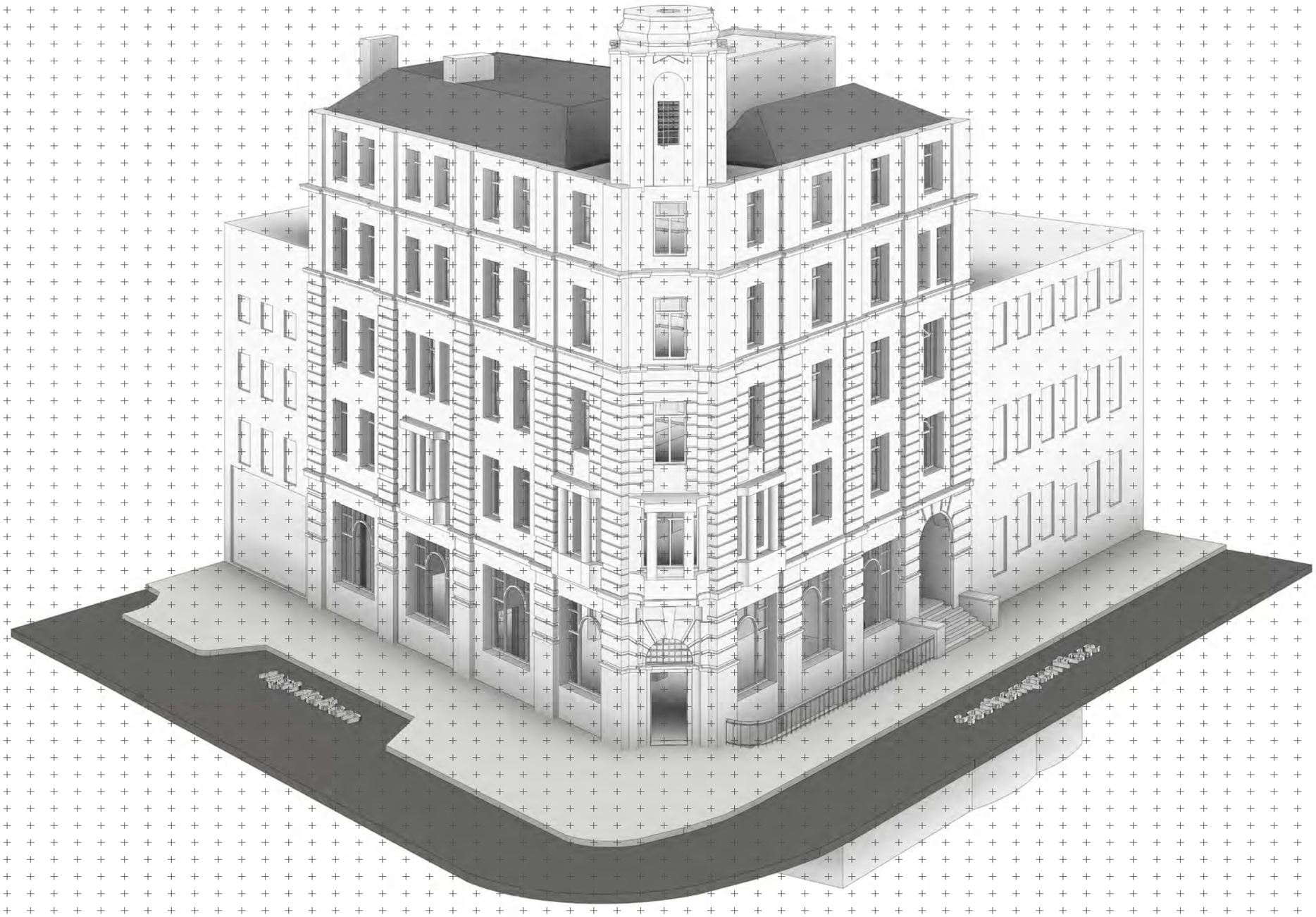
2554 - Norfolk House, Listed Building Consent Report



Contents

Appendices

Status: DRAFT
Date: 21/03/23
Revision: 00
Job no: 2554
Prepared by: Rob Lygo
Approved by: Dee Voaden

1. Introduction

This report has been prepared by Heyne Tillett Steel on behalf of Hogarth Properties to present the proposed structural alterations, to the ground floor and basement of Norfolk House, 13 Southampton Place, London. The additional alterations follow that of recent work undertaken from Level 1 to level 4, which was sanctioned under the previous listed building application.

The report is based on the following available information:

+ Desk Study information including historical maps
+ Architectural drawings issued by MICA dated 17/03/2023
+ Visual inspection of the site

A visual inspection of the building has been undertaken by Heyne Tillett Steel. However, no intrusive structural investigations have yet been carried out.

Image 1 - Archive image of Norfolk House

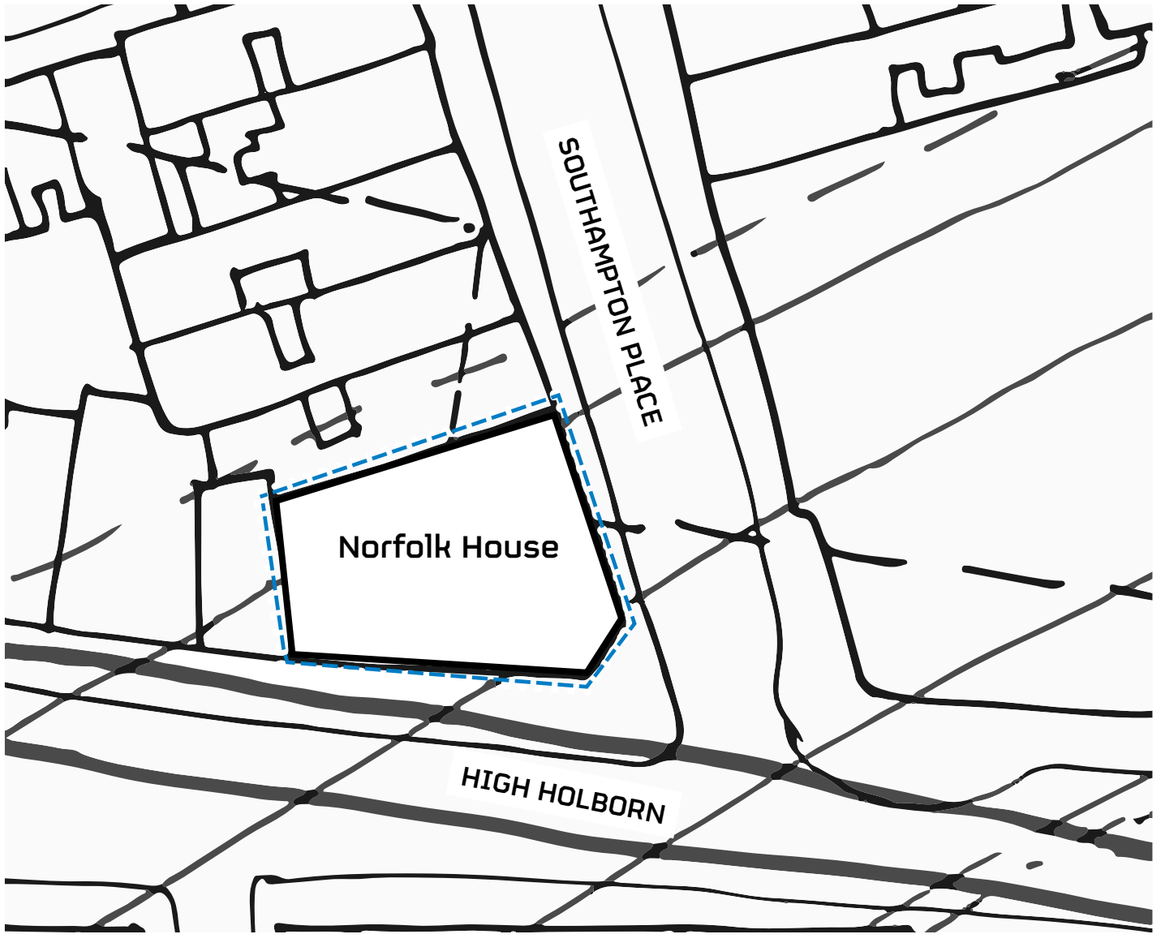


Image 2 - Site Plan

2. The site

The existing site is located in the London Borough of Camden in the Bloomsbury conservation area, on the corner of Southampton Place and High Holborn, close to Holborn underground station.

The existing buildings form part of a wider development of several of properties from the client portfolio in the area. This project considers Norfolk house, which cover the whole site footprint and measures approximately 20m x 24m on plan.

The building overlooks Southampton Place to the east and High Holborn to the south with adjacent building along the west and north boundaries. The existing building is grade II listed.

2.1 Site History

The historic maps indicate that there have been buildings on the site since at least 1876, with five buildings previously on the footprint. The site was further developed before 1916 with the introduction of the bank on the corner of High Holborn and has existed in its current form since 1952.

The existing building on site avoided any bomb damage from World War II.

2.2 Ground Conditions

The BGS maps of the area indicate that the site is underlain by a small depth of made ground with terrace gravel deposits to a depth of approximately 6m. Beneath this the London Clay extends to depth.

No ground water was recorded in the nearby boreholes.

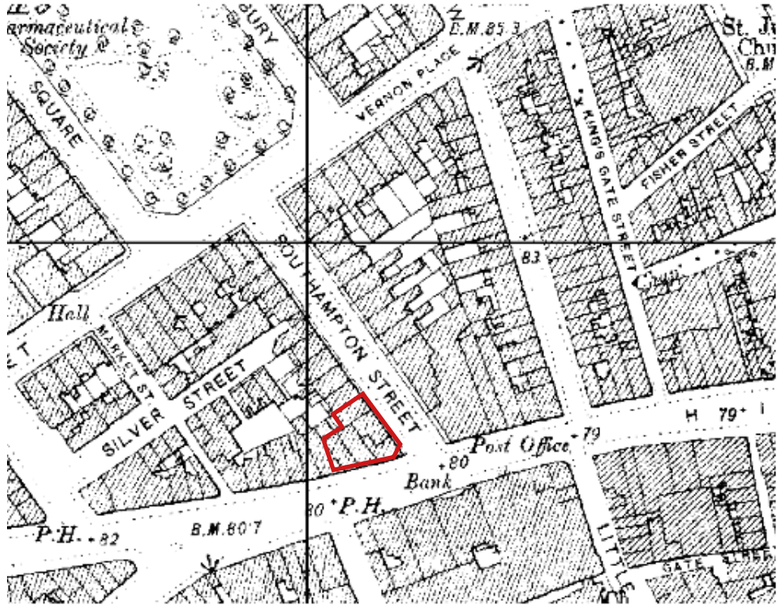


Image 3 - Historic Map published 1896

Image 4 - Historic Map published 1916

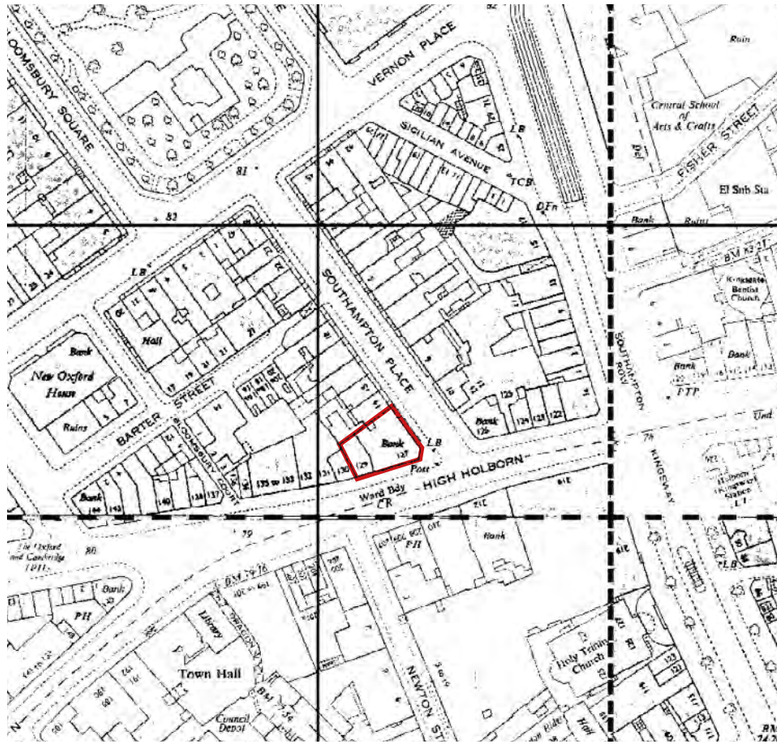


Image 5 - Historic Map published 1952

Image 6 - World War II Bomb Map

2.3 Existing site constraints

2.3.1 LUL

The central line runs along High Holborn and Norfolk house is within the zone of influence of the tunnels.

2.3.2 Mail rail

The mail rail tunnel runs to the north of the site along Vernon Place at the opposite end of Southampton Place.

2.3.3 Crossrail

The Crossrail tunnels run directly beneath Norfolk House from west to east.

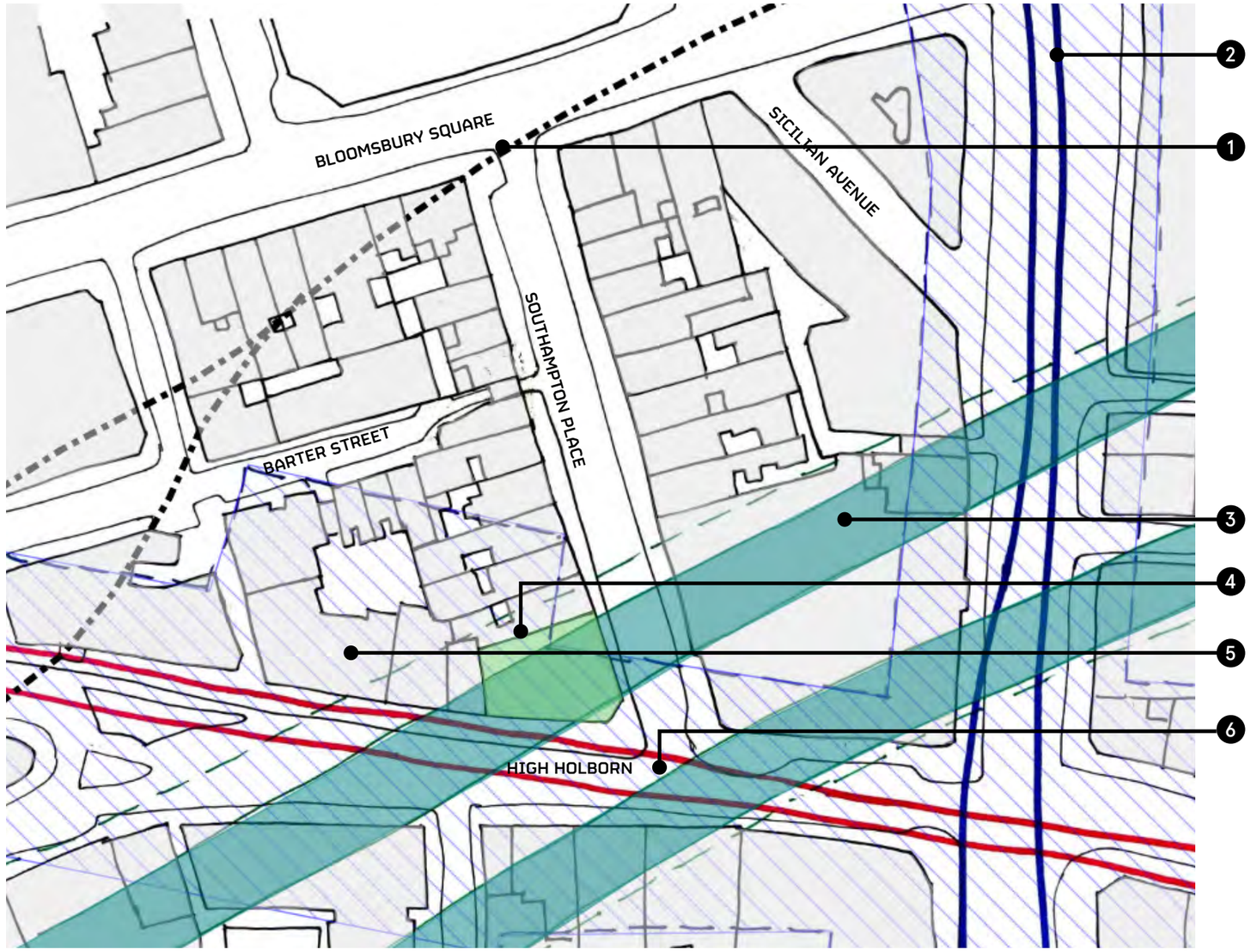


Image 7 - Sketch of tunnels beneath site

1. Mail Rail
2. Piccadilly Line
3. Crossrail
4. Norfolk House
5. Location of previous British Museum Underground Station
6. Central Line

2.3.4 Old British Museum Station

The disused 'British Museum Station' is located beneath the site with the old entrance to the station at 130 High Holborn. The station was constructed in 1900 and closed in 1933 following the construction of Holborn Station nearby. The station originally served the central line and was used as an air raid shelter during the second world war. The central line runs approximately 26m deep beneath High Holborn.

2.3.5 Thames Water Assets

The Thames Water asset maps show that combined sewers run beneath Southampton Place and High Holborn which measure approximately 1200mm x 800mm.

The distributions mains also run along both Southampton Place and High Holborn with a trunk main also along High Holborn.

Image 8 - London Transport Museum Sketch of British Museum Station

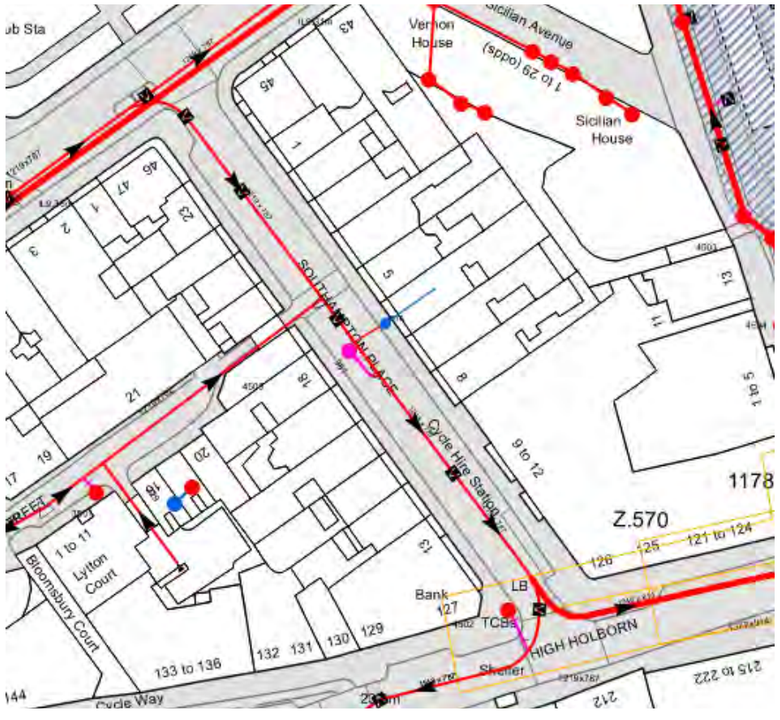


Image 9 - Thames Water Asset Map - Sewers

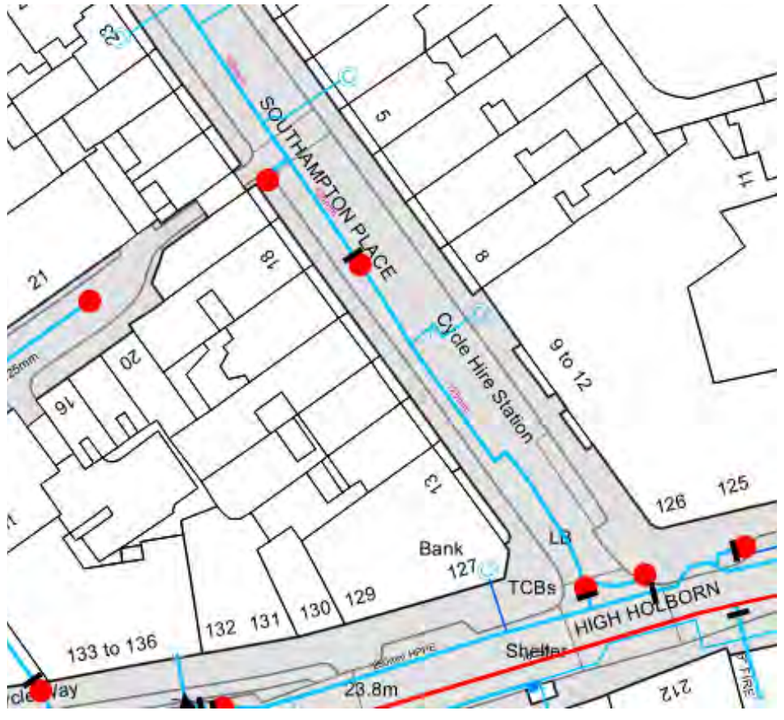


Image 10 - Thames Water Asset Map

Image 11 - British Museum stop on 1921 tube map

3. Existing Structure

Norfolk house was originally constructed in 1904 and extends from basement to Level 4. The structure is load bearing masonry with concrete filler joisted floor structure, approximately 190mm deep.

The upper floors have previously been adapted to remove the internal load bearing masonry walls which have been replaced by steel framed columns and beams from level 2 to roof. The steel beams create a downstand approximately 600mm from the slab soffit with a void in some areas between the top of the beams and the soffit.

Archive drawings dated 1983 indicate that there was previously an area of slab infilled adjacent to the core and areas of roof rebuilt to accommodate plant.

A survey of the existing building and archive information indicate that one of the internal load bearing masonry walls at ground floor has previously been removed and replaced with a steel frame.

Recent works were in 2022 on levels 1-roof. These included plant replacement and minor structural alterations. The below ground drainage has been altered as part of the scheme.

3.1 Condition of existing structure

The existing ground floor and basement unit have yet to be stripped out. A post strip out inspection was carried out on the upper floors prior to the 2022 works and a significant amount of the original cornicing and ornate features had been removed. On this basis, the ground and basement units are expected to be in a similar condition.

1. Load bearing façade
2. Load bearing masonry stair core
3. Wall may or may not exist
4. Existing mansard roof of timber construction
5. Existing slabs 190mm deep filler joists
6. New steel frame and slab infill constructed in 1983
7. New steel and timber roof extension
8. Existing pavement vaults

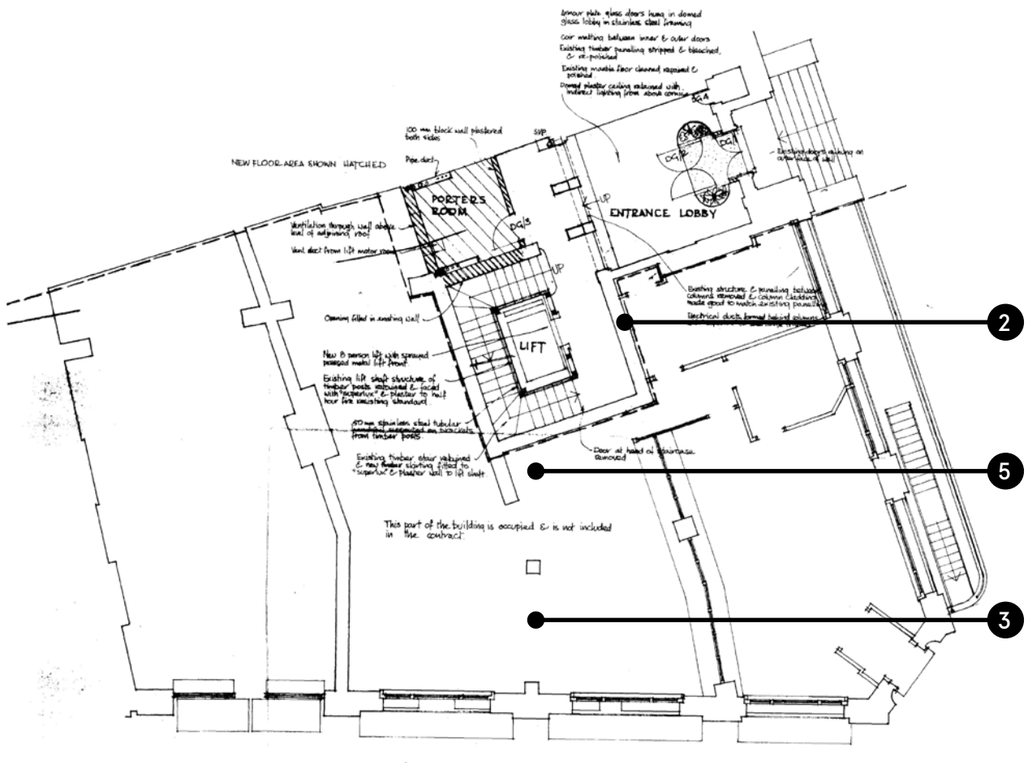


Image 12 - Archive plan drawing, ground floor, 1983

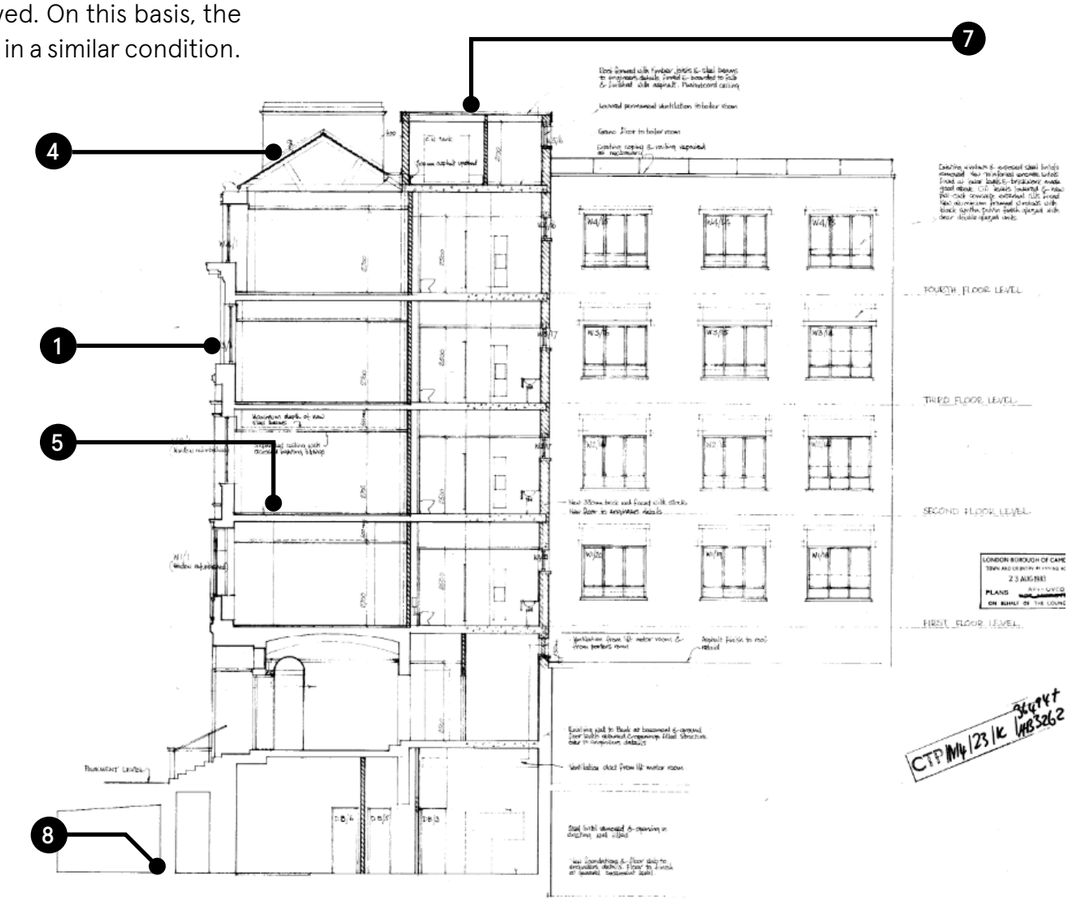


Image 13 - Archive section through existing structure, 1983

4. Investigations

In order to carry out the detailed design investigations will be required these include

+ Structural opening up works to confirm size, framing and condition of structural elements.
+ CCTV survey to assess condition of existing below ground drainage

The structural investigations are yet to be scoped, these will be shared with heritage consultants and carried out to minimise the impact on the exiting fabric.

5. Site Access

The site is located in the Holborn area of London, close to the Holborn underground station.

The building fronts on to Southampton Place and Southampton Row. Southampton Row is heavily trafficked during working hours but are wide enough to be easily accessed by most sizes of construction vehicle.

The surrounding area is a mixture of commercial and residential properties and as such restrictions on working hours are likely to be considered.

The maximum sizes of structural elements and movement of construction materials through the buildings will need to be considered in detail by the contractor.

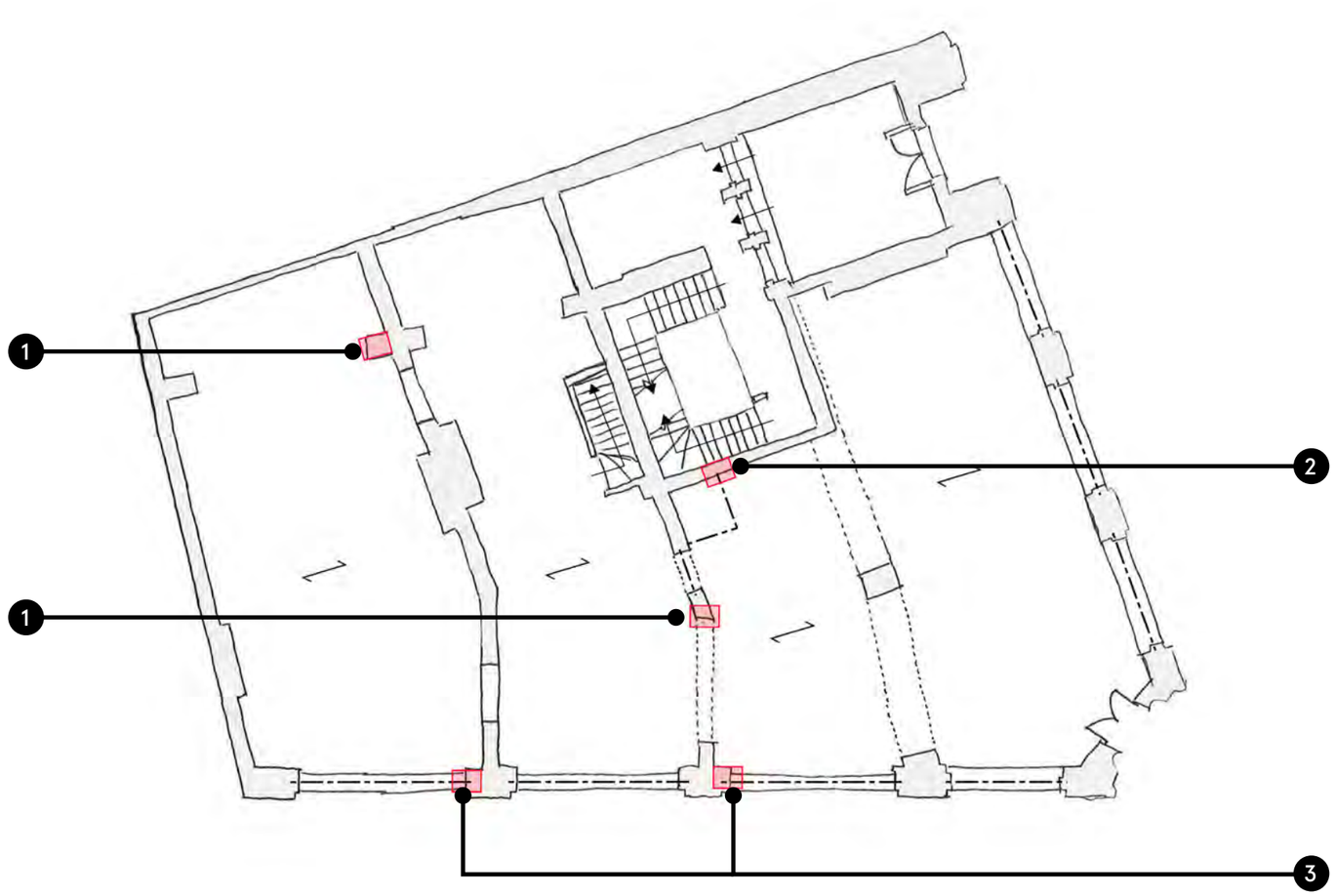


Image 14 - Ground floor investigation plan

1. At high level, carefully remove finishes, confirm vertical structure, locally break out the full depth of the clinker at the bearing end of the filler joist to determine embedment into the wall
2. From the ceiling at basement level, carefully remove ceiling finishes to the expose structure around slab opening.
3. At high level, carefully remove finishes to the side of the masonry pier and locally break out wall to reveal supporting structure above.

6. Proposed Structure

The proposed works are summarised in the sections below:

Basement level:

+ The northwest staircase and hoist lift are to be demolished.
+ Iterations to the below ground drainage to suit proposed layouts. Local demolition and reinstatement of exiting ground bearing slab to suit new below ground drainage runs.

1. Existing hoist lift to be removed
2. Northwest staircase to be removed
3. Indicative propping to basement for works at ground floor

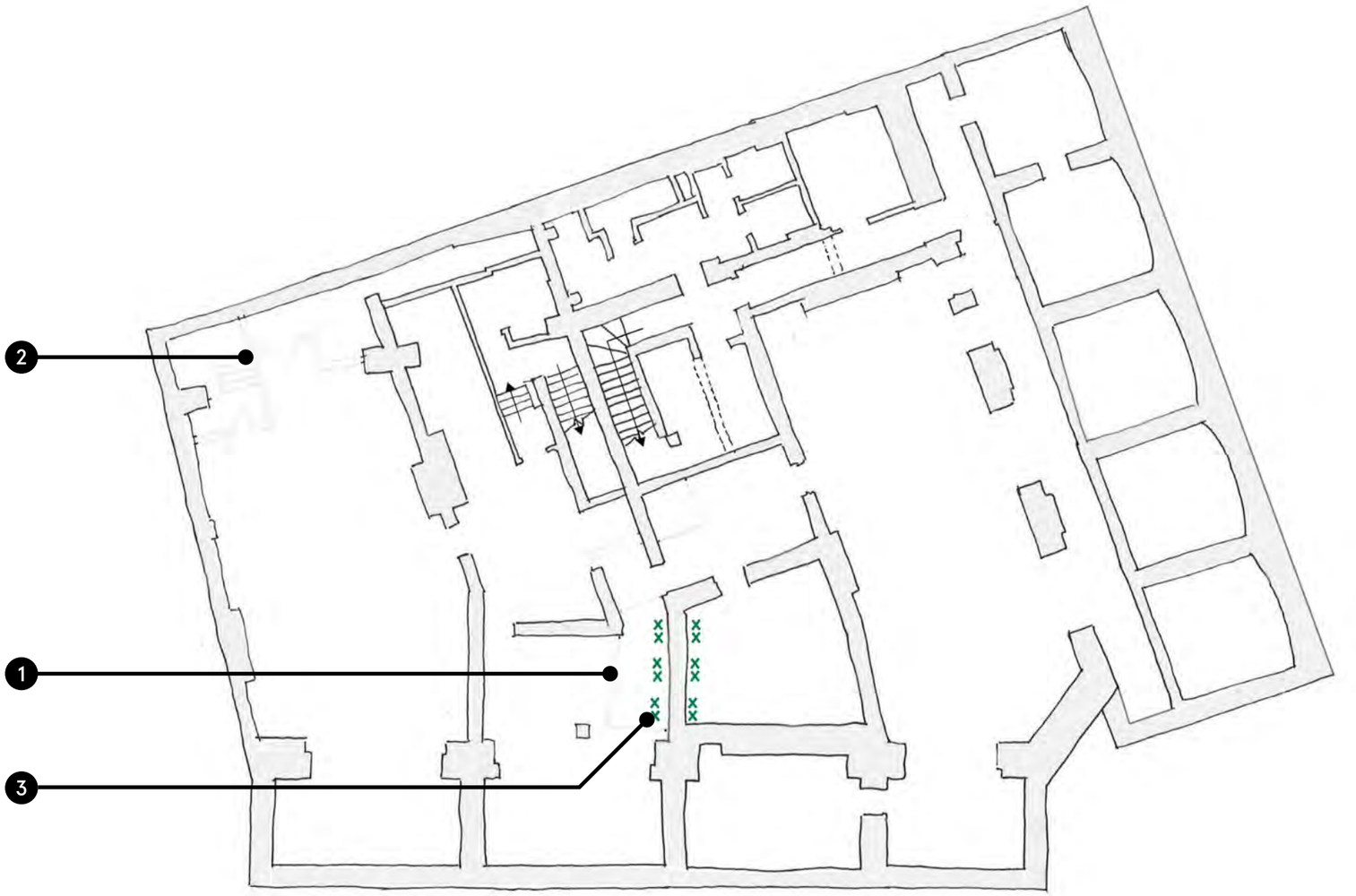


Image 15 - Basement level - proposed structural alterations

Legend

- New Opening
- New Masonry
- New Steel
- Indicative Propping

Ground Floor:

+ An existing load bearing masonry spine wall is to be demolished and replaced with a steel box frame supported on masonry walls below.
+ Openings in internal walls are to be infilled with masonry, which is to be fully bonded and toothed into the existing wall.
+ Three small openings are to be cut into the slab to form new risers.
+ Existing façade openings to be altered, based on historic photos; structural work is not expected.
+ Existing hoist lift opening to be infilled with timber joists.

The proposed structural elements will be limited in deflection to span/500, under full load at the serviceability limit state to protect the existing structure and prevent movement or cracking of the existing masonry.

All works will be carried out sympathetically to the historic fabric of the building and in line with any guidance or requirements set out by the local Conservation Officer and English Heritage. The existing internal and external fabric shall be suitably protected throughout the entire duration of the works and the contractor undertaking the works shall have relevant listed building experience. The works are confined to the basement and ground floor only.

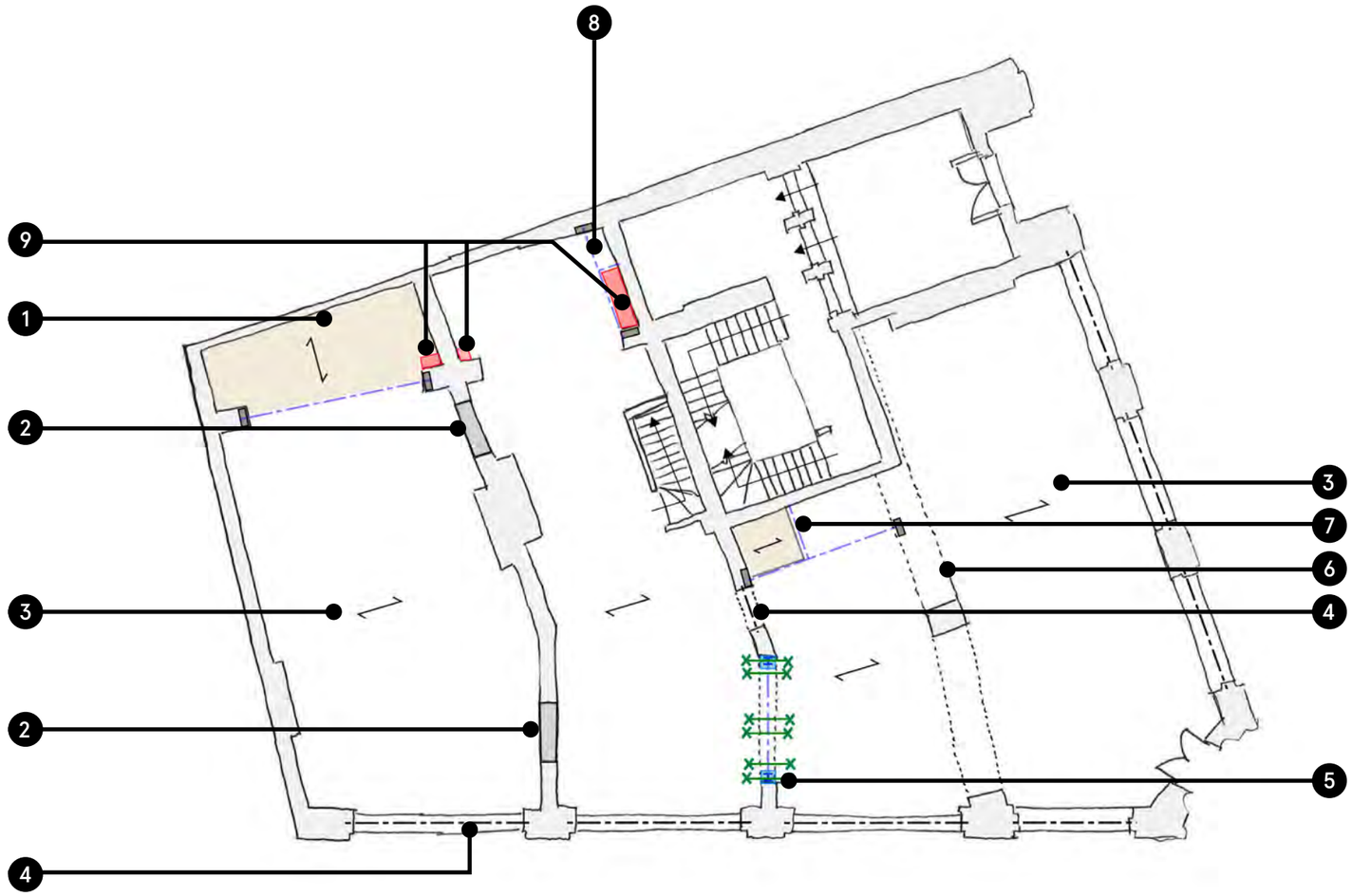


Image 16 - First floor - Proposed structural alterations

Legend

- New Opening
- New Masonry
- New Steel
- Indicative Propping

1. Timber joists to be installed following staircase demolition. New wall plate to be resin fixed to existing masonry. Floor joists to be hung from MS hangers, face fixed into timber wall plate.
2. Masonry infill to be fully bonded and toothed into existing masonry
3. Slab span direction assumed.
4. Assumed existing beam at high level, to be confirmed by intrusive investigations
5. New steel box frame, to be formed from beams and columns
6. Wall below
7. Allow for new steel beams to support hoist lift timber joist infill.
8. Allow for new steel beams to trim out riser
9. New risers

1 New Steel Box frame, to be formed from beams and columns

2 Bottom chord of frame to be installed at high level basement supported on existing load bearing masonry wall beneath

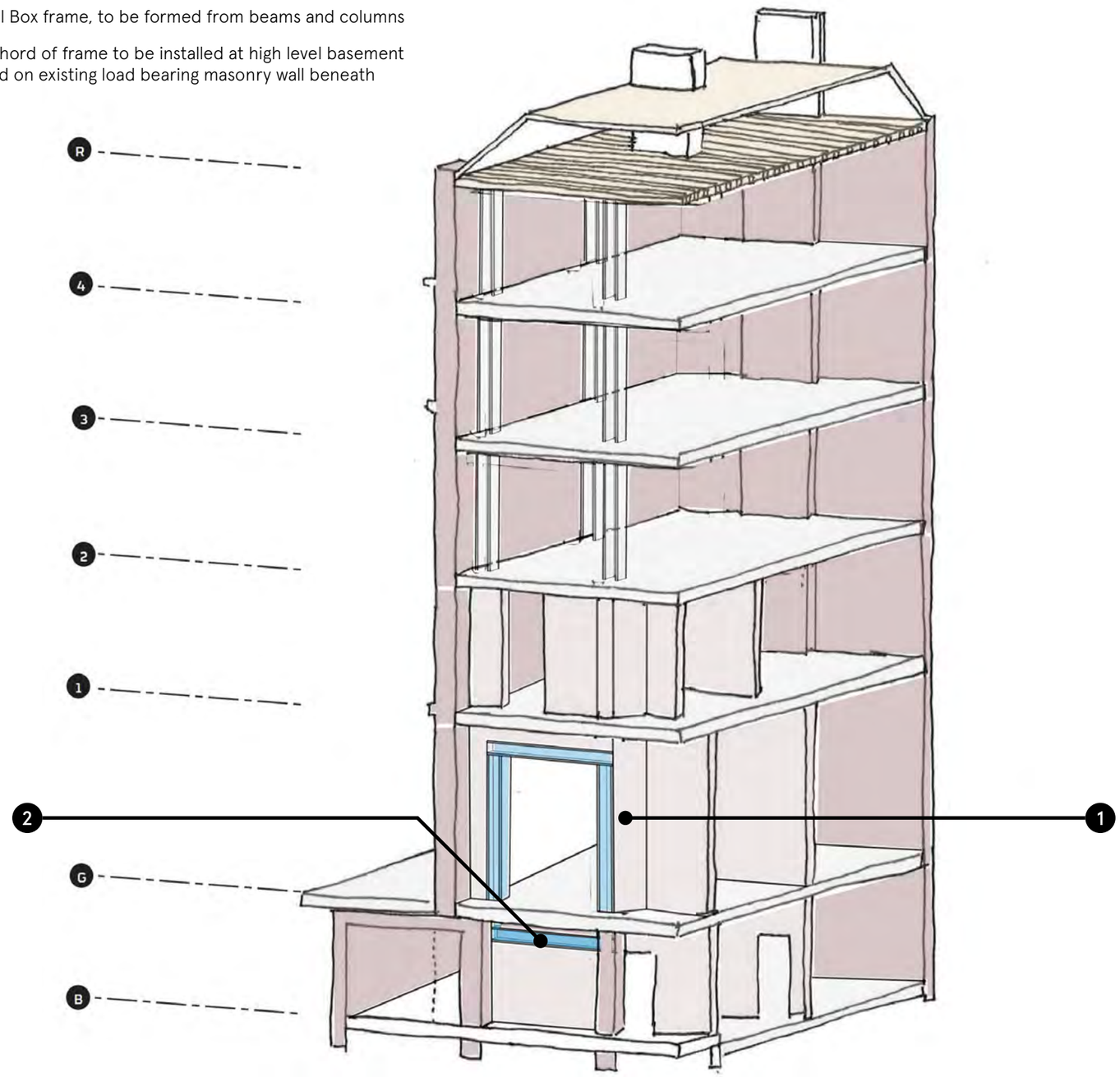


Image 17 - Box frame section view

6.1 Fire

It is expected that the existing structural soffits and steelwork will require protection adequate for a 60-minute fire resistance period. The existing structure is to be fire boarded or intumescent paint where required.

All new steelwork is to be intumescent painted or encased to provide 60 minutes. In areas where the client would like to expose steelwork the structure will require intumescent paint to provide the resistance.

6.2 Disproportionate collapse

The existing building is classified as consequence class 2B in accordance with Approved Document A of the Building Regulations. The alterations to the existing building are not material changes as the building is not becoming more unsatisfactory in relation to the requirements.

All new structural elements will be designed with horizontal and vertical ties as required by approved document A. Steelwork connections will be designed for the appropriate tying forces in all directions.

6.3 Repairs to existing structure

Localised repairs will likely be required to the existing structure due to areas of damaged soffits and loose brickwork. All repair details shall be agreed with the conservation officer and/or English Heritage as appropriate.

6.4 Listed Building Consent

All works will be subject to listed building consent and approval.

7. Temporary works and Buildability

Temporary works are required to form the new opening at ground floor, this will likely involve propping from basement to level 1.

Temporary works design and method statements shall be reviewed by HTS to ensure any temporary works installed shall suitably protect the existing structure.

8. Health and Safety

In line with CDM Requirements all potential risks relating to the structural works, outside of those which should normally be identified by a competent contractor, will be highlighted on our drawings. A list of these risks will also be circulated to the design team and updated as new ones are identified.

HEYNE TILLETT STEEL

Appendix A

Archive Drawings

NOTES
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4. All work and materials to be in accordance with the London Building Acts and the London Constructional Bylaws or the Building Regulations and to comply with all relevant codes of practice and British Standards.

NEW FLOOR AREA SHOWN HATCHED

Existing walls demolished. New foundations to engineer's details. Floor to finish at general basement level

CLEANERS STORE

Existing loft above, existing ceiling over

ELECTRICAL SWITCH GEAR

STORE

100 mm. block partitions plastered both sides

Floor walls & ceilings made good after demolition of existing walls

DB/1 DB/2 DB/3 DB/4 DB/5 DB/6 DB/7 DB/8

Ventilation duct from lift motor room

Opening in existing brick wall filled

100mm block wall plastered "Superlux" lining to stair stringer

LIFT MOTOR ROOM

Existing lift shaft structure adapted to new floor level & lift motors

Existing M.H. rebuilt to new floor level

Floor tiled & screeded to general floor level

THIS AREA IS OCCUPIED AND DOES NOT FORM PART OF THE CONTRACT

LONDON BOROUGH OF CAMDEN
TOWN AND COUNTRY PLANNING ACTS
23 AUG 1983
PLANS APPROVED
ON BEHALF OF THE COUNCIL

CTP/M4/23/K/A83262 36494

RUDD

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REVISIONS
No. DATE DESCRIPTION CHECKED

CLIENT
THE HAMMERSON GROUP
JOB
NORWICH HOUSE
13 SOUTHAMPTON PLACE
LONDON WC1
DRAWING
BASEMENT PLAN

ROLFE JUDD GROUP PRACTICE
ARCHITECTS & TOWN PLANNERS
OLD CHURCH COURT CLAYLANDS ROAD THE OVAL
LONDON SW8 1NZ 01-582 7090

SCALE 1 : 50
DATE 1 : 6 83
DRAWING No. A1/1264/6/

NOTES
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Armour plate glass doors hung in domed glass lobby in stainless steel framing

Coir matting between inner & outer doors

Existing timber panelling stripped & bleached, & re-polished

Existing marble floor cleaned, repaired & polished

Domed plaster ceiling retained with indirect lighting from above cornice

DG 4

100 mm block wall plastered both sides

SVP

NEW FLOOR AREA SHOWN HATCHED

Pipe duct

PORTERS ROOM

DG 1

DG 2

DG 1

Existing doors re-hung on outer face of wall

UP

ENTRANCE LOBBY

Ventilation through wall above level of adjoining roof

DG 3

Vent. duct from lift motor room

UP

Existing structure & panelling between columns removed & column cladding made good to match existing panelling

Electrical ducts formed behind columns with "superlux" on steel angle frames

Opening filled in existing wall

LIFT

New 8 person lift with sprayed pressed metal lift front

Existing lift shaft structure of timber posts retained & faced with "superlux" & plaster to half hour fire resisting standard

50 mm stainless steel tubular handrail suspended on brackets from timber posts.

Existing timber stair retained & new timber skirting fitted to "superlux" & plaster wall to lift shaft

Door at head of staircase removed

A

A

SOUTHAMPTON PLACE

This part of the building is occupied & is not included in the contract

HIGH HOLBORN

LONDON BOROUGH OF CAMDEN
TOWN AND COUNTRY PLANNING ACTS
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CLIENT
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JOB
NORWICH HOUSE
13, SOUTHAMPTON PLACE
LONDON WC1

DRAWING
GROUND FLOOR PLAN

ROLFE JUDD GROUP PRACTICE
ARCHITECTS & TOWN PLANNERS
OLD CHURCH COURT CLAYLANDS ROAD THE OVAL
LONDON SW8 1NZ 01-582 7090

SCALE 1 • 50

DATE 3 • 6 83

DRAWING No. A1 /1264/ 7 /

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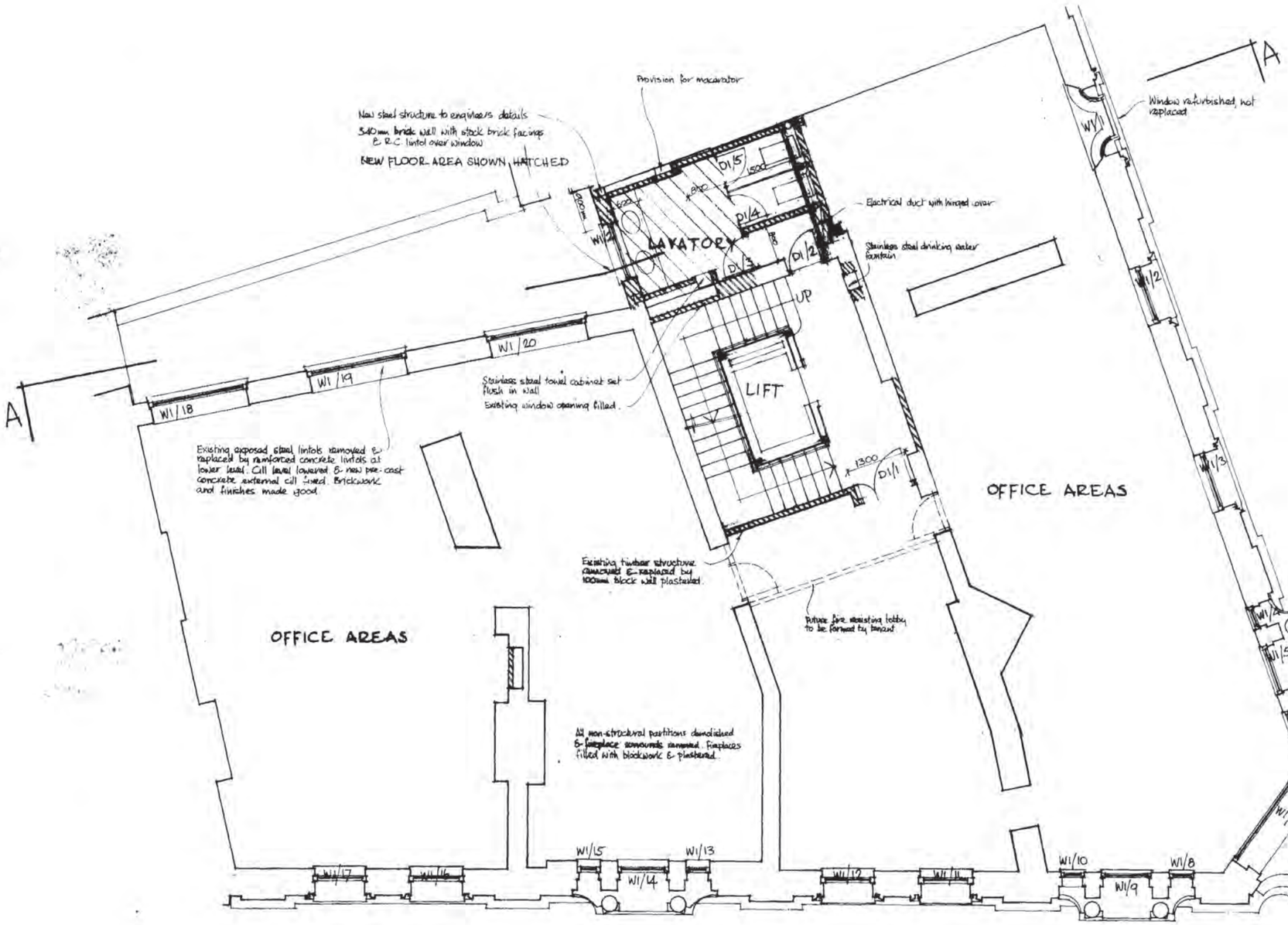

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No.	DATE	DESCRIPTION	CHECKED

CLIENT
THE HAMMERSON GROUP
JOB
NORWICH HOUSE
13 SOUTHAMPTON PLACE
LONDON WC1
DRAWING
FIRST FLOOR PLAN

ROLFE JUDD GROUP PRACTICE
ARCHITECTS & TOWN PLANNERS
OLD CHURCH COURT CLAYLANDS ROAD THE OVAL
LONDON SW8 1XZ 01-582 7070

SCALE 1 • 50
DATE 31 • 5 • 83
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SIZE JOB DRWG. REV.

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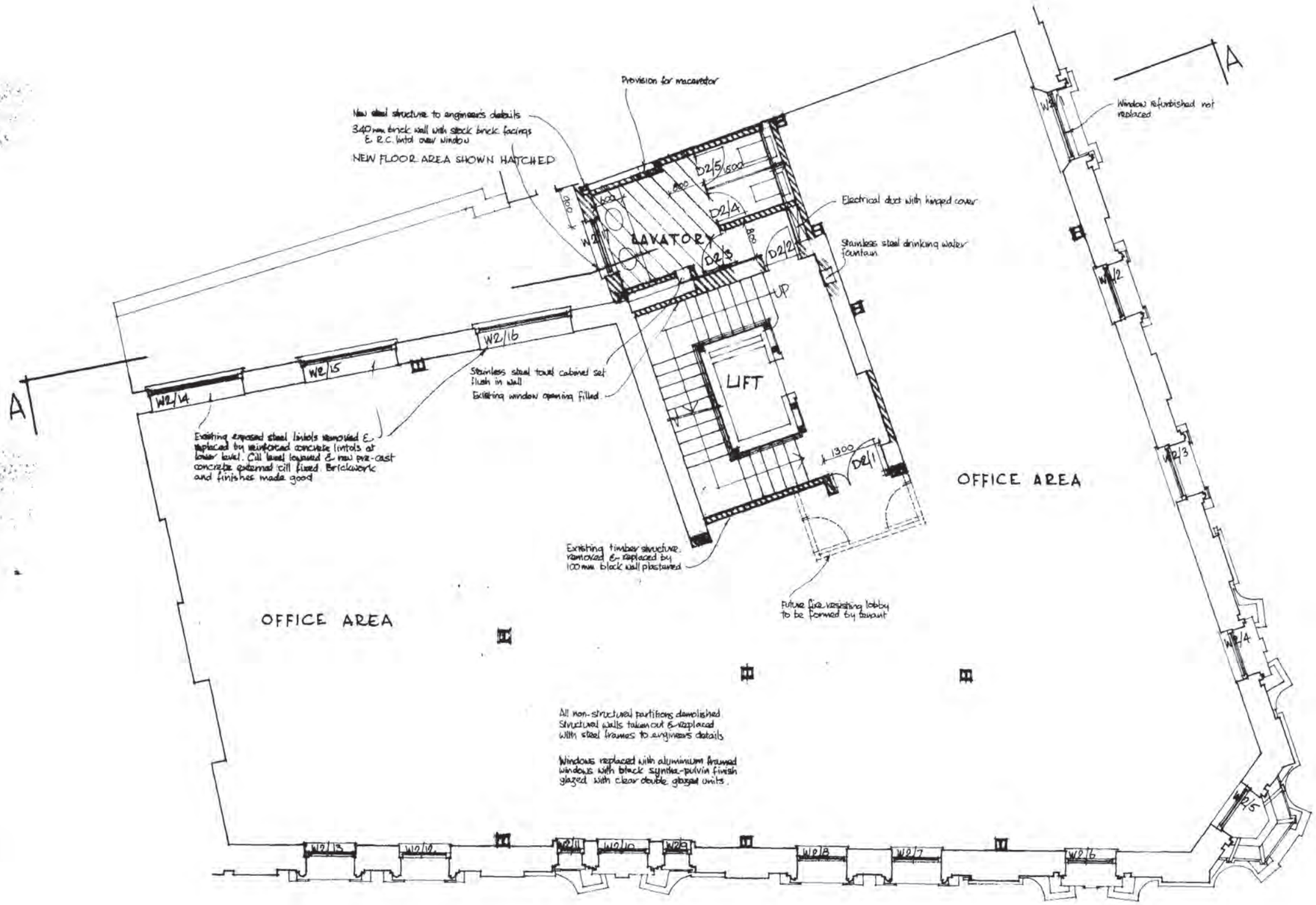

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DRAWING
SECOND FLOOR PLAN

ROLFE JUDD GROUP PRACTICE
ARCHITECTS & TOWN PLANNERS
OLD CHURCH COURT CLAYLANDS ROAD THE OVAL
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DATE 13 • 6 • 83
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DRAWING No. • A1/1264/9 /

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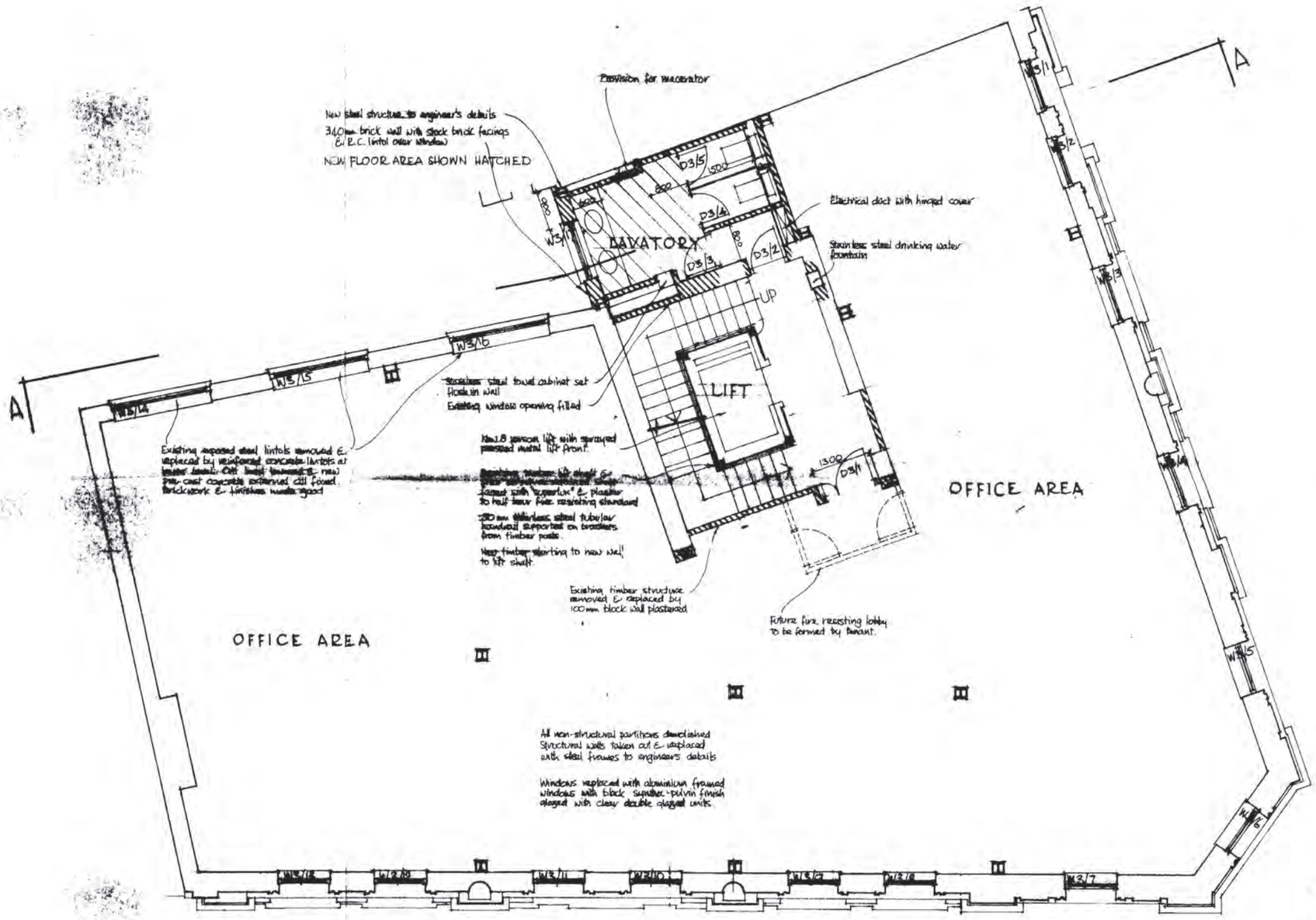

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13 SOUTHAMPTON PLACE
LONDON WC1

DRAWING THIRD FLOOR PLAN

ROLFE JUDD GROUP PRACTICE
ARCHITECTS & TOWN PLANNERS
OLD CHURCH COURT CLAYLANDS ROAD THE OVAL
LONDON SW8 1NZ 01-582 7070

SCALE 1 • 50
DATE 20 • 6 • 83
DRAWING No. A1/1264/10/

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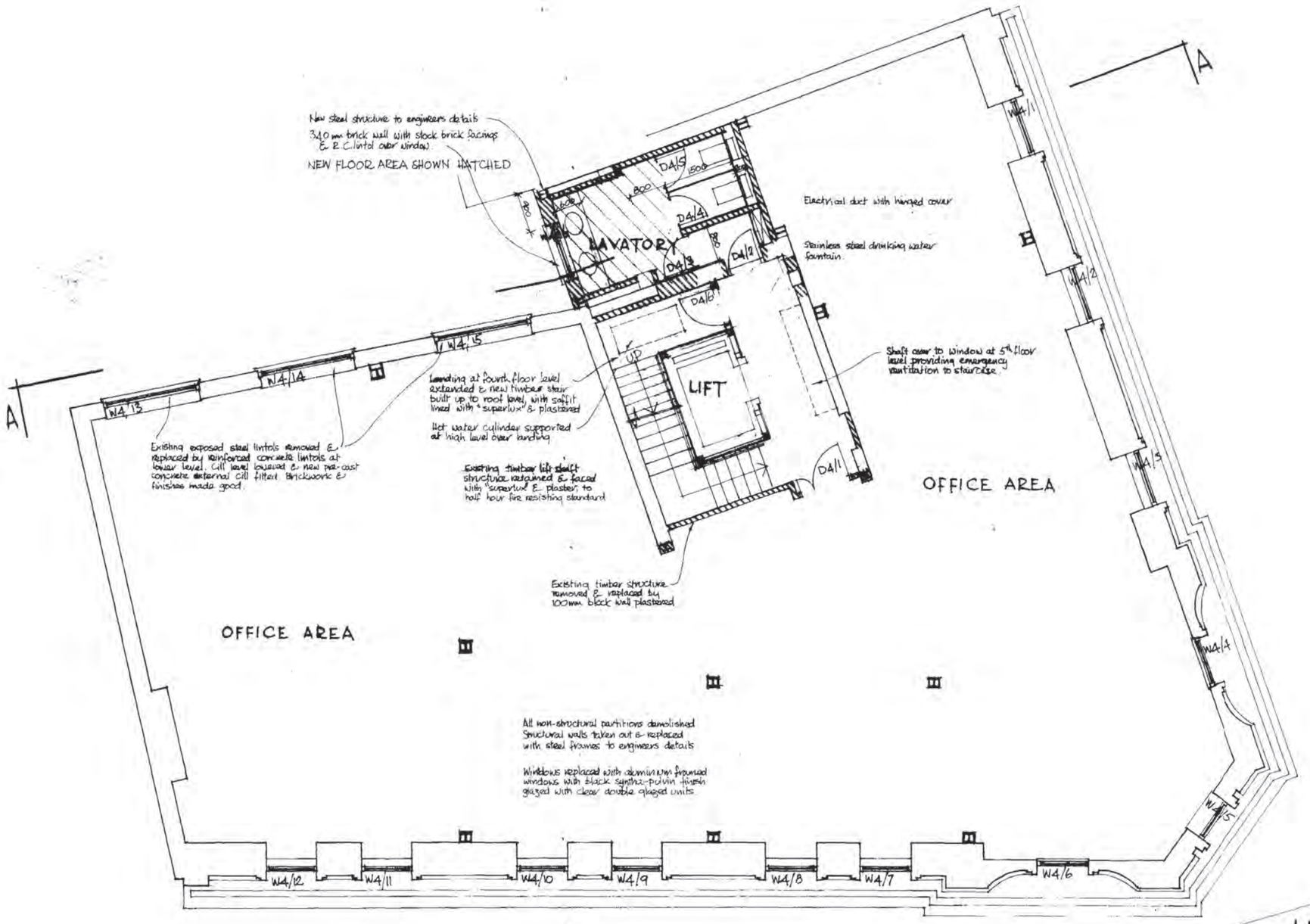

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JOB
NORWICH HOUSE
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DRAWING
FOURTH FLOOR PLAN

ROLFE JUDD GROUP PRACTICE
ARCHITECTS & TOWN PLANNERS
OLD CHURCH COURT CLAYLANDS ROAD THE OVAL
LONDON SW8 1NZ 01-582 7070

SCALE 1 • 50
DATE 15 • 6 • 83
SIZE JOB DRWG REV
DRAWING No. • A1 /1264/ 11 /

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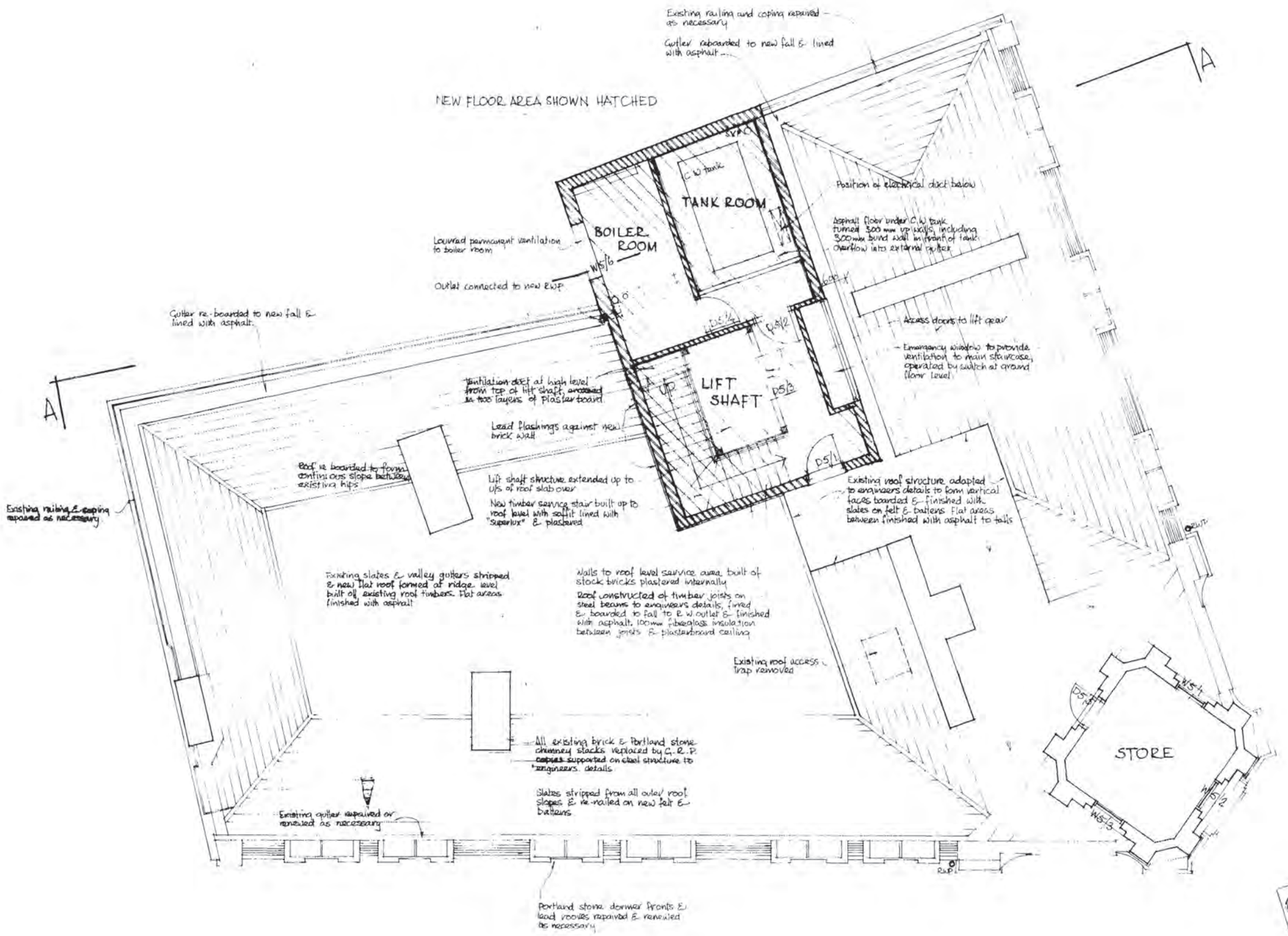

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DRAWING
FIFTH FLOOR & ROOF PLAN

ROLFE JUDD GROUP PRACTICE
ARCHITECTS & TOWN PLANNERS
OLD CHURCH COURT CLAYLANDS ROAD THE OVAL
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SCALE 1 • 50
DATE 15 • 6 83
SIZE JOB DRWG REV
DRAWING No. A1 /1264/ 12 /

G.R.P. copy of existing chimney stack supported on steel structure to engineer's details. 150mm timber kerb formed with stepped lead flashings turned over it & G.R.P. lapping 150mm over kerb.

Existing slates stripped & re-nailed on new felt and battens. Existing roof timbers retained, & adapted as required. 100mm fibreglass insulation

Lead roof to dormers & existing gutter repaired or renailed as necessary

Gutter formed against new brick wall & lined with asphalt

Existing timber boarded floors on 50mm battens on concrete. & filler joist structure to be retained & covered with carpet

Existing oak panelling in entrance lobby stripped, bleached & polished. Steps reformed & marble floor made good as necessary. Domed ceiling retained & redecorated, with new concealed lighting. New armour plate glass doors hung in new domed glass lobby in stainless steel frame.

PAVEMENT LEVEL

Roof formed with timber joists & steel beams to engineers details finned & boarded to falls & finished with asphalt. Plasterboard ceiling

Louvred permanent ventilation to boiler room

Granolithic floor to boiler room

Existing coping & vaulting repaired as necessary

(C.W.) tank

300mm asphalt upstand

Maximum depth of new steel beams

Suspended ceiling with recessed lighting fittings

New 330mm brick wall faced with stocks

New floor to engineers details

Ventilation from lift motor room & from porters room

Asphalt finish to roof relaid

Existing wall to Bank at basement & ground floor levels retained & openings filled structure over to engineers details

Ventilation duct from lift motor room

Steel lintol removed & opening in existing wall filled

New foundations & floor slab to engineers details. Floor to finish at general basement level

Existing windows & exposed steel lintols removed. New reinforced concrete lintols fixed at lower levels & brickwork made good above. Cill levels lowered & new pre-cast concrete external cills fixed. New aluminium framed windows with black syntha pulvin finish glazed with clear double glazed units

FOURTH FLOOR LEVEL

THIRD FLOOR LEVEL

SECOND FLOOR LEVEL

FIRST FLOOR LEVEL

NOTES

1. The Contractor must check and confirm dimensions.
2. All discrepancies are to be reported to and resolved by the Architects before works are commenced.
3. This drawing is not to be scaled.
4. All work and materials to be in accordance with the London Building Acts and the London Constructional Bylaws or the Building Regulations and to comply with all relevant codes of practice and British Standards.

LONDON BOROUGH OF CAMDEN
TOWN AND COUNTRY PLANNING ACTS
23 AUG 1983
PLANS APPROVED
NOT APPROVED
ON BEHALF OF THE COUNCIL

CTP/N14/23/K 36474 14B3262

DRAWN CHECKED DATE

REVISIONS

No.	DATE	DESCRIPTION	CHECKED

CLIENT THE HAMMERSON GROUP

JOB NORWICH HOUSE 13 SOUTHAMPTON PLACE LONDON WC1

DRAWING SECTION A-A

ROLFE JUDD GROUP PRACTICE
ARCHITECTS & TOWN PLANNERS
OLD CHURCH COURT CLAYLANDS ROAD THE OVAL
LONDON SW8 1NZ 01-582 7070

SCALE 1 • 50

DATE 20•6•83

SIZE JOB DRWG REV

DRAWING No. A1/1264/13/

GEOPRINT W2384

Lead detailing to cupola renewed or repaired as necessary

All brick & Portland stone chimney stacks replaced by G.R.P copies supported on steel structure to engineer's details

Existing gutter repaired or renewed as necessary

Slates stripped & re-nailed on new felt and battens

W5/3 W5/2

W4/12 W4/11 W4/10 W4/9 W4/8 W4/7 W4/6 W4/5

FOURTH FLOOR LEVEL

W3/13 W3/12 W3/11 W3/10 W3/9 W3/8 W3/7 W3/6

THIRD FLOOR LEVEL

W2/13 W2/12 W2/11 W2/10 W2/9 W2/8 W2/7 W2/6 W2/5

SECOND FLOOR LEVEL

W1/17 W1/16 W1/15 W1/14 W1/13 W1/12 W1/11 W1/10 W1/9 W1/8 W1/7

FIRST FLOOR LEVEL

This part of the building is occupied & is not included in the contract

LONDON BOROUGH OF CAMDEN
TOWN AND COUNTRY PLANNING ACTS
23 AUG 1983
PLANS APPROVED
~~NOT APPROVED~~
ON BEHALF OF THE COUNCIL

CTP/N14/23/K 36474 + HB3262

ROLFE JUDD

DRAWN CHECKED - DATE

REVISIONS

No.	DATE	DESCRIPTION	CHECKED

CLIENT
THE HAMMERSON GROUP

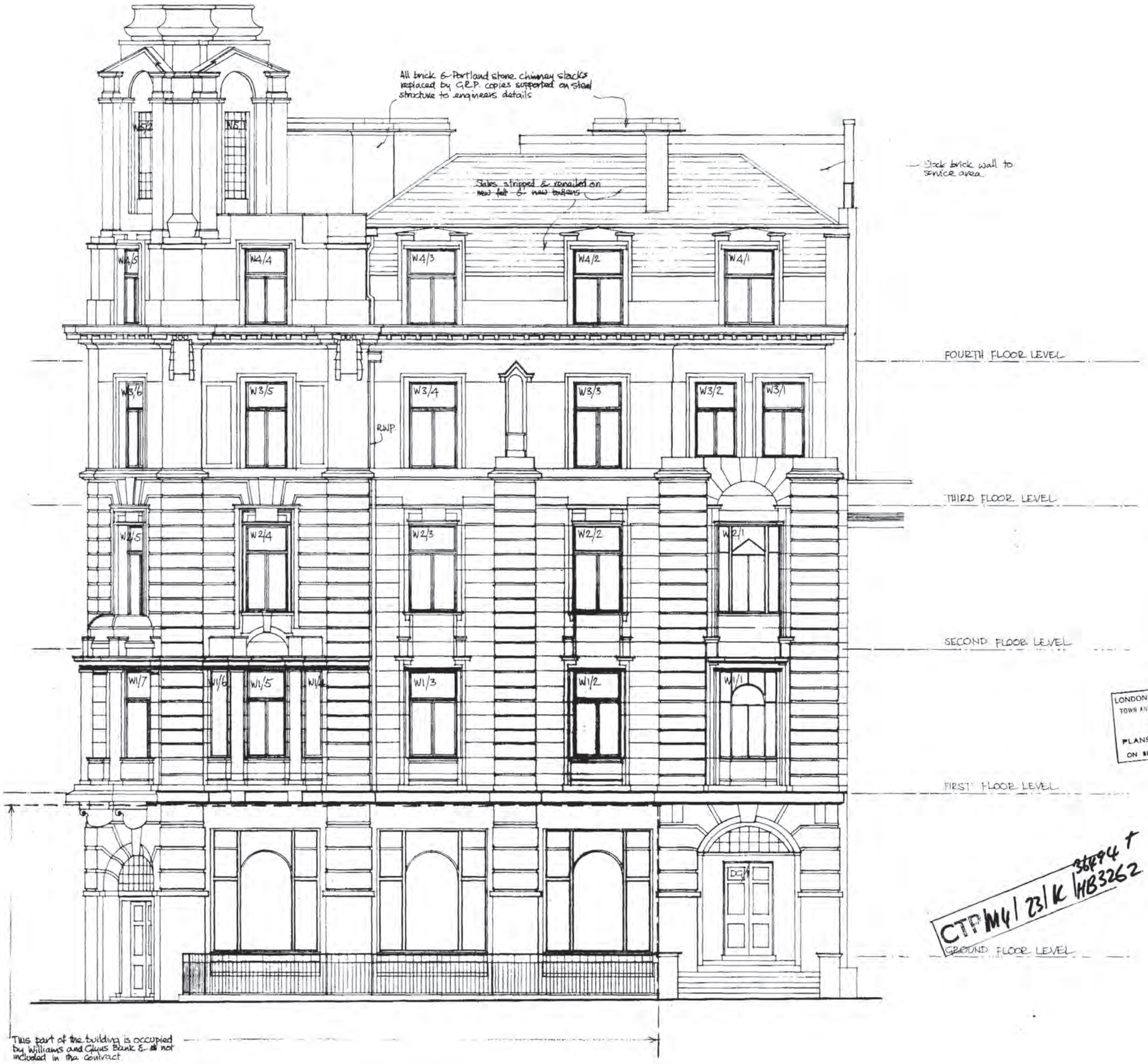
JOB
NORWICH HOUSE
13 SOUTHAMPTON PLACE
LONDON WC1

DRAWING
ELEVATION TO HIGH HOLBORN

ROLFE JUDD GROUP PRACTICE
ARCHITECTS & TOWN PLANNERS
OLD CHURCH COURT CLAYLANDS ROAD THE OVAL
LONDON SW8 1NZ 01-582 7070

SCALE 1 · 50
DATE 20 · 6 · 83

SIZE	JOB	DRWG.	REV
DRAWING No. A1	1264	14	/



RUDD

DRAWN CHECKED DATE

REVISIONS

No.	DATE	DESCRIPTION	CHECKED

LONDON BOROUGH OF CAMDEN
TOWN AND COUNTRY PLANNING ACTS
23 AUG 1983
PLANS ~~NOT APPROVED~~ APPROVED
ON BEHALF OF THE COUNCIL

CTP/M4/23/K/HB3262 3689 4 f

CLIENT
THE HAMMERSON GROUP

JOB
NORWICH HOUSE
13, SOUTHAMPTON PLACE
LONDON WC1

DRAWING
ELEVATION TO SOUTHAMPTON PLACE

ROLFE JUDD GROUP PRACTICE
ARCHITECTS & TOWN PLANNERS
OLD CHURCH COURT CLAYLANDS ROAD THE OVAL
LONDON SW8 1NZ 01 582 7070

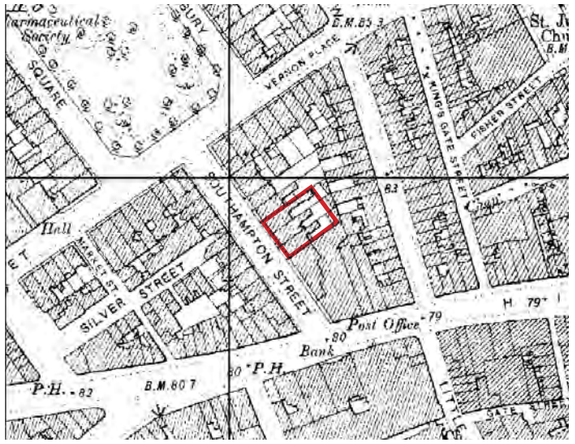
SCALE 1 · 50
DATE 20 · 6 · 83
SIZE JOB DRWG REV
DRAWING NO. A1 /1264/ 15 /

HEYNE TILLETT STEEL

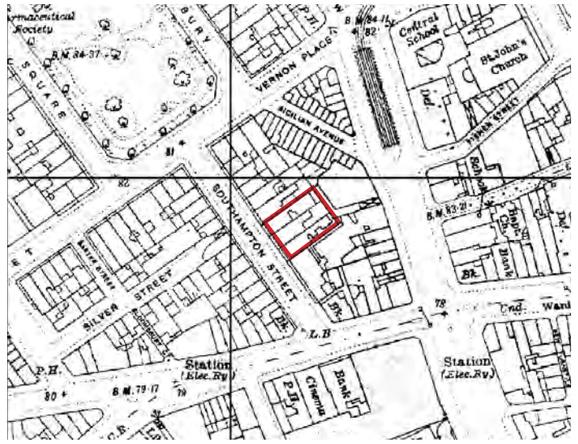
Appendix B

Historic Maps

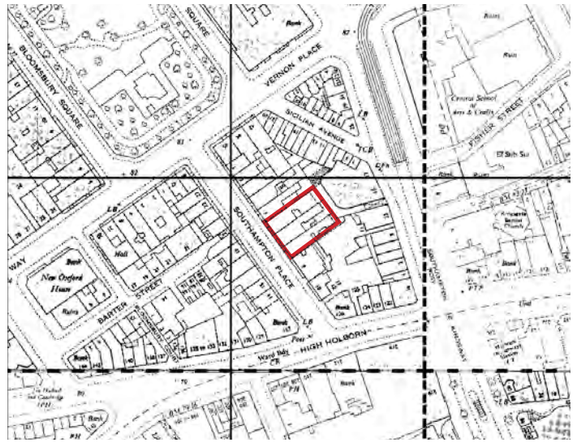
Published 1878



Published 1896



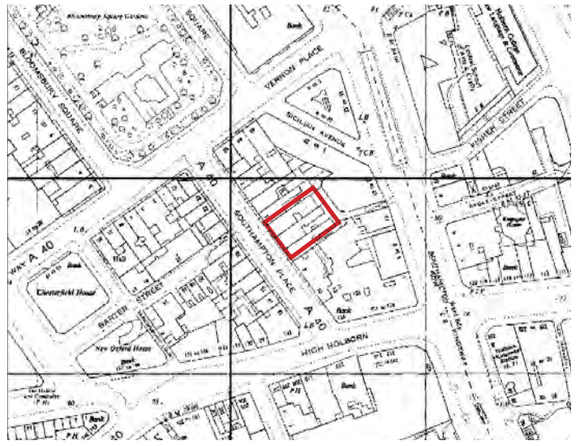
Published 1916



Published 1952

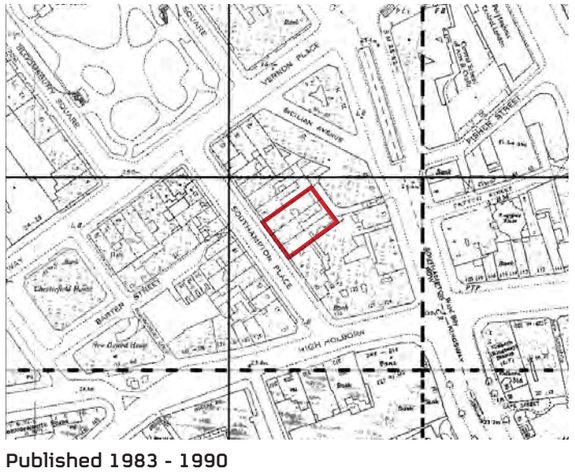
Published 1953

Published 1958 - 1969

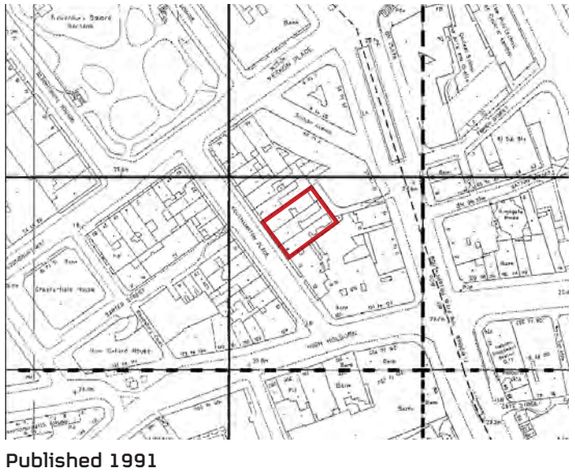


Published 1968

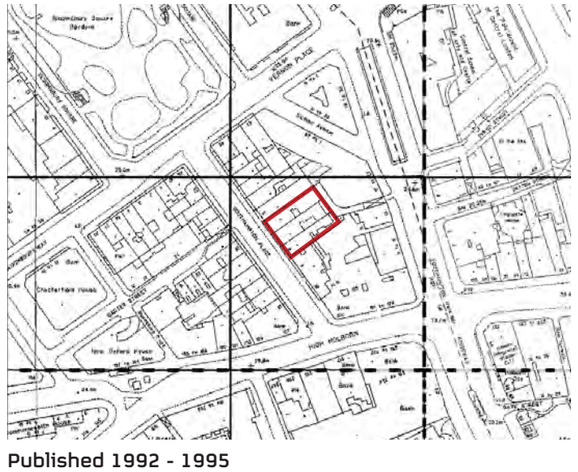
Published 1974 - 1976



Published 1983 - 1990



Published 1991



Published 1992 - 1995

HEYNE TILLETT STEEL

bsi. ISO 9001 Quality Management
FS 592987