

15th June 2022

JS024

24 John Street – Listed Building Consent June 2022 – Repair and Refurbishment

Summary of Works Proposed

This short statement has been prepared in support of an application for listed building consent for minor repair and refurbishment at 24 John Street.

There are a number of small items of work which are proposed to be carried out. This statement lists all works that are to be carried out floor-by-floor. This is for the avoidance of doubt and to aid planning and conservation officers in understanding exactly what is being proposed in full.

Where further detail is included in the submitted heritage statement and/or drawing set, this is indicated below.

Lower Ground Floor

Work Description	Drawings	Heritage Statement
Damp remediation works – breathable type. To be carried out in living room, hallway, laundry, and bedroom. Stripping back of tanked walls, lime plastering, and panelling up to approx. 1m height. Any historic joinery to be retained and reinstalled following completion of works.	P100 (plan) P500 (panelling detail) P501 (joinery detail)	Pages 5-11
Damp remediation works – impermeable type. To be carried out in underground kitchen only. Stripping out of kitchen and surfaces back to brickwork. Installation of impermeable membrane and sump. Replastering in sand & cement plaster. Reinstallation of kitchen.	P100 (plan)	Page 10
Joinery to be installed in living room.	P100 (plan showing location) P300 (section showing design intent) P501 (detail)	
False ceiling installed in store.	P100 (plan)	
Internal window grille in living room to be removed. Historic-type railings installed externally, to match existing.	P100 (plan)	
French drain installed in front lightwell to aid in decreasing wall dampness.	P100 (plan)	
Tesla charging point installed in front lightwell.	P100 (plan)	
Water tap installed in front lightwell.	P100 (plan)	

Non-breathable paint to be stripped in lightwell, wall repaired as necessary.	P100 (plan)	Page 14
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Ground Floor

Work Description	Drawings	Heritage Statement
Entrance steps removed. New York stone bullnosed entrance steps installed.	P101 (plan)	Page 16
Fanlight refurbished	P200 (elevation)	
New lights installed either side of door	P200 (elevation)	
Rear wall built up to match existing, and to match height of walls either side.	P300 (section)	Page 17

First Floor

Work Description	Drawings	Heritage Statement
New traditional-type joinery installed in living room and study.	P102 (plan)	

Second Floor

Work Description	Drawings	Heritage Statement
Chimney breast hole boarded over, finished to existing standard	P103 (plan)	Page 15
Half-landing lightwell infilled to form new landing level	P103 (plan) P300 (section)	Page 15