

38 Highgate High Street

Design Statement in support of
Planning Conditions

Ref. E25-036-OSL-ZZ-XX-RP-A-000003 rev. D

38 Highgate High Street
London N6 5JG.

Prepared by

Osel architecture



Source: Author

38 Highgate High Street

Introduction

The information contained in this booklet seeks to discharge planning conditions pursuant to application references;

HGY/2025/2906

Listed building consent for regularisation of strip out works.

Proposed new floor, wall and ceiling finishes, and redecoration of ground floor.

The planning conditions seeking approval within this application are as follows;

Condition 3

a) No development shall commence until a Programme of Works, including key stages, has been submitted to and approved in writing by the Local Planning Authority. The Programme of Works shall outline key stages of the works. The development shall be carried out and implemented in strict accordance with the approved details.

Condition 4

The following details shall be submitted to and approved by the Local Planning Authority before the relevant part of the work is begun.

- a) Material specification and heritage methodology for brickwork repairs and repointing to both walls.*
- b) Material specification and method statement for thermal wall lining to south wall and related finishes*
- c) Material specification and method statement for ceiling re-boarding*
- d) Material specification and method statement for new suspended ceiling and related finishes*
- f) Material specification for new insulated concrete floor*
- h) Specification of wall-mounted AC unit including dimensions and fixing method*
- j) Material specification and method statement for door and shopfront redecoration.*

The following conditions will be submitted at a later date by the incoming tenant and are not included within this application;

- e) Sample finish to lined wall and ceiling*
- g) Material samples of floor tiles*
- i) Specification of proposed lighting and fixing method*

Condition 5

The works shall be supervised by a heritage conservation professional and be conducted by a heritage accredited contractor throughout the duration of construction. No development shall commence until the appointment of the heritage conservation professional and heritage accredited contractor has been confirmed in writing to the Local Planning Authority.

Condition 3: Programme of Works

PROGRAMME

C & C CONTRACTORS (LONDON) LTD
TEL: 01708 550008

CLIENT	Benham & Reeves				DESCRIPTION	Internal repairs & refurbishment				REF	14-326				DATE	3.7.26																	
WEEK COMMENCING:		Week 1				Week 2				Week 3				Week 4				Week 5				Week 6				Week 7				Week 8			
TASKS																																	
Site set up		■ ■																															
Structural floor build up		■ ■ ■ ■				■																											
Brickwork wall repairs						■ ■																											
Brickwork repointing										■																							
Repalcement ceiling										■ ■																							
Internal thermal wall lining														■ ■																			
Plastering Ceiling & wall														■ ■ ■																			
Floor screed																		■															
2nd fix carpentry																						■ ■ ■											
Redecorations																						■ ■ ■ ■ ■											

Condition 4a): Brickwork repairs and repointing

Brickwork Repair strategy;

Generally the brickwork is to remain as existing wherever possible.

If brick damage is deemed to be structural, advice to be sought from a Structural Engineer to review and determine if brickwork can remain as existing. If repairs are deemed absolutely necessary, conservative proposals are to be discussed with the appointed heritage professionals and Conservation Officer. Only bricks that are severely damaged should be cut out and replaced. Replacement bricks should match the existing ones as closely as possible in size, colour, texture and durability. They should be laid in the same way, and be left to blend in naturally over time (no tinting to be applied).

General repair techniques should consider the following where feasible (to be undertaken by the appointed heritage professionals and agreed with the Conservation Officer);

- Carefully remove the brick and then reverse to hide the decay.
- Tile stitching may be an appropriate repair for cracks in historic brickwork, particularly where horizontal joints are no longer in line.
- Coloured mortar repairs to build up decayed brick faces (colour match is essential).

Trial repairs of the original brickwork to both walls shall be inspected and approved by the Local Planning Authority on site.

Repointing strategy;

- Where necessary, existing mortar should be carefully raked out manually using hooked tools or masonry chisels to a depth equivalent to twice the joint width (and deeper with wide joints). It is important that mortar is removed from the top and bottom of the joints leaving a square-cut joint. Dust and debris must be removed from the joints using brushes or a vacuum cleaner and thoroughly rinsed with water so that no loose dry material is left. Care to be taken with water use given this is an internal environment.
- New mortar is to be of a lime mix. The constituents should be selected to ensure the existing mortar is matched in colour, texture and strength.
- Where well-graded sharp sand is used for new mortar, the largest particle size should not exceed one-third of the joint width.
- Joints to be finished to match existing host joints.
- Ensure new internal work is adequately protected from rapid drying.

Trial repairs of the repointing to both walls shall be inspected and approved by the Local Planning Authority on site.

Cleaning internal brickwork;

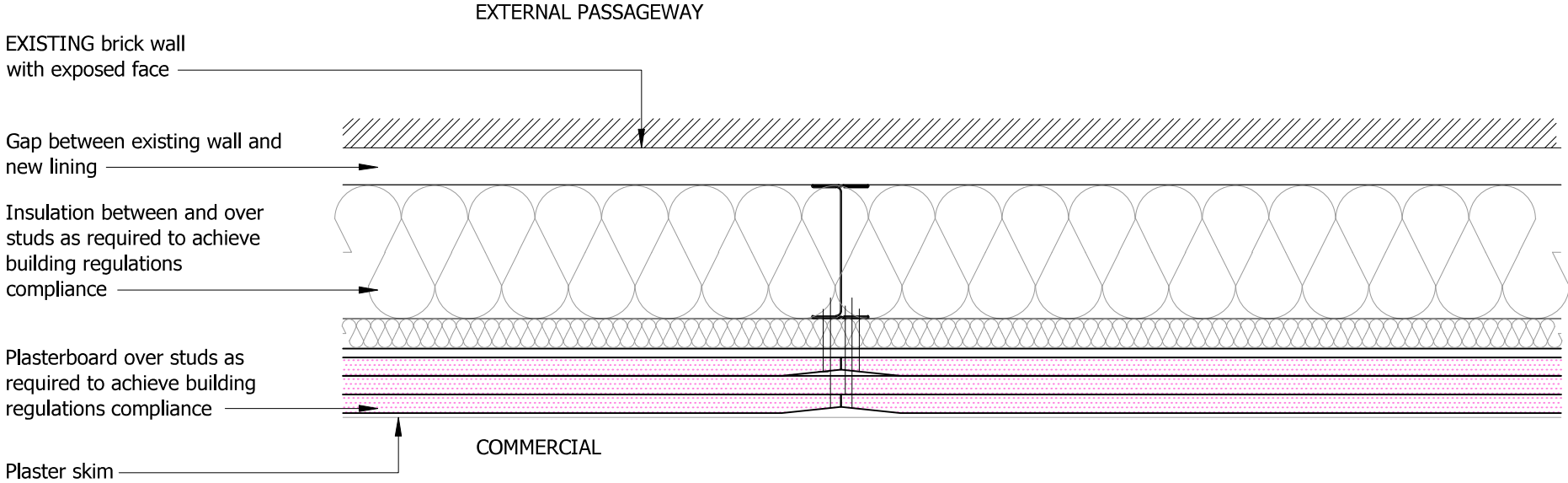
- Where modern render and plaster covers internal brickwork, this is to be removed by hand taking care not to damage bricks underneath.
- Where bricks have been painted, paint is to be removed carefully using a poultice.
- Further cleaning of the brick once later addition finishes have been carefully removed may risk damaging the brickwork therefore exposed bricks are to remain as existing.

Notes:

- Hand tools only to be used on existing fabric
- Mortar to be lime to match existing
- No cement to be used
- No chemicals to be used unless noted above

Condition 4b): Thermal wall lining materials

Refer to scaled drawing for full details



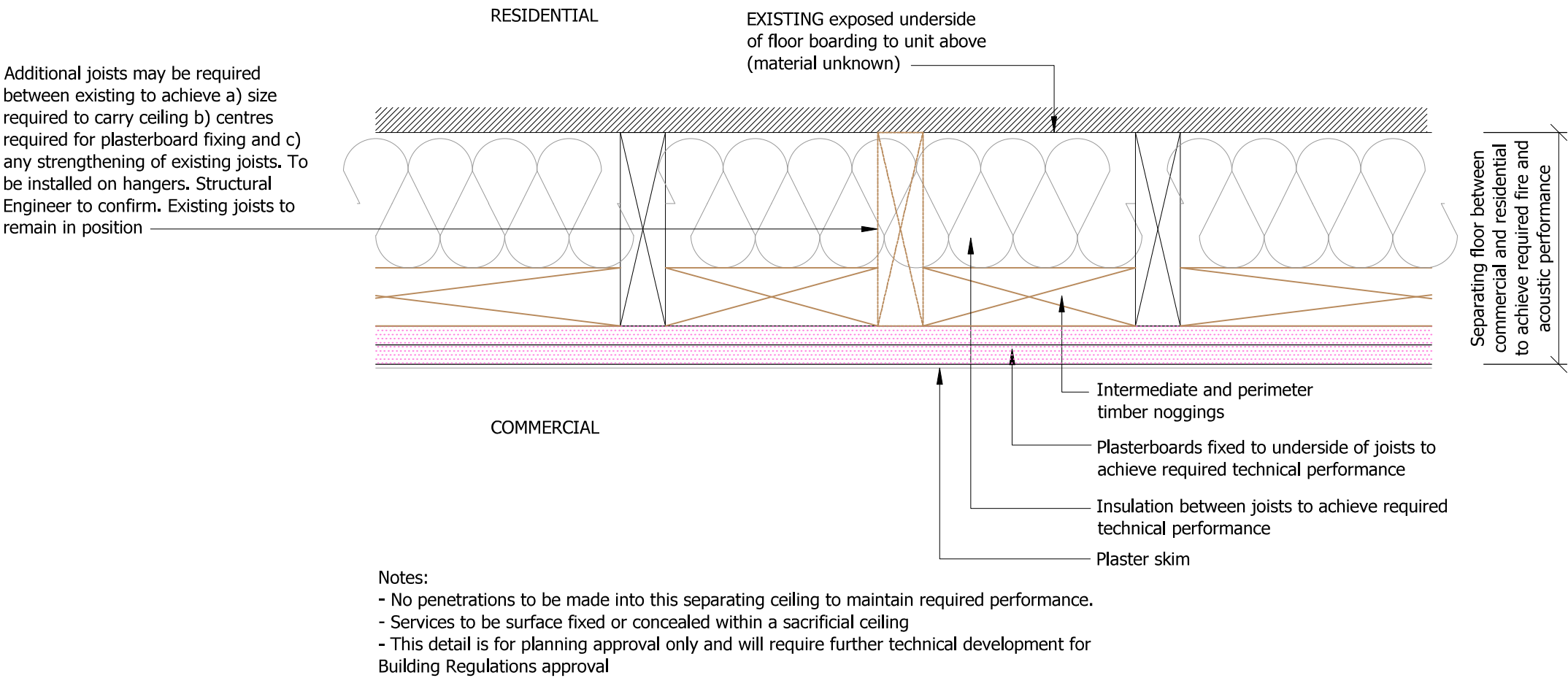
- Notes:
- Independent wall lining to achieve required performance to ensure existing brick wall remains free of fixings
 - This detail is for planning approval only and will require further technical development for Building Regulations approval

4b Proposed passageway wall lining plan
Scale 1:5

Please also refer to C-C Contractors method statement

Condition 4c): Ceiling re-boarding materials

Refer to scaled drawing for full details

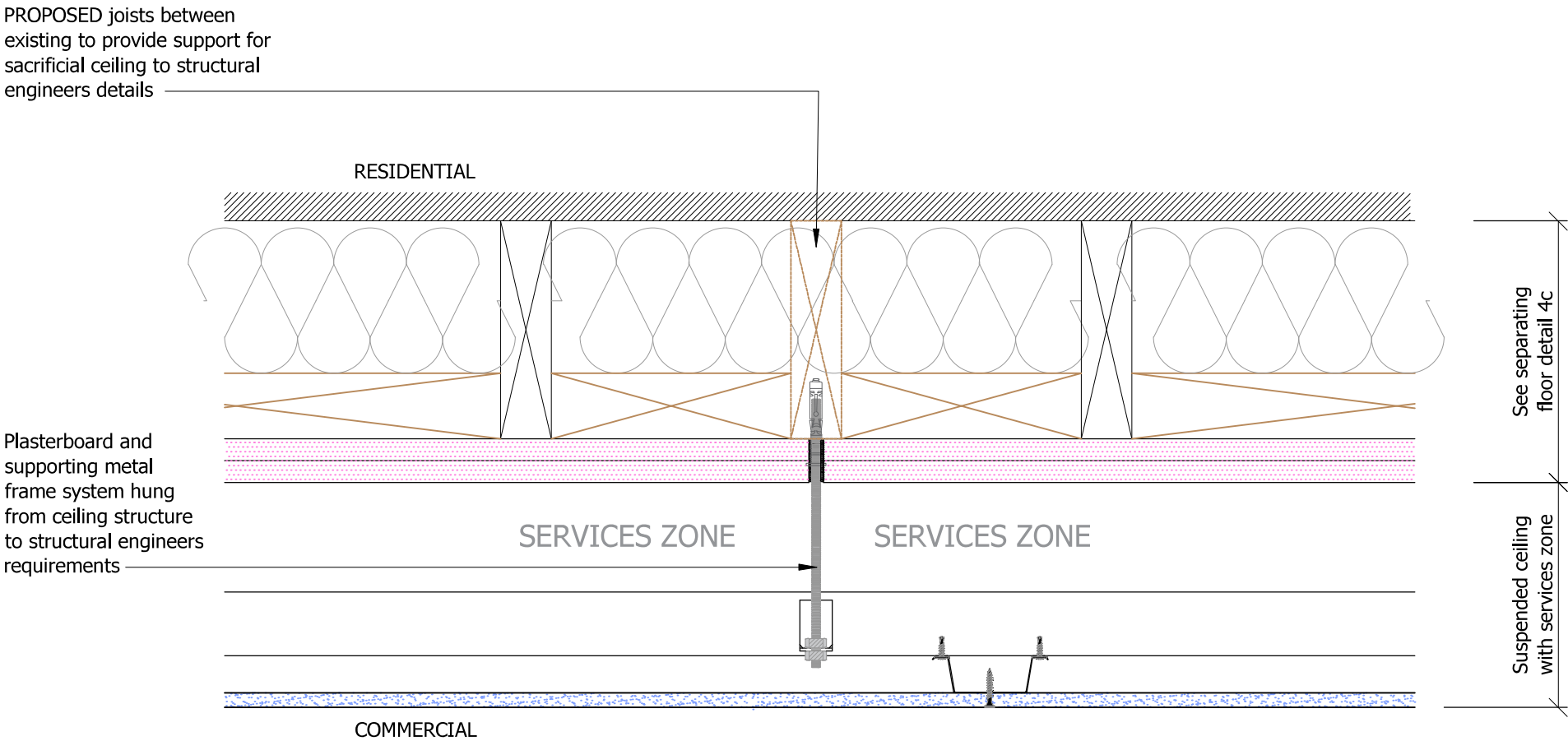


4c Proposed ceiling section detail
Scale 1:5

Please also refer to C-C Contractors method statement

Condition 4d): Suspended ceiling materials

Refer to scaled drawing for full details



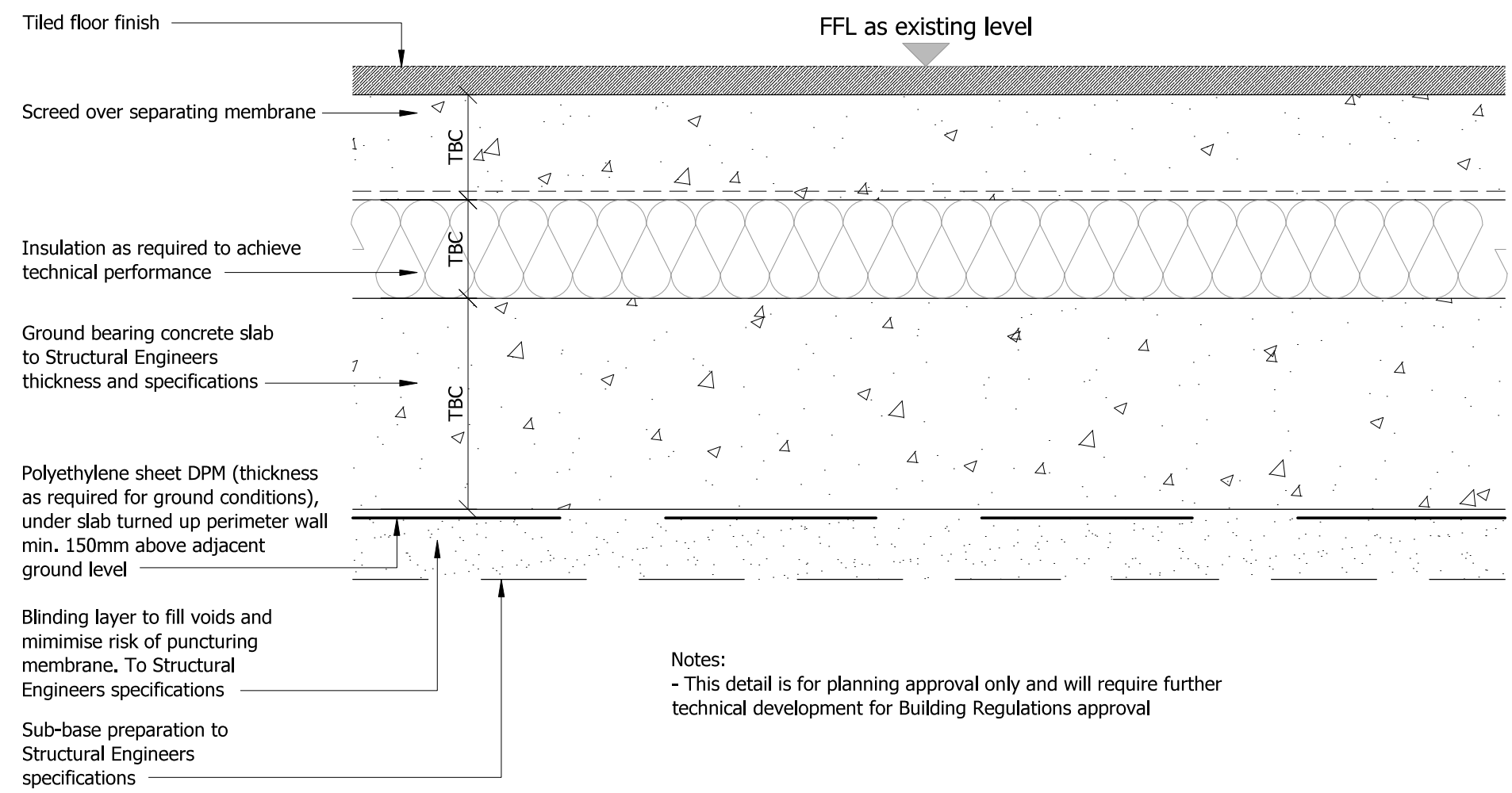
- Notes:
- No general penetrations to be made into the separating ceiling to maintain required performance. Any penetrations that are required to support sacrificial ceiling are to maintain required technical performance.
 - Detail is shown for incoming tenants who require concealed services. Alternatively, services can be exposed without the suspended ceiling.
 - This detail is for planning approval only and will require further technical development for Building Regulations approval

4d Proposed ceiling section detail
Scale 1:5

Please also refer to C-C Contractors method statement

Condition 4f): Insulated concrete floor materials

Refer to scaled drawing for full details



4f Proposed floor section detail
Scale 1:5

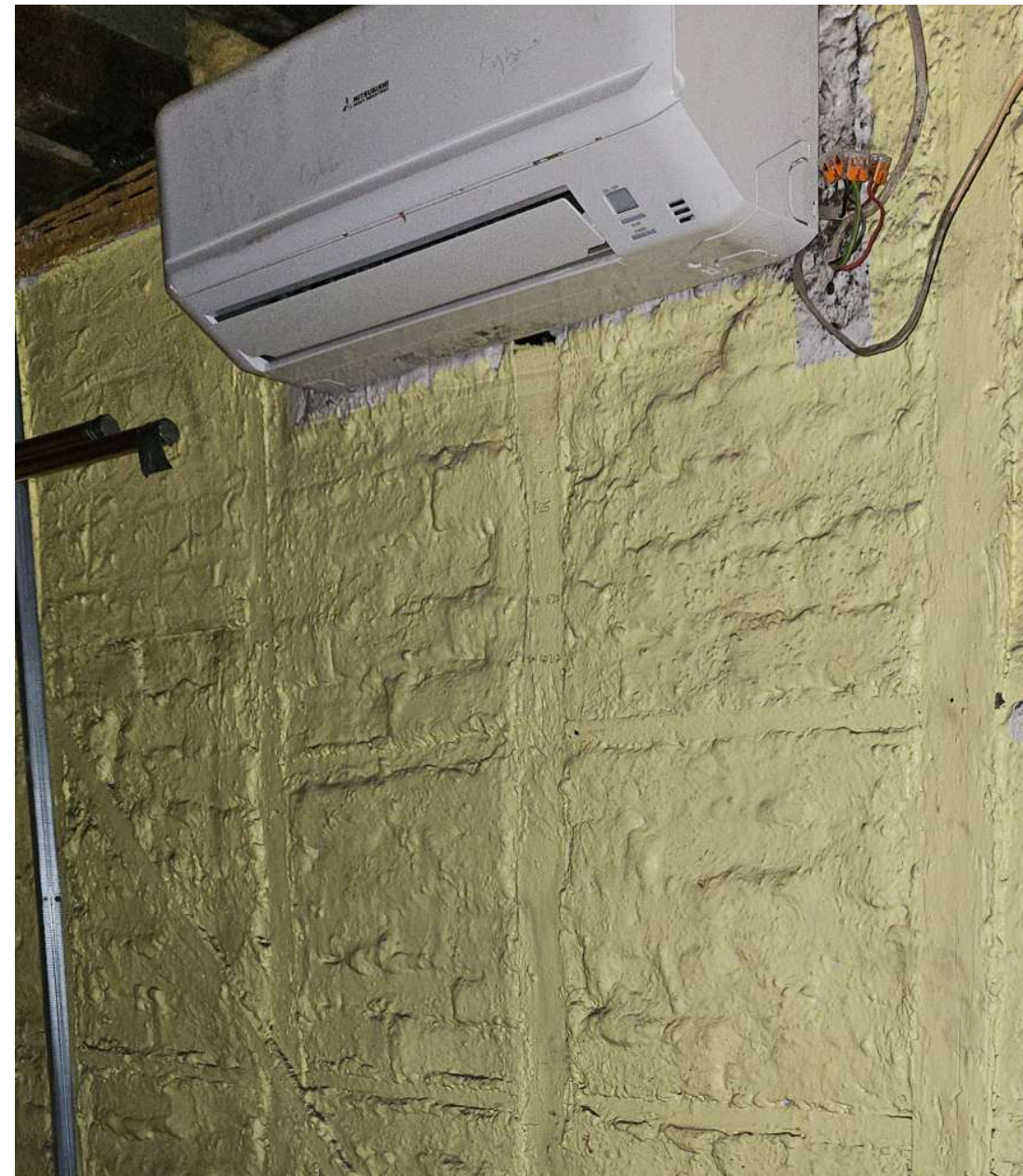
Please also refer to C-C Contractors method statement

Condition 4h): Air conditioning unit

The existing air conditioning unit is to remain in the same location (as shown on consented drawing 25036-OSL-ZZ-00-D-A-030004 revision A). but located to be moved further into the room and hung off the new independent wall lining.



Existing image showing the air conditioning unit hung off the brick wall with the plasterboard cut around.



Existing image showing the air conditioning unit hung off the brick wall with the plasterboard lining removed.

Existing unit;

- Wall mounted air conditioning unit to be removed from brick wall and moved forward onto the proposed independant lining wall.
- Dimensions circa 800w x 245d x 300h
- Fixing will be to the independant lining wall via local pattress brackets and plywood between studs.

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Condition 4j): Door and shopfront redecoration

The following step-by-step approach is proposed.

1. Carefully remove aluminium fascia signage board;

There is evidence that the fascia board underneath is a raked timber fascia. This is indicated in images of 2008 and also 1965 shown right. The timber fascia is to be retained and care is to be taken not to damage this.

2. Analyse the paintwork;

An analysis of the paint applied will be undertaken to obtain a record of the layers and colours.

3. Cleaning the facade;

Use a soft-to-medium natural bristle brush (avoid wire completely) to gently remove loose dust and dirt or peeling paint. For stubborn organic grime, apply a neutral pH soap and warm water with a sponge, and wipe dry.

4. Brickwork Repair and repointing strategy IF DEEMED REQUIRED; as outlined under condition 4a (page 4 of this document).

5. Timber repair strategy IF DEEMED REQUIRED;

- The repair philosophy is minimal intervention, reversibility, and like-for-like material matching to preserve original fabric.
- Traditional jointing techniques are to be utilised and no wholesale replacements of fabric are permitted unless deemed absolutely necessary.
- Jointing techniques include removing localised decay and splicing in a matching section of new timber using traditional carpentry joints.
- Any new timber used for repairs is to be sourced with identical grain direction, density, and moisture content. New timber should be well-seasoned to prevent differential movement, shrinking, or swelling.
- Reversible resin repairs will be considered only where necessary and following agreement with the heritage consultant and conservation officer.

6. Redecoration strategy;

- Brickwork and plaster/render; Existing paint to be retained. New paint type over to be agreed following paint analysis results.
- Timber: Existing paint to be retained. New paint type over to be agreed following paint analysis results.
- Colour: To be agreed following paint analysis results.

Notes:

- Hand tools only to be used on existing fabric
- Mortar to be lime to match existing
- No cement to be used
- No chemicals to be used unless noted above



Source:Google maps 2008



Source: London Picture Archive. 1965 Catalogue No. SC_PHL_01_646_65_6444

Condition 5: Heritage Appointments

HERITAGE PROFESSIONAL APPOINTMENT

<https://www.regeneration.co.uk/>

Contact details;

The regeneration practice
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HERITAGE ACCREDITED CONTRACTOR APPOINTMENT

<https://www.c-contractors.co.uk/heritage>



Trusted & Accredited



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