Refurbishment and repairs at

45 Great Ormond Street, London WC1N 3HZ

Heritage and Impact Statement

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1.0 INTRODUCTION

1.1 Purpose of the Document

This Heritage Statement supports the application for repairs and refurbishment of 45 Great Ormond Street, a Grade II listed house in Camden. The works are also described in detail in the accompanying drawings.

The property preserved its overall appearance during the years and there have been only minor alterations within the interior.

The conclusions of this report are based on desktop research, together with on-site investigations and interpretations of what is visually accessible for assessment. Further research, investigations, or opening up works may reveal new information which may require further assessment.

1.2 Scope for Study

This report comprises a brief description of the house and the proposals, an assessment of the significance of the specific areas being altered, and an assessment of the impact of the proposals on the significance.

1.3 Sources of Existing Information consulted.

- Historic England
- Bloomsbury Conservation Area Guidelines
- Book 'An Address in Bloomsbury' by A. Forshaw
- Camden Council Planning records

This Heritage Statement builds on the above-mentioned existing documentation.

1.4 Limitations of this Report

This report explores the Heritage impact of the proposed works only. References are made to the existing condition as there are no past proposals for this site. This report should be read in conjunction with the application drawings, the Planning Statement and all other submitted supporting documentation.

2.0 DESCRIPTION

2.1 The Site, Listing and Local Designations

45 Great Ormond Street, London, WC1N 3HZ

The house is a four-storey building with a basement within a continuous Georgian terrace and sits within the Bloomsbury Conservation Area established in 1984.

The house is Grade II listed, part of a group of terraced houses (Nos.41-61 (Odd) and attached railings) built between c1704-08. The eleven houses are all that survive of Barbon's original terrace of 1-23 (consecutive) Ormond Street. The listing is included in the Appendix at the end of this document.

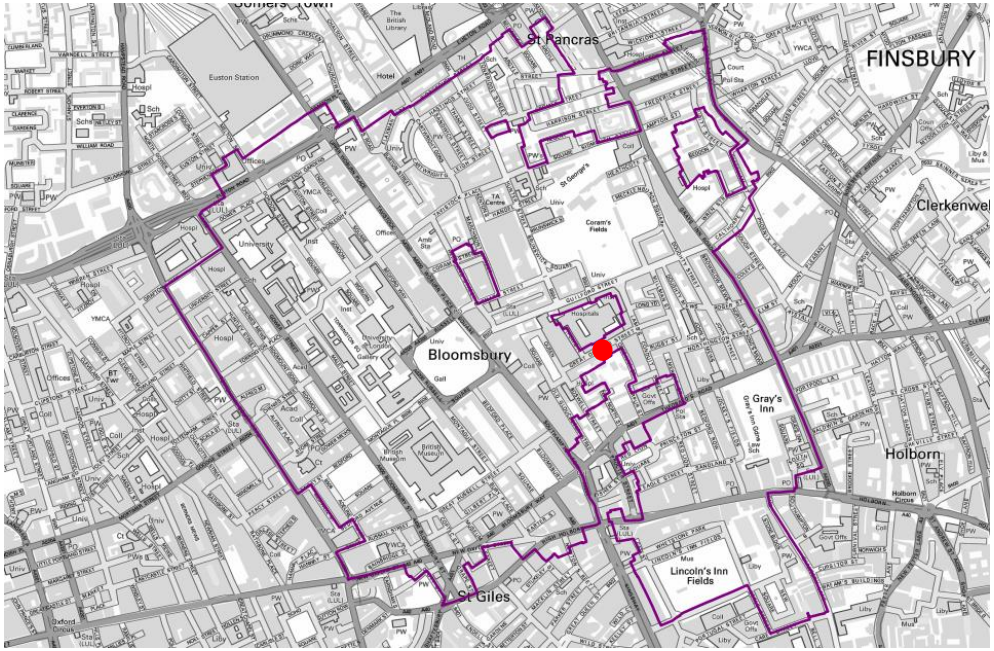
Bloomsbury is noted for its formally planned arrangement of streets and the contrasting leafy squares. The urban morphology comprises a grid pattern of streets generally aligned running north-west to south-east and south-west to north-east, with subtle variations in the orientation of the grid pattern. The quintessential character of the Conservation Area derives from the grid of streets enclosed by mainly three and four-storey development which has a distinctly urban character of broad streets interspersed by formal squares that provide landscape-dominated focal points.

The townhouses arranged in terraces are the predominant form across the area, reflecting the speculative, (mainly) residential development of the Stuart, Georgian, Regency, and early Victorian periods. This gives a distinctive, repeated grain to large parts of the area.

No 45 is currently arranged as offices on the basement and ground floor levels with individual one-bed flats on the first, second and third floor levels.

2.2 Historical evolution of the area

The Bloomsbury Conservation Area covers an area of London that expanded rapidly northwards during the period 1660-1840. The impetus for the initial development came from events such as the plague of the Black Death (1665) and the Great Fire of London, which had devastated the City. The building of Covent Garden, nearby to the southwest, however, was a key architectural development which strongly influenced the form of Bloomsbury. In 1630 the developer, the Duke of Bedford, and his architect, Inigo Jones, introduced Palladian architecture to England in the form of a public square, addressed by a church and arcaded terraces of houses, and surrounded by grids of streets. This was a key departure from the prevailing pattern of development, based on narrow medieval streets, alleys and courtyards, and set the scene for the next three centuries.



Bloomsbury Conservation Area, source Camden.gov.uk

Bloomsbury represents a period of London's early expansion northwards, dating from Stuart times (around 1660), which continued through the Georgian and Regency periods to around 1840. This period of expansion, which followed the Plague in 1665 and the Great Fire of London in 1666, replaced a series of Medieval Manors on the periphery of London and their associated agricultural and pastoral land.

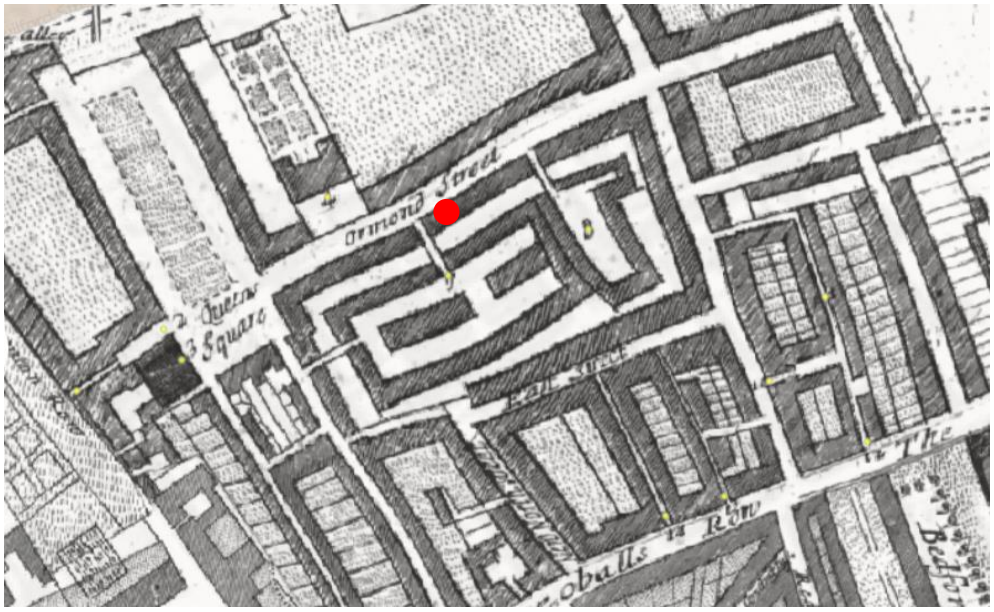
Most buildings in the City were re-erected on the original site by 1675, inevitably there was pressure to solve the housing crisis by building on green-filed sites beyond the ashes and ruins.

William Morgan's Map of the City of London, Westminster and Southwark (1682)

Source www.layersoflondon.org

Inigo Jones' houses in Covent Garden had proved extremely popular and so too were Southampton's in Bloomsbury Square. Nicholas Barbon who has been involved with developments in Soho, managed to acquire 17 acres of land previously known as Red Lion Fields in 1684 and set about building on it immediately. He started off with Red Lion Square, a purely residential venture, with a series of streets radiating out geometrically from the central garden square. He then laid out Bedford Row, later progressing onto the South side of Ormond Street building a series of 23 new houses to be 'third-rate' under the 1667 Act, of three storeys with a basement.

Barbon understood the fashionable requirement for symmetry in planning his streets and buildings. Almost exactly midway along the new Ormond Street terrace, after 12 standard houses, a break was made to provide an access way into the mews and service accommodation which were planned at the back.



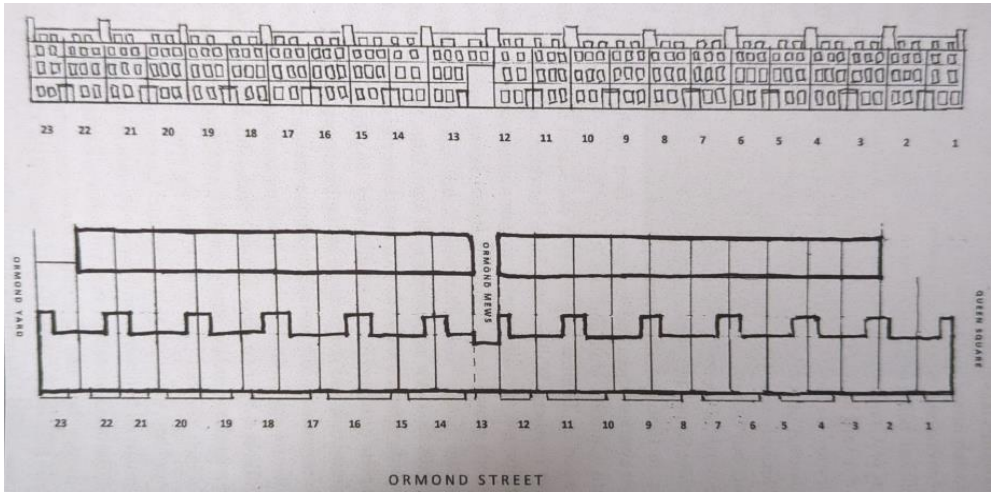
A composite map made up of the plans surveyed by Richard Blome in 1694 which John Strype updated in 1707. Source www.layersoflondon.org

The favoured composition method was the 'handed arrangement' with fireplaces and chimneys to form a strong core. The splayed corner chimneys in the rear rooms resulted in a stable structure at the back of the house off which the flimsier closet wings could be built, again arranged in pairs for greater solidity.

Late C17 residential style in London was yet to embrace the Italian fashion for the 'piano nobile', whereby the first-floor rooms are the grandest. Thus, in Ormond Street, the ground and first floors are identical in height. The second floor would accommodate bedrooms, with kitchens, laundries, and store rooms located in the basements.

Every house would have its own mews building behind the rear garden, across which there was direct access to the house for the footmen and servants. The bricks for the walls and clay tiles for the roof were made locally.

The basements were a complete excavation, nearly 3m down with the basement windows fully below street level looking onto a narrow front area with vaults under the pavement for storage of coal and water.

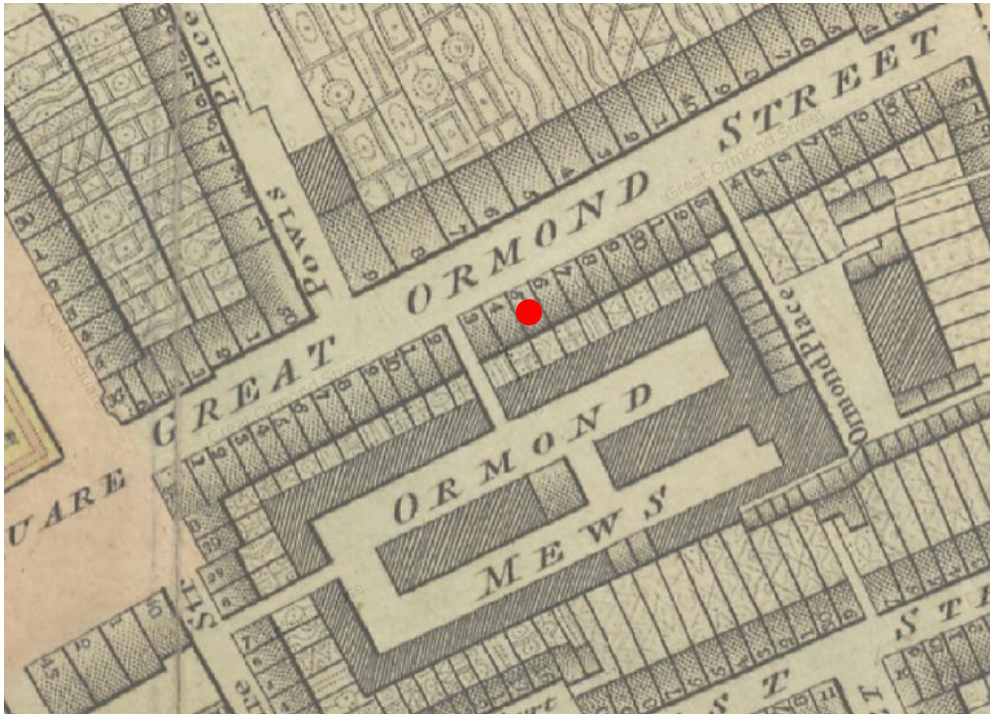


Plan and elevation of how 1-23 Ormond Street might have been originally conceived; source A. Foreshaw p.26

The final 25 years of the 18th century would see a great expansion of Bloomsbury as a residential district. However political unrest caused uncertainty in the minds of investors during the Gordon Riots that took place in 1780. No 45 was one of the riot targets at the time, being home of Edward Thurlow who was an ostentatiously rich and unpopular figure. When he was finally dismissed from the Government in 1792 he sold no.45 and retired to Brighton.

Despite the successful development of Bedford Square the area was no longer favoured by the aristocracy and diplomatic circles who preferred relocating to the new opulent estates of Mayfair, Fitzrovia and Marylebone, further West.

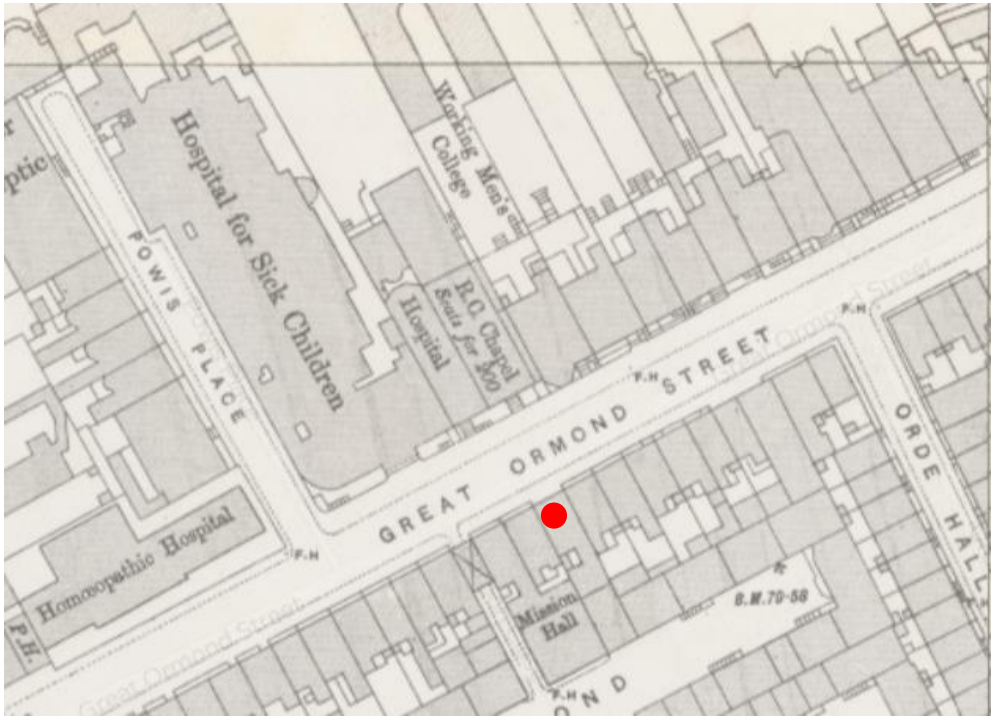
Richard Horwood's map shows house numbers for the first time.



R. Horwood (1799) - Source www.layersoflondon.org. No. 45 is marked out in red.

While Great Ormond street had lost its rustic views to the North, it remained an attractive place to live. With the decline in demand for residential properties, and the advent of the railways, hotel and office redevelopments began to appear around the turn of the century. The specialist hospitals around Queen Square and Great Ormond Street which had occupied former houses also began to be redeveloped towards the end of the 19th century (for example Great Ormond Street Children's Hospital (1851), National Hospital (1885), Italian Hospital (1898), and the burial ground of St George's Bloomsbury was transformed into a public garden in 1882 with the help of the Kyrle Society. The North side of Great Ormond Street had taken on a definitively medical character.

In 1885 all properties in Great Ormond Street were re-numbered: the North side took on even numbers.



OS Maps (1893-1896) No. 45 is marked out in red.

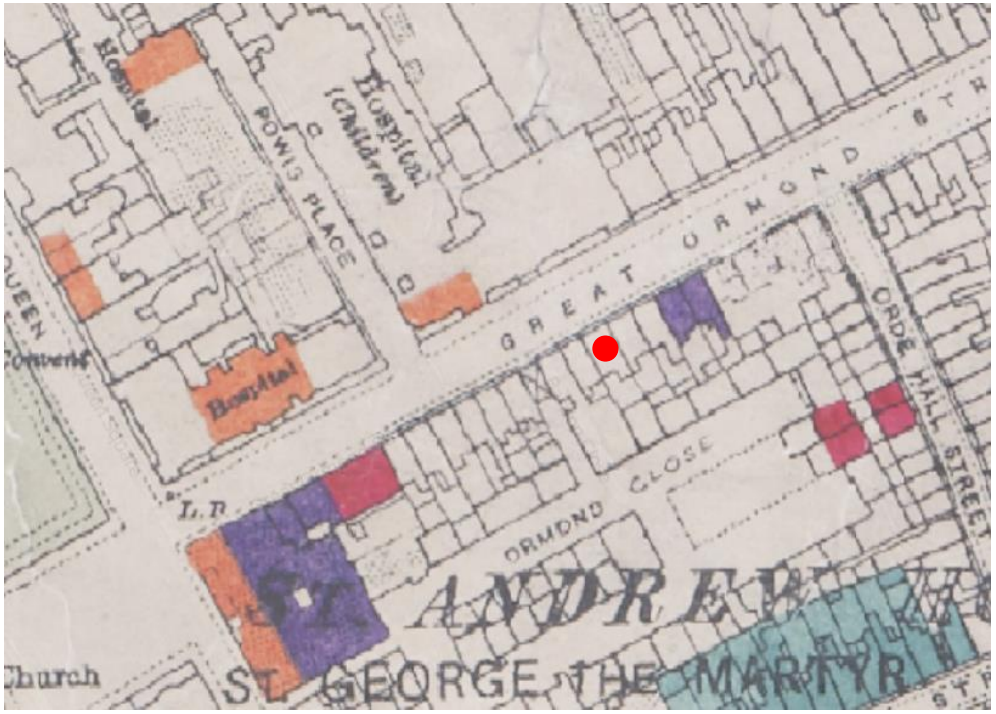
Major developments during the first half of the 20th century were largely associated with the expansion of the University of London in the area between

Gower Street and Russell Square, the continuing development of hospitals in the east of the Conservation Area and offices, hotels and shops along the main arterial routes.

Inland Revenue: Valuation Office Survey, 1910-1915

From 1926 the pace of physical change accelerated, with even more old houses being replaced by new buildings. Some houses in the street were allowed to fall into despair, comprising nos. 29-35 that were emptied out, demolished and replaced by a new block of flats. At the time SPAB (The Society for the Protection of Ancient Buildings) was greatly alarmed by the potential fate of early houses on the North of Great Ormond Street and campaigned for their rescue.

During WWII, Great Ormond Street suffered very severe collateral damage. Nos 49 and 51 were so badly damaged during the war they were not habitable. The area was slow to get back on its feet when peace came in 1945. With thousands of people left homeless there was widespread squatting in empty or semi-derelict buildings, including some of the unused hotels in Bloomsbury.



Bomb Damage Map (1945)

The devastation prompted the first systematic listing in 1944 of buildings considered to be of such architectural merit that they should be prioritised for repair if damaged.

A new list was again published in 1951 by the Metropolitan Borough of Holborn which included the properties on Great Ormond Street, and in 1955 SPAB had to commission their own report to prevent nos51, 47 and 49 from being demolished.

During the 1960s, 26-40 Great Ormond Street was owned by the Children's Hospital and demolished in 1967. From 1970-73 SPAB and the Council fought

a prolonged battle to save Nos 3,5 and 7. Nos 9-15 were eventually largely demolished in 1974 and rebuilt facsimile from 1975 onwards.

The hospital, over time, had owned and used many of the houses on Great Ormond Street for offices or ancillary accommodation. In 1983 the hospital acquired nos 55 and 57. No 47 became vacant in the 1980s and from 1976 Nos 43 and 45 were occupied by the Leukemia and Migraine Trusts.

The three flats at no 45 had been leased from 1974 to a third party as private residential and the Charity acquired the leases in 2017. The Charity already owned the freehold and already occupied and used the ground floor and basement for quite some time. The flats were purchased by the charity with the intention of using them as either staff or parent accommodation, but have been uninhabited for the last 7 years, since 2017

A previous application for the refurbishment of the property was made in 2018 but this was withdrawn due to Camden's conservation team concerns regarding the proposed fire strategy. Roger Mears Architects have been subsequently appointed to work with the client in developing a fire strategy which is now more sympathetic and in keeping with the heritage of the listed building.

Left inhabited for several years, no 45 now needs a careful conservation plan and to be returned to conserve and repair its historic fabric, and to return it to a residential use.

View of rear elevations of houses at 26-40 Great Ormond Street, Holborn, and panorama of roof tops and buildings looking south from a taller building, 1960

Source London picture archive

2.4 Description of the exterior

Front elevation:

45 Great Ormond Street comprises four-storeys and a basement.

The front elevation is built with three types of bricks: grey stocks (varying in colour from brown to yellow) for the main external walls, front and back, and chimney stacks. Red stocks are used for the ornament dressing around the windows and for projecting string courses at first and second floor levels. 'Place' bricks were used for internal partitions and party walls.

Gauged red brick flat arches identify flush frame sashes with exposed boxing. The windows are painted timber sashes with varying patterns (6x9, 4x4, and 2x2). The frames do not follow the 1707 and 1709 Building Acts requiring a recess of one brick to reduce the threat of fire and are flush with the façade.

The earlier C19 shopfront features Corinthian pilasters carrying entablature with dentil cornice; the central shop door is part-glazed with rectangular fanlight. The house doorway has a rectangular fanlight and a panelled door.

Although the shopfront has retained its original design, the ground floor windows and doors have changed.

The lightwell is bridged over with concrete slabs to access the two doors. The railings are a modern replica and painted in black.

No 45, External view

Rear elevation:

The rear elevation features plain brickwork with painted timber sashes that are set back from the brick wall, generally 2x2 pattern, single-glazed.

The rear closet that is four storeys high is original to the building and is finished with a flat roof terrace accessed from the top floor back room.

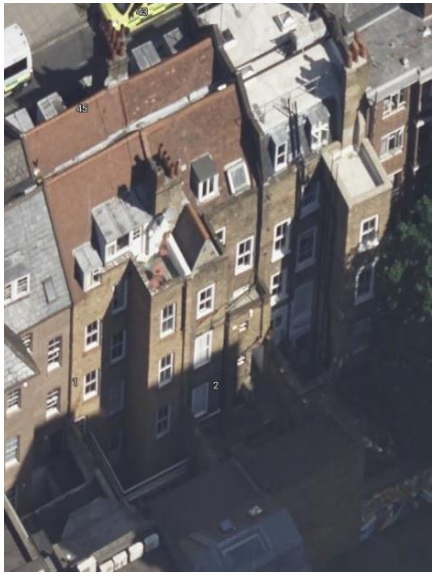
There are two small dormers at the front (not visible from the street) and a larger dormer at the rear with a set of windows and doors opening onto the rear terrace.

The mansard roof is covered with clay tiles. A drone survey has revealed that some tiles have slipped or are heavily stained. Ridge tiles have missing pointing to joints. The valley dormer and front/ rear parapet have a zinc covering which is in poor condition. The dormer has a cover section missing to roll. The parapet to the front has a build-up of detritus as well as the central valley. The rear parapet has limited access as the dormer is built up against it so it cannot be maintained. There are loose cables over the roof covering. The vent local to the central valley has no cover. There is missing flaunching to chimney stacks, a pot missing to a small stack to the rear leaving an open flue.

There is a single grey uPVC rainwater downpipe to the rear elevation. Cast iron down pipe within the lightwell serving the rear yard with some small waste drainage within the lightwell.

A vent pipe exists at the rear elevation at high level. Internal soil pipework to be investigated small external uPVC waste pipe located in the lower ground yard.

The rear yard features a concrete slab with vegetation growth over it. The steel handrail finish is lifting, exposing corroded metal. There are areas of brickwork to the wall that need to be repaired further due to vandalism that occurred some years ago.



No 45 – Aerial view and rear elevation

Rear Yard

2.4 Description of the Interior

The interior retains much of the original features. However, generally speaking, the rooms are in a poor state with old finishes and fittings, redundant wiring and plumbing. The original joinery, where surviving, requires repair and redecoration.

Ground floor: the building is accessed from the street into the Hall leading to the rear yard and to the upper storeys. The staircase is original as well as the wall panelling.

First floor: the front comprises two rooms, the larger features original panelling, cornices and skirtings. The ceiling is lath and plaster. The fire surround exists however not the fire insert. The original timber floorboards exist under the carpet. The smaller room previously used as a kitchen has modern linings covering the original panelling, which is visible in places. Floorboards have been covered with tiles. At the rear, the chimney breast within the room is splayed and the fireplace is blocked up. The wall panelling on the staircase side had been covered up with a fitted cupboard and is now exposed. The lath & plaster ceiling is lined with artex/paper. Two narrow doors lead to the rear closet with a bathroom.

Unfortunately, most of the doors on this floor are modern fire doors or modern replicas of traditional designs (a Door Schedule is included in the application).

Second floor: it has a similar layout to the first floor with two front rooms, a lobby, and a rear room with access to the rear closet bathroom. The larger front room retains original panelling, cornices and skirtings. The ceiling is lath and plaster and has suffered water damage in one location and needs repairing. The fire surround exists but the opening is blocked up. The original timber floorboards exist under the carpet. The lobby features original panelling. The smaller room used again as a kitchen retains modern linings and may still have panelling to be uncovered, as the floor below (however, this is a conjecture at this moment). The rear room has similar features as the first floor with splayed chimney breast and joinery such as cornices and skirtings.

Ground floor Hall

First Floor front kitchen

Second floor landing and lobby

2.5 Condition

The house has been vacant for years, having been allocated in the past to accommodate hospital staff or parents of children in the care of the hospital.

The building is overall watertight although the roof needs attention in a few areas. There are some limited areas showing signs of water ingress.

Externally, the front elevation is overall in fair condition, however, the brick parapet appears to be leaning inwards at visual inspection and would require further investigations. The rear elevation has likely been rebuilt at some point in the past and does not show signs of settlement.

The windows need repairs and draughtproofing.

The timber floorboards are generally sound however may need localised repairs once the carpets, and lino have been stripped out. The floors are likely to require some strengthening locally, as there are signs of sagging in some areas.

The stair core shows pronounced settlement. Further investigations will be carried out once the stair structure is exposed in order to assess the conditions of the connections between all stair stringers and the corresponding landing and half-landings. The stairs will be fully assessed to determine whether they have been compromised and are unsafe for use as allowances need to be made for overloading due to fire escape.

The internal partitions will require like-for-like timber repairs and upgrades in line with the proposed fire strategy.

The fireplaces retain the surrounds in some rooms, in others have been blocked up. The building needs an urgent program of repair and needs to be brought back into use to secure long-term viability and conservation.

3.1 Assessment of Significance Criteria

Significance can be defined as the sum of the cultural values which make a building or site important to society. When a building is listed, its importance is judged on its special architectural or historic interest, taking into account group value, age and rarity, aesthetic merits, national interest and selectivity (i.e. the best example of a particular type of building when there are many of a similar type and quality). Cultural significance is unique to each place, and therefore the criteria by which significance is assessed is also site-specific.

The building's internal surfaces are amongst the features that define its character. Consequently, they are amongst the elements of historic fabric and architectural detailing that contribute to the building's architectural integrity and therefore to its significance as a designated heritage asset.'

The initials 'GV' (Group Value) in the listing description specifically identify the building's special architectural and historic interest as part of a group. The building expresses attributes typical of the 19th century. The architectural and historic interest, and therefore significance, of the building, lies, in part, in its surviving historic fabric, plan form and detailing that mark the building's developmental history and how it has been modified over time.

The rating system is as follows:

Very High
High
Medium
Low
Negligible/ Neutral
Detrimental

3.2 Structure of Heritage Impact Assessment

Each section contains the following sub-divisions:

- Existing Description: a brief outline of the existing condition
- Assessment of Significance: Using the above-mentioned criteria
- Proposals: A brief outline of the proposals/ ideas/ concepts for changes for the areas in question
- Assessment of Impact: an assessment of the impact of the proposals on heritage significance.

The magnitude and value are taken into account together according to the graph below:

MAGNITUDE OF IMPACT	DEFINITION
High Beneficial	The alterations considerably enhance the heritage asset or the ability to appreciate its significance values.
Medium Beneficial	The alterations enhance to a clearly discernible extent the heritage asset or the ability to appreciate its significance values.
Low Beneficial	The alterations enhance to a minor extent the heritage asset or the ability to appreciate its significance values.
Neutral	The alterations do not affect the heritage asset or the ability to appreciate its significance values.
Low Adverse	The alterations harm to a minor extent the heritage asset or the ability to appreciate its significance values.
Medium Adverse	The alterations harm to a clearly discernible extent the heritage asset or the ability to appreciate its significance values.
High Adverse	The alterations severely harm the heritage values of the heritage asset or the ability to appreciate its significance values.

Heritage Impact assessment rating system

Existing	Significance	Proposed works	Impact on existing significance
GENERALLY			
Structure The building is generally in sound condition. Some settlement of the staircase core has been observed and requires further investigation. The brick parapet to the front elevation appears to be leaning inward.	High	Proposed works do not involve any demolition, alterations or extensions to the building structure. Demolitions are limited to non-load bearing partitions and modern cupboard. Some strengthening is likely to be required to the staircase and to the existing floor structure in order to allow for additional load, particularly in the common areas. Further investigations will be carried out to the stair and floor structures. Any work required to repair and strengthen the existing structure will be carried out as per structural engineer design and specifications. Original timber structure will be retained and sympathetically repaired and any loss of historic fabric will be avoided or limited to elements considered beyond repair. Proposed repairs would allow to retain the historic staircase and floor structures in place for the future and to maintain the building in its residential. The front parapet is also likely to require local repairs. Existing historic bricks and stone coping will be retained or, if required, replaced on a like-for-like basis.	Low Beneficial
Fire strategy No fire strategy is currently implemented within the existing building	Negligible/ Neutral	All walls, doors, and ceilings to be upgraded as per specialist report, plans and specifications. All the proposals for fireproofing the existing building will not involve any loss of historic fabric and will not have any visual impact on the designated heritage asset. Modern doors will be replaced with new appropriately fire rated doors of traditional design. All original doors and panelling will be retained and coated with intumescent paint and paper or veneer, which are completely removable and would not damage or change the appearance of the historic building. Floor insulation will be added in the ceiling void by lifting the floorboards without compromising the lath and plaster.	Neutral

Existing	Significance	Proposed works	Impact on existing significance
		A mist system will be installed in Bedroom, Dining and Kitchen each room to Flat 4 (first floor). Outlets are of limited size and will be installed discretely within the ceiling void by lifting the floorboards above, with the pump unit fitted in within the existing HWC cupboard.	
Thermal upgrade			
The buildings is of traditional masonry and timber construction, with solid brick walls and foundations, single-glazed sash windows, timber-framed cold roofs with lead and tiled roofs. There is no wall insulation and it is likely there is no ground-floor insulation. If there is attic insulation it is likely to be significantly below modern standards. The winter thermal performance of the building as existing is likely to be poor, with high heat loss and correspondingly high utility bills and carbon footprint. The building is considered at lower risk of overheating.	Negligible/ Neutral	The roof will be insulated at attic level and ventilation provided through vent tiles. These will be similar in size, materials and colours to the original roof tiles, minimising any potential visual impact of the proposal on the significance of the heritage asset and on the character and appearance of the Conservation Area. Existing windows are generally of historic and architectural significance and highly contribute to the significance of the designated heritage asset. All the windows will therefore be retained, repaired and draught proofed and sympathetically designed openable secondary glazing will be installed internally.	Neutral
Services			
Bathrooms are fitted with simple mechanical extract fans in the walls. No ventilation is provided to the kitchens. Radiators and boilers to the first, second and third floor have been removed and the units are currently heated with electric portable units. Currently power in the flats is supplied from a consumer unit adjacent to the meters on the landing outside each flat.	Negligible/ Neutral	New extract fans for the Shower rooms will be fitted within existing outlets with new heritage metal grilles on the external elevation. New heating system will consist of a heat source pump installed within the rear courtyard, with no impact on the character and appearance of the Conservation Area and a minimum impact on the significance of the listed building. These are likely to result in a very low level of less than substantial harm due to their visual impact on the listed building. This solution, however, is completely reversible and would considerably reduce the carbon footprint of the building, resulting in some public benefit. Internal units will consist of either traditional radiators or fan-driven radiators as per specialist design, fitted in discreet locations. New consumer units and meters will be located within cupboards inside the flats, with new circuits to new accessories (sockets etc.) and high-efficiency LED lighting which meets the requirements of the refurbishment. Emergency lighting is proposed throughout.	Neutral/Low adverse

Existing	Significance	Proposed works	Impact on existing significance
GROUND FLOOR HALLWAY			
Floor Original floorboards underneath the existing carpet, generally in fair condition.	High	Existing floorboards to be locally repaired and covered with new carpet throughout.	High Beneficial
Ceilings Lath & plaster ceilings with original cornices, generally in fair condition.	High	Acoustic insulation would be installed between ceiling joists (see Floor section). This will be done by lifting up the floorboards. This will allow the laths to be checked from above and repaired like-for-like as necessary and finished with lime hemp plaster to maintain breathability. Ceiling panels and cornices with appropriate profiles where missing will be reinstated on a like-for-like basis where necessary.	High Beneficial
Walls Brick party wall and partitions between hallway and offices have later panelling and dado rail of historic significance with some local modern infill, generally in fair condition.	High	Existing panelling to be locally repaired on a like for like basis, unsympathetic modern panelling replaced with new panels of historically appropriate design to match existing and redecorated.	High Beneficial
Windows Original single-glazed sash window to landing in need of joinery and glazing repairs.	High	Windows will be generally overhauled and draught-proofed, joinery will be repaired on a like-for-like basis as required. To address noise and thermally upgrade the existing windows, secondary glazing will be fitted.	High Beneficial
Doors (see Door Schedule) Front and rear doors are original and in fair condition. The door from the rear office to the stairwell is a modern replacement of no significance.	Medium to Low	Front and rear doors will be overhauled and draught-proofed, joinery will be repaired on a like-for-like basis as required and redecorated. Modern door to the rear office will be replaced with a new fire-rated door as per the door schedule report and specification, to a traditional design appropriate to the age of the property.	Low Beneficial
<u>Staircase/hallway</u> Original staircase, handrail, newel post and balusters, generally in fair condition. Timber thread and risers are generally stained from previous paint and fittings and some have been replaced with plywood. Panelling to the lower ground floor level is original and in fair condition. Structurally, the staircase shows pronounced settlement.	High	Existing staircase, balustrade and panelling will be locally repaired on a like-for-like basis where required and plywood thread and risers replaced with timber, profile to match existing. New carpet throughout. Structural repairs, where required, will be carried out as per structural engineer design and specifications.	High Beneficial

Existing	Significance	Proposed works	Impact on existing significance
FIRST FLOOR			
Floor Original floorboards on the first-floor landing and underneath the existing carpet in front and rear room, condition to be investigated. Tiles to kitchen and bathroom over original floorboard.	High	The floorboards will be lifted to install sound insulation. Floorboards to be repaired and carpet to be installed in bedrooms and living room. New vinyl floor in Kitchen and shower room. Structural repairs, where required, will be carried out as per structural engineer design and specifications.	High Beneficial
Ceilings Lath & plaster ceilings with original cornices, generally in fair condition with localised damaged areas. Sections of cornice are missing particularly to the rear room.	High	Missing cornices will be reinstated with appropriate profiles on a like-for-like basis where necessary.	High Beneficial
Walls Brick party wall and partitions, including to the stairwell, are fitted with panelling and dado rail of historic significance with some local modern infill. Partitions to the lobby are modern stud work with plasterboard.	High	Existing panelling to be locally repaired and reinstated on a like-for-like basis, and unsympathetic modern panelling will be replaced with new panels of historically appropriate design to match existing and redecorated. New partitions to be retained and upgraded to achieve the required fire rating as per specialist report.	High Beneficial
Windows Original single-glazed sash windows in need of joinery and glazing repairs.	High	Windows will be generally overhauled and draught-proofed, joinery will be repaired on a like-for-like basis as required. To address noise and thermally upgrade the existing windows, secondary glazing will be fitted.	High Beneficial
Doors (see Door Schedule) All doors to and from the lobby are modern replacements of no historic or architectural significance. Doors to the bedroom/lounge and to the rear bathroom are original and in fair condition.	Medium to Low	Original doors will be overhauled, joinery will be repaired on a like-for-like basis as required and redecorated. Modern doors will be replaced with new fire-rated doors as per specialist report and specification to a traditional design appropriate to the age of the property.	Low Beneficial
<u>Front room</u> Wall panelling, floor, and ceiling are generally in need of local repairs and general refurbishment. Late fireplace insert in original opening. Original fire surround.	High to Medium	The room will be the Living/Dining Room to Flat 1. Wall panelling, floorboards and ceiling will be retained and sympathetically repaired on a like-for-like basis. Secondary glazing will be installed to existing windows. Existing door to the lobby will be replaced with a new fire-rated door as per specialist report and	Medium Beneficial

Existing	Significance	Proposed works	Impact on existing significance
		specification, to a traditional design appropriate to the age of the property. Existing fire surround will be retained, and a new fire insert installed. The room will be redecorated throughout, and a new carpet fitted over the existing floorboards. No change to plan form. A new mist system will be installed to comply with fire regulations.	
Back room: Panelling, dado railing, skirting board and cornice are almost completely lost from the partition between the rear room and the stairwell and the original opening to the first-floor landing blocked with modern panel. Sections of panelling and features are also missing in the partition to the front room. The fireplace has been blocked up and the fire surround lost.	High to Medium	The room will be a bedroom to flat 1. Missing sections of wall panelling, dado railing, cornice and skirting board will be carefully reinstated on a like-for-like basis. Floorboards, ceilings and doors will be retained and sympathetically repaired on a like-for-like basis. Secondary glazing will be installed to the existing window. New fire surround and insert installed, of a traditional design to be appropriate to the age of the property. The room will be redecorated throughout, and a new carpet fitted over existing floorboards. No change to plan form. A new mist system will be installed to comply with fire regulations.	Medium Beneficial
Bathroom: Surviving sections of historic panelling are concealed behind modern wall tiles and plasterboard. Modern floor tiles are installed over original floorboards. Access to the bathroom is currently through a small lobby with modern partitions.	Medium to Low	The room will be a Shower room for flat 1. Surviving panelling and floorboards will be retained behind new wall and floor tiles. Modern partitions and door to the lobby will be demolished to improve access. The original door to the bedroom will be retained and sympathetically repaired. The room will be re-fitted and redecorated throughout.	Low Beneficial

Existing	Significance	Proposed works	Impact on existing significance
Kitchen: Surviving sections of historic panelling are concealed behind modern wall tiles and plasterboard. Modern floor tiles are installed over original floorboards. Partition and door to the lobby are modern additions. A hot water cylinder is fitted within a cupboard.	Medium to Low	The room will be the kitchen for flat 1. Surviving panelling and floorboards will be retained behind new wall and floor tiles and new kitchen units. The existing door to the lobby will be replaced with a new fire-rated door as per specialist report and specification, design to be appropriate to the age of the property. The kitchen will be equipped with new fittings and finishes. Hot water cylinder will be replaced within the existing cupboard. The room will be redecorated throughout. The proposals will have no impact on the plan form. A new mist system will be installed to comply with fire regulations.	Low Beneficial
Lobby The partition between the lobby and the kitchen is a modern stud wall and plasterboard. Some later panelling still survives to the party wall, but partitions to the front room and to the stairwell have modern plasterboard. Original floorboards survive underneath the existing carpet. All doors are modern replacements.	Negligible/ Neutral	Wall panelling, floorboards and ceiling will be retained and sympathetically repaired on a like-for-like basis. All doors will be replaced with new fire-rated doors appropriate to the age of the property. The room will be redecorated throughout. The proposals will have no impact on the plan form.	Neutral
Landing and staircase: Panelling to the party wall is original and in fair condition. Panelling between the stairwell and the front/rear rooms is a later addition of historic and architectural significance with modern infill panel replacing the original door on the landing. Floorboards to the landing are original.	High	Existing panelling to be locally repaired and reinstated on a like-for-like basis, and unsympathetic modern panelling replaced with new panels of historically appropriate design to match existing and redecorated. Existing floorboards to be locally repaired on a like-for-like basis where required, sanded and oiled, gaps filled. Existing staircase, balustrade and panelling will be locally repaired on a like-for-like basis where required and plywood thread and risers replaced with timber, profile to match existing. New carpet throughout.	High Beneficial

Existing	Significance	Proposed works	Impact on existing significance
Original staircase, handrail, newel post and balusters, generally in fair condition. Timber thread and risers are generally stained from previous paint and fittings and some have been replaced with plywood. Staircase is likely in need of some structural strengthening.		Partitions to be retained and upgraded to achieve the required fire rating as noted on detail drawings. Structural repairs, where required, will be carried out as per structural engineer design and specifications.	
SECOND FLOOR			
Floor Original floorboards with modern patch repair throughout. Tiles and/or vinyl to kitchen and bathroom over original floorboards.	High	The floorboards will be lifted to install sound insulation . Floorboards to be repaired and carpet to be installed in bedrooms and living room . New vinyl floor in Kitchen and shower room. Structural repairs, where required, will be carried out as per structural engineer design and specifications.	High Beneficial
Ceilings Lath & plaster ceilings with original cornices, generally in poor condition with localised damaged areas. Sections of cornice are missing particularly to the rear room.	High	Acoustic insulation would be installed between ceiling joists (see Floor section). The laths will be checked and repaired like-for-like as necessary. Missing cornices will be reinstated with appropriate profiles on a like-for-like basis where necessary.	High Beneficial
Walls Brick party wall and partitions, including stairwell, are fitted with panelling and dado rail of historic significance with some local modern infill. Sections of panelling are lost or heavily altered in the rear room and lobby. The partition between the lobby and kitchen is modern stud work and plasterboard.	High	Existing panelling to be locally repaired and reinstated on a like-for-like basis, and unsympathetic modern panelling replaced with new panels of historically appropriate design to match existing and redecorated. New partitions to be retained and upgraded to achieve the required fire rating as per specialist report.	High Beneficial
Windows Original single-glazed sash windows in need of joinery and glazing repairs.	High	Windows will be generally overhauled and draught-proofed, joinery will be repaired on a like-for-like basis as required. To address noise and thermally upgrade the existing windows, secondary glazing will be fitted.	High Beneficial
Doors (see Door Schedule) All doors are modern replacements of no historic or architectural significance except the doors to the rear bathroom.	Medium to Low	Original doors will be overhauled, joinery will be repaired on a like-for-like basis as required and redecorated.	Low Beneficial

Existing	Significance	Proposed works	Impact on existing significance
		Modern doors will be replaced with new fire-rated doors as per specialist report and specification, designed to be appropriate to the age of the property.	
Fire strategy No fire strategy is currently implemented within the existing building.	Negligible/ Neutral	All walls, doors, and ceilings to be upgraded as per specialist report, plans and specifications.	Neutral
<u>Front room</u> Wall panelling, floor, and ceiling are generally in need of local repairs and general refurbishment. The fireplace has been blocked up and the fire insert lost. Fire surround is likely original.	High to Medium	The room will be the Living/Dining Room to flat 2. Wall panelling, floorboards and ceiling will be retained and sympathetically repaired on a like-for-like basis. Secondary glazing will be installed to existing windows. Existing door to the lobby will be replaced with a new fire-rated door as per specialist report and specification, designed to be appropriate to the age of the property. Existing fire surround will be retained. The room will be redecorated throughout, and a new carpet fitted over existing floorboard. No change to plan form.	Medium Beneficial
<u>Back room:</u> A large section of panelling, dado railing, skirting board and cornice are almost completely lost from the partition between the rear room and the stairwell and the original opening to the first-floor landing has been blocked with modern panel. Sections of panelling and features are also missing in the partition to the front room. The fireplace has been blocked up and the fire surround lost.	High to Medium	The room will be a bedroom to flat 2. Missing sections of wall panelling, dado railing, cornice and skirting board will be carefully reinstated on a like-for-like basis. Floorboards, ceilings and doors will be retained and sympathetically repaired on a like-for-like basis. Secondary glazing will be installed to existing window. The room will be redecorated throughout and a new carpet fitted over the existing floorboards. No change to plan form.	Medium Beneficial
<u>Bathroom:</u> Surviving sections of historic panelling are concealed behind modern wall tiles and plasterboard. Modern floor tiles are installed over original floorboards.	Medium to Low	The room will be the Shower room for flat 2. Surviving panelling and floorboards will be retained behind new wall and floor tiles.	Low Beneficial

Existing	Significance	Proposed works	Impact on existing significance
Access to the bathroom is currently through a small lobby with modern partitions.		Modern partitions and door to the lobby will be demolished to improve access. Original door to the bedroom will be retained and sympathetically repaired. The room will be re-fitted and redecorated throughout.	
<u>Kitchen:</u> Surviving sections of historic panelling might be concealed behind modern wall tiles and plasterboard. Partition to the front room has modern plasterboard. Modern floor tiles are installed over original floorboards. Partition and door to the lobby are modern stud wall and plasterboard. A hot water cylinder is fitted within a cupboard.	Medium to Low	The room will be the kitchen for flat 2. Surviving panelling and floorboards will be retained behind new wall and floor tiles and new kitchen units. Existing door to the lobby will be replaced with a new fire-rated door as per the specialist report and specification, designed to be appropriate to the age of the property. The kitchen will be equipped with new fittings and finishes. Hot water cylinder will be replaced within the existing cupboard. The room will be redecorated throughout. The proposals will have no impact on the plan form.	Low Beneficial
<u>Lobby</u> The partition between the lobby and the kitchen is modern stud wall and plasterboard. Some later panelling still survives to the party wall, but partitions to the front room and to the stairwell have modern plasterboard. Original floorboards. All doors are modern replacements.	Negligible/ Neutral	Wall panelling, floorboards and ceiling will be retained and sympathetically repaired on a like-for-like basis. All doors will be replaced with new fire-rated doors as per specialist report and specification, designed to be appropriate to the age of the property. The room will be redecorated throughout. The proposals will have no impact on the plan form. Fire upgrade to ceiling and partitions as noted on detail drawings.	Neutral
<u>Landing and staircase:</u> Panelling to the party wall is original and in fair condition. Panelling between the stairwell and the front/rear rooms is a later addition of historic and architectural significance with a modern infill panel replacing the original door on the landing. Floorboards to the landing are original.	High	Existing panelling to be locally repaired and reinstated on a like-for-like basis, and unsympathetic modern panelling replaced with new panels of historically appropriate design to match existing and redecorated. Existing floorboards to be locally repaired on a like-for-like basis where required, sanded and oiled, gaps filled. Existing staircase, balustrade and panelling will be locally repaired on a like-for-like basis where required and plywood thread and risers	High Beneficial

Existing	Significance	Proposed works	Impact on existing significance
Original staircase, handrail, newel post and balusters, generally in fair condition. Timber thread and risers are generally stained from previous paint and fittings and some have been replaced with plywood.		replaced with timber, profile to match existing. Timber threads to be repaired and new carpet throughout. Partitions to be retained and upgraded to achieve the required fire rating as noted on detail drawings. Structural repairs, where required, will be carried out as per structural engineer design and specifications.	
THIRD FLOOR			
Floor Original floorboards on the top floor landing and underneath existing carpet in front and rear room, condition to be investigated. Tiles to kitchen and bathroom over original floorboard.	Negligible/ Neutral	The floorboards will be lifted to install acoustic insulation for sound and insulation purposes. Floorboards to be repaired and carpet to be installed in bedrooms and living room as per client specification. New vynil in Shower room and Kitchen. Structural repairs, where required, will be carried out as per structural engineer design and specifications.	Neutral
Ceilings Modern plasterboard and cornices, generally in fair condition	Negligible/ Neutral	Natural wood fibreboard insulation will be installed within the loft at ceiling level and ventilation provided to the roof. Missing or damaged cornices will be reinstated on a like-for-like basis where necessary.	Neutral
Walls All walls and partitions have modern finishes and skirting boards.	Negligible/ Neutral	Walls and partitions will be retained and upgraded to achieve the required fire rating as per specialist report.	Neutral
Windows Modern single glazed casement windows in need of joinery and glazing repairs	Negligible/ Neutral	Windows will be generally overhauled and draught-proofed, joinery will be repaired on a like-for-like basis as required. To address noise and thermally upgrade the existing windows, secondary glazing will be fitted.	Neutral
Doors (see Door Schedule) All doors are modern replacement of no historic or architectural significance.	Negligible/ Neutral	Modern doors will be replaced with new fire-rated doors as per specialist report and specification, design to be appropriate to the age of the property.	Neutral
Front room	Negligible/ Neutral	The room will be a bedroom to flat 3.	Neutral

Existing	Significance	Proposed works	Impact on existing significance
The room is generally in need of local repairs and general refurbishment. The fireplace has been blocked up and the fire insert is lost. Fire surround is likely original.		Secondary glazing will be installed to existing window. Existing door to the lobby will be replaced with new fire rated door as per specialist report and specification, design to be appropriate to the age of the property. Existing fire surround will be retained. The room will be redecorated throughout and new carpet fitted over existing floorboards. No change to plan form.	
Back room: The room is generally in need of local repairs and general refurbishment. The fireplace has been blocked up and fire insert is lost. Fire surround is likely original.	Negligible/ Neutral	The room will be the lounge/dining room to flat 3 Secondary glazing will be installed to existing windows. Existing door to the lobby replaced with new fire rated door as per specialist report and specification, design to be appropriate to the age of the property. The door to the terrace will be retained. Existing fire surround will be retained and new fire insert installed. The room will be redecorated throughout and new carpet fitted over existing floorboards. No change to plan form.	Neutral
Bathroom: The room is generally in need of local repairs, refitting and general refurbishment. Modern floor tiles are installed over original floorboards.	Negligible/ Neutral	The room will be the Shower room for flat 3. Existing door to the lobby will be replaced with new fire-rated door as per specialist report and specification, design to be appropriate to the age of the property. The shower room will be equipped with new fittings and finishes. The room will be redecorated throughout.	Neutral
Kitchen: The room is generally in need of local repairs, refitting and general refurbishment. Modern floor tiles are installed over original floorboards.	Negligible/ Neutral	The room will be the kitchen for flat 3. Existing door to the lobby will be replaced with a new fire-rated door as per specialist report and specification, design to be appropriate to the age of the property.	Neutral

Existing	Significance	Proposed works	Impact on existing significance
A hot water cylinder is fitted within a cupboard.		The kitchen will be equipped with new fittings and finishes. Hot water cylinder will be replaced within the existing cupboard. The room will be redecorated throughout. The proposals will have no impact on the plan form.	
Lobby The room is generally in need of local repairs, refitting and general refurbishment. All doors are modern replacement.	Negligible/ Neutral	All doors will be replaced with new fire-rated doors as per specialist report and specifications, design to be appropriate to the age of the property. The room will be redecorated throughout. The proposals will have no impact on the plan form. Fire upgrade to ceiling and partitions as noted on detail drawings.	Neutral
Landing and staircase: Walls and ceiling are generally in need of local repairs and redecoration. Original staircase, handrail, newel post and balusters, generally in fair condition. Timber thread and risers are generally stained from previous paint and fittings and some have been replaced with plywood. Floorboards to the landing are original.	High	Existing floorboards will be locally repaired on a like-for-like basis. Existing staircase, balustrade and panelling will be locally repaired on a like for like basis where required and plywood thread and risers replaced with timber, profile to match existing. Structural repairs, where required, will be carried out as per structural engineer design and specifications. New carpet throughout. Partitions will be retained and upgraded to achieve the required fire rating as noted on detail drawings.	Low Beneficial

4.9 Sustainability/ Thermal Upgrading

The building is of traditional construction, with no insulation anywhere. All windows are single-glazed, with no draught-proofing in place, and need overhauling as well as repairs. The floor is uninsulated, as is the roof.

The building is Grade II listed, so in essence it can request exemption from thermal upgrading to full building regulations standard where there is a detrimental impact on the significance of the building, though the latest Part L requires us to prove where improvements cannot be made, with strong justifications. We also have a duty to improve the thermal performance of existing building stock, and all measures should be taken wherever possible. We have sensitively upgraded listed buildings before and have also carried out research in sensitively upgrading listed buildings.

Brief summary of insulation upgrades:

- Sound insulation to ceiling joists to ground and first floor

- Thermal insulation to top floor ceiling/ loft insulation

- Secondary glazing to all existing windows

- New radiators throughout

- New low-energy light fittings

- New air source heat pump system

A heat pump can sensibly reduce the carbon intensity of a heating system, as it operates at efficiencies over 100% so typically 50%-66% less carbon dioxide is emitted. If an all-electric approach is adopted, other electrical elements such as electric underfloor heating or the installation of A/C units, could be considered. Running costs will be like an electric boiler. If the kitchen is fitted with an electric oven, meaning no gas is required for the property, the existing gas supply could be capped off mitigating the annual gas standing charge payment. Using a combination of reducing the buildings thermal load, and a heat pump, the building could then potentially be fully electric; the client is also committed to using a green tariff. All these improvements will result in this project being potentially net zero in the near future.

5.0 CONCLUSION/ HERITAGE BENEFITS SUMMARY

Internally, numerous benefits are proposed which have the over-arching benefit of re-instating the original features where possible, while ensuring that the building remains suitable for modern living. What is being proposed in the present scheme is proportionate, careful and in keeping with the building's character and special interest.

The drawings and statements submitted provide clear evidence of a careful and informed approach being brought to bear.

The above benefits all engage Section 16 of the Act and therefore must be given special regard in the decision-making process.

Finally, the proposed improvements to the thermal efficiency of the building will contribute to the energy performance of this historic building, ensuring it continues to function at minimum adverse cost to climate considerations.

The proposal would not result in any loss of historic fabric and would not adversely impact the significance of the designated heritage asset and the character and appearance of the Conservation Area. Should any of the proposals be considered to result in any harm to the significance of the listed building, this would be at the lower end of less than substantial and would be far outweighed by the numerous benefits proposed in this application.

Cumulatively, therefore, the proposals have numerous benefits which are advantageous to the preservation of this historic building and comply with local planning policy, as well as the NPPF.

Appendix 1: Listing

TQ3081NW GREAT ORMOND STREET 798-1/100/672 (South side) 24/10/51 Nos.41-61 (Odd) and attached railings

11 terraced houses. c1704-08. No.61, earlier C19. Multi-coloured stock brick with bands between floors (except No.51) and some red brick dressings. No.47, stucco with channelled ground floor; Nos 53-59, stucco ground floors. Nos 43, 47, 49, 55, 57 and 59, slated roofs (Nos 47, 55, 57 and 59 mansard roofs); remainder, tiled roofs. All with dormers. EXTERIOR: 3 storeys, attics and basements. 3 windows each except Nos 47, 51 and 61 with 2 windows each, and No.49 with extra 2 windows above vehicle entrance to Ormond Close. Parapets. No.41: elaborately carved (foliated pattern) wooden doorcase with half Ionic pilasters and large foliated consoles carrying a projecting cornice; rectangular fanlight and panelled door. Gauged red brick flat arches to recessed sashes. No.43: wooden architraved doorcase with carved consoles carrying a cornice; rectangular fanlight and panelled floor. Gauged red brick flat arches to flush frame sashes with exposed boxing. No.45: earlier C19 shopfront with Corinthian pilasters carrying entablature with dentil cornice; central shop door part-glazed with rectangular fanlight. House doorway with rectangular fanlight and panelled door. Gauged red brick flat arches to flush frame sashes with exposed boxing. No.47: round-arched doorway with large stucco keystone, patterned fanlight and panelled door. Recessed sash windows; 1st floor with cast-iron balconies. No.49: late C19 shopfront with elaborate consoles flanking a cornice; tripartite sash shop window. Fine wooden doorcase with engaged columns, Tower of Winds capitals and mutule open pediment, panelled reveals to round-arched doorway with radial patterned fanlight and panelled door. Gauged red brick flat arches to recessed sashes; those over vehicle entrance, flush with exposed boxing. No.51: 1704 by John Ragdall, carpenter. Mid C19 shopfront with entablature with dentil cornice supported by console brackets; slightly bowed window with small panes. Shop doorway with rectangular fanlight and part-glazed door; house doorway with rectangular fanlight and panelled door. Gauged brick flat arches to recessed sashes.