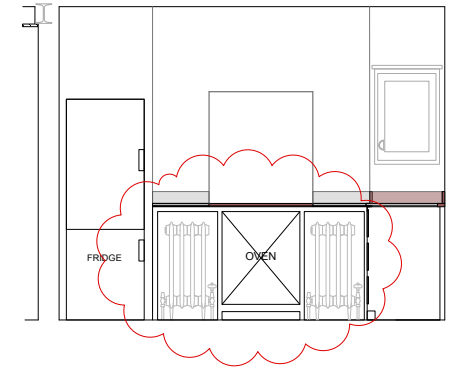
elevation A



elevation B



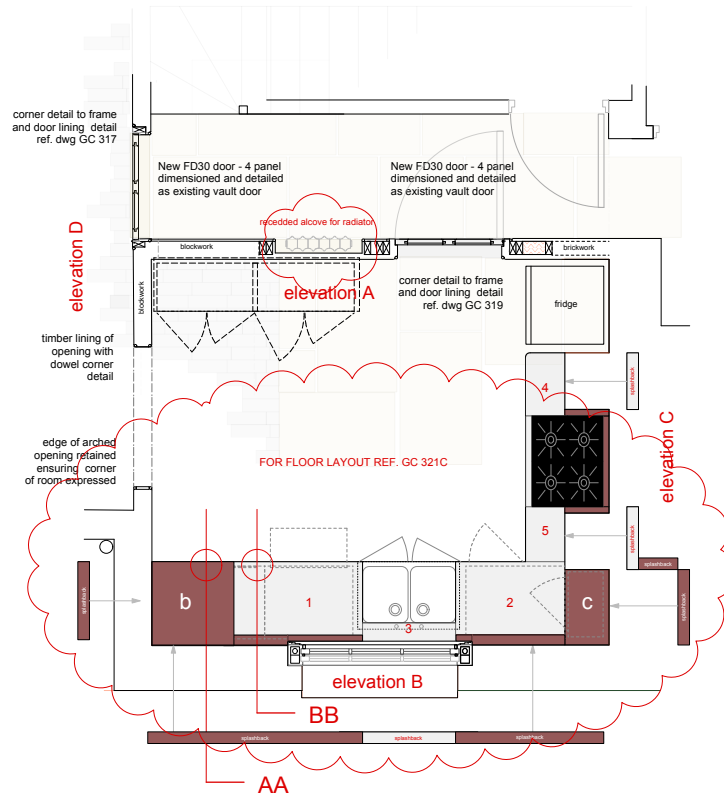
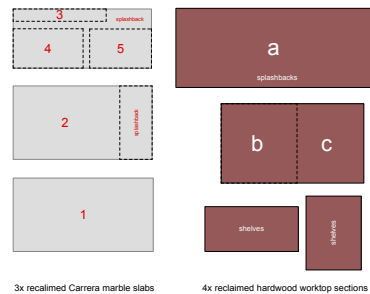
elevation C



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

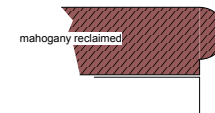
new masonry spine wall  
fire rated stud wall to stairway under retained steel RSJ

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

retained cupboard doors redecorated

existing onyx plafonnier retained

new wall light

1710  
to wall rod

additional paneling  
to match panel above

reinstall vitrolite splashback in-situ

existing wall light outlet

TAPPS

retain ex  
wall and  
arranger  
change

relocate existing  
vanity unit door  
panel to continue  
existing dado

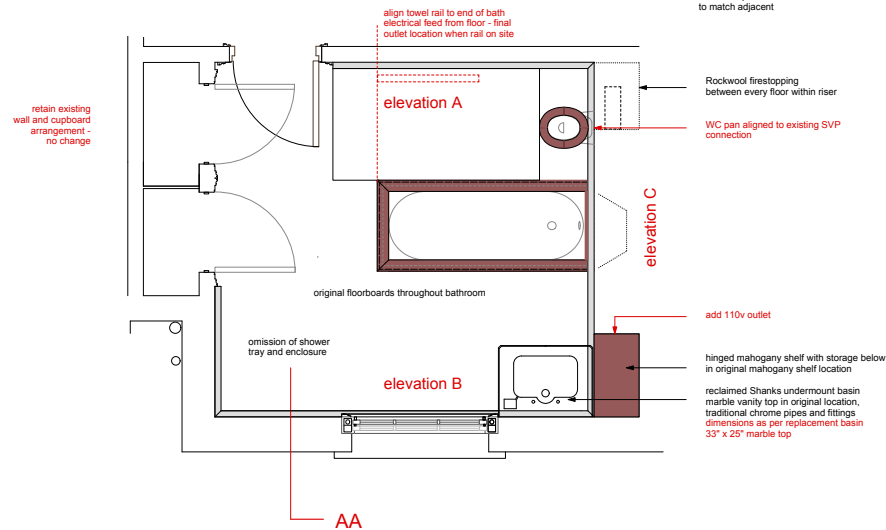


bath :

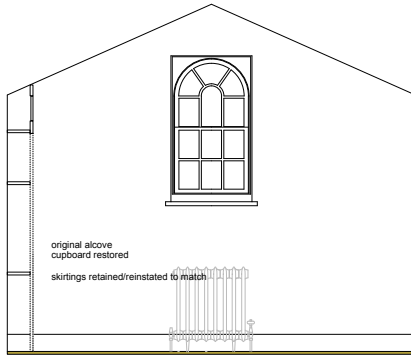


bath side

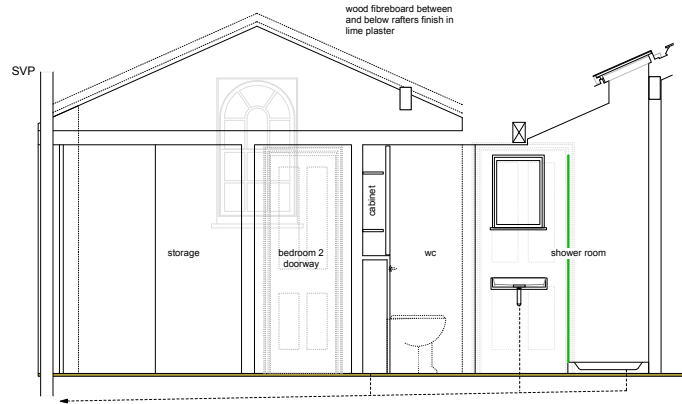
additional panel  
to match adjacent



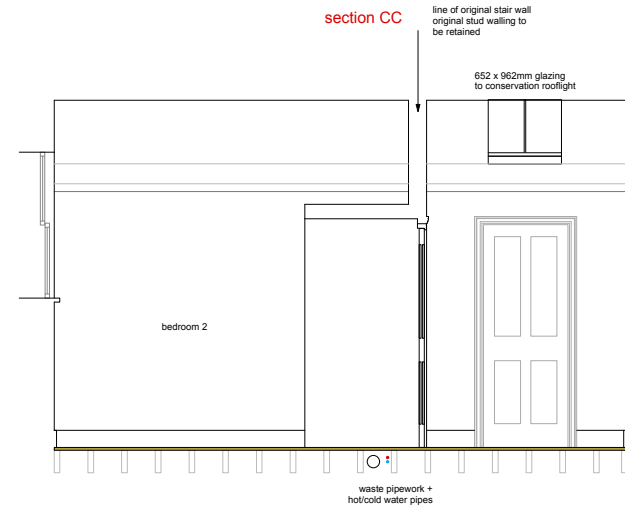
section AA



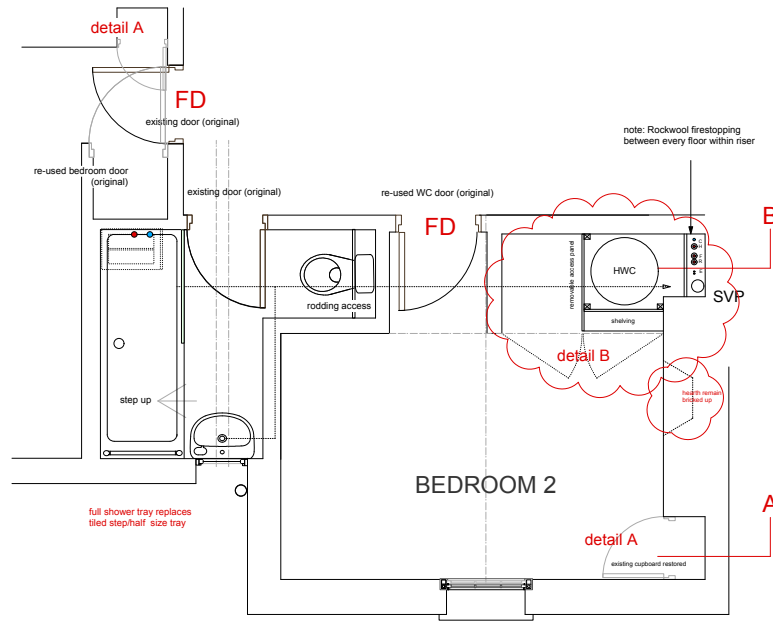
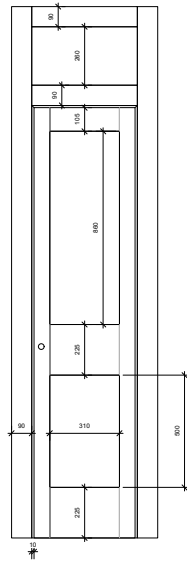
section BB



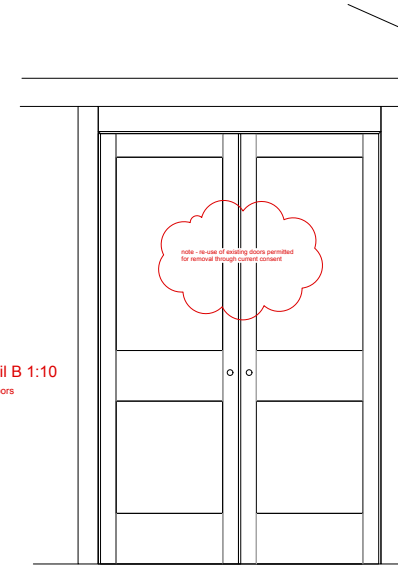
section CC

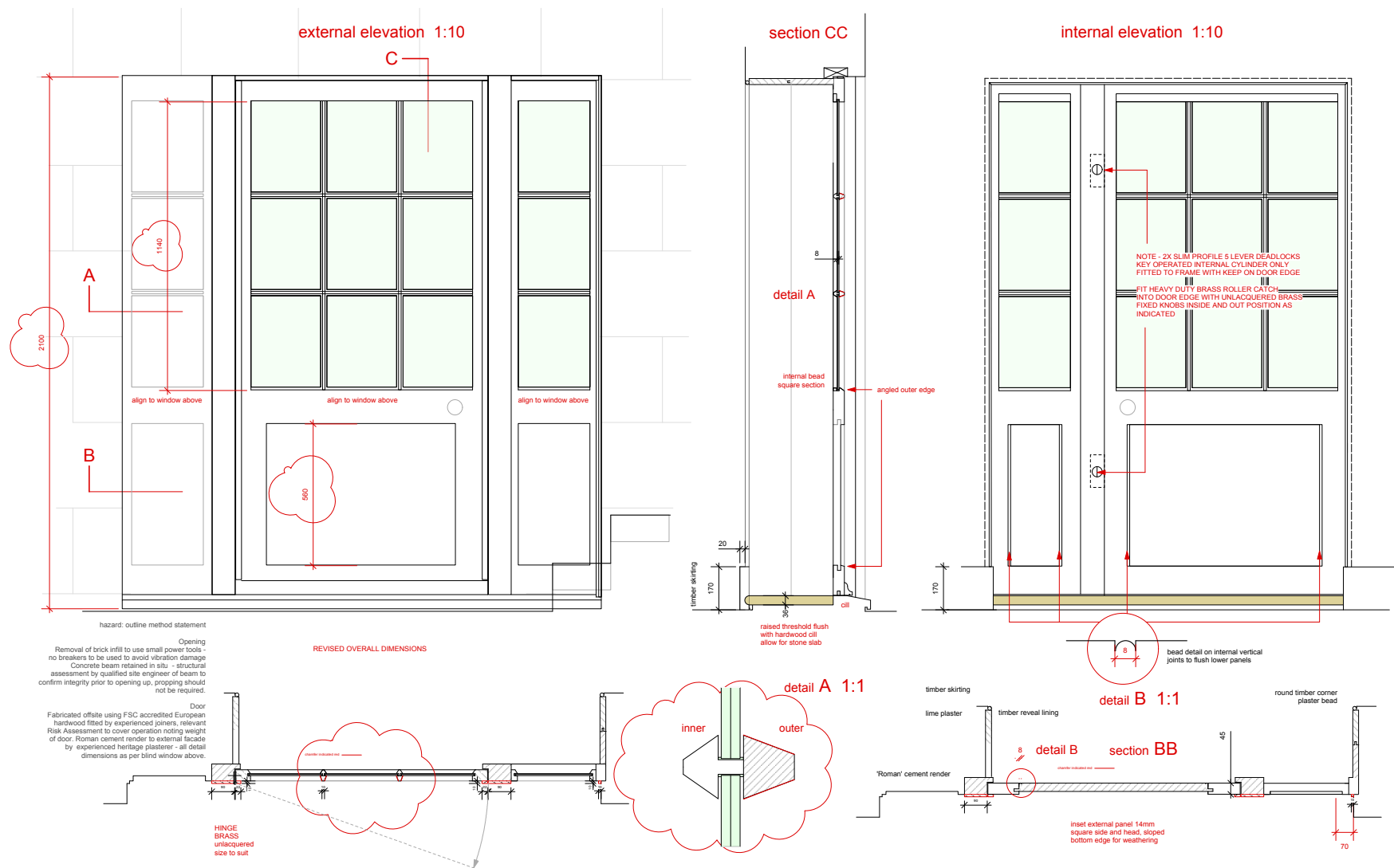


detail A 1:10  
existing door



detail B 1:10  
new doors

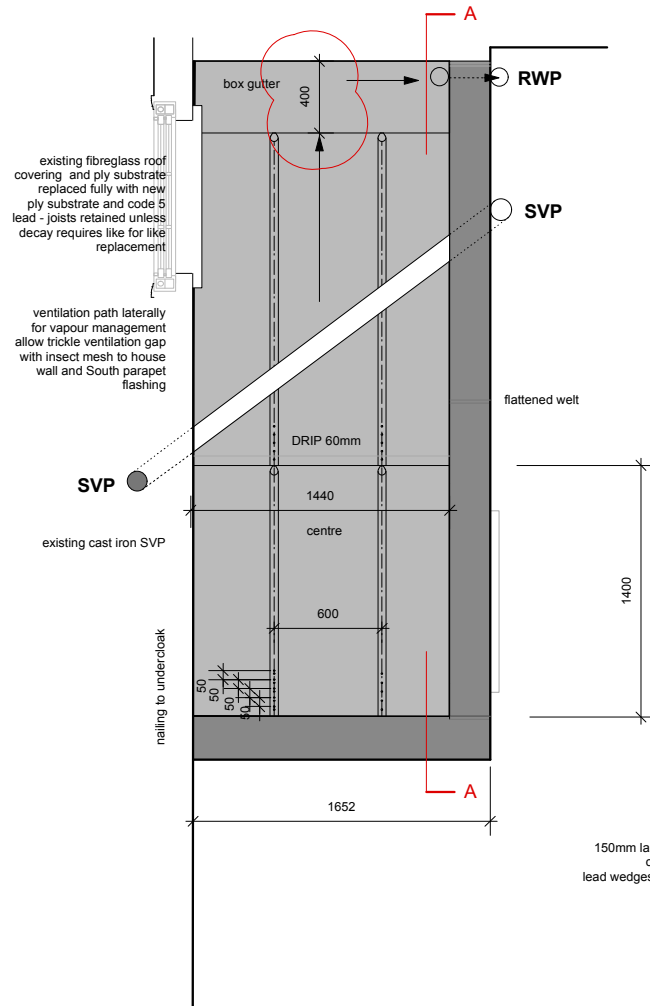




A 25.09.2021 DIMENSIONS AND CILL THRESHOLD  
B 20.10.2021 amended submission 3

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.

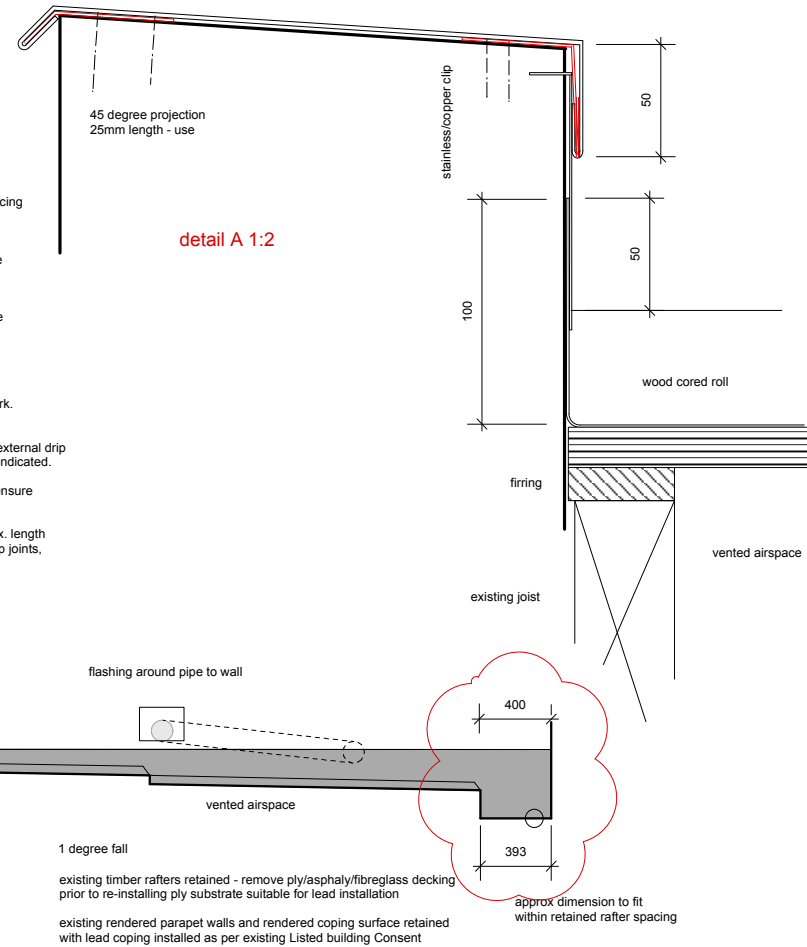
Catch pit with welded lead spigot through wall to existing iron hopper - the size of the catch pit to be enlarged if the existing roof build-up restricts depth to 150mm. A lead overflow should be fitted at a level just below the dressed gutter lining.

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

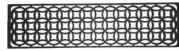


survey of original scullery and hallway floor

**A** note original York stone door thresholds retained is 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

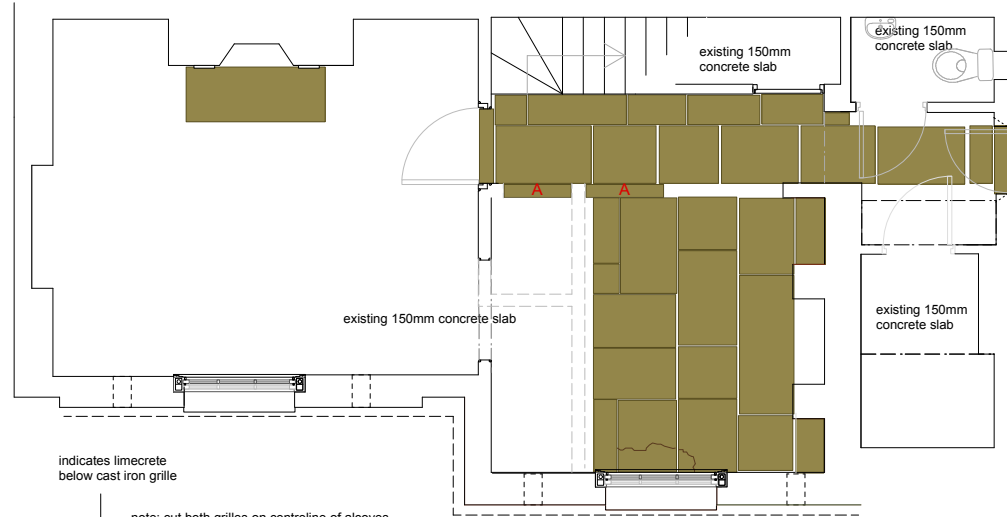


detail A

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

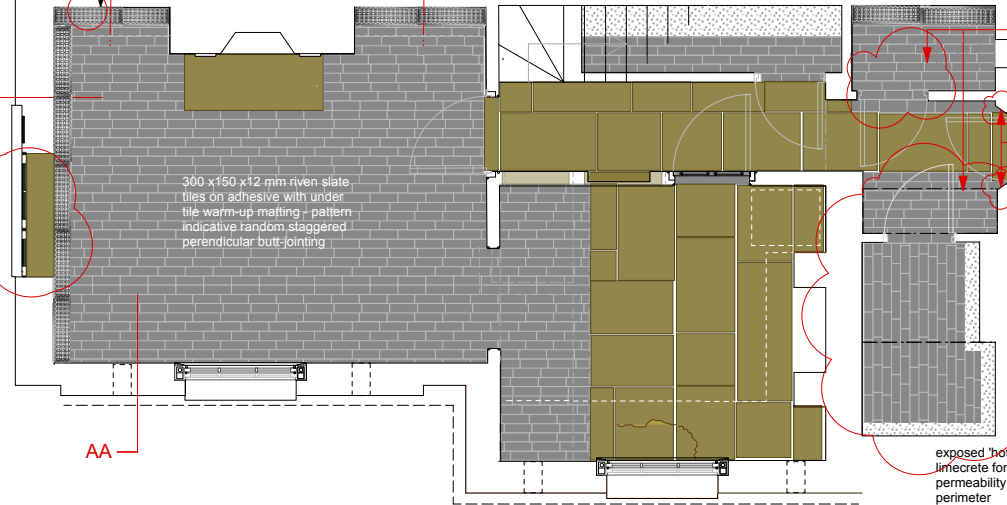
note: cut both grilles on centreline of alcoves with pattern running evenly across both sections  
**Set out grilles with architect prior to cutting**

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

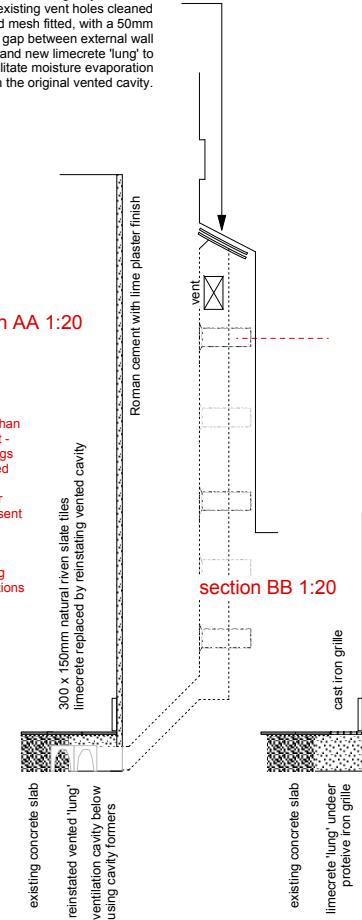
note: extent of concrete flooring more extensive than originally thought - all York stone flags found are retained in situ - extent of slate tiles greater than current consent allows

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.



section BB 1:20

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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

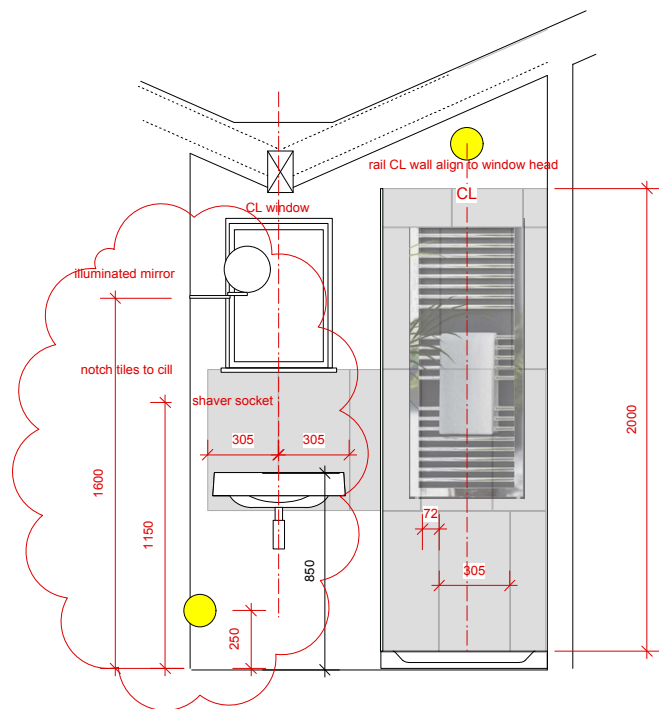
DATE 13/04/21

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

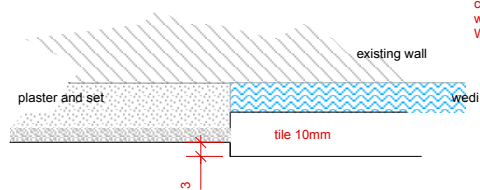
1.0m 5.0m





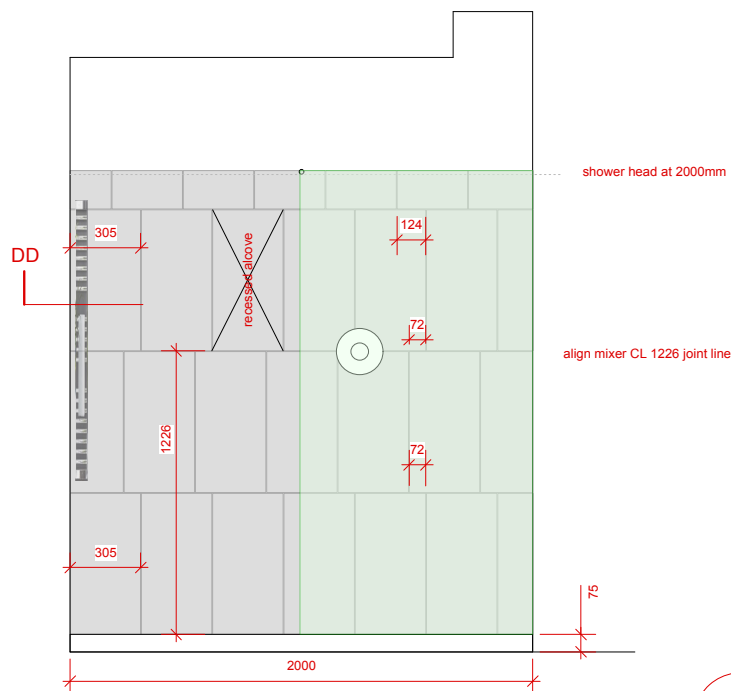
section AA

tiles 610 x 305mm

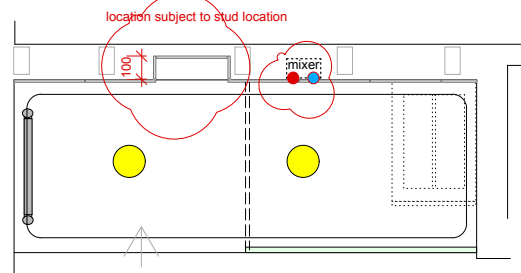


general plaster - tile detail 1:1

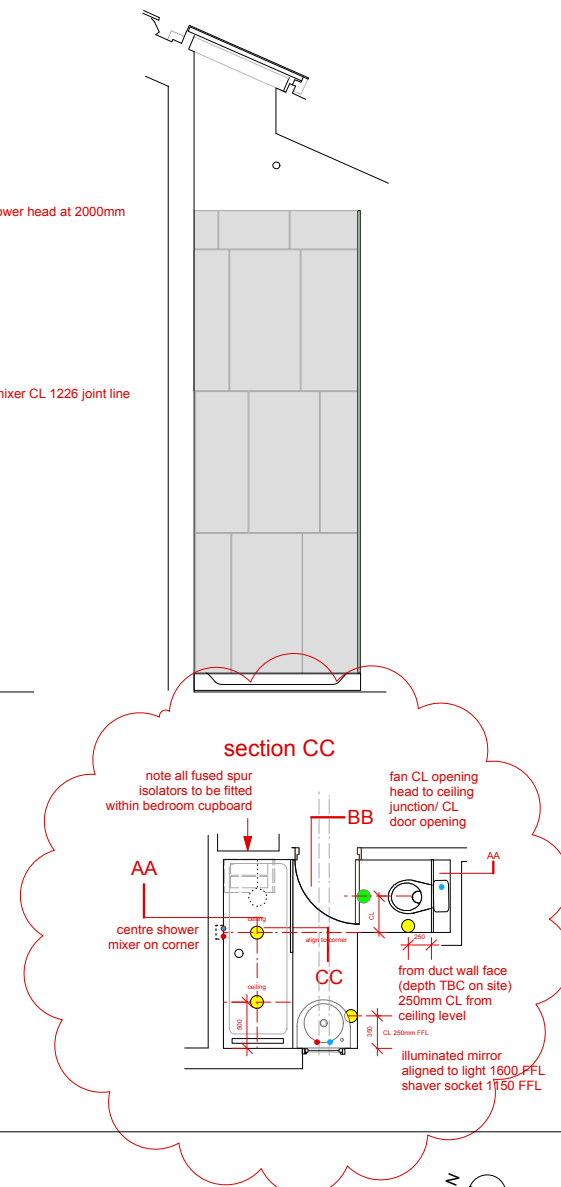
single tile recessed 100mm to create shelf - cut tile on 4 sides whole tile to rear supported on WBP ply and wedi



section BB



plan DD



section CC

note all fused spur isolators to be fitted within bedroom cupboard

fan CL opening head to ceiling junction/ CL door opening

AA centre shower mixer on corner

BB align shower mixer

CC from duct wall face (depth TBC on site) 250mm CL from ceiling level

CL 250mm FFL

illuminated mirror aligned to light 1600 FFL shaver socket 1150 FFL

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ALL DIMENSIONS MUST BE VERIFIED ON SITE

PROJECT 23 Gloucester Crescent

NUMBER GC 324

SCALE 1:20 @ A3

SUBJECT Shower room setting out

REVISION B

DATE 04/07/21

revisions  
A 07.07.2021 1:1 detail and alcove  
B 20.10.2021 amended submission 3

scale 1:20

1.0m

2.5m

