

S73 APPLICATION Marlow House - DM/25/3132 and DM/25/3132 and suggested revised

There are proposed revisions to the conditions imposed on the applications under the Planning and Listed Building applications set out above.

There is a proposed change to suggested condition 2 in respect of both applications. The first bullet point under part i) and ii) of condition 2 requires

i) details of the staircase to be reinstated between ground and first, and first and second floors shall be submitted to and agreed in writing by the Council:

- Detailed drawings, including elevations, plans, sections and constructional details of the reinstated staircase and enclosure between ground to first floors, including the staircase and basement access doors. These drawings shall be at an appropriate scale, which may be 1:20, 1:10, 1:5 or 1:1 depending on their nature, and shall be annotated to show materials and finishes and shall show the relationship of the new fabric with the existing retained fabric and the location of any retained fabric from the previously existing staircase which it is proposed to reinstate.
- The remainder of this part of the condition goes on to require the approval of details of the first to attic level staircase.

ii) details shall be provided to and agreed in writing by the Council of the methodology for the removal and dismantling of the basement access hatch and the replacement of the sections of salvaged floorboards.

It is proposed that the requirement in relation to the lower stair is removed. The justification for this revision is found in the Health and Safety report prepared by Anthony Birch Health and Safety Services Ltd and the Conclusions of the main contractor – Southern Contracts Ltd both of whom conclude that the works as proposed would result in an unacceptable Health and Safety risk.

It is also, as a consequence of the revision to part i) necessary to remove part ii).

Parts iii) to ix) remain.

Consequently, the suggested revision is set out below with former parts iii) to ix) renumbered ii) to viii).

Proposed Condition 2

2. Within 3 months of the granting of this permission, and prior to the commencement of works on these parts of the scheme the following details to be submitted:

i) details of the staircase to be reinstated between first and second floors shall be submitted to and agreed in writing by the Council:

- Detailed drawings, including elevations, plans, sections and constructional details of the reinstated staircase and soffit between first to attic floors, including the staircase door and attic access hatch. These drawings shall be at an appropriate scale, which may be 1:20, 1:10, 1:5 or 1:1 depending on their nature, and shall be annotated to show materials and finishes and shall show the relationship of the new fabric with the existing retained fabric and the location of any retained fabric from the previously existing staircase which it is proposed to reinstate.
- A detailed materials schedule, including photographs of any retained fabric which it is proposed to reinstate.
- A detailed design and method statement, which should include the reasoning behind the proposed design and constructional detail, to include as appropriate reference to all available photographs of the historic staircase which has been removed, and to other historical examples.

ii) details of the partial reinstatement of floorboards to the attic of the building shall be submitted to and agreed in writing by the Council. These details shall include the nature and provenance of the materials involved, including photographs, and a plan to show their placement.

iii) details of the works to the internalised gable wall at rear first floor level shall be submitted to and agreed in writing by the Council:

- Details of the method of repointing of the exposed brickwork, to include any proposed removal of existing mortar, new mortar mix and method and style of repointing. Reference photographs of the existing work should be included in your submission.
- Detailed drawings at an appropriate large scale of the replacement window to the gable, to include elevations and sections, including glazing bar detail. Your drawings should be annotated to show materials and finishes.

iv) details shall be submitted to and agreed in writing by the Council of the reinstated joists to the southeast bedroom at first floor. These should include detailed plans and sectional drawings to show the relationship of the new joists to the retained historic fabric, as well as of materials.

v) Details shall be submitted to and agreed in writing by the Council of the reinstated timber frame to the partition within the ground floor principal reception room including elevations

and sections at an appropriate large scale, which should show the relationship of the new fabric with the retained historic timber frame and of materials to be used shall be provided.

vi) details shall have been submitted to and agreed in writing by the Council of the new lath and plaster infill within the partition to the northeastern bedroom. These shall include a methodology which includes details of the relationship between the new and existing fabric and of materials.

vii) a detailed methodology for the removal of the plaster from the west wall of the basement shall be submitted to and agreed in writing by the Council.

vii) a detailed programme of works and timescales for the implementation and completion of the works shall be submitted to and agreed in writing by the Council. The approved scheme shall have been carried out and completed in accordance with the approved timetable.

A second S73 Application is submitted to seek the removal of condition 2. vili) relating to the plastered west wall of the basement.

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