

41 DOUGHTY STREET
DESIGN, ACCESS AND HERITAGE
STATEMENT



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1.0 INTRODUCTION

This Design, Access and Heritage Statement has been prepared to support a submission for Planning and Listed Building Consent for sympathetic alterations to 41 Doughty Street.

This document will demonstrate our proposals to sensitively update and revitalise the property in order to improve the spaces for the owner-occupier's needs. The proposals are for:

- Conservation and repair of the existing building
- External refurbishment to the principle elevation
- Alterations to the principle elevation fenestration: Replacement of non original sash windows with appropriate detailing, incorporating acoustic glass.
- Demolition of the non original rear extension and creation of a modern form to the rear which shall incorporate new glazing and rooflights to enhance natural light into the rear of the property
- Restoration of roof access hatch and introduction of conservation rooflights to inner slope of main roof to provide additional natural light into the centre of the plan
- Internal remodelling, refurbishment and restoration to include reinstatement of original period features

This document is to be read in conjunction with the Heritage statement and submitted drawings.

2.0 SITE


2.1 Location

41 Doughty Street is located along a row of late Georgian terrace houses. The street contains mainly grade II listed Georgian houses built between 1790 and the 1840s.

The terrace is located towards the northern end of Doughty Street in Bloomsbury, in close proximity to Grays Inn Road and is a very good example of a uniform terraced street of the period.


The property is within the jurisdiction of London Borough of Camden and the development proposals are subject to the provisions of the Camden Core Strategy (2010-2015) and Camden Development Policies 2010. The property is located in Holborn within the Covent Garden Ward and also falls within the Bloomsbury Conservation Area. Further site history and details about the existing house can be found in the appended Heritage statement.



Aerial View 

 Application Site



Ordnance Survey 

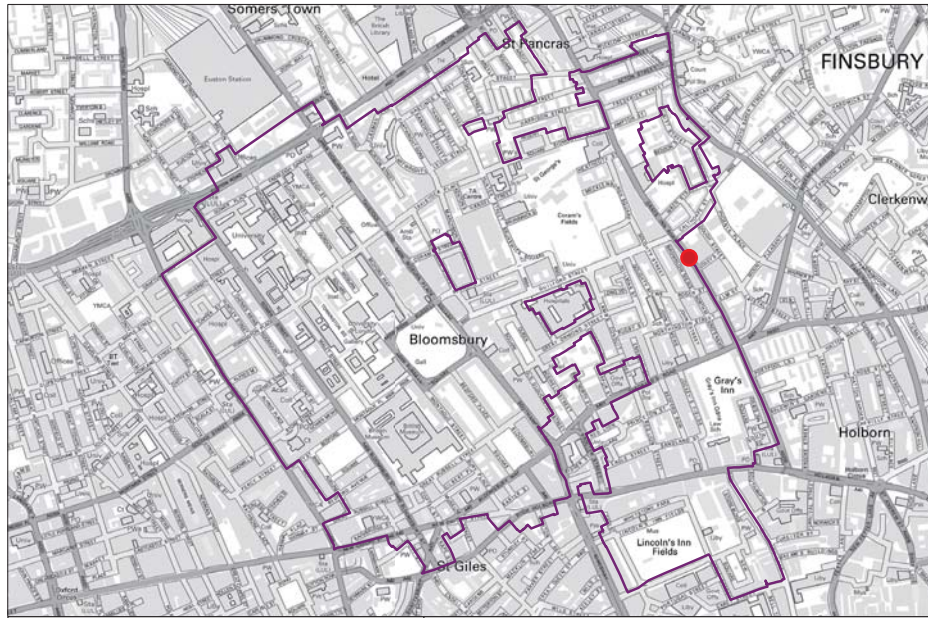
 Application Site

2.2 Bloomsbury Conservation Area

The site is situated in the Bloomsbury Conservation Area, designated in 1968 and considered an internationally significant example of town planning. The sub area 10 - Great James Street/ Bedford Row has a clear street hierarchy on a grid layout and Doughty Street is one of the wider thoroughfares, characterised by larger properties.

Townhouses in the area are largely three or four storey properties raised on basements. Vertical in proportion, houses have 3 windows per floor in a repeated rhythm along each terrace, with a consistent London stock brick materiality.

The properties in this area are mostly in office use, although there has been an increased trend in reconvertng the properties back to houses including number 41 itself, which was converted back to residential use in 2010.



Bloomsbury Conservation Area Map

3.0 EXISTING BUILDING

3.1 EXTERIOR

41 Doughty Street is a Grade II listed brick townhouse of 3 storeys plus basement and mansard roof, completed by 1820 as part of a terrace of 23 houses. The house has previously been in commercial use. Much of the original character and historic value of the property has been lost as a result.

Front Facade Brickwork

The existing brickwork of the front facade is in moderately good condition. The existing original 'tuck' pointing is in reasonable condition and is to be left undisturbed. There are areas where the removal of existing surface mounted fittings and redundant air bricks will require repair work in localised areas.

Front Facade Glazing

Sliding Sashes: The existing sliding sash windows are 1-over-1 replacements installed as part of an Edwardian restoration of the property. While these are apparent elsewhere in the area they are not in keeping with the building age. Permission has been granted elsewhere on the street to reinstate the 6-over-6 sliding sashes which aims to restore the Georgian aesthetic to the front street facade.

Lower Ground Floor Sashes: The lower ground floor windows to the front facade at 41 Doughty Street have also been adjusted. The cill has been raised so that the window proportions differ from others along the street. This is assumed to date from when the property was in commercial use.

Dormer Windows: Along the extent of Doughty Street there are dormer windows of varying proportions, style, number and size. The dormers at 41 Doughty Street are modern casement dormers and appear less sympathetic compared to some more successfully implemented dormers at neighbouring properties.

Front Entrance Door

The front entrance door again has been amended, assumed when in Commercial use, and has been relocated. The door is set back much further from the front facade when compared with neighbouring properties. From further investigation it is evident from the mouldings and internal panelling where the entrance door was originally located and how its relocation has impacted on the internal hall panel proportions.

Entrance steps

The entrance area, the front steps and riser have all been relaid in an unattractive modern ceramic tile which detracts from the street facade. The stone base plinths have been either painted or trimmed and are therefore not symmetrical to either side of the entrance area.

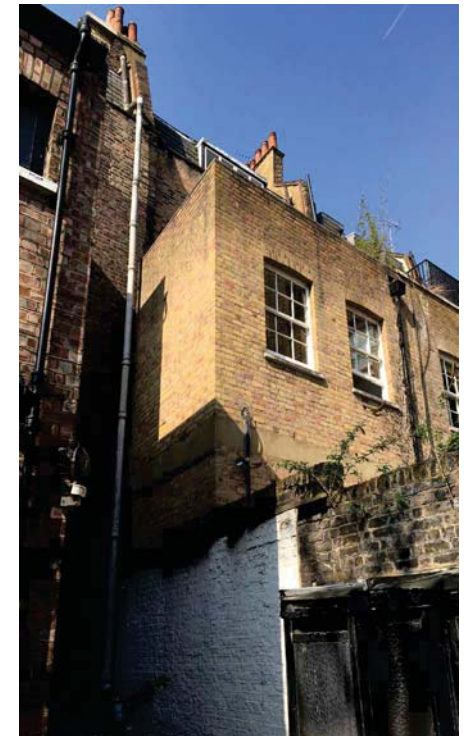
Rear

Sadly the original rear of the property has been lost due to a series of unsympathetic extensions and later adaptations. The later closet wing blocks much of the natural light entering the stairwell and the neighbouring building further encloses on to the back of this.

The utilitarian 1970's extension is of no historic value, and neither matches the style, proportions or materials of the original house. It detracts from the original façade and blocks natural light into the property. The extension is of poor quality construction and low architectural merit.



Existing Front elevation



Existing Rear elevation



Existing Rear elevation



Non original stair window blocked by later addition closet wing



LGF modern interventions



1970s Rear Extension



Existing Front Elevation



Original position of entrance door

Mild Steel railing spindles

Cut stone plinth

Modern ceramic tiles to entrance area & the front door step



Slate to street slopes badly weathered



Slate to outer valley with red clay tile to internal slopes



Broken & damaged render to party wall with no.42



Concrete coping stone with no drip detail



Leadwork welding to gutter outlet lifting



Some red clay ridge tiles slipped

Existing access roof hatch to internal valley

3.2 Existing Lower Ground Floor

The lower ground floor is currently a dark under used space with little to no historic detailing. During its office use the original plan layout was lost and modern services and partition walls have been unsympathetically installed throughout.

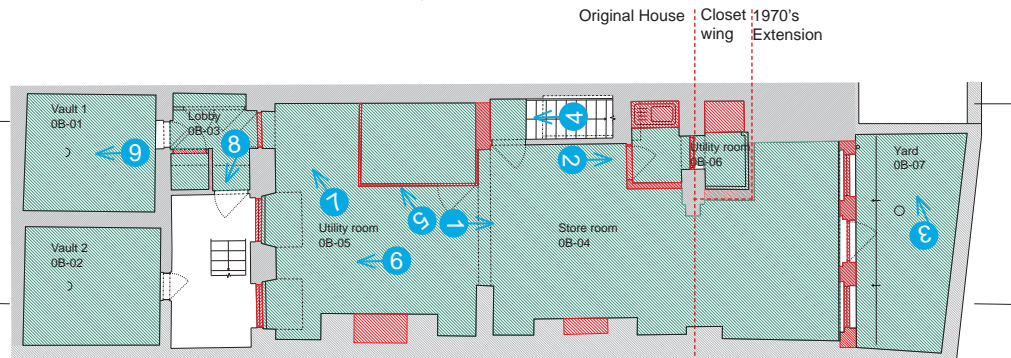
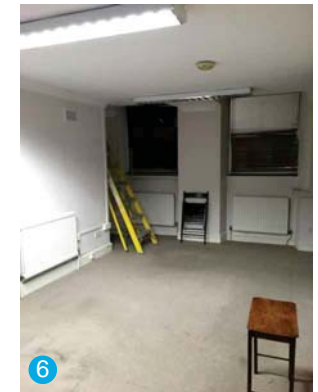
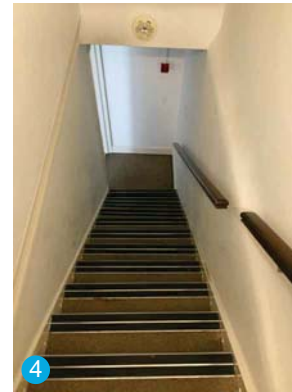
The windows at this level to the street facade have been raised from their original position which is evident from the neighbouring properties.

The fabric itself, with no discernible damp proofing or insulation to the floor or wall construction, does not meet modern living standards. Damp problems have developed as a result.

The low ceiling height of the existing vaults mean they are spatially disengaged with the main basement and unusable space.

Schedule of basement features :

- Concrete floor structure
- Minimal/plain or modern detailing to all rooms.
- Windows, doors and architraves appear to be non original.
- 0B-01 and 0B-02: Low vaulted ceiling
- 0B-03: Non original glazed roof and glazed door, electric cupboard boiler and manhole
- 0B-04, 0B-05, 0B-06: Dry lined walls, boxed out services, temporary modern partition, unsympathetic, institutionalised fixtures and fittings, modern stair and enclosure
- 0B-07: Unused small rear courtyard



Existing Basement floor plan - NTS

▨ To be demolished
 ■ Existing structure



Raise cill to lower ground floor front facade

Closed chimney breast



Staining evident in floor from damp at LGF level



Modern glazed cover

Street access to LGF



Original lower cill height & window proportions at neighbouring properties



Rear external space at LGF level accessed via 1970s rear extension

3.3 Existing Ground Floor

At ground floor level the traditional entrance hall as well as the layout of the front and rear room is retained to some extent. The glazed lobbies and all fixtures, fittings, floor finishes and moulding including skirtings, wall panels and cornices are later additions.

At some point, the original curved configuration of the dividing wall between the front and rear rooms, evident in other properties in the terrace has been modified and straightened out.

The rear 1970's extension, is utilitarian in character and low in architectural or historic value and is unsympathetic to the general historical layout, blocks natural light and obscures the original rear facade.

As part of the 1970's extension the existing WC was installed which is neutral and doesn't have any architectural character and built to a poor standard.

A non-original structural beam crashes through the principle room and entrance hallway and is a clear indication that the original structural integrity of the house has been lost.

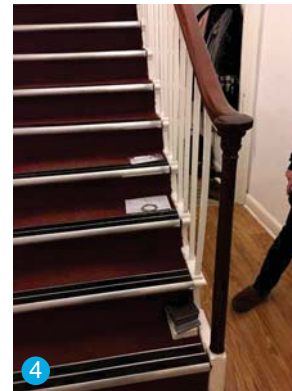
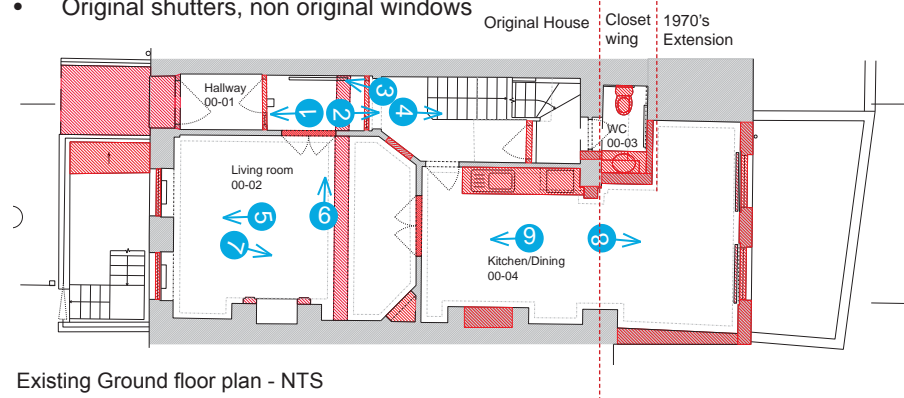
Schedule of ground floor features :

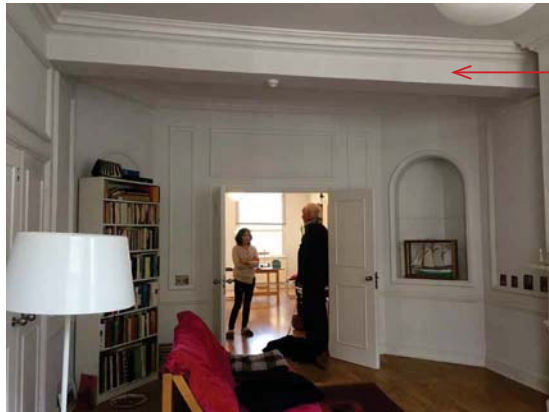
00-01:

- Historic low panelling
- Relocation of front entrance door evident in panelling
- Modern glazed lobbies
- Modern flooring, fixtures and fittings, plasterboard ceilings
- Non original spindles and newel post
- Modern detailing

00-02:

- Non-original plan form, niches and doorways, modern fire doors
- Non original planted mouldings to walls
- Non-original structural beam
- Non-original fireplace
- Original shutters, non original windows





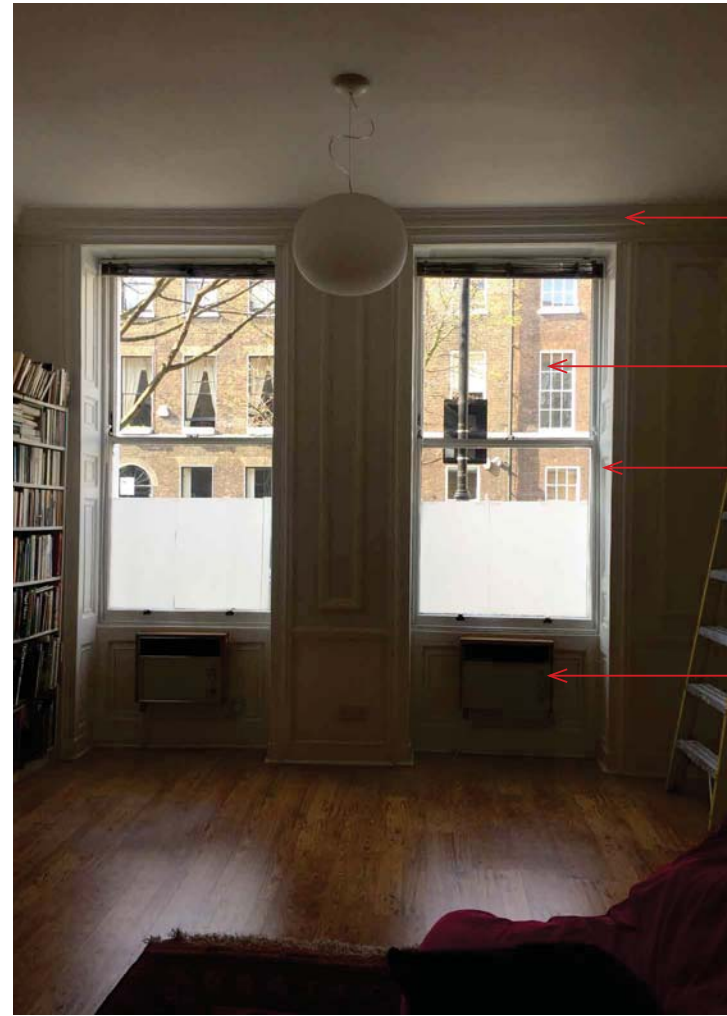
Late edition structural beam through principal room



Non original door openings & panelling



Non original fire surround



Non original cornicing & other mouldings not appropriate to house period

Non original windows

Original shutters & shutter boxes in place

Late addition elements inappropriate to period style

3.4 Existing First Floor

At first floor level the general layout of the front and rear room is largely intact. However, the doorway to the front room is not centrally positioned as would be expected.

A large opening was created in the historic rear wall as part of the 1970's work which included a large extension. This extension is full width and blocks natural light to the rear room.

Schedule of first floor features :

01-01:

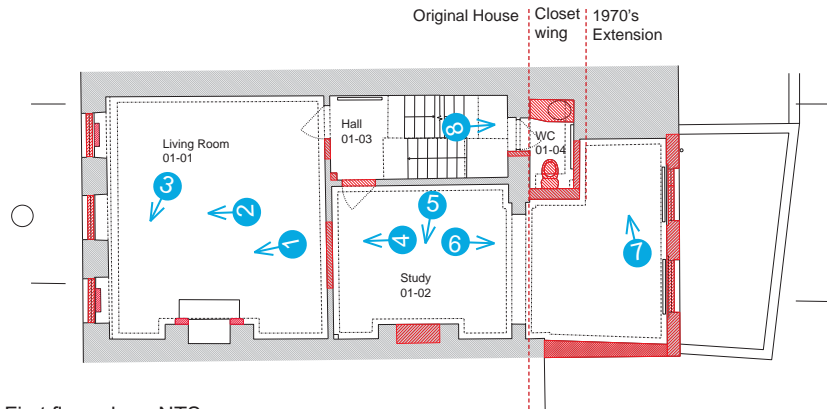
- Retained historical shutters, non original sash windows.
- Relocated modern door
- Non original skirtings, cornices, mouldings and floor finishes.
- Late nineteenth century fireplaces.

01-02:

- Non-original cornices, mouldings and floor finishes.
- Modern glazed door
- Opening of historic rear wall to rear extension.
- 1970's extension.

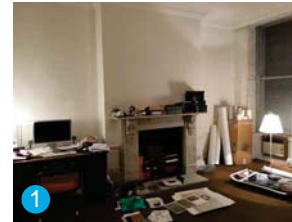
01-03 ,01-04:

- Modern fire doors.
- Poor quality modern sanitaryware fitting.



Existing First floor plan - NTS

- To be demolished
- Existing structure



3.5 Existing Second Floor

At second floor level the plan steps back to the original historic line. To the hallway there is a small modern window which is reduced in size compared to the traditional stair window due to the restraints imposed by the rear closet extension below. There is a poorly detailed and constructed partition wall at the head of the stair which also encloses the third floor access stair.

Schedule of second floor features:

02-01 :

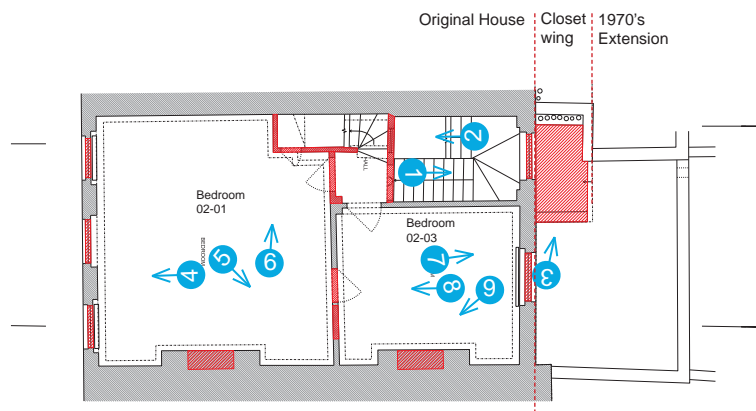
- Non-original sash windows
- Non-original fire doors
- Non original skirtings, cornices, mouldings and floor finishes.

02-03:

- Non-original fire doors
- Non-original mouldings
- Removed fire place and blocked up fireboxes

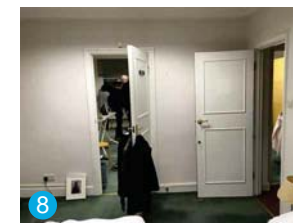
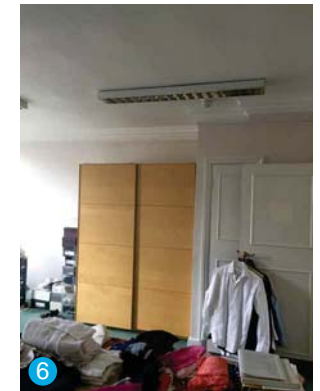
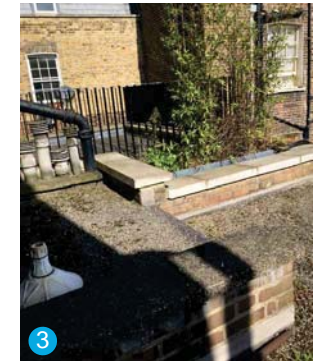
02-02:

- Diminished rear stair window means low natural light levels to stair
- Non-original enclosure at head of stair



Existing Second floor plan - NTS

- ▨ To be demolished
- Existing structure





Modern reduced height window due to rear closet wing below



View from third floor access stair towards rear wall and reduced height window beyond



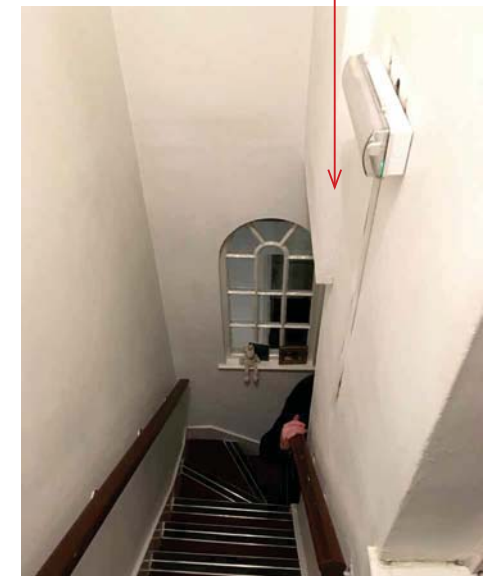
Window height reduced due to closet wing below



Third floor stair enclosed with late addition partitions



Partition wall at head of Second Floor staircase with poorly detailed glazed element



3.6 Existing Third Floor and Roof

The third floor plan has been heavily altered over time with the insertion of new partitions and adjustments to dormer windows.

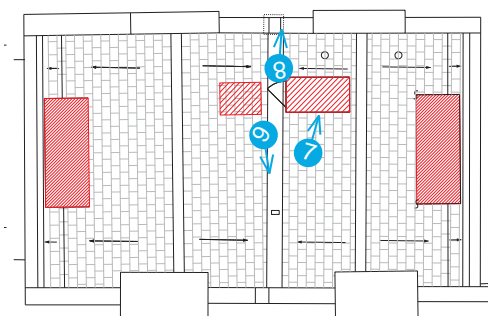
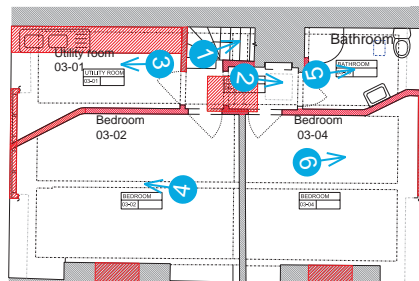
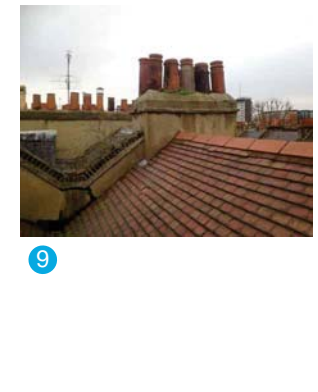
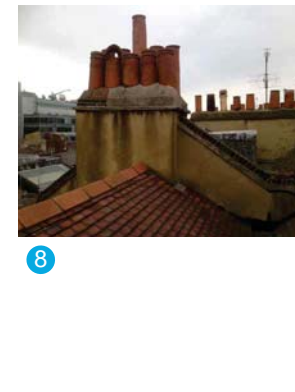
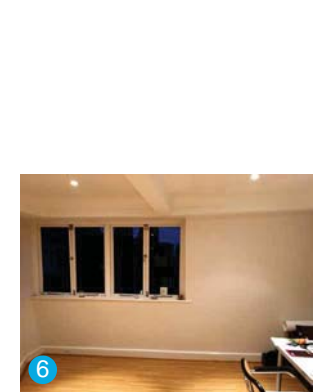
From the hallway there is an existing non-original wooden access hatch leading from the loft space into the roof. The central plan suffers from a lack of natural light. The modern dormer casements are unsympathetic, of poor construction and are in a state of disrepair

Third floor schedule of features :

- Plain-modern detailing, fixture and fittings
- Modern fire doors
- Replacement modern dormer casements

Roof schedule of features :

- Terracotta tiles to internal valley.
- Small roof access hatch.
- Rendered chimneys.
- Lead work in need of replacement.
- Roof coverings and guttering are in poor condition and damp problems are evident at second floor level.



Existing Third floor plan - NTS

Existing Roof plan - NTS

- ▨ To be demolished
- Existing structure

4.0 PROPOSALS

4.1 Design approach

Over many years the building has suffered from neglect and has been subject to a number of unsympathetic alterations. The building in its present state portrays a much-reduced version of a late Georgian town house.

The design approach is to improve the quality of the internal environment, and make the best use of the space. The designs proposed hope to bring the historic property back to its original former glory at the same time creating comfortable and sustainable home for the 21st century. The scale of the house to Doughty Street remains unchanged.

Proposals have been developed following extensive research into surviving historic detailing within the neighboring terraced houses, contemporaneous with no.41 Doughty Street.

The design team has identified the following opportunities for the site:

- To de-institutionalise the building and restore some of its former character.
- To remove and replace an unsympathetic, pastiche later rear addition to the building
- To maximise natural light into the building
- To improve the connection with the outside at the upper levels
- To reverse some non-original plan form changes that have affected the structural integrity of the house
- To adapt the house for contemporary needs

Our proposals are described in the following pages and comprise:

1. Alterations to the principle elevation
 - New dormer windows
 - Replacement sash windows with appropriate 6 over 6 detailing
 - Drop cill of the lower ground floor window to original location
 - External refurbishment to brickwork as required
 - Reinstatement of wrought iron railing & spindles
 - Relaying yorkstone to entrance area and step
2. Alterations to the Rear
 - Alterations to rear closet wing
 - Replacement of the existing rear extension with a more sympathetic contemporary in style extension which is subordinate to the historic building
 - New contemporary glazing to new extension
 - New rooflights applied in sympathetic manner & not impeding nor detracting from the historic host building
3. Landscaping and Amenity
 - Partial raising of garden level to Ground Floor level to improve access to amenity space
 - Upper level terraces formed creating accessible external amenities to upper levels
4. Alterations to main roof
 - Re-roofing in sympathetic natural Welsh Slate
 - New roof light to inner slope of main roof
 - Improved replacement roof access to inner slope of main roof
5. Internal refurbishment and restoration works
 - Reinstatement of lost original features including architectural mouldings, fireplaces and doors
 - Refurbishment & restoration of external elements as listed above
6. Internal remodelling
 - Restore the original plan form and therefore structural system
 - Removal of unsympathetic structural addition in the principal room
 - Lowering floor level of front vaults to create usable spaces
 - Acoustic separation of floors
 - Upgrading of services, including heating ,hot water system and rewiring as needed.

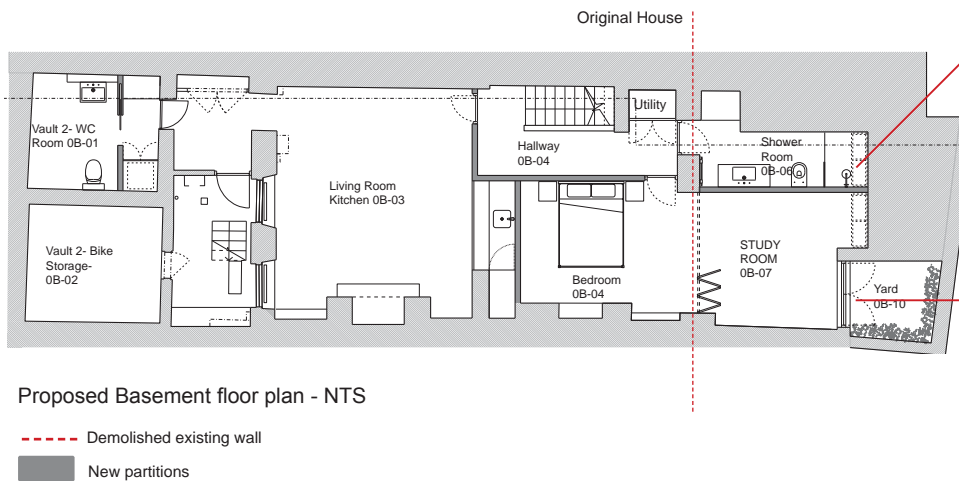
4.2 Proposed Lower Ground Floor Plan

The proposed layout is to move away from the open plan of the space from when the building was in commercial use and create areas more domestic in nature and proportions and create space suitable to the clients needs.

The proposed modifications are as follows:

- Removal of the non-original partition.
- Removal of the non-original utility room and work-tops to allow for new storage, WC and fixtures and fittings.
- Drop cill to front windows to original position as per neighbouring properties.
- Reinstatement of original timber sash windows to this level once cill dropped
- Removing the rear extension including the non-original rear timber framed door/ windows. Allow for new high quality double glazed slim metal framed doors which shall open to the external yard space.
- Infill of area of the courtyard to create an accessible amenity space serving the level above while retaining additional amenity space at this level.
- Proposed roof lights above the rear area shower room and study room to allow additional natural light into the space

- New timber stud partition to create a bedroom along original partition line.
- Reinstatement of simple mouldings including skirting, cornices, architraves and doors.
- Reopening of chimney breasts in living room and bedroom.
- Reinstatement of original period fireplaces and hearths.
- New slab, flooring, under floor heating and insulation throughout the basement.
- Damp proofing to exterior walls.
- Finished floor level in the courtyard to be raised to match internal space.
- Lowering the floor slab in the vault areas in order to create usable bathroom and storage space to the front.



Precedent image for bringing natural light to rooms in rear area



Glazed doors to rear terrace area

4.3 Proposed Ground Floor Plan

At ground floor the original plan form of the historic house will be reformed, including reintroducing curved wall and doors as evident at no.42 and 48 Doughty street. Remaining historic features will be retained and reinstated where they have been removed or adapted.

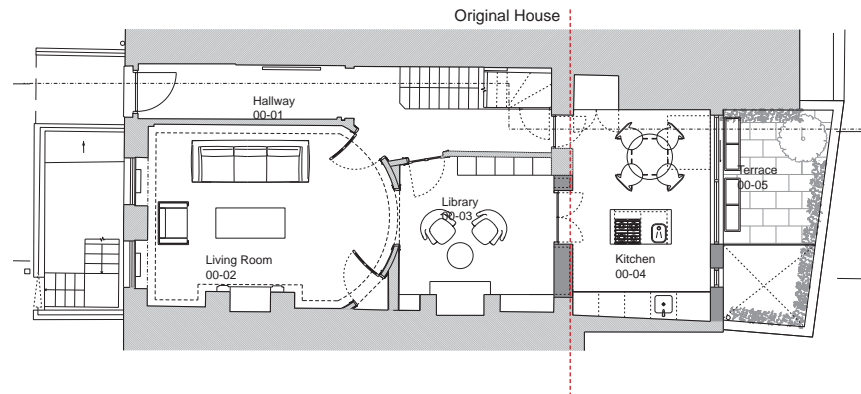
To the rear, a replacement contemporary ground floor extension is added to provide modern kitchen to service the historic part of the house. Large sliding slim frame glazing will create a better relationship between the interior and rear amenity space as well as maximising natural light into the rear area of the building.

By raising a proportion of the garden space the aim is to retain the light and some amenity space at LGF level while at the same time creating the opportunity for more usable indoor/outdoor amenity space at ground floor level. As the raised garden level shall also be less overshadowed it shall also provide more opportunity for planting.

The proposal at ground floor level are as follows:

00-01 :

- Remove existing non-original double doors from hallway to front room.
- Restore panelling in entrance hallway following removal of non original panels and relocation of entrance door



Proposed Ground floor plan - NTS

--- Demolished existing wall

■ New partitions

00-02 :

- Remove of non-original steel beam in front room
- Reinstatement of the curved wall in the original position between front and rear room including curved jib doors either side.

00-03 :

- Reinstatement of original period fireplace and hearth.
- New integrated shelving and storage to library.
- Reduce large opening in original rear wall to reinstate the original room proportions to create the library. A pair of french doors on the line of the original rear wall shall link the library with the new kitchen extension

00-04 :

- The removal of non-original kitchen units in rear room
- Demolition of the 1970's extension at the rear in order to create contemporary light filled kitchen. The proposed glazing will be metal-framed windows and door.
- Demolition and replacement of 1970's extension with a reduced scale new brick extension, bricks to match historic detailing.
- Creation of new terrace at the rear of the property.
- New extension to incorporate walk on roof light to provide additional natural light into the space while also providing a terrace to the level above
- Reinstatement of historic features throughout including: skirtings, cornices, architraves, windows and doors

4.4 Proposed First floor plan

The original plan form at first floor will be retained but restored closer to the historical layout as evident at no.42 Doughty street.

The proposals at first floor level include:

01-01 :

- Replace late nineteenth century fireplace to front room with appropriate period fireplace and hearth
- Existing non-historic doors to be replaced and repositioned to match original layout.
- Reinstatement of original timber sash windows.
- Reinstatement of original mouldings including cornices, skirtings and architraves
- Reinstatement opening between studio and study room with flexible bifold timber panel doors between the spaces

01-02 :

- Reopening of the chimney breast in study room.
- Reinstatement of original mouldings including cornices, skirtings and architraves

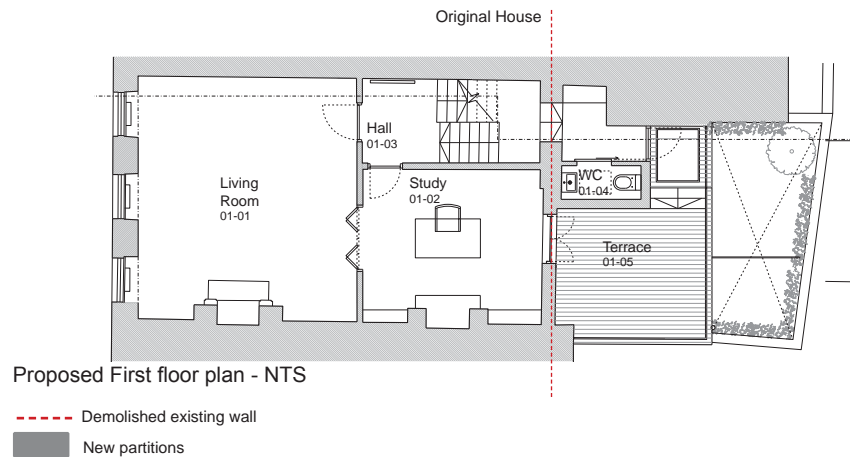
- Demolition of the 1970's later addition and take this level back to the line of the original property to create a terrace accessed direct from the rear study room. This shall create a stronger relationship between outside and inside and also reinstate the line of the rear facade and room proportions at this level.

01-04:

- The closet wing extension will be re-built with London yellow stock brick to match the existing rear facade. A sash window shall provide light to the small WC with a glazed panel timber door creating direct access to the external terrace which will also provide natural day light deep into the hallway.

01-05

- New brick extension at ground floor below stepped back in line with existing closet wing to form a terrace at this level. A terrace level is provided elsewhere on the street at property no. 12, 55 and 40.
- The external stepped terrace level allows direct access to the external space via the closet wing and the rear study space i.e. with improved links to amenity space.
- New walk on roof lights in the proposed terrace will benefit the ground floor area allowing more natural daylight in the proposed level below.



4.5 Proposed Second floor plan

At second floor level, the proposed alterations are to convert the rear room into a new bathroom with a dressing room for the master bedroom, to reinstate the window to the circulation stair, open up the head of the stair and reinstate the original balustrade to the third floor access stair.

The proposal comprises the following :

2-01

- New partition & doorway formed between hallway and master bedroom to allow reinstatement of the original balustrade to third floor access stair
- Repairing partition between front and rear room with new openings sensitively framed. Dressing room to be hidden jib door.
- Opening up and reinstatement of fireplace
- Reinstatement of original mouldings including : cornices, skirtings and architraves.

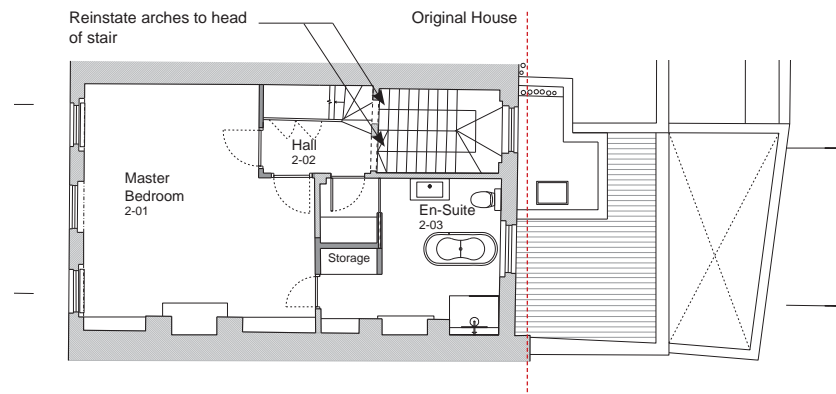
2-02

- The existing non-original window in the landing is to be removed and replaced with a larger window as detailed in supporting drawings and heritage statement

- Reinstatement of double arches to the landing area.

2-03

- Reinstatement of original timber sash windows
- Reinstatement of original mouldings including : cornices, skirtings and architraves.



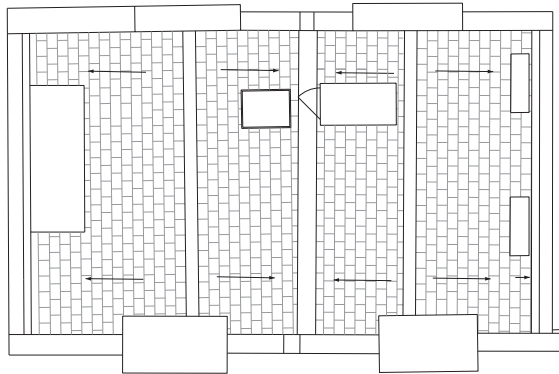
Proposed Second floor plan - NTS

--- Demolished existing wall

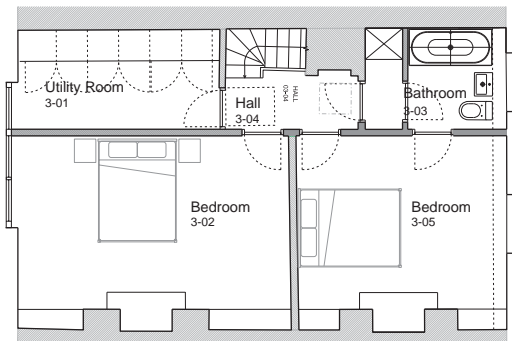
■ New partitions

4.6 Proposed Third floor plan & Roof plan

At third floor level the proposal is to rationalise the room layouts and create well proportioned rooms with new more sympathetic dormer windows to both the front and rear of the property.



Proposed roof plan - NTS



Proposed Third floor plan - NTS

----- Demolished existing wall

■ New partitions

The proposed scheme at third floor level and roof :

Rooms:

- Reopening of the chimney breast in both bedrooms.
- Existing non-original bathroom to be demolished.
- Existing non-original fitted cupboards and worktop in the utility room to be removed in order to enhance the utility room spatially.

Hallway:

- Existing roof access hatch on the landing is to be remodeled.
- New access ladder to replacement access hatch.
- New conservation rooflight to internal valley to provide natural light to the hall landing and stair

Dormers:

- Existing non-original dormer windows to be removed to front and back and replaced with new lead faced dormer windows.

Roof:

- Demolition of the section of roof in inner slope of main roof to form a new conservation roof light.
- New Roof access to inner slope of the main roof.
- Full re-roofing in natural welsh slate tiles

4.7 Alteration to the Principle Elevations

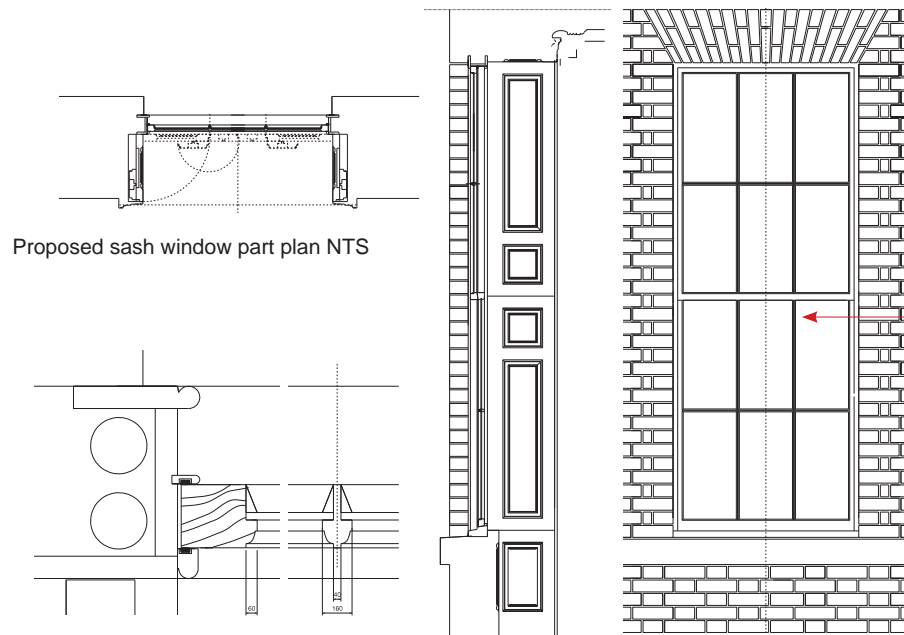
4.7.1 Front Elevation

The proposed overall appearance of the Doughty Street elevation remains unchanged with the exception of sympathetic alterations which aims to regain the historic appearance. In its present state the house portrays a reduced version of a late Georgian house.

The proposed alterations as follows:

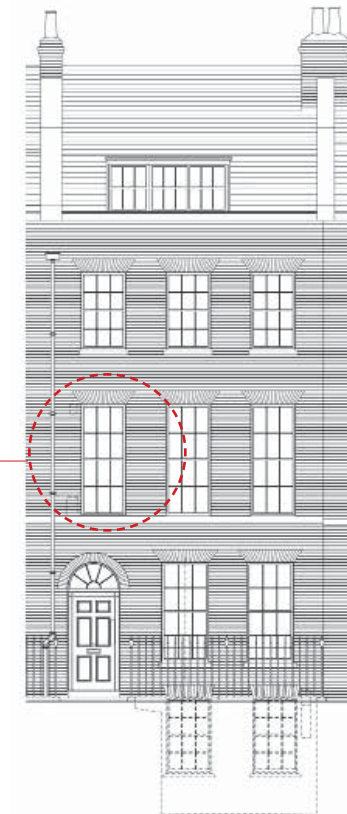
- The replacement of the late nineteenth/early twentieth century timber sash windows with six over six bar divided sashes. The new vertical sliding sashes are to be fitted within the existing frames and fitted with new stall and parting beads, all with rebated brush seals.
- The cill at lower ground floor windows dropped to original location & six over six bar divided sashes installed
- The entrance area including the paving over the front vault, the front door step and riser have all been re-laid in modern ceramic tile. This area is to be lifted and re-laid in dressed yorkstone with a bullnose edge to the door step itself.

- Replace non original cast iron steel railing spindles to like for like detail with wrought iron as would have been original
- Missing cast iron finial and central urn using the surviving ironwork as an exact model to be replaced.
- Repair the stone base plinth to the front railings and remove the white paint. Allow for cutting in new stonework in tooled Portland stone, as necessary.
- Removal of existing twin dormer and construct new lead faced dormer windows as shown with double hung, vertical sliding sashes.



Proposed sash window bar detail- NTS

Proposed sash window section and elevation- NTS



Proposed front elevation- NTS

4.7.2 Rear Elevation

The proposed alteration in the rear elevation involves the demolition and replacement of the unsympathetic 1970's historical later addition. The aim is to enhance the appearance of the rear elevation in a contemporary style, sympathetic and complementary to the historical building through style and scale. The reduced size of the extension from existing is more sympathetic and subordinate to the historical house. The openings have strong vertical proportions to complement the house.

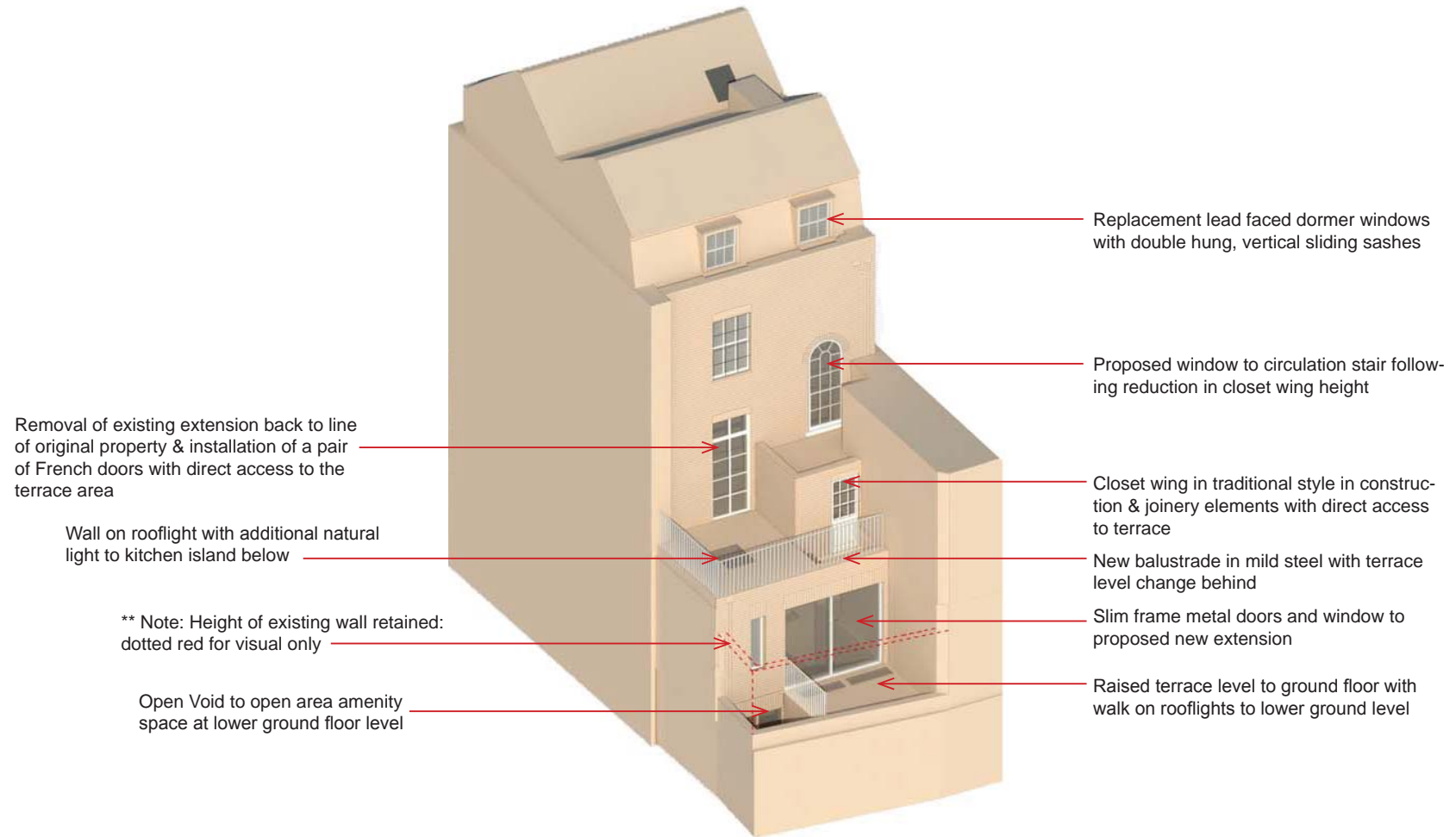
The replacement extension is reduced in massing and contemporary in style. The reduced scale extension allows the introduction of terraced areas to the upper floors. This terraced effect allows outdoor garden or terrace space to be created at each level, enhancing the connection with outside. Reducing the massing and including rooflights also introduces more natural light into the plan in a tight, naturally dark site. Through reconfiguration of the wc closet wing it enabled the reintroduction of a large semi-circular headed lancet type window also to be created to light the main stairwell.

The closet wing shall be traditional in style built from London stock brick to match the existing rear elevation with traditional joinery to connect with the traditional closet style. The new extension at Ground and Lower Ground Level shall introduce more contemporary style with soldier course detailing and slim framed glazing.

The existing dormer windows are to be demolished to create two new lead dormer windows to align with the rest of the fenestration, and create continuity in architectural language.



Proposed rear elevation- NTS



Proposed rear elevation 3D visual

4.8 Landscaping and Amenity

The proposed alteration in the rear courtyard involves raising and infilling the part of the courtyard up to ground floor level to form a new terrace. The new terrace at ground floor level and the split level terrace at first floor level will provide amenities to the upper floors not currently provided. The enclosure to the terrace shall be a mixture of brick and mild steel balustrade as per precedent image.

The creation of new sympathetic external terrace spaces at these additional levels aims to create a strong relationship between internal and external space.

4.8.1 Neighbouring Amenity

At ground floor level the new garden/terrace area is tightly enclosed by external garden walls and would not result in any increase in overlooking. At first floor level the terrace does create a clear outlook however given its position close to the corner of the site, it is relatively enclosed within windows adjacent to, not facing the terrace.

The nearest facing residential window is over 40 meters away. Much of the outlook is to flat roofs with little or no access. The surrounding properties are largely commercial including offices and a hostel or hallways of residencies.

No. 40 Doughty street has a granted terrace at second floor level.



View from the rear of 41 Doughty street



View from the rear of 41 Doughty street

4.8.3 Precedents photos of the proposed terrace space



Planting : Indoor/ Outdoor spaces to enhance upper floors



Balustrade: Narrow mild steel sections as per Chipperfield balustrade example



4.9 Upgraded services

The existing house has been institutionalised and the sympathetic installation of new appropriate services will be key to restoring the house to its correct appearance.

The proposed works to the main house involve:

- Replacement wiring throughout house.
- Re-plumbing and heating throughout the property.
- Existing unsympathetically located switches and sockets to be replaced and their locations rationalised.
- Unsympathetic, commercial lighting will be replaced with traditional pendants that respect the historic ceiling design.
- Existing radiators replaced with traditional cast iron models.
- Two new bathrooms to be created.



Examples of poorly integrated services throughout the house

4.9.1 Method of statement: Services installation within historic structures.

Like all aspects of the conservation of historic fabric, early planning and thorough design of the service elements is critically important.

The electricians, plumbers, heating engineers and other specialist installers must be reminded that it is not only the visible surface of the building which is listed or scheduled; the hidden structure is also similarly affected. This additional consideration may influence the decisions on the routing of surfaces. Whilst it may be quite clear that surface cable runs are unacceptable from an aesthetic point of view, under-surface services must not cause unnecessary damage to the structure.

Instead of the diagrammatic layouts so often produced by services engineers, proper drawings showing the exact location of service runs are required before this work is executed. While schematic diagrams may be adequate for new construction, they are rarely precise enough for historic building works where the exact location to within a few millimeters may be necessary to avoid damage to important surfaces or vital structural elements.

The most serious effect of installing services in an historic structure can be when services need to traverse a room. The simple act of installing an electric cable across a room can seriously weaken the joists and beams. Computer network ducts or central heating pipes can be even more problematic. Notches for cables and pipes etc. should never be at the centre of the floor but kept near the edges of the room where the effects are much less significant - although the runs may be longer and more complex. Ideally, electric cabling should pass through holes drilled in the centre of the depth of the beams and joists.

5.0 APPENDICES

5.1 Scheme drawings

DRAWING NO.	NAME	SCALE	PAPER SIZE
0352_P_0010	Site plan	1:1250,1:500	A1
0352_P_0000	Existing Basement,Ground,First Floor plan	1:50	A1
0352_P_0001	Existing Second,Third,Roof Floor plan	1:50	A1
0352_P_0200	Existing Section A-A,	1:50	A1
0352_P_0201	Existing Section B-B	1:50	A1
0352_P_0100	Existing Elevations	1:50	A1
0352_P_1000	Proposed Basement,Ground,First Floor plan	1:50	A1
0352_P_1001	Proposed Second,Third,Roof Floor plan	1:50	A1
0352_P_1200	Proposed Section A-A	1:50	A1
0352_P_1201	Proposed Section A-A	1:50	A1
0352_P_1100	Proposed Elevations	1:50	A1
0352_P_1400	Proposed Ground floor front room	1:50	A1
0352_P_1401	Proposed Internal Joinery Details (First, second and third floor)	1:50	A1
0352_P_1402	Proposed Internal Joinery Details (Ground floor)	1:50	A1
0352_P_1403	Moulding details	1:50	A1
0352_P_1404	Sash window details	1:50	A1
Attached	Heritage statement		

6.0 CHRIS DYSON ARCHITECTS

6.1 Chris Dyson Architects practice statement

CDA was founded in 2004 by Chris Dyson, a former senior designer at Sir James Stirling and Michael Wilford Associates, and more recently at Sir Terry Farrell and Partners. The practice is based in the historic Spitalfields area of London, where Dyson has lived and worked for 20 years, and where many of the practice's early projects are located.

We have a diverse portfolio of projects across the United Kingdom, from small private commissions to public buildings and urban planning proposals.

There are two primary strands to the practice: the first is historic conservation architecture applying skills in intelligent conservation and sensitive building design to projects, and the second is grand architecture concerned with cultural and commercial commissions.

We enjoy working on challenging projects of all scales, including many historic listed buildings. We pride ourselves on a high degree of attention to detail and a flair for innovative and modern design.



RIBA 
London Regional
Award Winner 2015

6.2 Architect's Journal Small Projects Award 2014

In 2014 Chris Dyson Architects were awarded the 'Architects Journal Small Projects Award' for the extension to a private residential project at Wapping Pier Head

The project was chosen ahead of 23 other finalists to win the award which celebrates the best schemes built with a contract budget of £250,000 or less.

The 'subtle, thoughtful yet mischievous' addition to a Georgian-style terrace in east London was described as 'architecture for architects, yet a building the public would walk by and equally enjoy'.

RIBA 

London Regional
Award Winner 2015

Proud Winner Best Housing
Development
1-5 Units
BRICK AWARDS  2014
CHRIS DYSON ARCHITECTS

AJ SMALL PROJECTS 2014
WINNER
CHRIS DYSON ARCHITECTS



6.3 Conservation Architecture at CDA

The Conservation side of CDA is well established, the practice has completed numerous listed buildings, Grade I, Grade II *and Grade II. The office works hard to sympathetically restore and improve buildings of historic nature with clever detailing and improvements.

In 2011 Chris Dyson Architects were awarded the prestigious 'City Heritage Award' for number 5, 6 & 7 New Street in London (shown left centre)

This award, now over 30 years old, is given each year to the best refurbishment project in the City. The three properties were previously used as a single office. CDA completed a sympathetic and quality refurbishment, and reinstated a domestic configuration. The award demonstrates CDA's experience and knowledge of Georgian architecture.



6.4 Harry Whittaker Conservation Architect

Harry Whittaker RIBA AABC has worked in the field of building conservation for over twenty years and is included on the approved list of Architects for the dioceses of Bath and Wells, Salisbury, Litchfield and Hereford. He has worked with English Heritage, CADW, The National Trust and a number of private and public heritage groups.

In recent years Historic England [formerly English Heritage] like CADW in Wales, Historic Scotland and the Heritage Lottery Fund, have revised their grant funding policies and now offer building repair grants only to schemes where the applicants employ a competent professional with conservation accreditation from a recognised body. Harry Whittaker is listed on the AABC, the register of Architects Accredited in Building Conservation and is therefore suitably qualified for projects that require such funding.

AABC is an independent accreditation body established in 1999 for and by skilled conservation architects. The primary purpose of the AABC Register is to protect the historic built environment from damaging interventions devised by people not skilled in historic building conservation and adaptation. This was the first such scheme to be introduced and recognised by the key conservation groups.

