

RE: No. LBC HGY/2024/0074

Project address: 42 Southwood Lane, London, N6 5EB

Discharge of Condition 03

Further to the submission of documentation for the discharge of condition 03 submitted on 10.01.2024 by Retrouvius Design and subsequent Heritage Report by The Heritage Practice submitted in April 2024, a response was emailed on 30th April 2024 to request some further clarifications and details. This document addresses each of these points.

Please find below:

1. The relevant conditions.
2. Responses against each point from the Principle Conservation Officer Elisabetta Tonazzi's email in relation to the information submitted to date.
3. An updated Heritage statement/ Method Statement with additional information and amendments made to cover the clarifications requested. Additional details are highlighted in blue for clarity.
4. In addition, in support of this, please find enclosed the following additional drawings:
 - An additional drawing (drawing 24405 -0211) to show a 1:10 section window detail for sash windows to the front elevation to be upgraded with double glazed units.
 - A Plan to highlight the wall at First Floor level that separated the bathroom from shower room that has been removed (drawing 24405 -0203).
 - An additional drawing (drawing 24405 -0211) to show the detail of the works to the ceiling for the First Floor Front room (Bathroom).

1. The relevant conditions.

PLANNING STATEMENT: Discharge of Condition 03

This statement refers to the Haringey Listed Building Consent Application No. LBC HGY/2022/2556 and Associated discharge of conditions Application HGY/2024/0074

Project address: 42 Southwood Lane, London, N6 5EB

CONDITION 3:

Notwithstanding the details included in the drawings and/or documentation submitted further details in respect of the following matters shall have been submitted to and approved in writing by the local planning authority and thereafter adhered to and implemented accordingly:

- 3.1. Heritage method statement for removal of canopy and drainage pipes from front elevation and subsequent repairs to façade
- 3.2. Method statement for refurbishment of existing windows and balconies to rear elevation
- 3.3. Detail drawings to scale 1:10 of typical retained window upgraded with new double glazing
- 3.4. Detail drawing to scale 1:10 and material specification of new rooflight to north roof slope.
- 3.5. Heritage method statement for demolition and infill works to basement floor.
- 3.6. Heritage method statement for demolition and infill works to ground floor.
- 3.7. Heritage method statement for demolition, infill, and ceiling works to first floor to create a single master bath.
- 3.8. Heritage method statement for demolition of partitions and stair to second floor
- 3.9. Detail drawings to scale 1:20 of new timber staircase from first to second floor to match original.

Thereafter, the works should be carried out by a heritage contractor and should be supervised by a heritage conservation professional.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of The Development.

2. Responses against each point from the Principle Conservation Officer Elisabetta Tonazzi's email (in blue):

Conservation officers have received the recently submitted information for discharge of Condition 3 of LBC HGY/2022/2556, and the submitted methodology document does not provide a sufficient level of information, but raises the following comments and requests for further information:

- Please clarify in the submitted methodology that the rooflight to the north sloped roof has been that no new double-glazed units are going in.

We can confirm that this rooflight has now been omitted.

- Condition 3.1- specification 3.1.11: The information provided is insufficient. Please provide details of the proposed lime render, including type of lime, reasons for choosing the specified mix and its compatibility with existing substrate.

Please see additional information added under section 3.1.11.

- Condition 3.2- works to balconies to rear elevation 3.2.15 & 3.2.16: No information provided. Please provide relevant information.

See additional detail added to 3.2.15 (Item 3.2.16 is incorporated so is no longer a separate item).

- Condition 3.2- the concluding note states that the submitted methodology is generic and needs to be finalised to suit the specific project. Please provide a finalised method statement specifically tailored to reflect the works to be carried out to rear elevation.

The concluding note stating that the methodology is generic has now been omitted. See additional detail added to 3.2.15 (Item 3.2.16 is incorporated so is no longer a separate item).

- Condition 3.5 -paragraph 3.5.11 does not provide information about the making good of the area post demolition and infill works. Please provide relevant information.

Please see additional information added under section 3.5.11.

- Condition 3.5- the concluding note at paragraph 3.5.32 states that the submitted methodology is generic and needs to be finalised to suit this specific project. Please provide a finalised method statement specifically tailored to the actual works to be carried out to basement floor.

The paragraph 3.5.32 stating that the methodology is generic has now been omitted.

- Condition 3.7- paragraph 3.7.3 states that the partition between bathrooms was demolished. Please clarify on plan drawings which wall was demolished and provide comparative photos of the bathroom(s) (and wall) pre-works and post works.

Please find attached our drawing:
24405 – 203 Demolition Plan for First Floor front room

- Condition 3.7 - paragraph 3.7.18: please provide details of historical records and original construction of relevant room.

We do not have any further historic plans for the property, however, it is clear that the existing stud partition wall dividing the room across the chimney breast is a modern addition that has eroded the original plan form of this room. The existing wall to the stairs landing still has lath and plaster intact to the hallway side and a lath and plaster ceiling remains above the existing plasterboard ceiling.

- Condition 3.7 - paragraph 3.7.11: please provide details and photographic records of salvaged architectural elements, fishes or fixtures and clarify where these are intended to be reused in the building.

As now noted on 3.7.11, it can be confirmed that no architectural elements were present to be salvaged when taking down the existing stud partition wall.

- Condition 3.7 - paragraph 3.7.15 and 3.7.16: the works that have been carried out to the ceiling are unclear. Please provide accurate details of type of existing ceiling that has been repaired (or replaced), detailed conservation methods that have been implemented, and detail any new ceiling finish that have been implemented.

The existing ceiling was a plaster board ceiling in the shower room and there was a remaining area of lath and plaster ceiling in the bathroom side of the room behind overboarded plasterboard. The works are to replace the existing plasterboard ceiling with a new moisture resistant plasterboard ceiling, taken across the unified room, and to maintain the original lath and plaster ceiling above.

See a drawing 24405 – 210 included to illustrate this. Photos of the room as it was and as it is now are included at the end of this document.

- Condition 3.7- the concluding note at paragraph 3.7.26 states that the submitted methodology is generic and needs to be finalised to suit this specific project. Please provide a finalised method statement specifically tailored to the actual works to be carried out to bathrooms on first floor.

The concluding note stating that the methodology is generic has now been omitted.

- Condition 3.8 -paragraph 3.8.3 and 3.8.4: please provide details of demolition plan and details of mitigation measures. Please provide details and photographic records of salvaged architectural elements, finishes or fixtures and clarify where these are intended to be reused in the building.
- Condition 3.8 -paragraph 3.8.17: the concluding note states that the submitted methodology is generic and needs to be finalised to suit this specific project. Please provide a finalised method statement specifically tailored to the actual works to be carried out to second floor.

The concluding note stating that the methodology is generic has now been omitted.

3. Updated Heritage statement/ Method Statement with additional information and amendments to cover the clarifications requested. Additional details are highlighted in blue for clarity.

Condition 3.1

Heritage method statement for removal of canopy and drainage pipes from front elevation and subsequent repairs to façade

3.1.1 The front canopy above the doors will not be removed.

3.1.2 Careful removal of drainpipes and redundant fittings and fixings. Old redundant fixings (such as screws, rawlplugs and other unwanted items) to be removed by pliers or grips where possible. Otherwise these may be removed by careful drilling using a small non-percussive battery drill fitted with a drill bit appropriate to the material being removed. Pliers or mole grips may also be used to pull out fixings where possible. Any dust or loose material left in the hole must be removed using a vacuum cleaner.

3.1.3 Repairs to the front facade involved checking for and missing or damaged areas of render to be carefully removed back to solid material Any holes or cracks to be filled using lime based mortar or filler suitable for renovating a lime based wall.

3.1.4 Any vegetable matter to be carefully removed.

3.1.5 Generally: Scrub with neutral pH soap and clean, warm water, hose down facade of the building using a churn brush to remove loose dirt and flakey paint.

3.1.6 Any previously coated surface will need preparation in accordance with BS 6150.

3.1.7 Care to be taken to not damage any substrate and adjacent surfaces or adversely affect subsequent coatings. Loose, flaking or otherwise defective areas: Carefully remove to a firm edge. Alkali affected coatings are to be completely removed.

3.1.8 Any retained coatings are to be thoroughly cleaned to remove dirt, grease and contaminants.

3.1.9 All new work and pointing is to be protected from direct sun and rain and against rapid or excessive drying until the mortar is properly cured.

Tools

3.1.10 No power tools to be used, only hand tools. Scrappers, Chisels and hammer.

Specification

3.1.11 It is proposed to use:

Limelite NHL3.5: A moderately hydraulic lime suitable for conservation and restoration of historic buildings. It is suitable for general-purpose use for external rendering of most masonry types.

The Limelite products contain no additives, mineral additions or Portland cement and are quality assured to EN 459-1: Natural Hydraulic Limes with independent third-party certification. They also carry a CE Mark. Specification

3.1.12 Paint Specification:

An external breathable paint
Product Little Green Limewash
Colour - off white.

Application will require four coats for full coverage. To be applied with a brush and keep final brush strokes all in the same direction and never go over paint that has already begun to dry.

Condition 3.2

Method statement for refurbishment of existing windows and balconies to rear elevation

Windows

3.2.1 All damaged & rotten timbers to window, sills & sash frames to be carefully removed and replaced with matching timber framing profiles.

3.2.2 All glass to be retained where possible only broken panes of glass will be replaced with 4mm single pane glazing.

3.2.3 Draught rebated strips to be installed between sash leaves and box frame to provide improved thermal performance.

3.2.4 Sash weights, pulleys and ropes to be carefully removed, refurbished and / or replaced where necessary. Replacement items to match existing.

3.2.5 All timbers to be repainted white to match existing colouration. All surrounding interior & exterior finishes to be made good with re-pointing (where required) to be with a lime mortar and to match colour and pointing style of host building. Interior areas of redecoration around windows to be made good with lime-based plaster.

3.2.6 Shutters to be carefully repaired. Any rotten timbers to be replaced with matching timbers and profiles. Damaged / loose paintwork to be carefully removed. Shutters to be sanded and re-painted white to match existing.

3.2.7 Degraded or weathered surface wood: Take back to provide suitable substrate. Degraded substrate wood: Repair with sound material of same species. Exposed resinous areas and knots: Apply two coats of knotting.

3.2.8 Pre primed wood that has areas of defective primer will need to be taken back to bare wood and reprimed.

3.2.9 Where paint is encroaching beyond glass sight line remove.

3.2.10 Loose and defective putty is to be removed. Putty cavities and junctions between previously painted surfaces and glass is to be cleaned thoroughly. Reputty as necessary and allow to set. Seal and coat as soon as fully set.

3.2.11 External pointing to existing frames

Defective sealant pointing: Remove.

Joint depth: Approximately half joint width; adjust with backing strip if necessary.

3.2.12 Painting window frames in accordance with BS 6150, maintain suitable temperature, humidity and air quality during application and drying. All surfaces to be clean and dry at time of application.

3.2.13 Do not overpaint intumescent strips or silicone mastics.

3.2.14 Opening windows and other moving parts: Ease before coating and between coats.

Balconies to rear elevation:

3.2.15 Scope of Work:

Inspection and Assessment:

- The existing balcony railings have been checked and are in relatively good condition.
- Maintenance works have been carried out as follows:

Surface Preparation:

- Remove existing paint, rust, and debris from the iron balcony using by wire brushing.

Surface Treatment:

- The railings have been repainted with black Hammarite metal paint.

No further works to the railings are proposed.

The base of the balcony have had moss/ vegetable matter removed and have been rubbed down and had loose paint removed in preparation for redecoration. These and the existing render to rear elevation of the house will follow the approach under 3.1.3 – 3.1.12 above to carryout maintenance work to make good and prepare for redecoration.

See photos of railings at the end of this document.

Condition 3.5

Heritage method statement for demolition and infill works to basement floor.

3.5.1 The Contractor is to retain and store all internal doors removed in the course of work, identifying location and documenting

3.5.2 Allow for protection to all ground surfaces areas to be protected with Correx sheets with joints taped over with gaffer tape. Fixtures and fittings that are not for removal (such as stairs, handrails & fireplaces) to be protected by Correx or polythene and tape (gaffer or low tack as appropriate).

3.5.3 Provide protection to all arrises, mouldings, carvings and other finished or decorative work during masonry works, securely fixed without damaging new or existing fabric.

3.5.4 Demolition works to the lower ground floor relate to openings in the masonry wall, and removal of modern plaster board ceiling..

3.5.5 The kitchen is to be moved from the front room to the rear part of the lower ground floor as part of the works. All existing fittings have been removed.

3.5.6 In removal of any modern plaster board The existing ceiling in the lower ground floor is modern plaster board directly fixed to the joists. This has been removed to reveal the historic joists and allow a small amount of additional head height.

Removal of area of solid masonry wall

3.5.7

Where bricks are to be removed and to prevent damage to surrounding work, start from the centre and working outwards.

3.5.8 Drill the face to the required depth using manual tools only, i.e. bolster and chisel. Lay dust by adequate sprinkling with water.

3.5.9 Immediate notification to the CA or structural engineer of any signs of structural movement found within walls when material has been removed.

3.5.10 Any additional bricks needed will be salvaged / second hand

The bricks will need to be free from matter such as mortar, plaster, paint, bituminous materials and organic growths. Sound, clean and reasonably free from cracks and chips.

3.5.11 *How the area will be made good:*

The new masonry wall will be finished in plasterboard with a skim finish and then will be painted in a water-based paint. The wall will have a painted timber square edge 120mm high skirting at low level. The floor is to be finished with engineered wood flooring.

Tools

3.5.12 No power tools to be used on any historic fabric, only hand tools. Scrappers, Chisels and hammer.

This method statement outlines the procedures to be followed to ensure the safe and responsible execution of the demolition works.

Scope of Work:

Site Assessment:

- Conduct a detailed survey of the brick wall to identify the sections slated for demolition and assess the condition of the surrounding structure.
- Document the wall's construction methods, materials used, and any observable deterioration or damage.

Planning and Preparation:

- Develop a demolition plan that outlines the sequence of work, methods to be employed, and safety measures to mitigate risks.
- Secure the work area and implement measures to protect adjacent structures, utilities, and landscaping.

Demolition Techniques:

- Employ hand tools, such as chisels, hammers, and brick trowels, to carefully remove individual bricks in the designated demolition areas.
- Exercise caution to avoid collateral damage to surrounding bricks, mortar joints, and decorative features.
- Only use mechanical demolition equipment, such as small excavators or pneumatic breakers, for larger sections, if necessary, ensuring controlled and precise removal.

Salvage and Preservation:

- Salvage reusable bricks and other architectural elements from the demolished sections for potential reuse in restoration or repair efforts.
- Handle salvaged materials with care to prevent further damage or deterioration during transportation and storage.

- Document the location and condition of salvaged materials for future reference and inventory purposes.

Structural Support:

- Provide temporary bracing or support for remaining sections of the wall, particularly if the removed portions support structural loads or serve as retaining elements.
- Monitor the stability of the remaining structure throughout the demolition process and implement additional support measures as needed.

Condition 3.6

Heritage method statement for demolition and infill works to ground floor.

3.6.1 The Contractor is to retain and store all internal doors removed in the course of work, identifying location and documenting.

3.6.2 Allow for protection to all ground surfaces areas to be protected with Correx sheets with joints taped over with gaffer tape.
Fixtures and fittings that are not for removal (such as stairs, handrails & fireplaces) to be protected by Correx or polythene and tape (gaffer or low tack as appropriate).

3.6.3 Provide protection to all arrises, mouldings, carvings and other finished or decorative work during masonry works, securely fixed without damaging new or existing fabric.

3.6.5 When removing floorboards to allow for paint removal, the first board to be removed should ideally be a shortish board, with at least one end in relatively good condition, not placed against a wall, and preferably with a gap big enough for the bolster to fit between boards.

3.6.6 The necessary tools used in the removal of the boards are wide-bladed bolster (preferably two of these); wooden blocks of various thicknesses; a flat hardened steel plate; a hammer, a batten, nail punches and a crowbar.

3.6.7 Using a block of wood to protect the edge of the adjoining board, work around the board to be lifted with the bolster, levering from side to side slightly, to try to loosen the board. If this does not seem to be working or if the board is very decayed, resort to a nail punch and try to drive the nails down.

3.6.8 When one end has been freed, place the 13 mm batten underneath it, spanning the two adjacent boards, and gradually move this towards the next set of nails with gentle pressure applied on the free part of the board.

3.6.9 Particular care needs to be taken with the nails at the end of the board, as it is easy to split an old board unless these are removed gently.

3.6.10 Once the board is free, pull out the nails with pincers, hammer or crowbar.

3.6.11 Removal of paint to be done in a manner that does not effect the character of the timber floorboards. It is proposed to use a paste, which when applied thickly to the surface, will gradually dissolve the paint to a water-soluble residue. Its poultice action draws out paint and stain from the pores of the surface or the grain of the wood, which are then left completely free of paint by washing down. It is a particularly effective way to remove paint from ornate work and beams and is a safe way to remove lead-based paint.

Product Klingstrip

Supplier - stripperspaintremovers.com

Condition 3.7

Heritage method statement for demolition, infill, and ceiling works to first floor to create a single master bath.

3.7.1 The front room had previously been subdivided to form two bathrooms, with modern fixtures and finishes. The dividing wall has been removed as part of the consented scheme. In order to reinstate the room as one large space and to repair damage caused by the previous partition, the walls have been re-plastered in preparation for new bathroom fixtures and finishes.

3.7.2 Method of Demolition - The partition wall being demolished was constructed of modern timber studs, plywood, mixture or plasterboard and partially covered in tile board and tiled finish.

3.7.3 This wall was carefully dismantled firstly removing the tiles then unscrewing the tile board. Finally, the studs were carefully removed.

3.7.4 Where the modern stud wall came into contact with any potential historic fabric care was taken to identify the material. In this case the chimney breast was clad in tiles with a tile board behind.

3.7.5 Breathable wood fibre insulation to be inserted into the existing wall where the old doorway was.

Tools

3.7.6 No power tools to be used on any historic fabric, only hand tools. Scrappers, Chisels and hammer.

Scope of Work:

Preliminary Assessment:

3.7.7 Conduct a detailed survey of the existing spaces to be converted, including structural elements, finishes, and architectural features.

3.7.8 Review historical records and documentation to understand the original construction and any previous alterations or additions.

Demolition Works:

3.7.9 Carefully dismantle non-original partitions, fixtures, and fittings to create a clear space for the new master bathroom layout.

3.7.10 Remove modern additions and finishes, such as drywall, tiles, and plumbing fixtures, while preserving original materials and features wherever possible.

3.7.11 No architectural features were present to be salvageable to re-use.

Structural Modifications:

3.7.12 Evaluate the structural integrity of the building and assess the need for any modifications to accommodate the new bathroom layout.

3.7.13 Design and implement infill works to close openings or create new openings in walls, floors, or ceilings as required, ensuring compatibility with the existing structure and finishes.

Ceiling Works:

3.7.14 Maintain remaining existing lath and plaster ceiling (to front side of the room) carrying out any necessary repairs.

3.7.15 Install new plasterboard ceiling across unified room using moisture resistant plasterboard, over boarding the retained area of lath and plaster ceiling to leave it intact as outlined on the drawing 24405 -0211.

Condition 3.8

Heritage method statement for demolition of partitions and stair to second floor

Project Overview:

The project involves the removal of non-original partitions and a stairway on the second floor of a listed house to facilitate refurbishment and restoration works. This method

statement outlines the procedures to be followed to ensure the preservation of the building's heritage significance and architectural integrity.

Scope of Work:

Preliminary Assessment:

3.8.1 Conduct a detailed survey of the areas slated for demolition, including partitions, walls, and stairways, to assess their historical significance, construction methods, and condition.

3.8.2 No further archival records have been found to inform this demolition.

Demolition Planning:

3.8.3 The existing modern stairs have now been carefully removed following the demolition methods outline on the notes below 3.8.5 – 3.8.7 with the plasterwork made good where the stringer abutted the wall. The second-floor balustrade works will follow.

3.8.4 No historic architectural features have been or will be removed as part of these works.

Method of Demolition:

3.8.5 Employ manual demolition techniques, such as hand tools and careful dismantling, to remove partitions and stairways while minimizing disturbance to surrounding historic fabric.

3.8.6 Exercise caution to avoid damage to original structural elements, finishes, and decorative features, taking care to preserve any historic materials or craftsmanship.

3.8.7 Use mechanical equipment, such as hoists or lifts, where necessary, ensuring proper protection and support for fragile elements and finishes.

Condition 3.9

Detail drawings to scale 1:20 of new timber staircase from first to second floor to match original.

3.9.1 See drawings submitted

192_SK_004_Existing Stairs

192_SK_004a_Existing Stairs

Rare

192_SK_005_Proposed Stairs

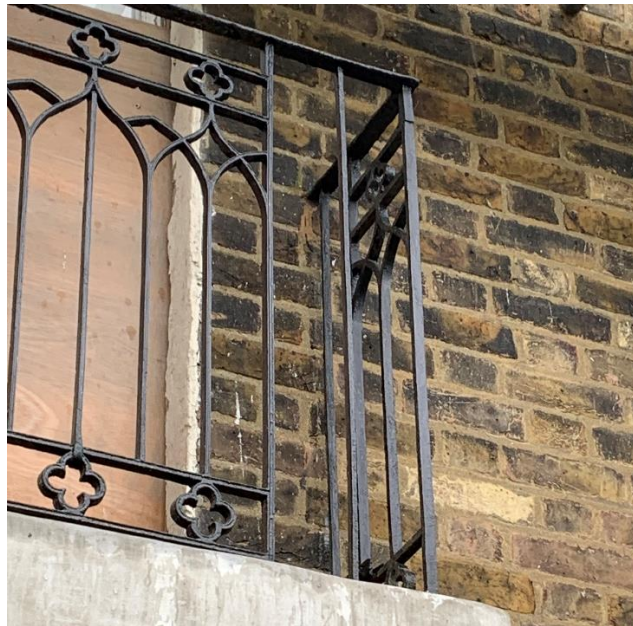
192_SK_005a_Proposed Stairs

Rare

Photos



Above: Current photos of balcony to rear first floor room (to LHS when standing in the room).



Above: Current photos of balcony to rear first floor room (to RHS when standing in the room).

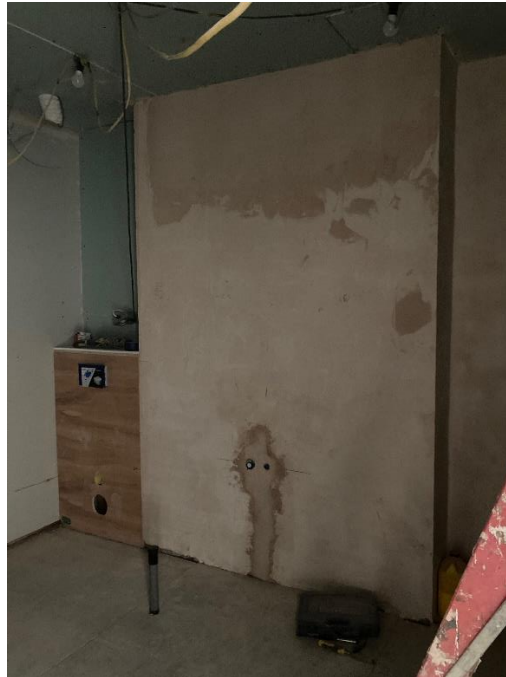
21 – 27 Lamb's Conduit Street
Holborn, London, WC1N 3NL
info@rare-architects.co.uk
020 7842 0820

Registered in England and Wales No. 03315371

Rare is a brand name, part of Corstorphine & Wright Ltd, Brook Hall, Brook Street, Warwick CV34 4BL



Above Left: Photo of 1st floor bathroom prior to works. Above Right: With partition wall removed.



Above Left: Photo of 1st floor bathroom wall with sanitaryware, stud partition wall and surrounding finishes removed. Above Right: With new plasterboard/ plastered finish to the wall.

Rare

Below, new plasterboard to walls where sanitaryware and tiling have been removed.

