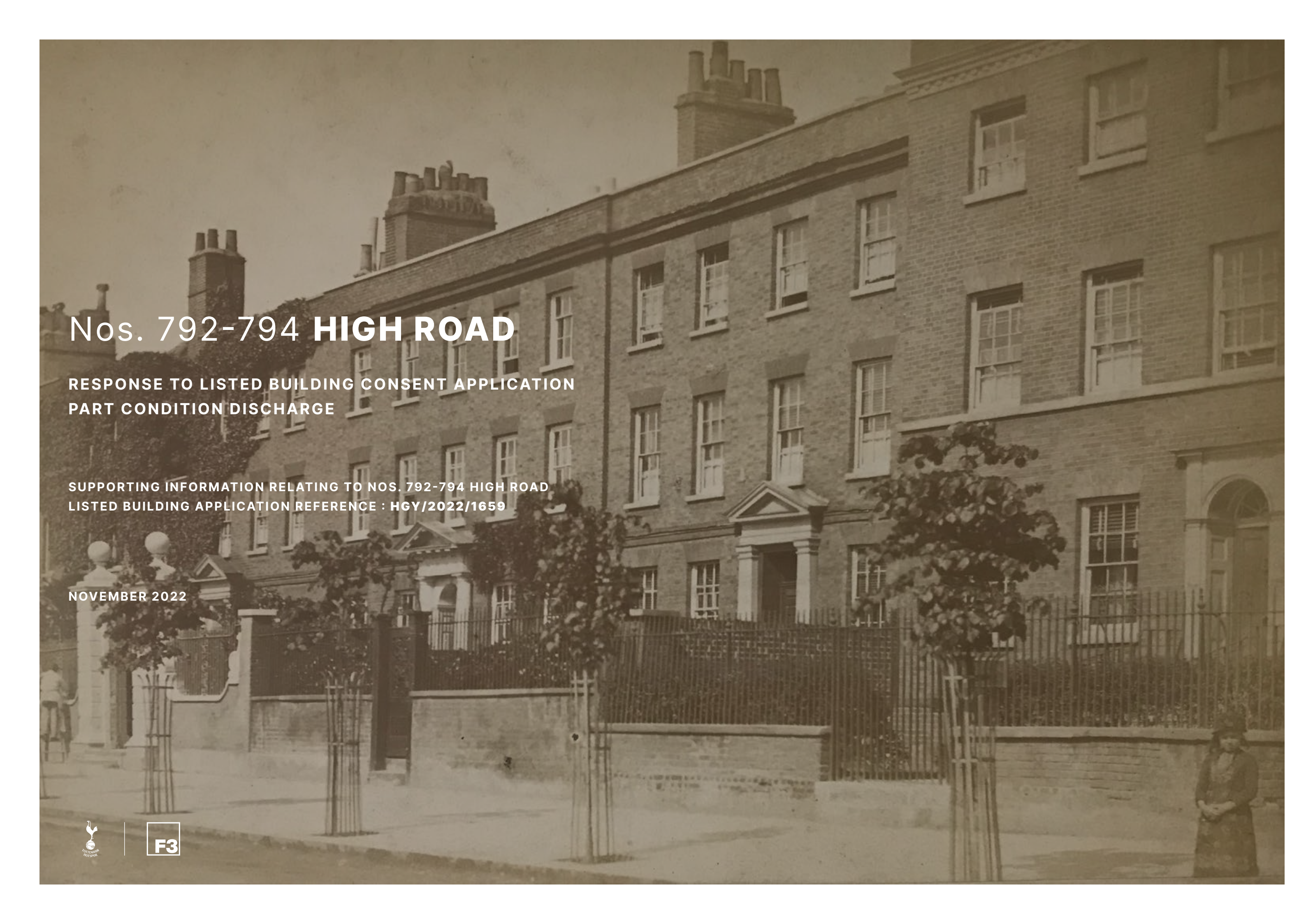




Nos. 792-794 **HIGH ROAD**

RESPONSE TO LISTED BUILDING CONSENT APPLICATION
PART CONDITION DISCHARGE

SUPPORTING INFORMATION RELATING TO NOS. 792-794 HIGH ROAD
LISTED BUILDING APPLICATION REFERENCE : HGY/2022/1659

NOVEMBER 2022



F3

CONDITION 3 - APPROVAL OF DETAILS (PRE COMMENCEMENT)

A	Map of the exact location of proposed opening up and works, extent, and assessment of conditions of lathe and plaster ceiling	3
B	Map of the exact location of proposed opening up and works, extent, and assessment of conditions of historic timber floors.	12
C	Map of the exact location, extent, and assessment of conditions of historic stone floors to basement	20

1.0 **CONDITION 3 - APPROVAL OF DETAILS (PRE COMMENCEMENT)**

Prior to commencement of each of the below internal works, the requisite test works shall be undertaken and form part of a details submission that shall be submitted to and approved by the Local Planning Authority. Such works shall be undertaken in accordance with these approved details:

**(A) map of the exact location of proposed opening up and works, extent,
and assessment of conditions of lathe and plaster ceiling**

F3 Response:

Investigation work has been carried out to open up the existing buildings to better understand the make-up of the existing ceilings. Sadly, this has shown that the majority of the ceilings in both Nos. 792 and 794 have been removed by previous owners and replaced with modern materials, it seems, unfortunately that, all have been lost in No. 792.

We have worked very carefully with a specialist contractor to consider each room individually and instruct only the most sensitive of opening up works. The methodology was as follows: Please also refer to the following plans which show the location and type of inspection for each space:

- A 50mm diameter core hole formed, allowing the core to be replaced and the ceiling repaired easily.
- A loft hatch used to observe the space from above
- An existing service penetration used
- Or a floor board was lifted from above. Note this was not possible in many locations given the nature of the existing floor finishes.



FIGURE 1. 50MM Core Hole



FIGURE 2. Existing Loft Hatch

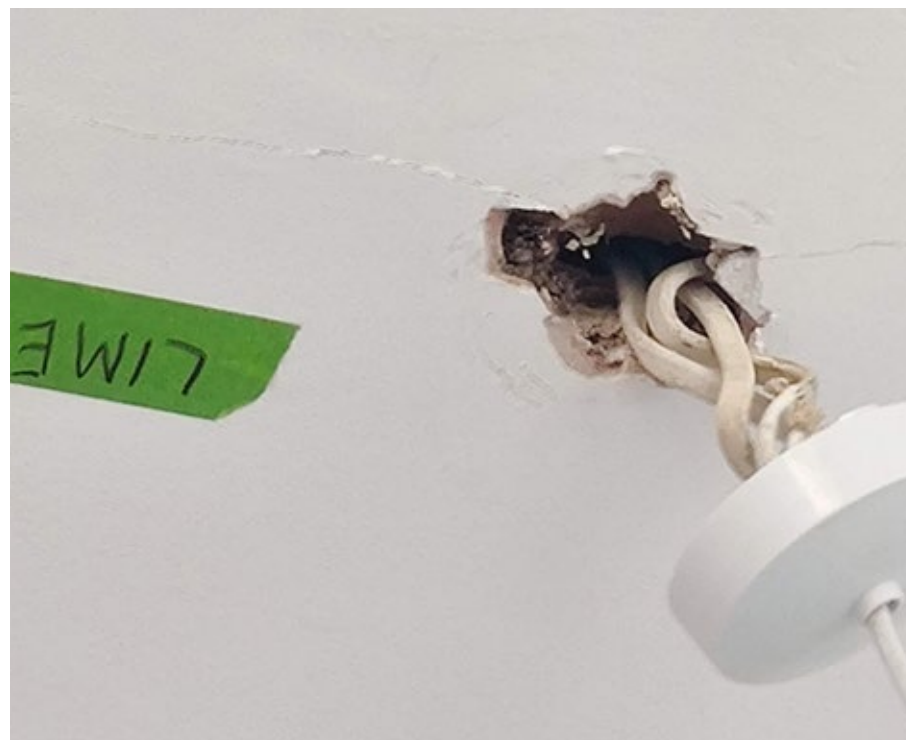


FIGURE 3. Existing Service Penetration



FIGURE 4. Existing Floor Boards Lifted

KEY

- A** A 50mm diameter core hole formed, allowing the core to be replaced and the ceiling repaired easily.
- B** A loft hatch used to observe the space from above
- C** An existing service penetration used
- D** Or a floor board was lifted from above. Note this was not possible in many locations given the nature of the existing floor finishes.

**FIGURE 5.** Existing Basement Plan

Not to scale

KEY

- A** A 50mm diameter core hole formed, allowing the core to be replaced and the ceiling repaired easily.
- B** A loft hatch used to observe the space from above
- C** An existing service penetration used
- D** Or a floor board was lifted from above. Note this was not possible in many locations given the nature of the existing floor finishes.



FIGURE 6. Existing Ground Floor Plan



Not to scale

KEY

- A** A 50mm diameter core hole formed, allowing the core to be replaced and the ceiling repaired easily.
- B** A loft hatch used to observe the space from above
- C** An existing service penetration used
- D** Or a floor board was lifted from above. Note this was not possible in many locations given the nature of the existing floor finishes.

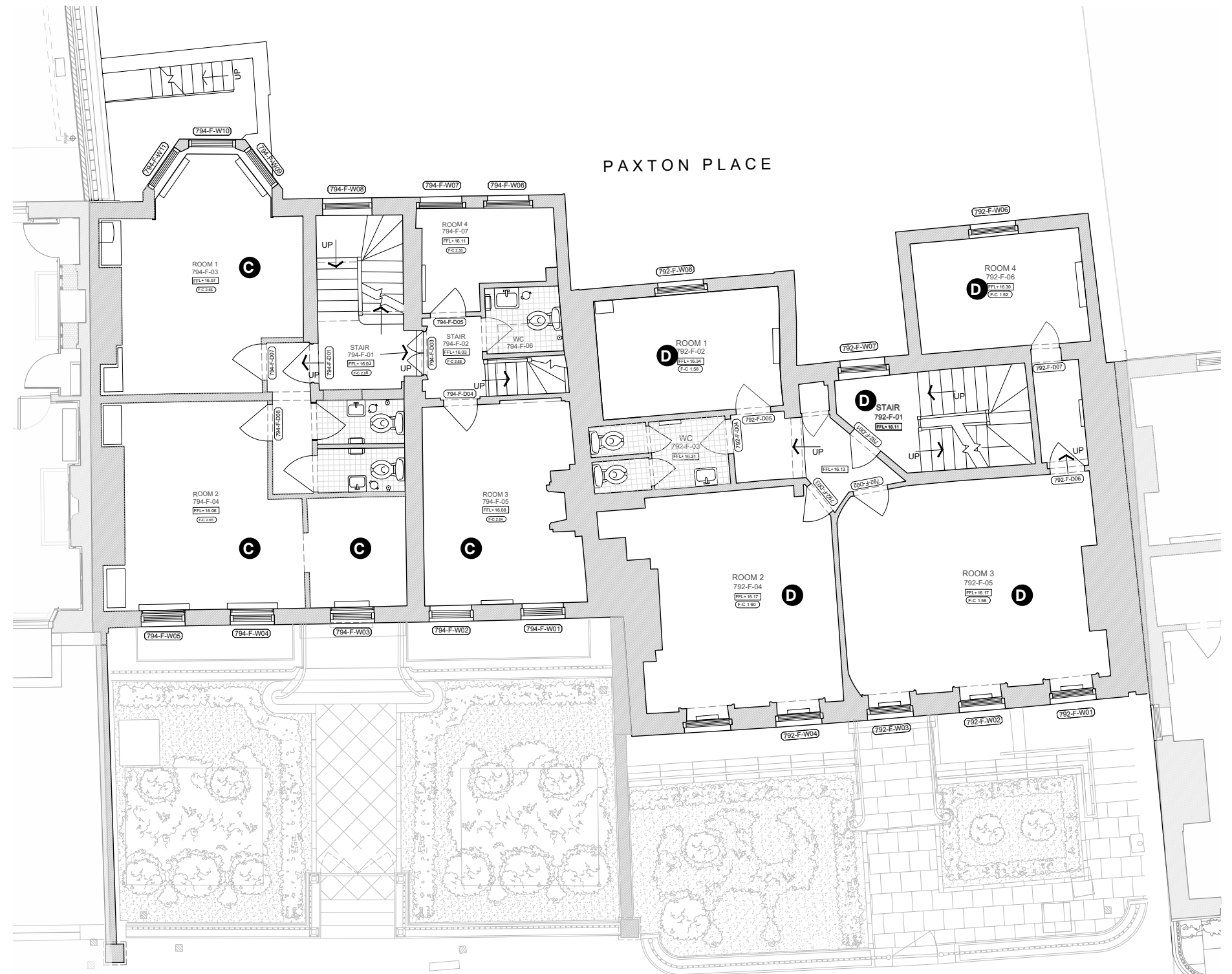


FIGURE 7. Existing First Floor Plan



Not to scale

KEY

- A** A 50mm diameter core hole formed, allowing the core to be replaced and the ceiling repaired easily.
- B** A loft hatch used to observe the space from above
- C** An existing service penetration used
- D** Or a floor board was lifted from above. Note this was not possible in many locations given the nature of the existing floor finishes.



FIGURE 8. Existing Second Floor Plan



Not to scale

Historic ceilings were therefore found in two rooms in No. 794, the ground floor front room to the north west, and the first floor front room to the south west.

- **ROOM 2 : 794-G-04** - At ground, the ceiling was found to be in good condition with no further works required, decoration only.
- **ROOM 3 : 794-F-05** - At first, a crack emanates from the central ceiling rose and will be repaired using like for like materials and suitable methods, by a specialist contractor.

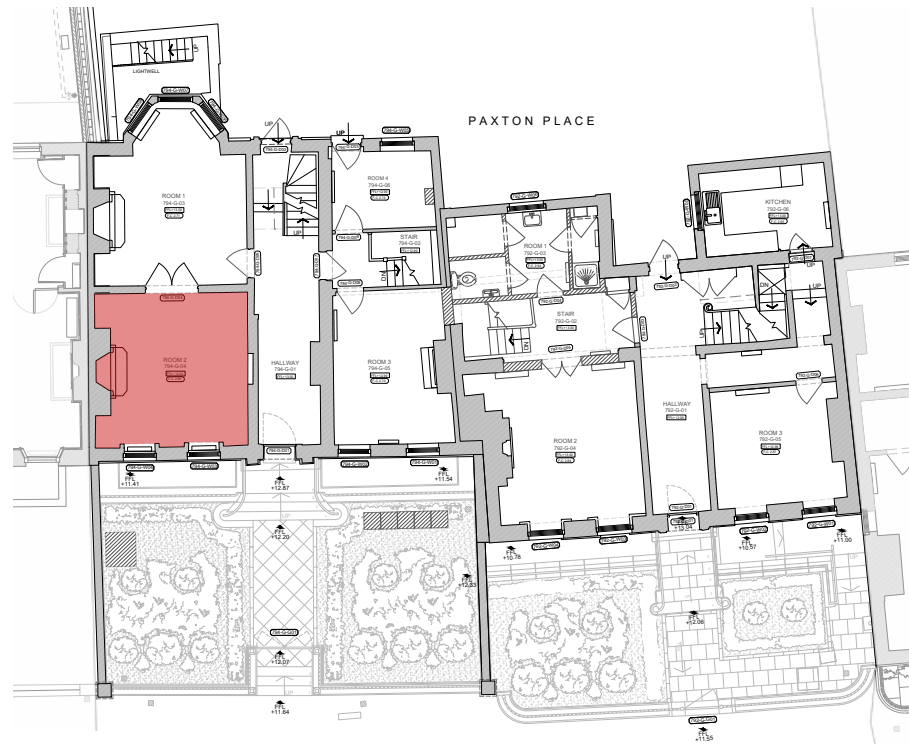


FIGURE 9. Existing Ground Floor Key Plan Showing Location

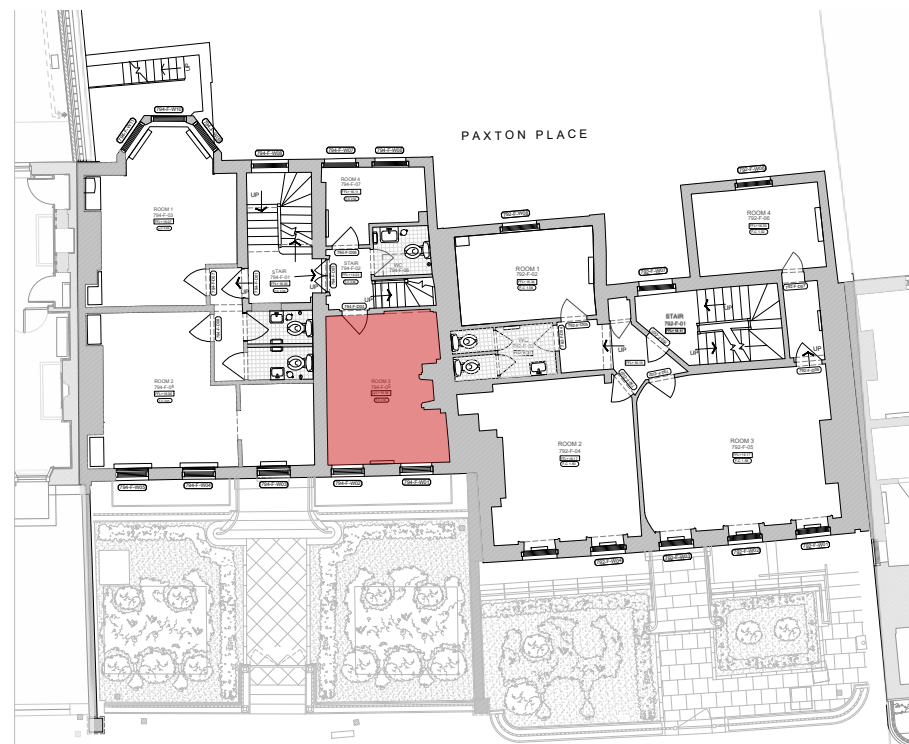


FIGURE 10. Existing First Floor Key Plan Showing Location



FIGURE 11. Lathe And Plaster Visible Through Historic Floor Boards On The First Floor Room Above

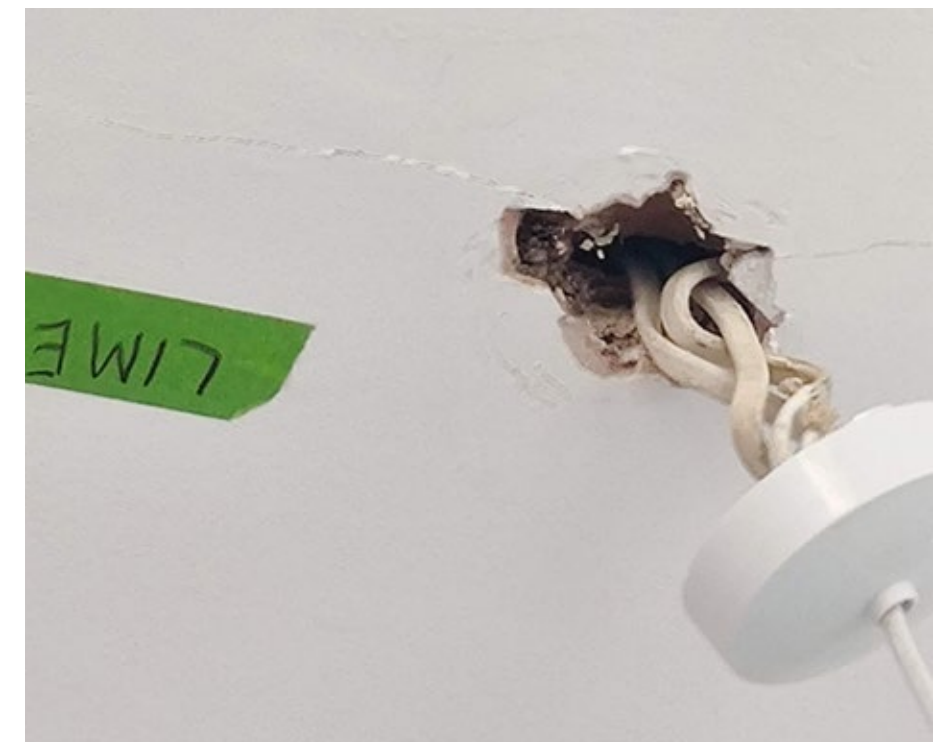


FIGURE 12. Lathe And Plaster Visible Through Existing Penetration



Not to scale

Historic ceilings were also found within a small area under the arch and down-stand at No. 792

- **STAIR : 792-G-02** - To the west of ground floor lobby, the ceiling was found to be in poor condition requiring further repair works and decoration.

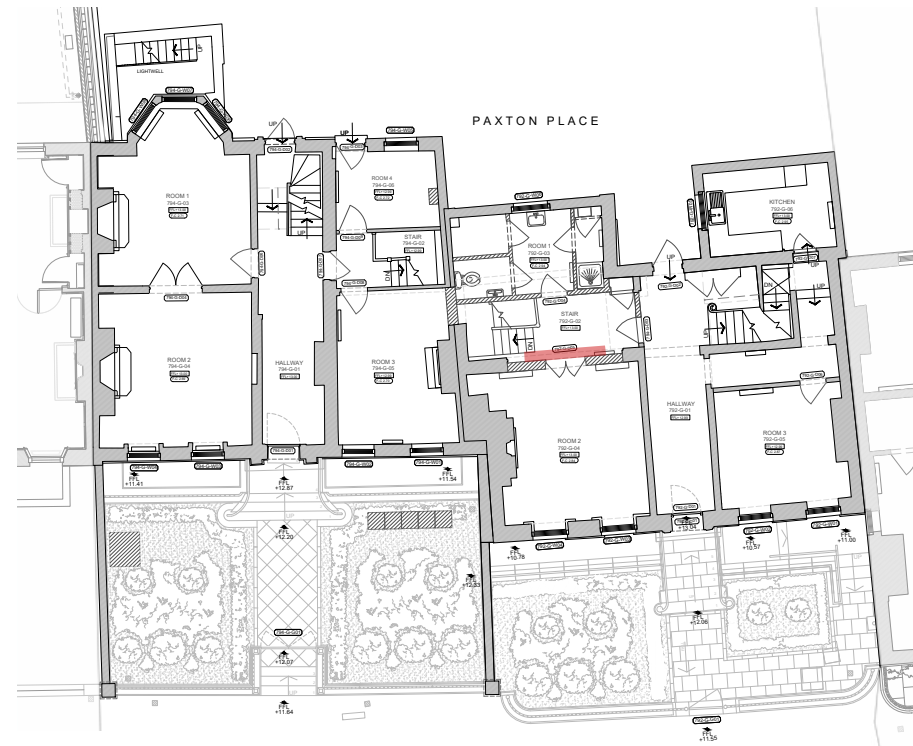


FIGURE 13. Existing Ground Floor Key Plan Showing Location



FIGURE 14. Lathe And Plaster Visible Through existing void in the ceiling



Not to scale

Evidence of modern materials - i.e. plasterboard, following investigation works carried out within both the properties.



FIGURE 15. 794-B-05 Double Plasterboard Visible Through Investigative Core Hole Within The Ceiling



FIGURE 17. 794-G-05 Plasterboard Visible Through The First Floor Room Above



FIGURE 16. 792-G-04 Plasterboard Visible Through The First Floor Room Above



FIGURE 18. 792-B-05 Plasterboard Evidently Visible Through Existing Services Opening

2.0 **CONDITION 3 - APPROVAL OF DETAILS (PRE COMMENCEMENT)**

Prior to commencement of each of the below internal works, the requisite test works shall be undertaken and form part of a details submission that shall be submitted to and approved by the Local Planning Authority. Such works shall be undertaken in accordance with these approved details:

(B) map of the exact location of proposed opening up and works, extent, and assessment of conditions of historic timber floors.

F3 Response:

Investigation work has been carried out to open up the existing buildings to better understand the build-up of the existing floors. In summary, this has shown that much of the original floorboards remain in No. 794, but relatively little in No. 792. Where they remain, the boards are in good condition, with only minimal like for like repairs required via the scarfing in of small sections of matching timber.

The methodology employed was specific to each space and either saw the modern floor finishes removed to simply reveal the historic boards, or, where the modern floor finishes had been built up further, and the floorboards removed, a small area cut out to show the various layers of construction.

Please refer to the following pages which then provide photographic evidence of the floors, with notes regarding condition.