

TR STUDIO

Architecture | Interiors

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DISCHARGE OF PLANNING CONDITIONS - 1 ST GEORGES TERRACE [HGY/2022/1741]

This report seeks to discharge the planning conditions for the approved planning application at 1 St Georges Terrace, 6 North Hill, N6 4PW [application reference HGY/2022/1741]. As the property owner only seeks a partial implementation of the the planning permission at this stage, the relevant conditions have been discharged. See below for a summary of the planning conditions being discharged, as well as references to drawings and schedules relevant to each condition.

4. Samples of materials to be used for the external and internal surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any above ground development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references. Specifically, the following details will need to be submitted:

Lower Ground Floor:

-Detailed design and material specification of new French doors to rear elevation;

These door are not to proposed to be replaced at this stage, as such no detail is provided. The existing doors will be retained.

-Material specification of new flooring and skirting.

See schedule "TRS118_801_SCH_Finishes Schedule_Planning Conditions" and drawing "TRS118_SCH_720-PROPOSED SKIRTING CORNICE & ARCHITRAVE PLAN - LOWER GROUND".

Ground Floor:

-Heritage method statement for any demolition works affecting historic fabric;

See heritage method statement below.

-Material specification of new fixtures, new flooring and skirting;

See schedule "TRS118_801_SCH_Finishes Schedule_Planning Conditions" and drawing "TRS118_SCH_721-PROPOSED SKIRTING CORNICE & ARCHITRAVE PLAN - GROUND".

-Detailed design (scale 1:20) and material specification of new French doors.

See drawing "TRS118_DET_610-PROPOSED DETAILS - FRENCH DOORS AND ROOFLIGHTS".

First Floor:

-Heritage method statement for any demolition works affecting historic fabric, including removal of partitions to Bed 1 and partitions attached to the original timber roof structure;

See heritage method statement below.

-Details of new ceiling at Bed 4, including typical detail of interfaces of lowered ceilings and existing walls/ roof structure;

See drawings "TRS118_DET_606-PROPOSED DETAILS - BEDROOM 4 SECTIONS AA & BB" and "TRS118_DET_607-PROPOSED DETAILS - BEDROOM 4 SECTIONS CC & DD".

-Material specification of new fixtures, new flooring and skirting.

See schedule "TRS118_801_SCH_Finishes Schedule_Planning Conditions" and drawing "TRS118_SCH_722-PROPOSED SKIRTING CORNICE & ARCHITRAVE PLAN - FIRST".

Second Floor:

-Heritage method statement for removal of partitions attached to the original timber roof structure.

See heritage method statement below.

Staircases:

-Heritage method statement for removal of existing modern staircases;

See heritage method statement below.

-Detailed design (scale 1:20) of the proposed staircases and typical detail of interfaces of proposed staircases and existing walls;

See drawings "TRS118_DET_600 to 605-PROPOSED DETAILS - STAIR 1".

-Material specification of proposed staircases.

See drawings "TRS118_DET_600 to 605-PROPOSED DETAILS - STAIR 1" and "TRS118_801_SCH_Finishes Schedule_Planning Conditions".

Roof:

-Material specification of new rooflights.

See drawings "TRS118_DET_610-PROPOSED DETAILS - FRENCH DOORS AND ROOFLIGHTS" and document "Velux Conservation Rooflight GPL70".

New extension:

-Heritage method statement for the demolition of the existing infill extension;

The existing infill extension is proposed to be retained. A partial completion of the planning permission is proposed, and as such it is considered that a heritage method statement for this element of work is not required.

-Detailed design (scale 1:20) of proposed new infill extension, and typical detail of interface of proposed extension and existing walls;

As above.

-Material specification and brick samples of proposed extension.

As above.

HERITAGE METHOD STATEMENT

This method statement outlines the procedures to be followed for the careful removal of contemporary elements that are attached to the original structure at 1 St Georges Terrace. The aim is to preserve the integrity of the original historic structure.

As noted in the Historic Building Report prepared by Donald Insall Associates (April 2022), "*1 St Georges Terrace, part of the originally single building at 6 North Hill, is also of high significance for its external elevations of which contribute to No. 6 North Hill as a formerly intact single suburban villa. Internally the original plan form of the house as a residential villa has been entirely lost; this was due to historic change in the early 20th century and more recently, when the plan form of the former villa was completely erased by the division of the house into three new dwellings in 2011.*" Additionally The report concludes that the proposals would result in no harm to the significance of the listed building, of which lies overwhelmingly in its principal elevations.

This statement should be read in conjunction with the Historic Building Report prepared by Donald Insall Associates (April 2022) and the architectural details supplied.

Ground Floor - Heritage method statement for any demolition works affecting historic fabric.

Demolition works to the ground floor involve the removal of the contemporary main stair, as well as the removal of an existing contemporary bathroom and the kitchen joinery. As these elements were all introduced during the works to the building in 2011, they are of no heritage significance. Where the main stairs interface with the historic building fabric (brick walls) the demolition procedure outlined in the following section will be followed.

First Floor - Heritage method statement for any demolition works affecting historic fabric, including removal of partitions to Bed 1 and partitions attached to the original timber roof structure.

The existing partitions in Bed 1 are proposed to be retained. A partial completion of the planning permission is proposed, and as such it is considered that a heritage method statement for this element of work is not required at this stage. Should the works be carried out, they will be in accordance with the methodology outlined below.

Second Floor - Heritage method statement for removal of partitions attached to the original timber roof structure.

The modern plasterboard cladding around the heritage roof trusses is proposed to be removed in order to expose the original fabric. Plasterboard will generally be carefully removed with hand tools, after any glues or mastic has been cut away. Non-original fixtures & fittings to be carefully removed. Holes, or areas of damaged timber to be carefully repaired, and filled where necessary to match host material using conservation methods.



Image 1 : Modern cladding over heritage structure to be removed

Staircases - Heritage method statement for removal of existing modern staircases.

The low-quality modern timber staircase and glass balustrade would be replaced with a timber staircase and balustrade more in keeping with the 19th century character of the building, whilst presenting an attractive contemporary design.

The existing main stair will be carefully dismantled and removed according to the demolition procedure below. Any penetrations or fixings that were previously attached to the heritage brick structure will be left as is, and the contemporary plasterboard lining reinstated.

DEMOLITION PROCEDURE

1. Assessment and Planning:

- 1.1. Carry out a thorough assessment of the modern elements to be removed and their attachment points to the historic structure.
- 1.2. Identify any potential risks to the historic structure, such as load-bearing considerations, structural integrity, or historical significance.

2. Protection of the Surrounding Area:

- 2.1. Erect protective barriers and signage around the work area to ensure the safety of workers and visitors, and prevent damage to the surround structure.
- 2.2. Cover and protect any vulnerable elements, such as historical artefacts, finishes, or sensitive surfaces, to prevent damage during the removal process.

3. Removal of Modern Interventions:

- 3.1. Carefully detach any fixtures, fittings, or fastenings connecting the modern elements to the historic structure. Take care not to damage or remove the original historic elements.
- 3.2. Remove any non-structural elements, such as plasterboard, insulation, or decorative finishes, using appropriate tools and techniques.
- 3.3. Gradually dismantle, working from top to bottom, while constantly monitoring the impact on the adjoining structure.
- 3.4. Utilise non-intrusive methods, such as hand tools or low-impact power tools, to minimise the risk of damage to the historic fabric.
- 3.5. In cases where the partitions are load-bearing or have significant structural connections to the timber roof structure, consult with a structural engineer or heritage conservation expert to develop a safe removal strategy.

4. Final Inspection and Reporting:

- 4.1. Conduct a final inspection of the structure to ensure its stability, integrity, and preservation.