

Nos. 792-794 **HIGH ROAD**

RESPONSE TO LISTED BUILDING CONSENT
PART CONDITION DISCHARGE

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

MARCH 2023



F3

CONDITION 3 - APPROVAL OF DETAILS (PRE COMMENCEMENT)

F	Photographic record and map in plan and elevation drawings of missing or damaged historic ceiling cornices, architraves, dado railings, panelling, and skirting.	4
G	Details of exact location and specification of proposed floor boxes.	16
H	Method statement and material specification for reinstatement of historic doorways and fireplaces and protection of adjoining surfaces.	19

APPENDICES - ARCHITECTURAL DRAWINGS

A	Consented Joinery Details
B	Proposed Floor Box Detail and Specification
C	Proposed Door Schedule - Example
D	Detailed Drawing for Panelled Door
E	Method Statement for Upgrading Panelled Door
F	Location for Reinstatement Of Missing Joinery : 792-G-06

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:

(F) photographic record and map in plan and elevation drawings of missing or damaged historic ceiling cornices,architraves, dado railings, panelling, and skirting.

F3 Response:

All existing historic ceiling cornices, architraves, dado railings, panelling and skirting are to be retained.

Note: No missing or damaged historic elements were recorded during the investigation works.

Please refer to the following pages which provide a photographic record of existing historic elements within both the properties, with location plans.

Consented drawings illustrating these details are enclosed. Refer to the appendix A and G for full details.

No. 792 Ground Floor Rear North East : 794-G-03

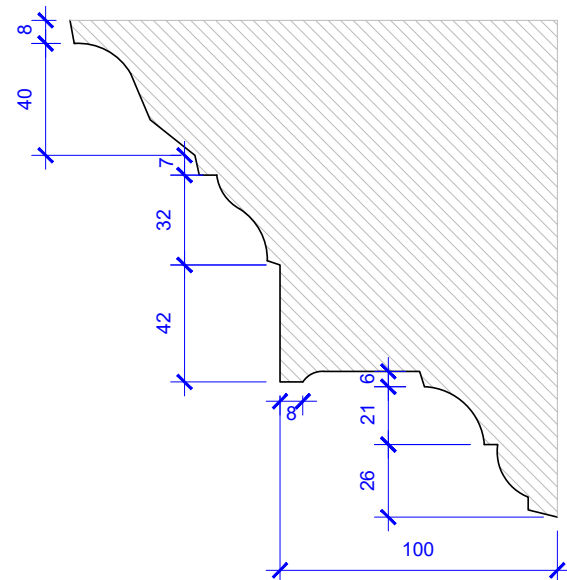


FIGURE 5. Existing Architrave - Detail



FIGURE 1. Overall North Elevation



FIGURE 4. Overall West Elevation

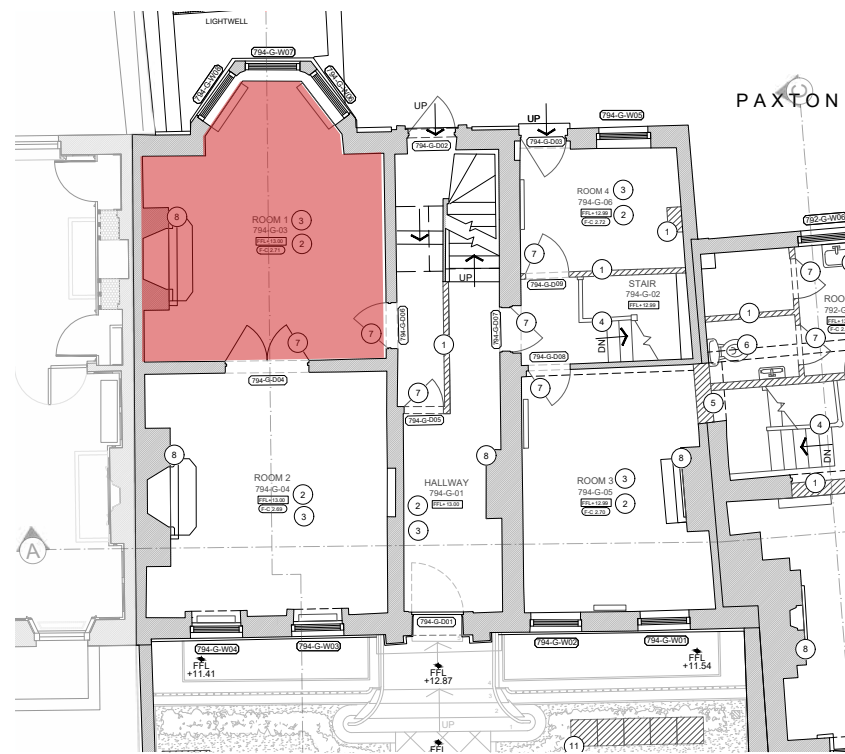


FIGURE 2. Existing Dado Railings, Panelling and Skirting



FIGURE 3. Existing Architrave and Ceiling Cornice

Existing Ground Floor - Key Plan
Not to scale

No. 794 Ground Floor Retail Space : 794-G-04

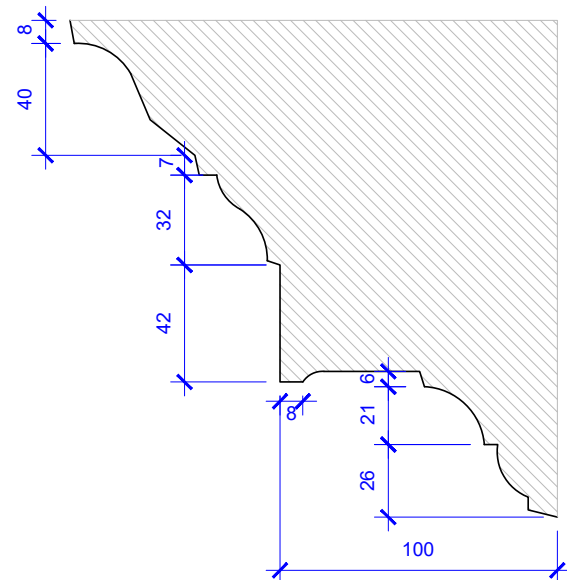


FIGURE 10. Existing Ceiling Cornice - Detail



FIGURE 6. Overall West Elevation



FIGURE 9. Overall South Elevation

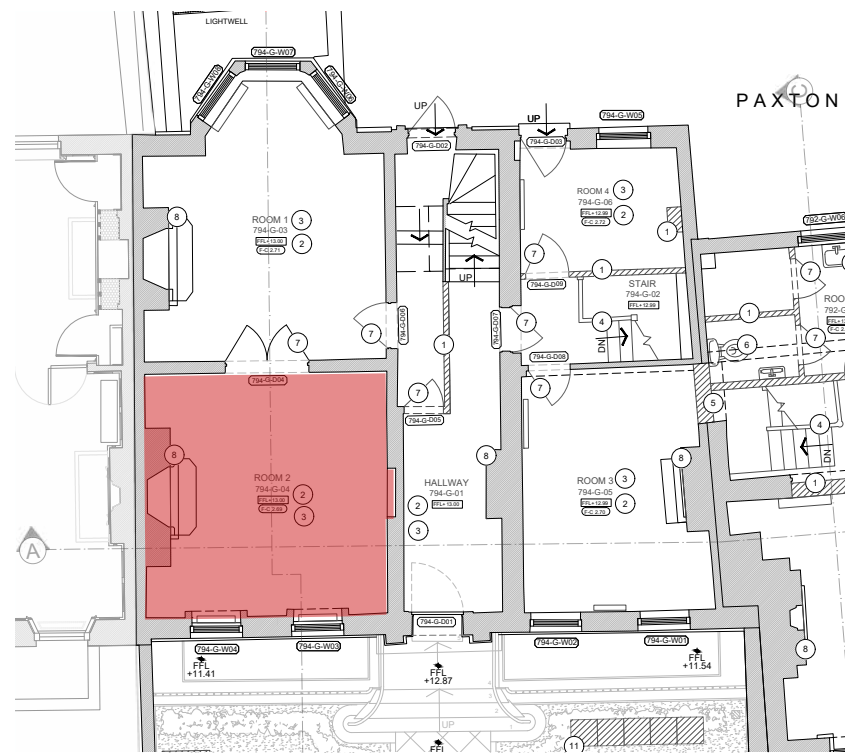


FIGURE 7. Overall East Elevation



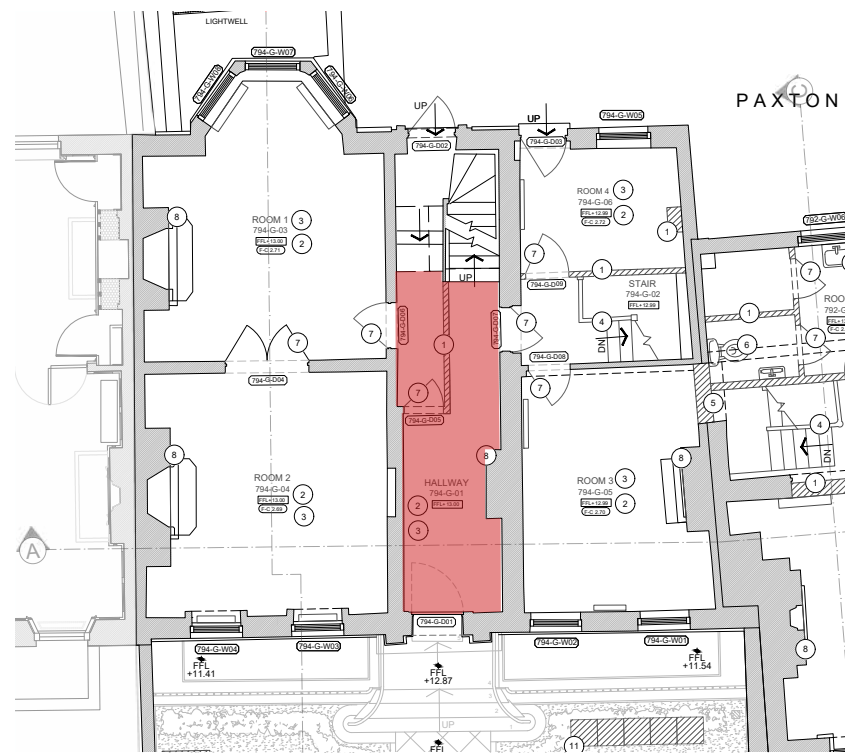
FIGURE 8. Existing Ceiling Cornice

Existing Ground Floor - Key Plan

Not to scale

No. 794 Ground Floor Hallway : 794-G-01

N.B. No detail drawings provided as no alterations/repairs proposed to the surviving cornices, architraves, dados, panelling, and skirting in this room.



Not to scale

Existing Ground Floor - Key Plan



FIGURE 12. Existing Historic Door



FIGURE 11. Existing Architrave



FIGURE 13. Existing Architrave

No. 794 Ground Floor Bar : 794-G-05

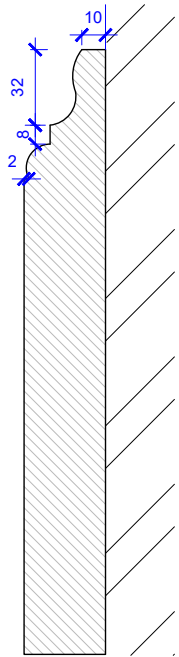
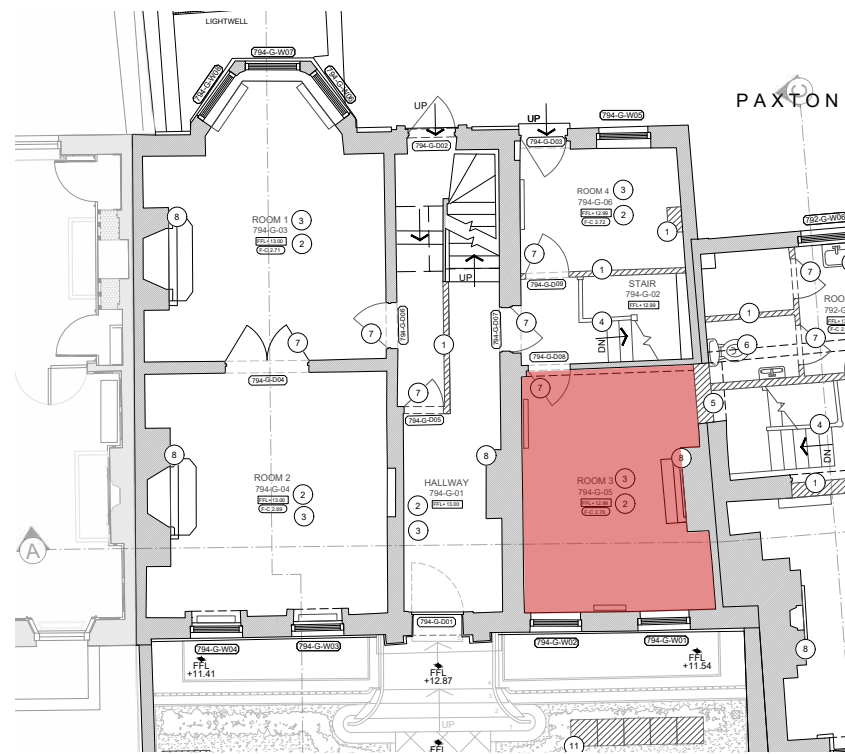


FIGURE 17. Existing Skirting - Detail



Existing Ground Floor - Key Plan

Not to scale



FIGURE 14. Existing Fireplace, Dado, Skirting and Panelling



FIGURE 15. Existing Panelling and Ceiling Cornice



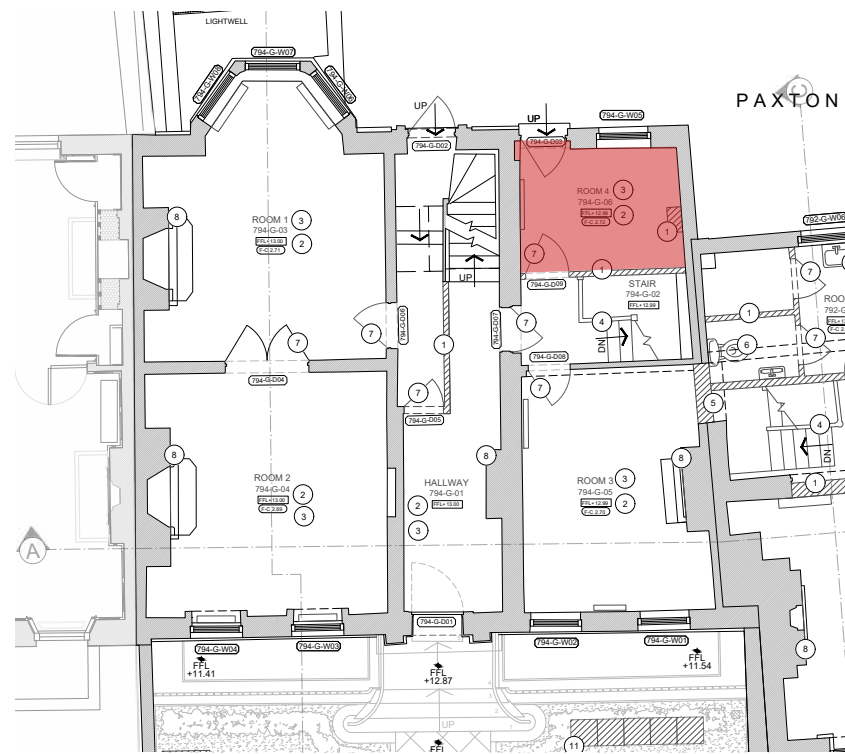
FIGURE 16. Existing Panelling and Ceiling Cornice

No. 794 Ground Floor WC : 794-G-06

New accessible WC and associated partitions are proposed to suit new Part M compliant layout.

Consented drawing SBND-1000-ZZ-L00-GA-A-20111-Ground Floor S2.P1 is replaced with SBND-1000-ZZ-L00-GA-A-20111-Ground Floor S2.P2 as part of Section 19 and is currently under consultation, awaiting decision.

Detailed drawings illustrating location of like for like reinstatement of missing sections are provided. Refer to the appendix F for full details.



Existing Ground Floor - Key Plan

Not to scale

**FIGURE 18.** Existing Ceiling Cornice**FIGURE 19.** Existing Ceiling Cornice

No. 794 First Floor Staircase : 794-F-01

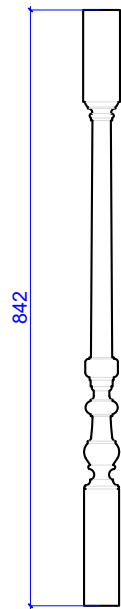


FIGURE 23. Existing Balustrade - Detail

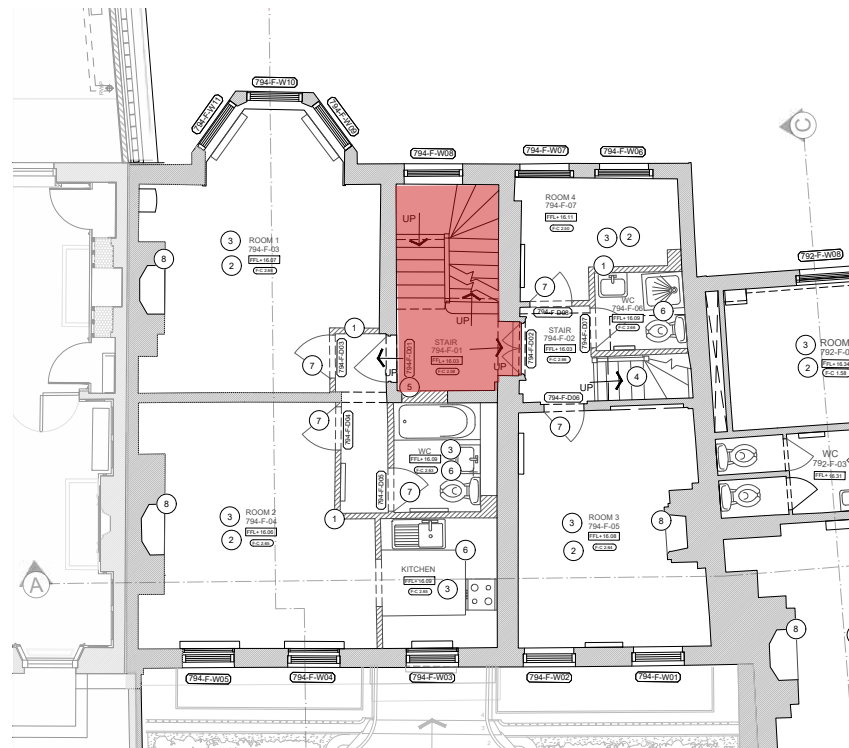


FIGURE 20. Existing Staircase



FIGURE 21. Existing Handrail Detail

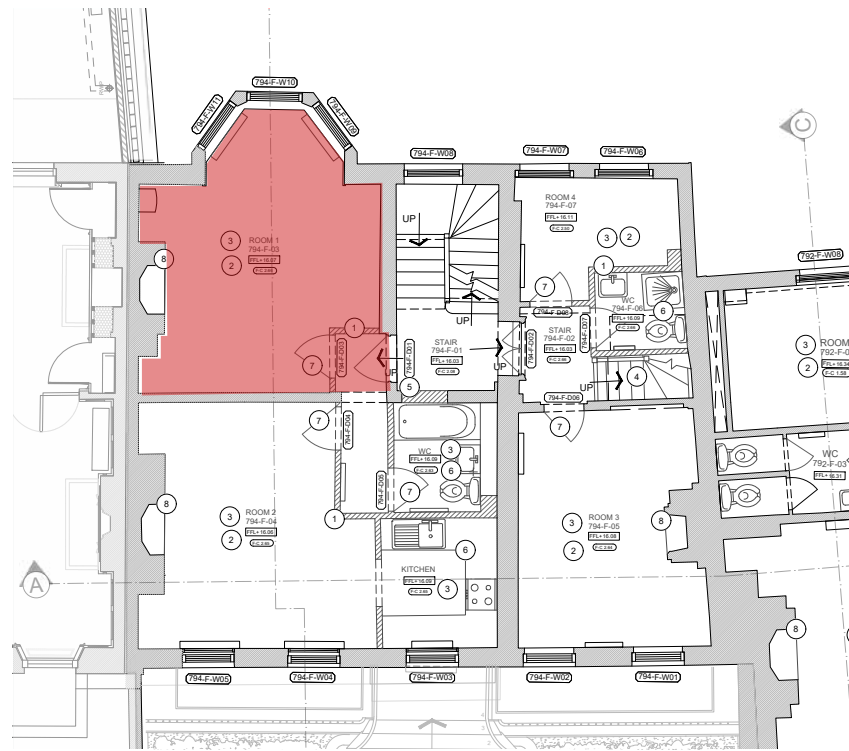


FIGURE 22. Existing Handrail Detail

Existing First Floor - Key Plan
Not to scale

No. 794 First Floor Studio 1 : 794-F-03

N.B. No detail drawings provided as no alterations/repairs proposed to the surviving cornices, architraves, dados, panelling, and skirting in this room.



Existing First Floor - Key Plan

Not to scale

**FIGURE 24.** Existing Architrave**FIGURE 25.** Existing Fireplace and Skirting Detail**FIGURE 26.** Existing Dado and Skirting Detail

No. 794 First Floor Studio 2 : 794-F-04

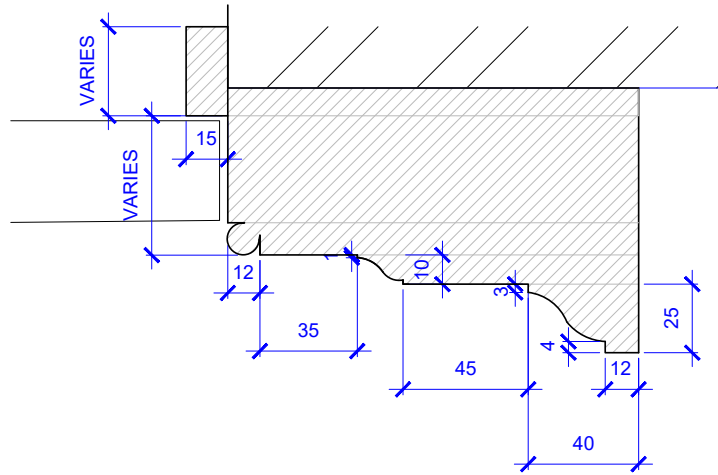


FIGURE 30. Existing Architrave - Detail

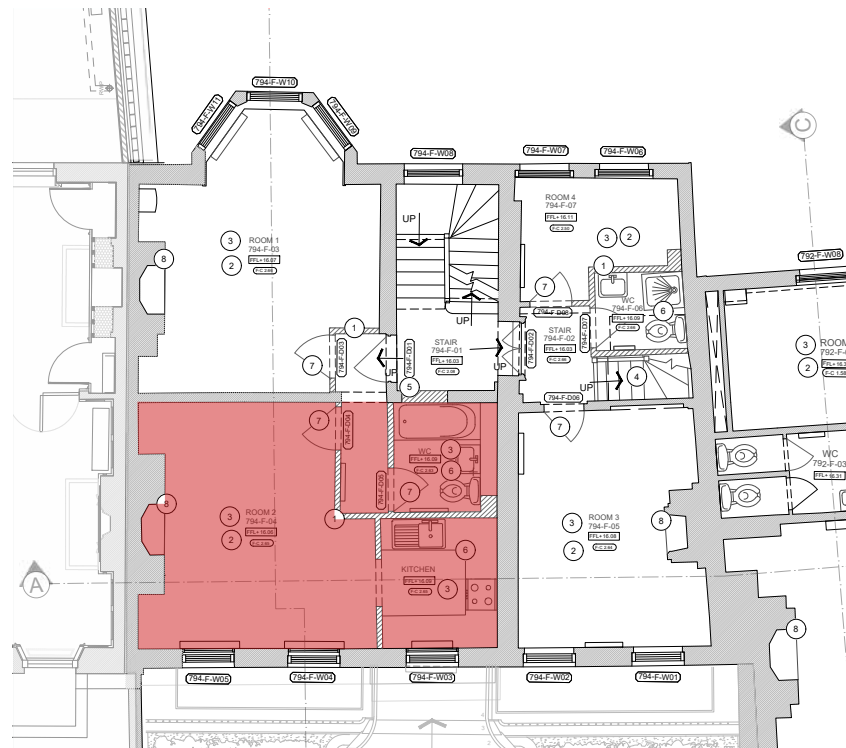


FIGURE 27. Existing Architrave



FIGURE 28. Existing Fireplace and Skirting Detail



FIGURE 29. Existing Skirting and Architrave Detail

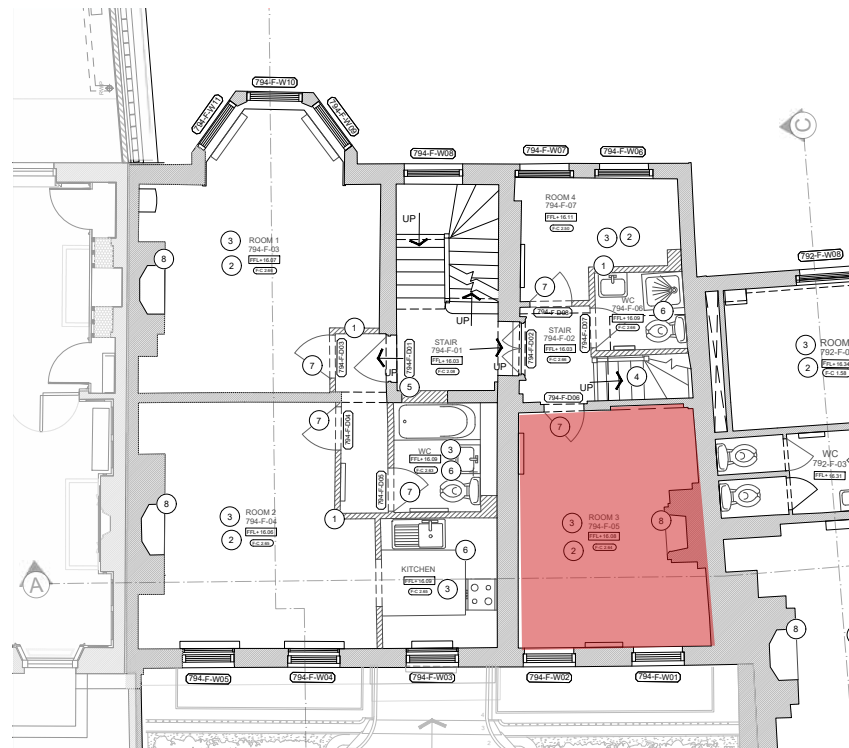


Existing First Floor - Key Plan

Not to scale

No. 794 First Floor Studio 3 : 794-F-05

N.B. No detail drawings provided as no alterations/repairs proposed to the surviving cornices, architraves, dados, panelling, and skirting in this room.



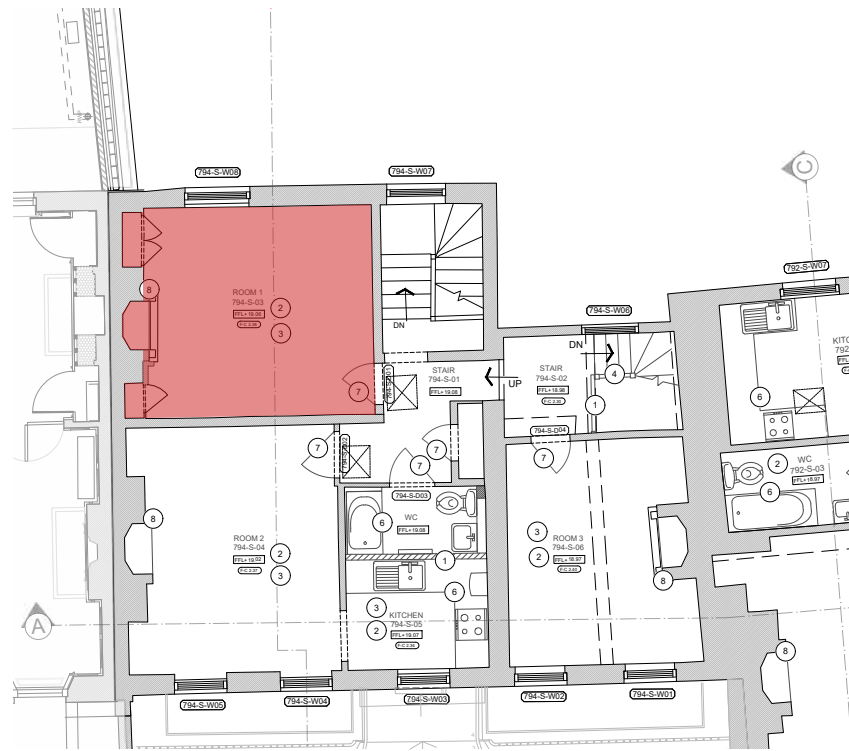
Existing First Floor - Key Plan

Not to scale

**FIGURE 31.** Existing Dado and Ceiling Cornice**FIGURE 32.** Existing Fireplace, Dado and Ceiling Cornice**FIGURE 33.** Overall View Looking East

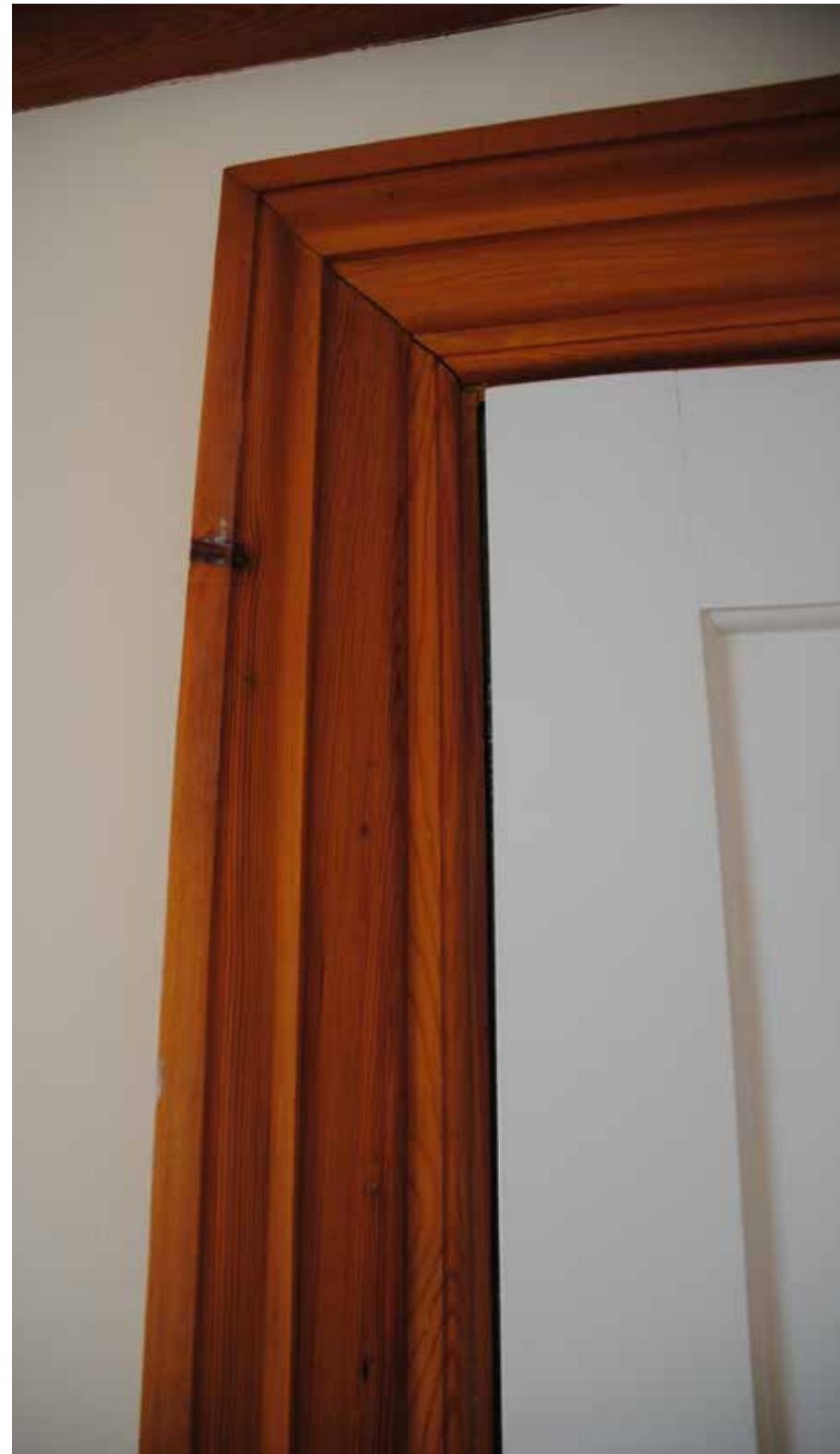
No. 794 Second Floor Studio 7 : 794-S-03

N.B. No detail drawings provided as no alterations/repairs proposed to the surviving cornices, architraves, dados, panelling, and skirting in this room.



Not to scale

Existing Second Floor - Key Plan

**FIGURE 34.** Existing Architrave**FIGURE 35.** Overall View Looking Northeast**FIGURE 36.** Existing Dado railing and Fireplace Detail

No. 794 Second Floor Studio 8 : 794-S-04

N.B. No detail drawings provided as no alterations/repairs proposed to the surviving cornices, architraves, dados, panelling, and skirting in this room.

**FIGURE 37.** Overall View Looking North**FIGURE 40.** Overall View Looking West**FIGURE 38.** Existing Panelling and Skirting**FIGURE 39.** Overall View Looking South

Existing Second Floor - Key Plan



Not to scale

F3 Response:

Please see adjacent plan of exact location and specification of floor boxes to the Gallery space at ground floor of No.792. Key specifications details as follows:

- Ply box under floor (Size to suit with of two historic boards and Joists).
- Brass trim to protect edges of Historic Boards.
- Grommet to be minimum size possible fixed centrally in one of the two boards.

Photos adjacent with illustrate outcomes from previous works at No. 796 Percy House.

Consented drawings to illustrate the specifications for the proposed floor boxes are attached further. Refer Appendix B and C.



FIGURE 42. Proposed Floor Box Detail

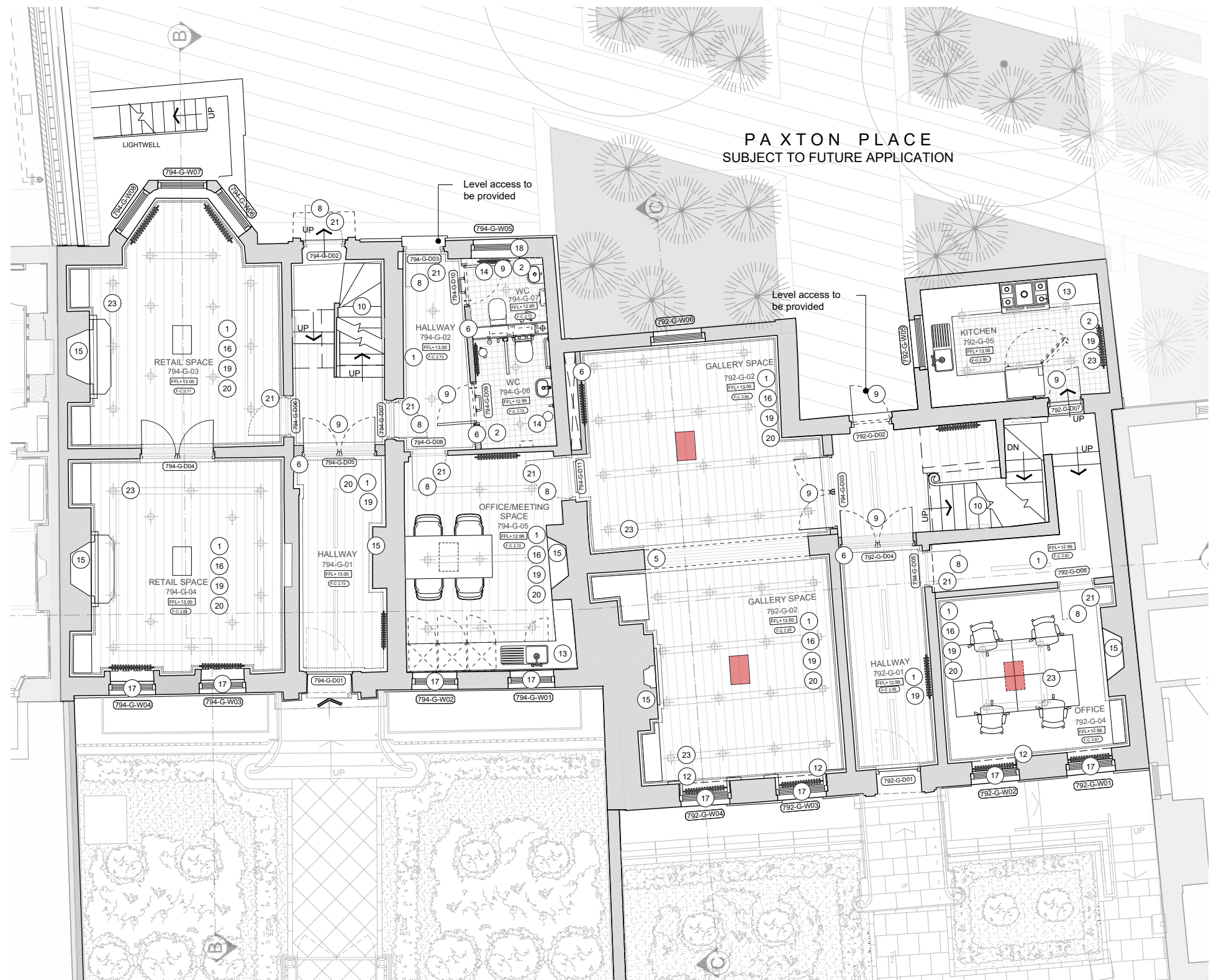


FIGURE 41. Proposed Ground Floor Plan

F3 Response:

Please see adjacent setting out plan for 3 no. floorboxes proposed on the ground floor of No. 792.

Detailed drawings have been completed as parts of the works. Please refer to Appendix C.

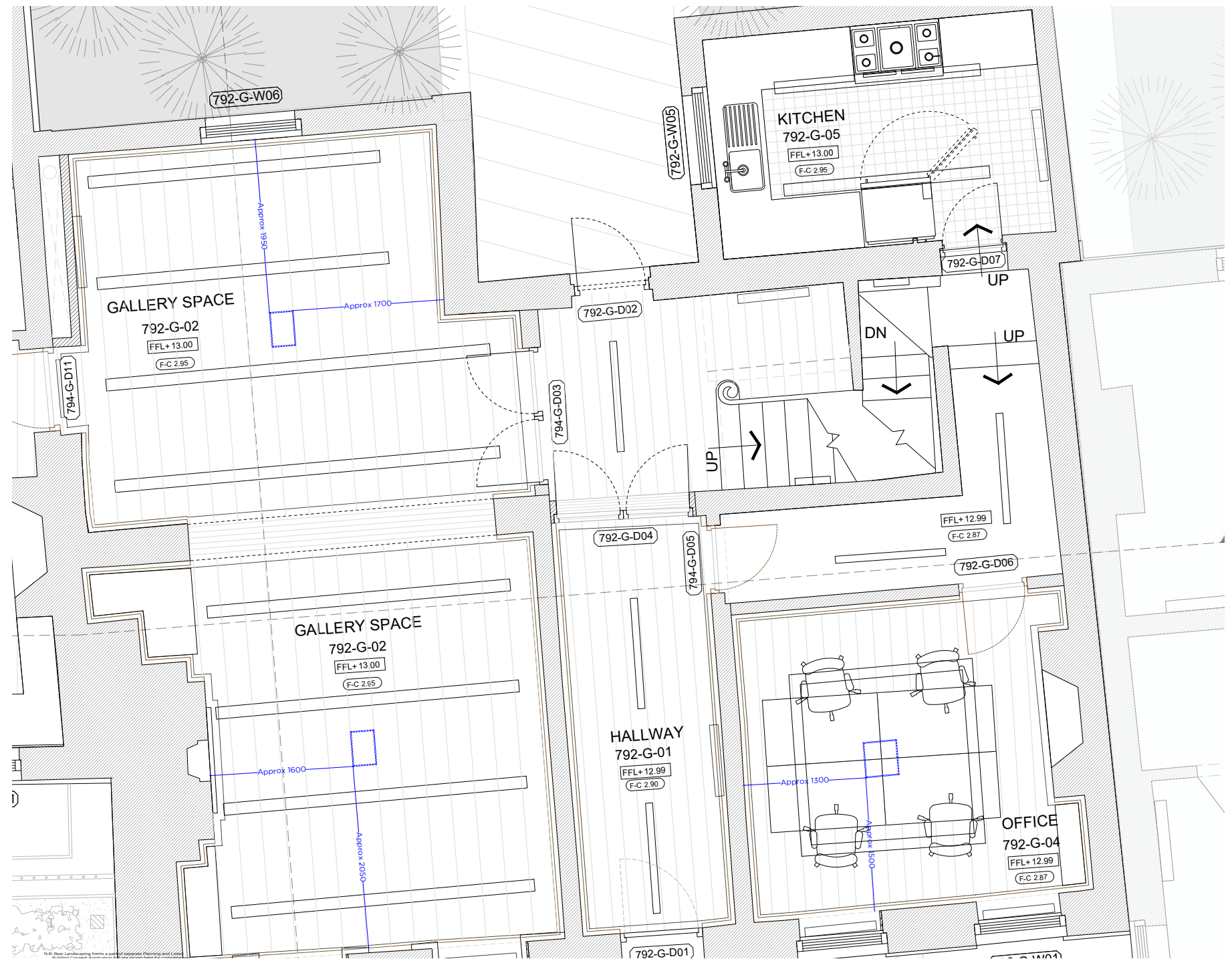


FIGURE 43. Ground Floor Plan - Floor Box Setting Out

3.0 **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:

(H) *method statement and material specification for reinstatement of historic doorways and fireplaces and protection of adjoining surfaces.*

F3 Response:

All existing doors, door frames and architraves to be retained and repaired in-situ. Each individual door is surveyed and works noted - please refer to example page showing proposed scope of works included in Appendix D.

WORKS INCLUDE:

- Like for like scarf timber repairs to defective areas.
- Timber plinth block to architraves to match new proposed floor level.
- New ironmongery (knob, lock, hinges, closer) to match original detail.
- Re-decoration by hand.
- Upgrade existing doors to provide 30 minute fire rating where suitable.

DETAILED DRAWINGS AND MATERIAL SPECIFICATIONS FOR NEW PANELLED DOORS

Detailed drawings have been completed as parts of the works where panelled doors are to be upgraded or new panelled doors are proposed. Please refer to Appendix E.

This material specification refers to and forms part of proposed works at 792-794 High Rd Tottenham

- Standard: To BS 1186-2.
- Sections: Accurate in profile and length, and free from twist and bowing. Formed out of solid unless shown otherwise.
- Machined surfaces: Smooth and free from tearing, wooliness, chip bruising and other machining defects.

Joints: Tight and close fitting.

Assembled components: Rigid. Free from distortion.

Screws: Provide pilot holes.

- Screws of 8 gauge (4 mm diameter) or more and screws into hardwood: Provide clearance holes.
- Countersink screws: Heads sunk at least 2 mm below surfaces visible in completed work.
- Adhesives: Compatible with wood preservatives applied and end uses of timber.

CROSS SECTION DIMENSIONS OF TIMBER

- General: Dimensions on drawings are finished sizes.
- Maximum permitted deviations from finished sizes:

Softwood sections: To BS EN 1313-1:

Clause 6 for sawn sections.

Hardwood sections: To BS EN 1313-2:

Clause 6 for sawn sections.

Clause NA.3 for further processed sections.

PRESERVATIVE TREATED WOOD

- Cutting and machining: Completed as far as possible before treatment.
- Extensively processed timber: Retreat timber sawn lengthways, thickened, planed, ploughed, etc.
- Surfaces exposed by minor cutting and/ or drilling: Treat as recommended by main treatment solution manufacturer.

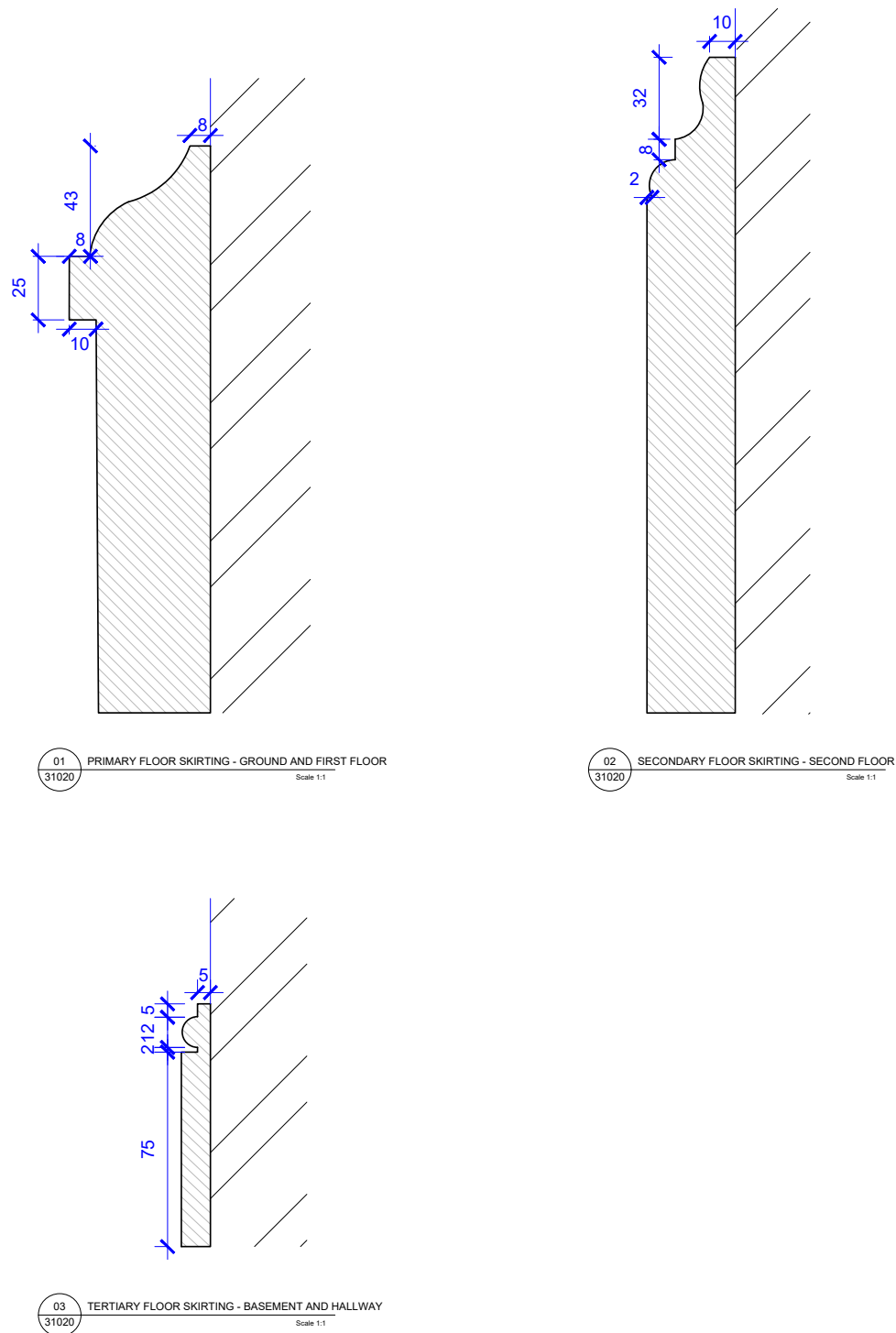
MOISTURE CONTENT

- Wood and wood based products: Maintained within range specified for the component during manufacture and storage.

FINISHING

- Surfaces: Smooth, even and suitable to receive finishes.
- Arrises: Eased unless shown otherwise on drawings.
- End grain in external components: Sealed with primer or sealer as section M60 and allowed to dry before assembly.

Detailed drawing for existing joinery - Skirting



NOTES:

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT INFORMATION, INCLUDING DRAWINGS, SPECIFICATIONS, DOCUMENTS, AND CONSULTANT DESIGN.

THE CAD DRAWINGS ARE BASED ON SURVEY INFORMATION BY OTHERS, THEREFORE ALL DIMENSIONS TO BE CHECKED ON SITE.

METHODOLOGIES TO BE SUBMITTED TO THE ARCHITECT FOR COMMENT PRIOR TO WORKS COMMENCING. THE USE OF PERSUASIVE, MECHANICAL, POWERED PULP, WILL GENERALLY NOT BE ALLOWED.

WORKS TO PROCEED FOLLOWING THE COMPLETION AND UNDERSTANDING OF PRELIMINARY SITE INVESTIGATION WORKS INCLUDING PAINT/RENZER REMOVAL AND OPENING UP.

GENERAL:

All details to follow existing at 796 High Road except stated otherwise.

FINISHES:

Timber Panelling Joinery - Eggshell Paint Colour TBC; Little Green/ Farrow & Ball within Existing House.

Doors/ Architraves/ Skirtings/ Picture Rails & Windows - Interior Gloss Paint; Little Green/ Farrow & Ball within Existing House.

[illegible]

Architect

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Based on the use of experienced and competent contractors working to an approved method statement.

Project Name

SARABANDE AT
NOS. 792 TO 794 HIGH ROAD

792-794 HIGH ROAD
LONDON
N17 0BX

Drawing Title	
Nos. 792-794 HIGH ROAD	
Internal Historic Joinery Details - Skirtings	
Date	Status

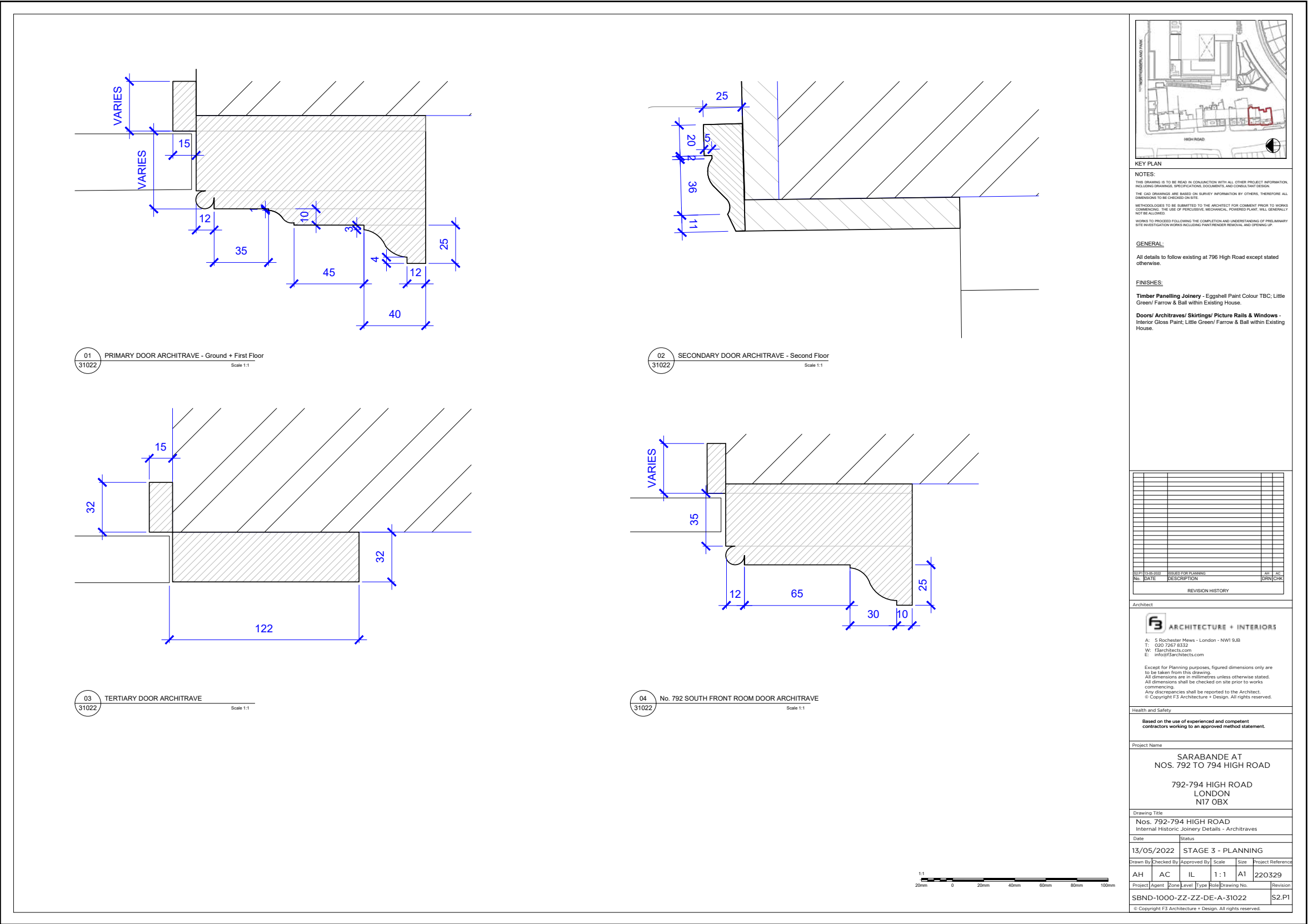
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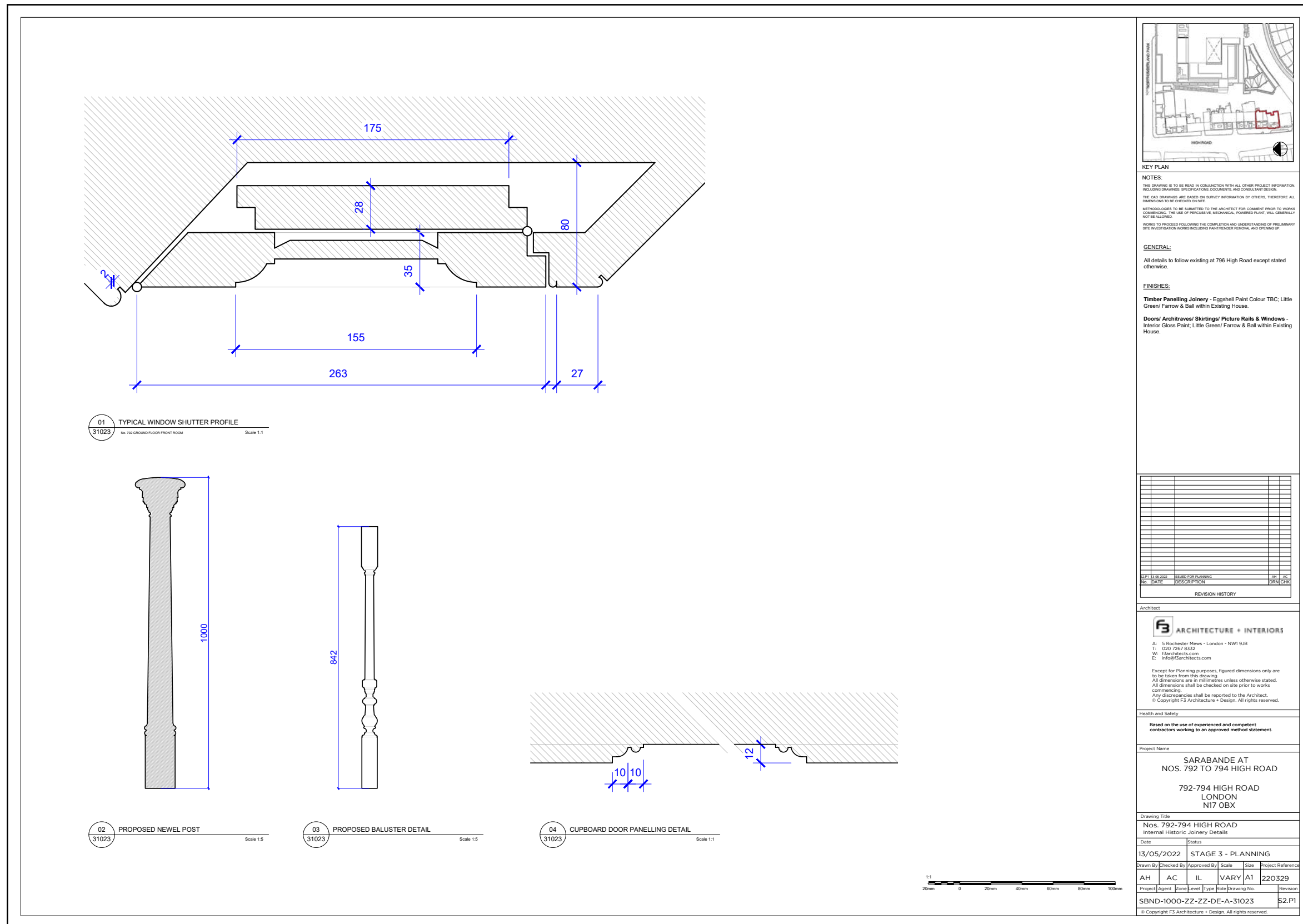


Nos. 792-794 HIGH ROAD | PART CONDITION DISCHARGE 23

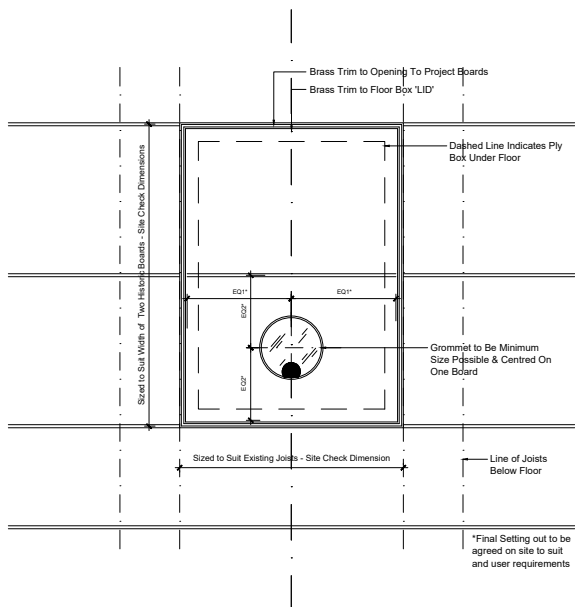
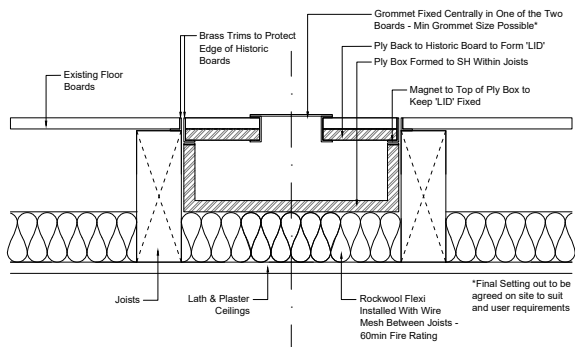
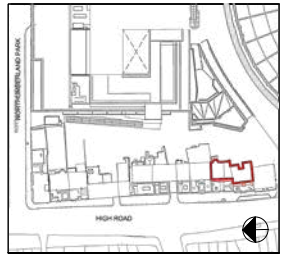
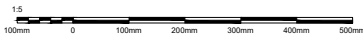
Detailed drawing for existing joinery - Architraves



Detailed drawing for existing joinery profiles



Proposed Floor Box Detail and Specification

01
31027 TYPICAL FLOORBOX PLAN
Scale 1:502
31027 TYPICAL FLOORBOX SECTION
Scale 1:503
31027 PROPOSED FLOORBOX - PRECEDENT IMAGE

KEY PLAN

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No.	DATE	DESCRIPTION	MB	AC
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REVISION HISTORY

Architect

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Health and Safety

Based on the use of experienced and competent contractors working to an approved method statement.

Project Name

SARABANDE AT
NOS. 792 TO 794 HIGH ROAD
792-794 HIGH ROAD
LONDON
N17 0BX

Drawing Title

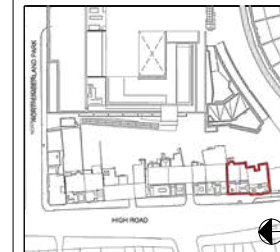
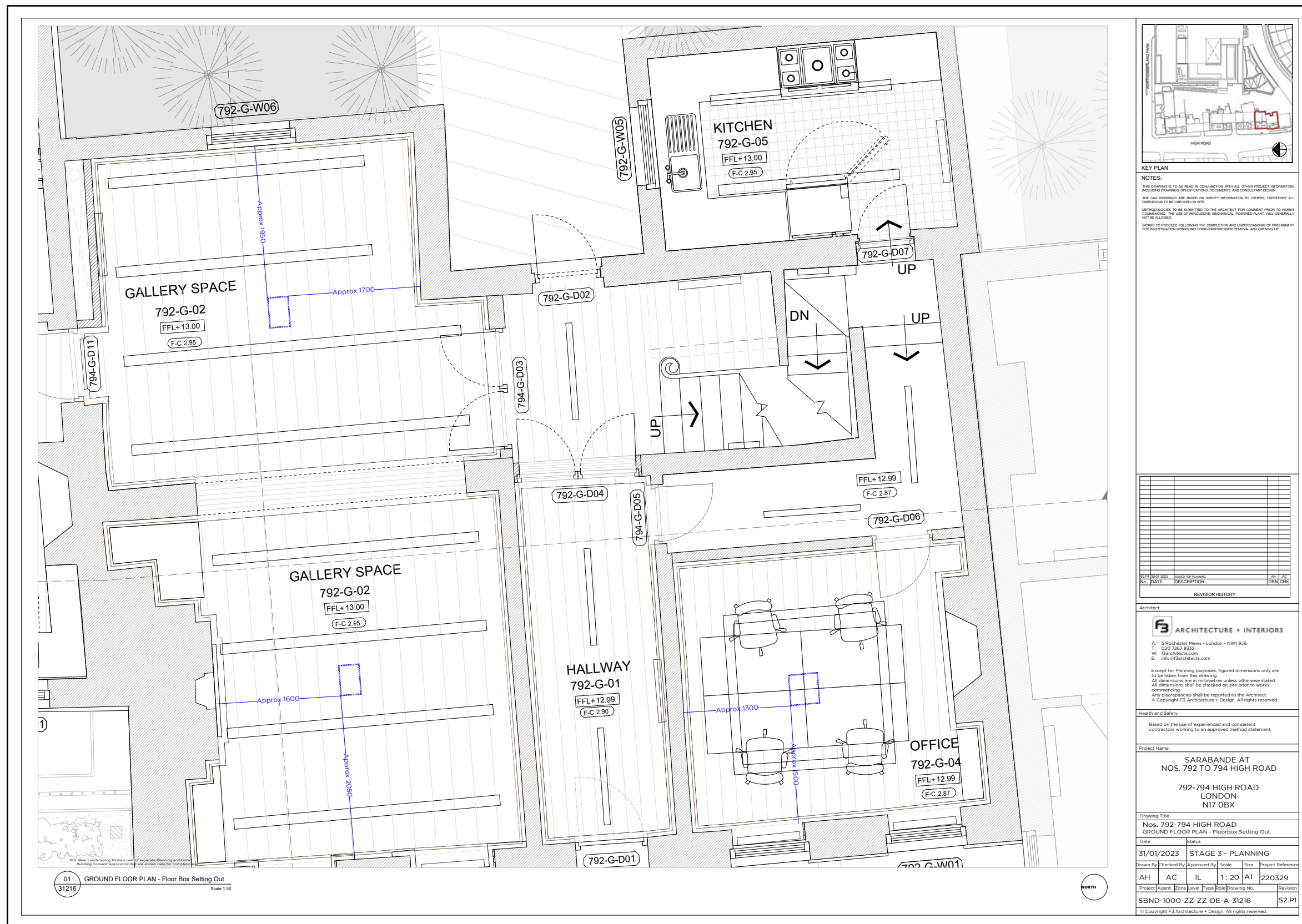
Nos. 792-794 HIGH ROAD
Bespoke Floor Box Detail

Date: 13/05/2022 Status: STAGE 3 - PLANNING

Drawn By: MB Checked By: AC Approved By: IL Scale: 1:5 Size: A1 Project Reference: 220329

Project Agent: Zone Level Type Role Drawing No. Revision
SBND-1000-ZZ-ZZ-DE-A-31027 S2.P1

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KEY PLAN

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No.	DATE	DESCRIPTION	BY	CHK
1	31/01/2023	STAGE 3 - PLANNING	AC	IL

REVISION HISTORY

Architect

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SARABANDE AT
NOS. 792 TO 794 HIGH ROAD

792-794 HIGH ROAD
LONDON
N17 0BX

Drawing Title

NOS. 792-794 HIGH ROAD
GROUND FLOOR PLAN - Floorbox Setting Out

Date: 31/01/2023 Status: STAGE 3 - PLANNING

Drawn By: Checked By: Approved By: Scale: 1:20 Size: A1 Project Reference: 220329

Project Agent: Zone: Level: Type: Role: Drawing No.: Revision: SBND-1000-ZZ-ZZ-DE-A-31216 S2.P1

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Scope Of Works Example

DOOR 792-G-D06 - TO OFFICE

Re-use of existing door - YES. 44 mm thk door

Door moved to new location - YES, RELOCATE TO ADJACENT SIDE.

Door type - INTERNAL 4 PANELLED TIMBER DOOR. 12 mm thk panels

Panel Mouldling - Square Edged

Existing or new opening, if new, new frame/linings/architraves required - EXISTING.

Remove existing ironmongery.

Repairs:

- Where knob removed.
- Where mortice lock removed.
- At hinge locations, 3no.

Fire door - YES, allow for intumescent and smoke seals.

Ironmongery:

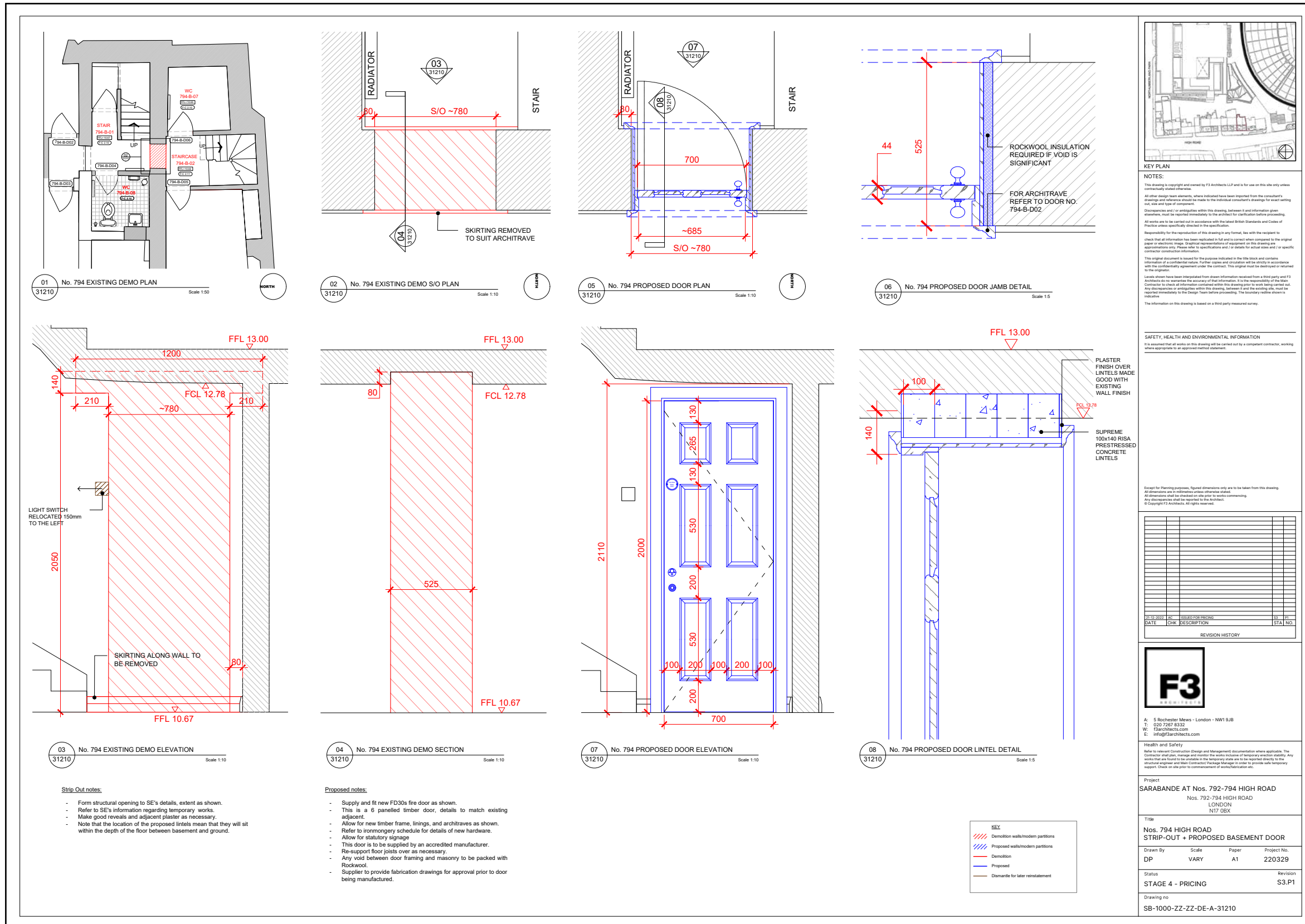
- Hinges - new to suit FD30s door, polished brass finish.
- Knobs - 2no. Cast in Style solid brass beehive, ref. D444.
- Lock - Cast in Style Small 64mm Euro Sash Lock Case, ref. K2104 with brass end plates and brass Euro cylinder with thumb turn, ref. K2980. With brass euro profile escutcheon, ref. D2917.
- Closer - A+H Brass fully concealed hydraulic door closer, polished brass, with intumescent fitting kit.
- Signage - The Sign Workshop, 2no. 76mm diameter 'Fire Door Keep Shut' sign, polished brass.

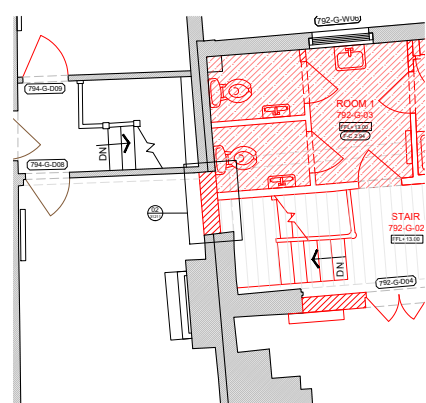


Existing panelled door to be relocated at adjacent end

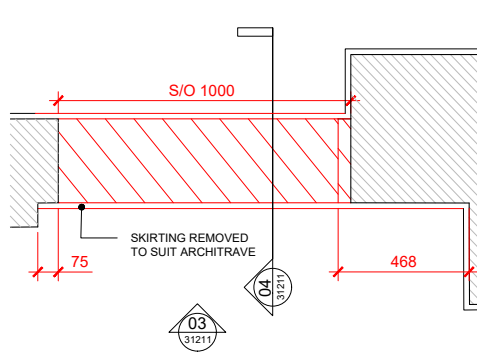


Existing panelled door to be relocated at adjacent end

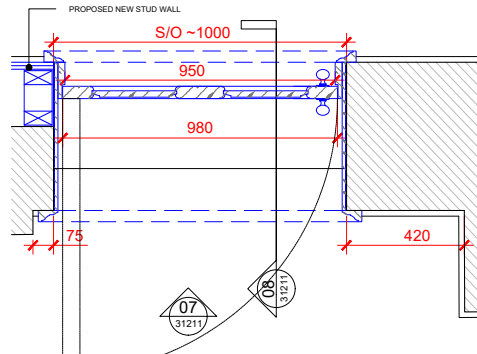




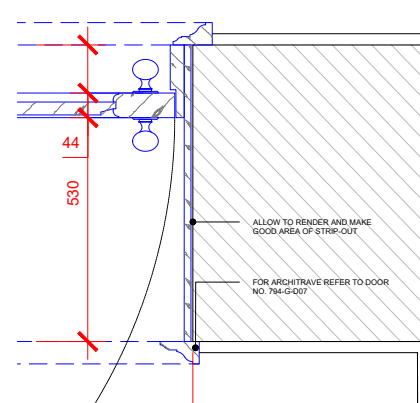
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31211 Scale 1:50



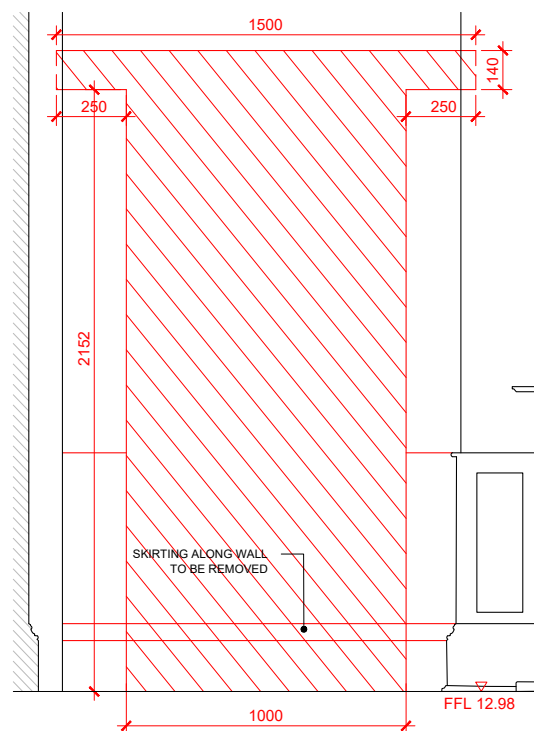
02 No. 792-794 EXISTING DEMO S/O PLAN
31211



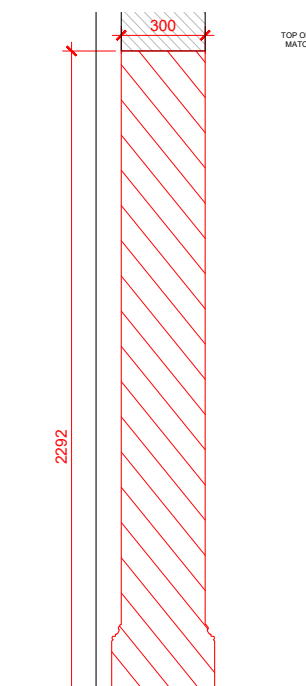
05 No. 792-794 PROPOSED DOOR PLAN
31211



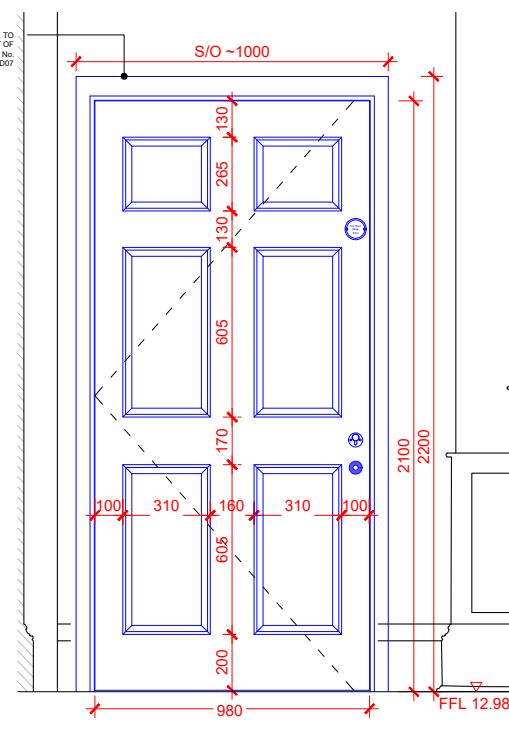
06 No. 792-794 PROPOSED DOOR JAMB DETAIL
31211 Scale 1:5



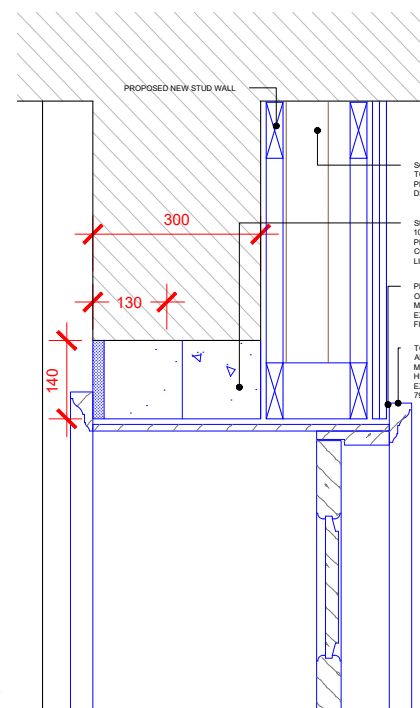
03 No. 792+794 EXISTING DEMO ELEVATION
31211 Scale 1:20



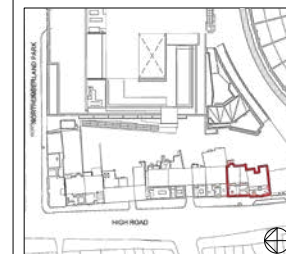
04 No. 792+794 EXISTING DEMO ELEVATION
31211 Scale 1:



07 No. 792+794 PROPOSED DOOR ELEVATION
31211 Scale 1:20



08 No. 792+794 PROPOSED DOOR LINTEL DETAIL
31211 Scale 1/8"



KEY PLAN

NOTES:

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The information on this drawing is based on a third party measured survey.

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

It is assumed that all works on this drawing will be carried out by a competent contractor, working where appropriate to an approved method statement.

Except for Planning purposes, figured dimensions only are to be taken from this drawing.
All dimensions are in millimetres unless otherwise stated.
All dimensions shall be checked on site prior to works commencing.
Any discrepancies shall be reported to the Architect.
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Health and Safety

Refer to relevant Construction (Design and Management) documentation where applicable. The Contractor shall plan, manage and monitor the works inclusive of temporary erection stability. As works that are found to be unstable in the temporary state are to be reported directly to the structural engineer and Main Contractor/Package Manager in order to provide safe temporary support. Check on site prior to commencement of works/fabrication etc.

Project	
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SARABANDE AT Nos. 792-794 HIGH ROAD
Nos. 792-794 HIGH ROAD
LONDON
N17 0BX

Title	
Nos. 792-794 HIGH ROAD	
STRIP-OUT + PROPOSED DOOR THROUGH PROPERTIES	

Drawn By	Scale	Paper	Project No.
DP	1 : 50	A1	220329

Status	Revision
STAGE 4 - PRICING	S3.F

Drawing no
SB-1000-ZZ-ZZ-DE-A-31211

- Strip Out notes:
- Form structural opening to SE's details, extent as shown.
 - Refer to SE's information regarding temporary works.
 - Make good reveals and adjacent plaster as necessary.
 - Note that the location of the proposed lintels mean that they will sit within the depth of the floor between basement and ground.

Proposed notes:

- Supply and fit new FD60s fire door as shown.
- This is a 6 panelled timber door, details to match existing adjacent.
- Allow for new timber frame, linings, and architraves as shown.
- Refer to ironmongery schedule for details of new hardware.
- Allow for statutory signage
- This door is to be supplied by an accredited manufacturer.
- Re-support floor joists over as necessary.
- Any void between door framing and masonry to be packed with Rockwool.
- Supplier to provide fabrication drawings for approval prior to door being manufactured.

KEY

- Demolition walls/modern partitions
- Proposed walls/modern partitions
- Demolition
- Proposed
- Dismantle for later reinstatement





