

powarchitects



7 Townsend Yard, Highgate, London, N6 5JF
Planning Condition Discharge
HGY/2020/1326 - Condition 4 – Folly Schedule of Works



August 2022

Contents

- Description of Condition

Description of Condition 4

4. Prior to the commencement of works to the Folly, a full schedule of works required to ensure its restoration shall be provided in writing to and approved in writing by the Local Planning Authority. Work shall be implemented in accordance with the approved details.

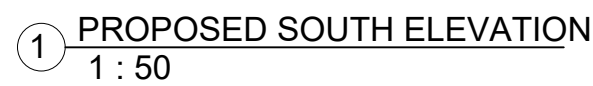
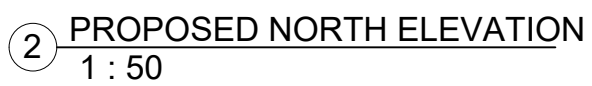
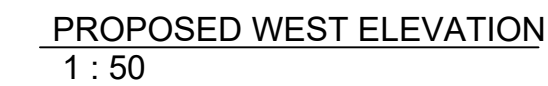
Reason: To ensure that the proposed works are sympathetic to this historic structure and to protect the character and appearance of the conservation area.



- General Notes:
- POW Architects retain full copyright of the design and of the content of this drawing.
 - Do not scale drawings. Dimensions govern.
 - All dimensions are in millimetres unless noted otherwise.
 - All dimensions shall be verified on site before proceeding with the work.
 - POW Architects shall be notified in writing of any discrepancies.
 - Contractor/builder to carry out their own survey work prior to quantification and construction.



10. Remove all roof finishes
11. Remove ply infill to window
12. Remove existing gutter
13. Remove rainwater pipe
14. Demolish brick structure adjoining Folly
15. Demolish Rendered haunch and document findings



- 16. Glass infill to opening**
- 17. New slate roof**
- 18. New Black Rainwater gutter**
- 19. New Black rainwater pipe**
- 20. 60x220 pre-cast coping to retained rubble wall, colour to match stonework on houses**
- 21. New masonry staircase**
- 22. New Metal staircase to ground floor of folly**

[illegible]

P1	19/08/22	Condition 4 Discharge	FB
Rev.	Date	Reason For Issue	Ch

Key Plan

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Clients:

Mead Group

Project	
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Townsend Yard
Highgate

Title:

Folly schedule of
Condition details

Job No 1240	Drawn by FB	Scale As	Number	Rev P1
Date 21/6/22	Checked MO	8000		

Planning Condition 004

The Folly Townsend Yard, Highgate

1 ACCESS, SAFETY AND SECURITY PROVISIONS

- 1.1 Provide and maintain while works are being carried out all boarding, screens and barriers necessary to keep the building secure.
- 1.2 Install temporary propping in accordance with the directions of a structural engineer in order to stabilise stairs, floor joists, and the structure generally. Provide temporary balustrade and handrails where these are missing at staircases. Provide sheeting or boarding wherever floor boarding and stair treads are missing. Cordon off floor areas where joists are missing or unsupportable and display warning signs for duration of works.
- 1.3 Clear out rubbish from internal spaces so that all areas are open to inspection and free from nesting places.
- 1.4 Demolish adjoining brick structure containing switch gear for telecommunications mast and survey the south and eastern elevations of the folly. Western party wall is to be retained and capped to form boundary wall to Broadbent Close
- 1.5 Carefully Demolish roof and windows as per planning drawings and diagrams on drawing 8000
- 1.6 Carefully Demolish buttress wall supporting eastern edge of building.

2 ROOF AND RAINWATER GOODS REPAIRS

- 2.1 Overhaul and reinstate salvageable rainwater goods. Reinstall missing or irreparable parts of the system. Clean rainwater goods through to inspection chambers and generally ensure that all rainwater run-off is conducted to drains.
- 2.2 Note Asbestos sheeting has been identified in the roof so this needs to be removed by specialist contractors. Once removed carefully strip the existing profiled sheeting and metal hip/ridge capping. Strip off all battens and de-nail rafters. Carry out repairs to timber roof structure in accordance with a structural engineer's survey and recommendations, including renewal of wall plates and ends of joists and rafters.
- 2.3 Fix new treated battens to BS 1318 of same size as the originals, using aluminium nails to BS 1202: Part 1, set out to the same gauge as the original over reinforced sarking felt to BS 747, Type IF. Re-roof using all original sound slates and tiles with new slates and tiles to match, fixing with copper nails. Install soakers at hips and re-lay hip/ridge tiles in sand/cement.
- 2.4 Renew all flashing, soakers, fillets, gutter linings and outlets using leadwork installed in accordance with the Lead Development Association booklets Lead Sheet in Building and Lead Sheet Flashings.

- 2.5 Remove portion of existing roof and set aside for potential repairs of remaining joists. Install new joists straps to secure roof to walls in accordance with Part A of building regulations.
- 2.6 Re-connect downpipe to Broadbent close side of the party walls and add new gutter to match existing to north and west elevations to join to the existing gutter on south elevation.

3 BRICKWORK AND RENDER REPAIRS

- 3.1 Cut back and treat all plant growth in external brickwork using a systemic killer; leave to die and then carefully remove. Remove root growth from internal plaster and brickwork in similar manner.
- 3.2 Erect boarded scaffolding and carry out repairs to brickwork, including where necessary the following:
 - a) install corner ties at junctions of internal and external walls or at corners if required
 - b) install ties to bond together separated leaves of brickwork
 - c) repair parapets, re-lay parapet copings on damp proof course and point all joints in copings
 - d) replace rotted timber courses in brickwork with concrete infill.
- 3.3 Rake out loose or defective mortar joints at brickwork including chimneys and parapets (do not use hammer and chisel or pick hammer). Re-point using lime mortar and finish to a flush joint. Particular attention should be given to feature arches on west elevation.
- 3.4 Remove existing unused services and make good screw holes using lime mortar.
- 3.5 Repair external rendering in a colour, texture and composition to match the existing; renew existing rendered finish wherever this is cracked or has lost its bond, including sills, window mouldings and decoration. Repairs to mouldings and decorative work shall be carried out with the use of running moulds and squeezes in accordance with *Decorative Plasterwork Its Repair and Restoration* by Don Stagg and Ron Masters (Attic Books, 1986).

4 WINDOW AND EXTERNAL REPAIRS

- 4.1 Replace missing and irreparable window frames and sashes with new to match existing.
- 4.2 Overhaul all repairable windows and frames by replacing missing panes and parts; re-puttying and re-pointing externally; lubricating moving parts; refitting missing or defective ironmongery, cords and weights (adjusted as required for balance); preparing priming and redecorating including undercoat and two top coats to all bare wood, using good-quality gloss paint in accordance with the paint manufacturer's recommendations; easing and adjusting to ensure smooth operation. Isolated areas of decayed wood shall be replaced by piecing in new matching treated timber.

- 4.3 Redecorate all previously painted external surfaces using good-quality paint in accordance with the paint manufacturer's recommendations, including painted metalwork and rendering.
- 4.4 Remove timbers boarding in brickwork opening on West elevation, make good jambs and cills as described above in preparation for obscured toughened glass screen secured using 6 number stainless steel patch fixings into the jambs.

5 INTERNAL REPAIRS

- 5.1 Remove existing floor finishes for inspection and carry out repairs to timber floor structures and window lintels as necessary. Take up and retain for re-use sound floor boarding and skirtings. Where more than 50% of length or depth of timbers are decayed or defective, install new material to BS 4978 GS Grade; otherwise splice new material to existing timbers; new work shall match the original in all other respects. Install suitable ties where recommended to tie timber framing to brickwork walls. Reinstate floor boarding and skirtings including new material where required, to match existing. The floors will become an external space so lay new 22mm WBP ply wood deck with 1 in 80mm fall towards the house and then install hot torched bitumous roof to ply and overlay with new timber deck on metal stools.
- 5.2 Treat retained structural timbers affected by insect attack and rot, and basement/low level brickwork affected by rising or penetrating damp in accordance with a COSHH assessment and the standards of the British Wood Preservation and Damp Proofing Association.
- 5.3 Repair and reinstate internal plasterwork which has been lost or damaged at walls and ceilings.
- 5.4 In accordance with the recommendations of a joinery conservator: compile an inventory of loose or damaged joinery and fittings, including [specify, eg wall panelling, doors, window shutters]; label and store temporarily in a secure area within the building. Repair all damaged or defective items and reinstate loose items and missing parts of these to match original construction and patterns. Wall panelling shall be repaired in accordance with Historic England's guidance leaflet Georgian Joinery.
- 5.5 Decorate all internal plaster and woodwork surfaces using good-quality paint in accordance with the paint manufacturer's recommendations.
- 5.6 Provide ventilation to all internal spaces in accordance with BSCP 5925:1980, while ensuring that pigeons are prevented from entering the building.

INFORMATIVE: All new external and internal works, and works of making good to the existing fabric, should match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless specified otherwise in the above schedule, or agreed otherwise in writing by the local planning authority.









