Design Note : 138239/LO/2023 01/11/23

Key – Original MCC comments
AtMB response.

Windows

1. Repairs to the windows and roof are welcomed and seem to be well considered. The submission includes a number of changes and that would have some impact both harmful and beneficial however the harmful elements are considered to be relatively minor in the context of the wider proposals and our view is that that harm could be offset by addressing some of the previous interventions.

2. For instance the proposals are to repair existing windows and the specification details the approach. The elevations also show that a number of the windows have fans, which are out of place and probably redundant and should be removed and replaced with new glass. The windows with fans are W6, 45, 59, 74, 75, 76 and 78 and we would like to see all of thes fans removed and replaced with glass to match the original.

    a. We can confirm that the fans will be removed and replaced with glass to match the existing elsewhere.

3. There doesn't seem to be anything proposed for the ground floor windows. Will this come as a further phase?

    a. These works are included in the main scheme which is currently awaiting formal registration by MCC.

4. We will also need to see details of any replacement windows such as window.

    a. There are no replacement windows included in these proposals. See Schedule of Works provided.

5. The windows are to be upgraded to add draughtproofing strips. This work is described in the window specification but not detailed. We will need to see drawings with detailed sections showing the upgrade and how it impacts on the windows and also details of the products to be used.
    a. Drawing attached.

6. We will need to see a sample or agree a specification for the replacement glass.
    a. Please condition this item as the joiner will need to source suitable samples.

7. The windows are too be sanded, but it's not clear if this is back to bare wood or just to prepare the surface - can we clarify. We'll need to see a paint analysis of the windows to confirm the original colour and then agree the final decoration and paint specification.

a. The windows are to be sanded only to remove lose/friable paint and enable new coatings to be applied. Please condition this item whilst the sampling is carried out.

8. It would be helpful to be agreed as a condition to see a sample of a fully refurbished window with the repairs and upgrades.
    a. Condition noted.

Roof

1. The roof finish is proposed for complete removal and reinstatement salvaging as much of the existing slate. This is acceptable provided as much of the slate as possible is reused can this be confirmed. We'll need to see and agree a sample of any proposed new / reclaimed slate to be agree via a condition.
    a. Condition noted.

2. We'll need to see a sample of the proposed slate vent which should be a vent in a natural slate to match the existing slate. To be agree via a condition.
    a. Condition noted. We haven't been able to find a fully slate eaves ventilator. We have however found a vent which has a piece of slate bonded to it. See data sheet attached.

3. There are alterations proposed to the gutters to make them comply with current lead standards. The principle of this is acceptable provided we have final details which are not currently known – can further information on this be provided at this stage or would you want this to be dealt with as a condition.
    a. We would appreciate it if this condition could be informally discharged (before the 8 week determination period completes) as soon as access is made available to confirm these details – to prevent further delays in the works and as a consequence the full weatherproofing of the envelope.

If there are any further discoveries when the roof is stripped such as the extent of any timber repair works then we'll need to agree these works and capture them on drawing / schedule. We would deal with this through a watching brief condition.
    a. Condition noted.

4. The new rainwater goods are proposed to replace PVCu which is an improvement, but we'll need to see and agree the proposed cast iron rainwater goods and the hopper head design. These details can be agreed via a condition.
    a. Condition noted, however if you could agree to the Hargreaves Foundry Premier system this would prevent further delays on site as noted above. See attached information.

5. The lightwell within which these works will take place is in poor condition so it would be good to understand what further works are proposed to the lightwell and when these will come forward.
    a. Please see the full application refs. 137032/FO/2023 and 137033/LO/2023 which has been submitted for consideration. The

client is currently finalising additional documentation requested by MCC prior to these applications being validated.

6. There is reference to an abutment ventilator - can we please have further details of this at this stage.
    a. As per the NBS submitted, this is the Nicholson AB1 ventilator – data sheet attached.

Ceilings

1. The proposal in some areas is to insulate and lime plaster underneath which will increase the depth of the ceiling from below. This only seems to be to a small sloping section of roof
    a. Correct. Please find attached revised section details which show the depth of insulation now reduced to ensure the 'dragon ties' remain visible.

2. There is a proposal to remove defective plaster and reinstate on a like for like basis. We will need to agree these areas of renewal following a detailed survey as we should be trying to retain as much as possible and only replace where defective. All missing areas of lath and plaster ceiling should be reinstated. It would be good to walk the site with the architects and agree these areas which will need showing on reflective ceiling plans.
    a. Noted. As discussed with Paul Mason on site on the 7th of November, please condition the provision of details pertaining to the extent of lose lath and plaster ceiling which has to be removed at the 4th floor. We will visit site prior to these works being commenced, and oversee a tap-test of the existing ceiling fabric. Where areas of plaster are loose, we will have this marked up insitu and issue photographs to discharge the condition. Please word this condition such that is pre-commencement of **this part of the works**, so that this will not delay the external roofing package which needs to be commenced urgently.