

PLANNING AND LISTED BUILDING APPLICATION TO LONDON BOROUGH OF CAMDEN

NEWTON HOUSE, 207 HIGH HOLBORN, WC1V 7BW

SCHEDULE OF WORKS

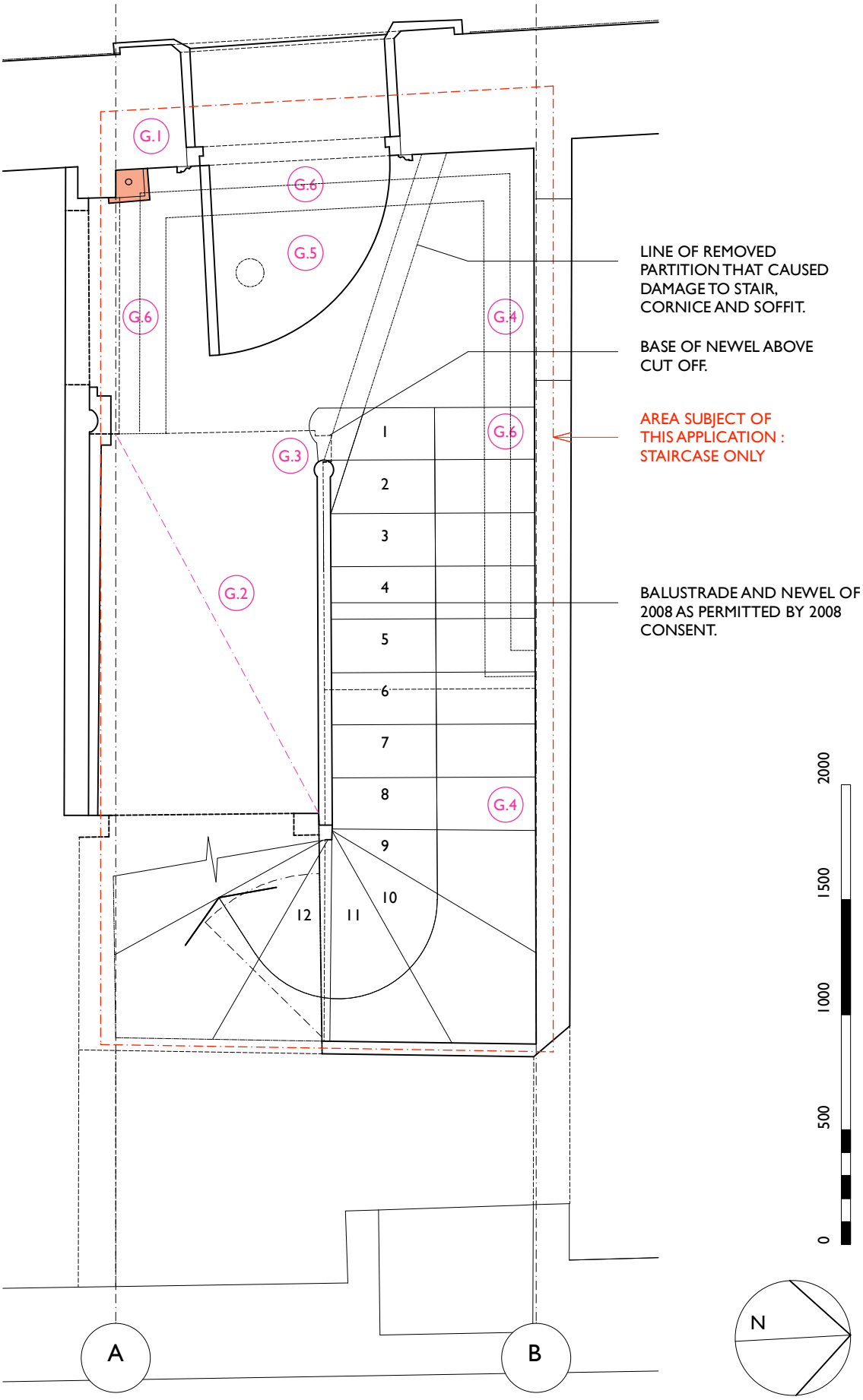
COWIE MONTGOMERY ARCHITECTS

May 2025



GROUND FLOOR REMOVALS AND SCOPE (REFER TO DRAWINGS cmA213_GA_PR_11 + cmA213_GS_PR_11+12)

- G.1 Removal of incoming gas mains and boxing in and making good of cornice.
- G.2 Removal of stair soffit panel fitted 2008, repair and reinstatement of lath and plaster soffit in matching materials to 1848 work.
- G.3 Reinstatement of bottom section of newel post under flight where hacked off in 1960's, to match detail of 1848 work.
- G.4 Removal of profiled mouldings false wall panelling and dado railing, removal of wallpapers and repair of lime plaster and lath linings.
- G.5 Investigation and testing for ACM of apparent thin lining under soffits and repair of lath and lime plaster soffits and of cornices.
- G.6 Poulitce cleaning of cornices.



FIRST FLOOR REMOVALS AND SCOPE (REFER TO DRAWINGS cmA213_GA_PR_12 + cmA213_GS_PR_11+12)

- I.1 Newel post of 1848 staircase relocated back to and repaired scarfed and dowelled to original newel base on half landing and missing handrail section mad up to match.
- I.2 Frontage and access door of former goods hoist shaft demounted, cleaned, repaired and refitted at set back line. Services in riser stripped out and replaced with new in containment and with fire compartmentation and fire barriers.
- I.3 Removal of modern decoartive mouldings fitted as false panelling and dado railing, removal of wallpapers and repair of lath and lime plaster wall faces.
- I.4 Removal of boarding and plasterboard fixed up under soffits and repair of lath and lime plaster soffits.
- I.5 Removal of one sided plasterboard stud partition forming waste pipe transfer void.
- I.6 Poulitce cleaning of cornices.

I.1 base of newel post under the half landing within the former service passage.



I.1 base of newel post at turn where the post was cut off.



I.1 newel post was moved up one step and cut in and screwed to stringer.

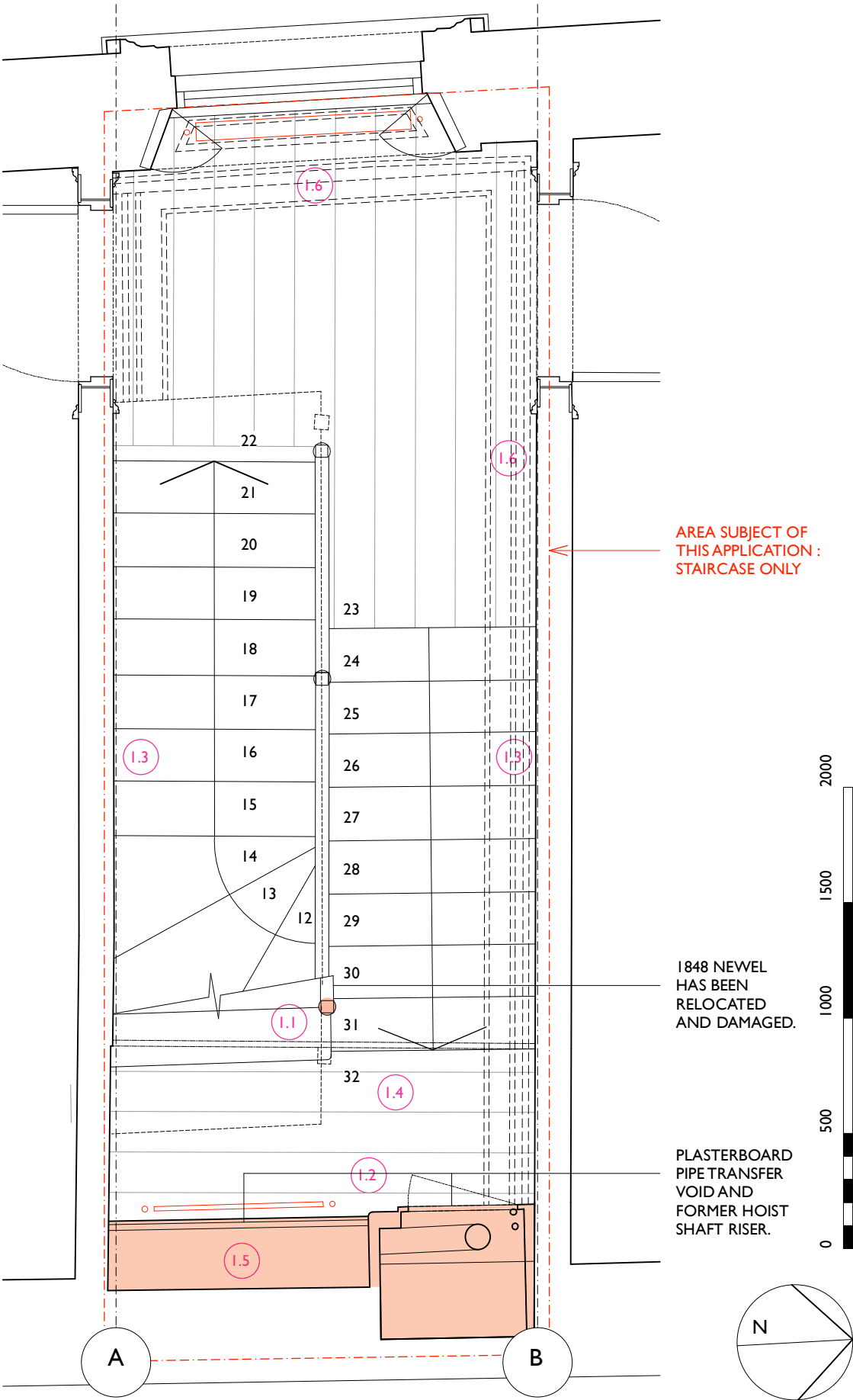


I.1 newel post has been moved up one step and mahogany handrail cut and screwed to cap : unstable.

- Gas pipe passes into riser.
- 1848 cornice cut off where former goods hoist installed.
- I.4 boarding and underlining added to soffit.
- Former goods hoist door.
- I.1 original 1848 newel has been cut off and moved to allow sufficient clearance for the riser / former goods hoist to be installed.
- I.3 planted mouldings on walls.

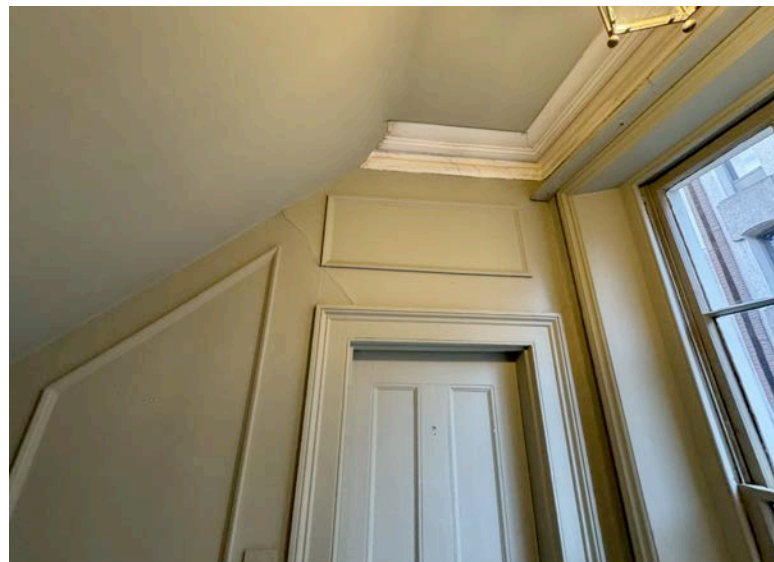


I.2 riser congested with water, gas, electrical and foul wastes services plus redundant services without support, containment or fire compartmentation or fire barriers, in shaft of former goods hoist up from ground floor retail.



SECOND FLOOR REMOVALS AND SCOPE (REFER TO DRAWINGS cmA213_GA_PR_13 + cmA213_GS_PR_11+12)

- 2.1 Landing balustrade and newel installed 1976 removed and replaced in matching pattern and material to staircase from ground to second with new turned newel dowelled to existing newel base and square spindels socketed to original locations.
- 2.2 Half landing and lower steps and newels outside bathroom made up of various alterations removed and replaced.
- 2.3 Bathroom door replaced with new panelled joinery door, frame and architraves (see below for existing door).
- 2.3 Straight stair flight from second to third restored to full width by removal of boxing-in added along the wall stringer.
- 2.4 Cornice across half landing repaired and supported as bulkhead marking line of lost 1848 back stairs partition.
- 2.5 Removal of machine modern decorative mouldings fitted as false panelling and dado railing, removal of wallpapers and repair of lath and lime plaster wall faces.
- 2.6 Removal of fire line board fixed up over soffits and repair of lath and lime plaster soffits.
- 2.7 Removal of fire line board fixed to walls and repair of lath and lime wall faces.
- 2.8 Removal of plasterboard services void and riser and replacement to shallower depth.



Stair flight from 2nd to 3rd
— was cut through the pre-
— existing floor structure
and linings.

- 2.6 linings added under the original soffit presumably to repair and strengthen.

- 2.5 mouldings planted on walls.

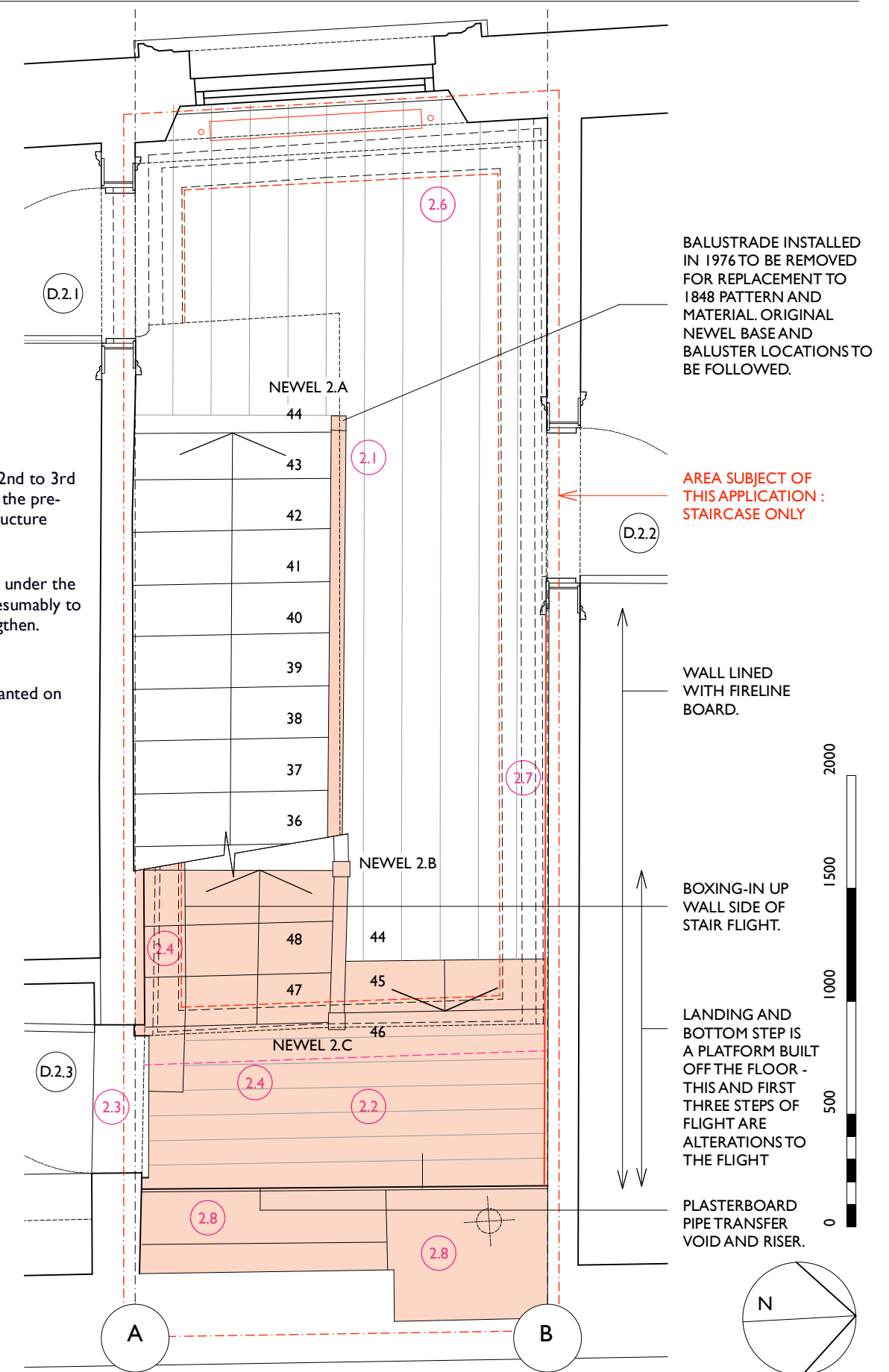


- Line of 1848 cross passage partition indicated by the section of surviving original cornice.

- Plasterboard / fire line board fixed over soffit and walls. Wall board laps over bottom of cornice.

- Line of a modern lobby removed in 1976. The partitions had caused removal of the landing balustrade.

- Wall lined with plasterboard with mouldings planted on.



SECOND FLOOR LANDING BALUSTRADE AND STAIR FLIGHT UP TO THIRD FLOOR : MODERN CHANGES AND REPLACEMENTS

NEWEL 2.A was installed in 1976 and is fixed over the original sawn-off base with brackets.

The landing balustrade was installed in 1976 when a cross screen (dashed line) and return partition were removed.

The landing balustrade was installed in 1976 when a cross screen (dashed line) and return partition were removed. The stringered flight up to third was installed early twentieth century.

NEWEL 2.C is a square post, NEWEL 2.B is similar to 2.A and was also installed in 1976 when it was cut into the tread and stringer and into the side of the second floor stair opening. The handrail between them is a re-used section of the 1848 original and the balusters are mixed sizes installed during works of the 1960's and 1976. Tread #50 is of the early twentieth century flight. Treads #49 down are later reconstructions and alterations.



Looking up from below at NEWEL 2B, installed in 1976 which was cut into the side of the second floor fascia through the 1848 edge moulding. The soffit to the right has been underlined with boarding and a crude plaster band added. NEWELS 2A and 2B appear to be reused square posts with chamfers and NEWEL 2B was cut to a taper on the back. There is a hardboard infill between the newels at low level.



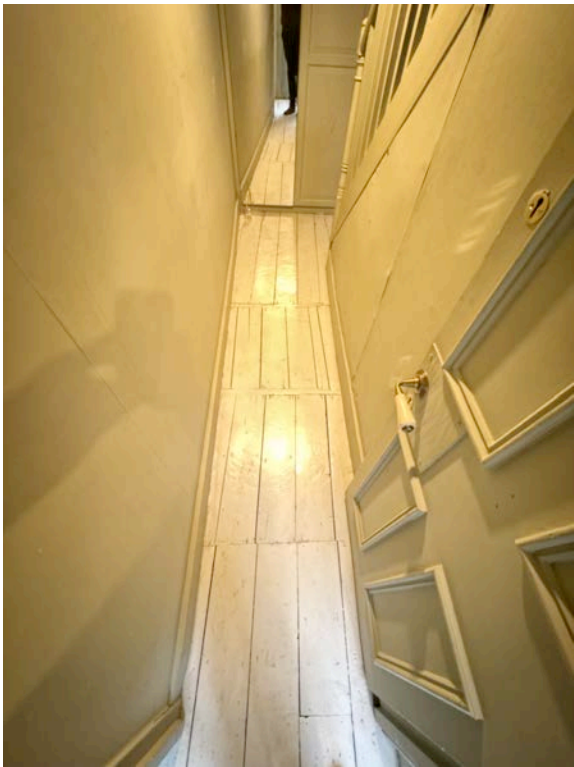
When the third floor infill partition was rebuilt to enclose under the third to fourth floor flight it was positioned out in the stair well. This caused a hazard of head and shoulder collision and so the lower flight was boxed in along the side which reduced the stair clear width. The landing outside the bathroom and the first three treads of the flight up are later alterations to this flight which was first built as a dog-leg.

THIRD FLOOR REMOVALS AND SCOPE (REFER TO DRAWINGS cmA213_GA_PR_14 + cmA213_GS_PR_11+12)

- 3.1 Removal of non load-bearing cross partition on grid B of 20th century framing and 1976 infills, linings, fireline board and including door (see below for existing door).
- 3.2 Removal of non load-bearing infill partitions on grid A, including 20th century framing, 1976 door infill and over-linings and including door (see below for existing door).
- 3.3 Construction of timber framed load-bearing cross walls built on grid lines A and B spanning from third floor to underside of fourth floor in timber studwork clad as 60 minute fire resisting compartment walls sheathed in ply and fire line board and skim finished both faces in two coat sand-lime plaster for decoration.
- 3.4 Installation of new panelled joinery doors, frames and architraves to front and back rooms.
- 3.5 Removal of straight stair flight from third to fourth setting aside newel for reconstruction as straight flight.
- 3.6 Sections of short cut timber board flooring removed and replaced with lengths of board lapped to existing with boards to be reclaimed Baltic pine of matching size.
- 3.7 Removal of plasterboard riser shaft, cupboards, hot water cylinder.
- 3.8 Removal of timber boxing-in built off the stair flight from 2nd to 3rd floors.



3.7 riser within hot water cylinder cupboard. Riser congested with water, gas, electrical and foul wastes services plus redundant services without support, containment or fire compartmentation or fire barriers.

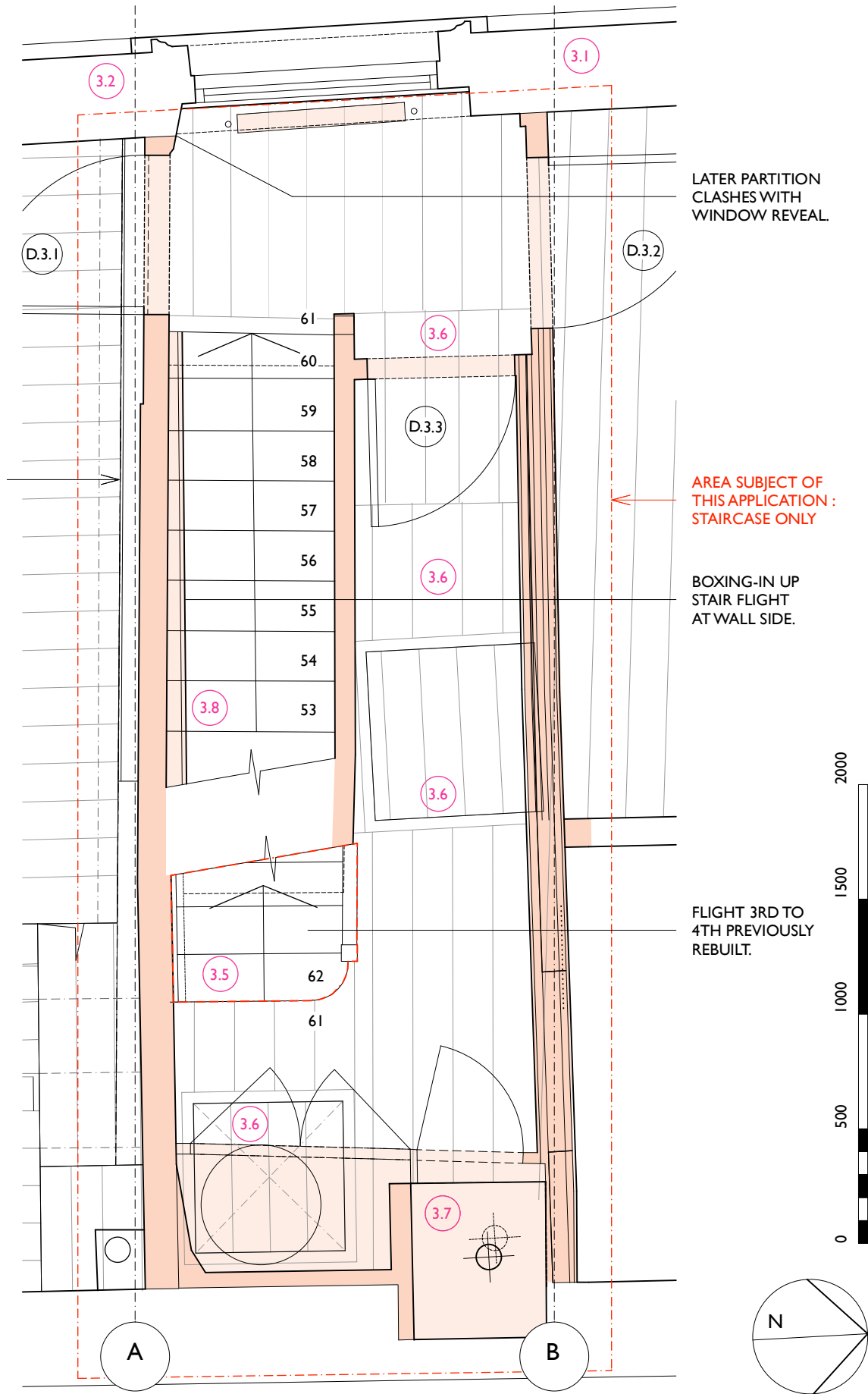


3.6 corridor flooring of short board lengths with hardboard lined infill under stair flight (right) and partition (left) apparently built over later. Boards not parallel to those of front room i.e. not of 1848. Modern fire door (foreground). Stair flight is not original to 1848 house and was installed c.1911 and subsequently rebuilt.



Relatively modern treads with less wear than flight below and turned newel post apparently re-used from first construction of this flight, matching newel at top of stair. Newel and stair sit on the floor, not built into it. Fibre board infill above stringer (far) and hardboard infill below stringer (near).

FLOOR BOARDS THIS SIDE RUN TO THE LINE OF THE ORIGINAL PARTITION. THE GAP BETWEEN THIS LINE AND THE LATER PARTITION BUILT OUT OVER THE STAIR VOID IS BLOCKED IN.

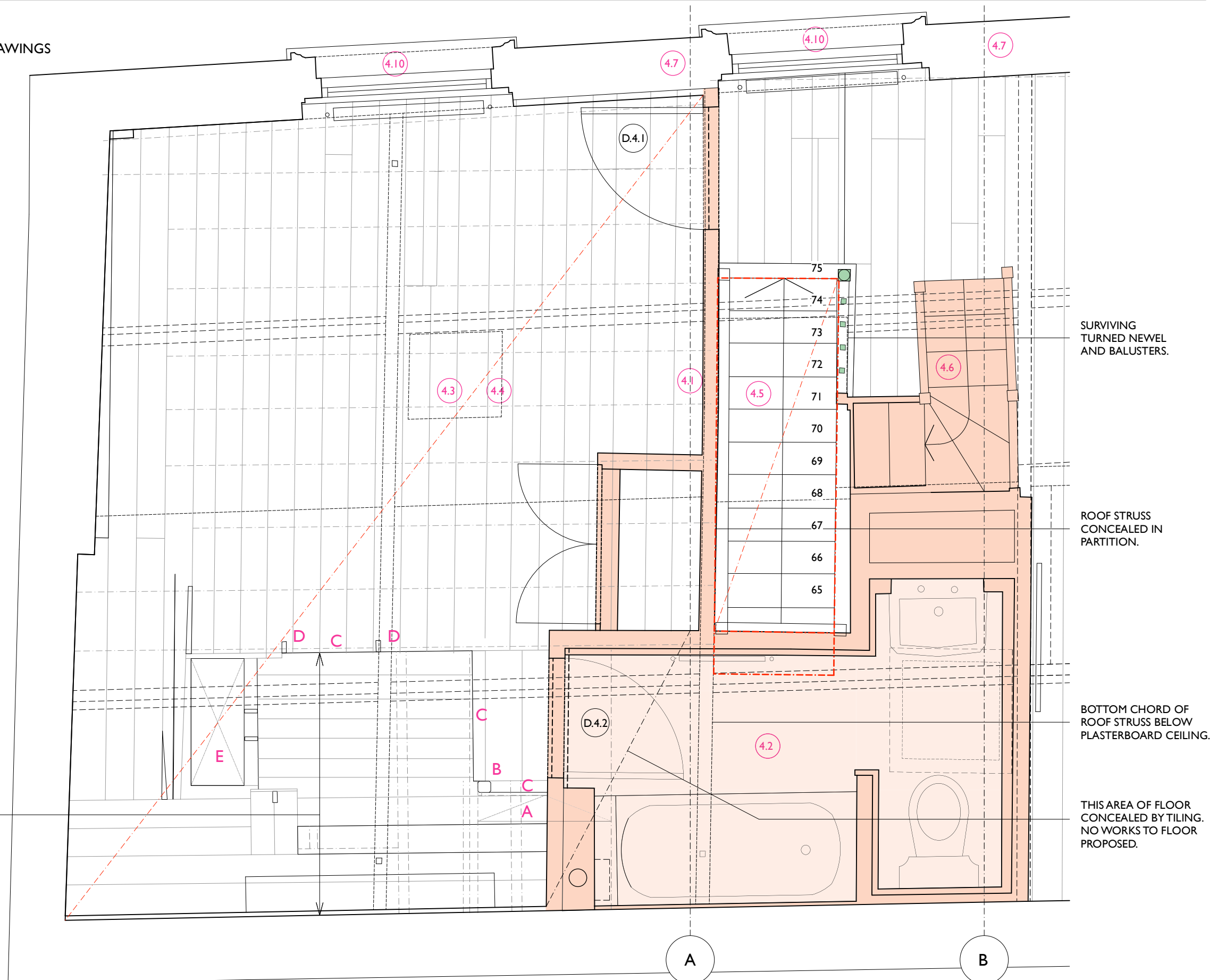


FOURTH FLOOR REMOVALS AND SCOPE (REFER TO DRAWINGS
cmA213_GA_PR_15 + cmA213_GS_PR_11+12)

- 4.1 Removal of non load-bearing cross partition on grid A built in 1976.
- 4.2 Removal of non load-bearing bathroom partitions, plasterboard ceilings and fit-out built in 1976.
- 4.3 Removal of plasterboard and rafter suspended ceiling from back room built in 1976.
- 4.4 Removal of fire line boarding nailed to underside of rear room rafter lining in 1976 and replacement with fire line board skim finished in two coat sand-lime plaster for decoration.
- 4.5 Removal of straight stringered flight from 3rd to 4th first built early twentieth century and subsequently rebuilt. Replacement with straight stringered flight. Newel and balustrading at 4th floor retained and missing reinstated.
- 4.6 Removal of 2008 roof access staircase and construction of new spacesaver type roof access flight in joinery.
- 4.7 Construction of timber framed load-bearing cross walls built on grid lines A and B spanning from fourth floor to underside of roof line in softwood studwork clad as 60 minute fire resisting compartment walls sheathed in ply and fireline board and skim finished both faces in two coat sand-lime plaster for decoration.
- 4.8 Installation of new panelled joinery doors, frames and architraves to new cross walls.
- 4.9 Construction of cross link between front and back rooms with partitions and ceiling as fire compartment.
- 4.10 Replacement of window sashes with new matching original historic pattern.

LOCATION OF THE 1848 BACK STAIRCASE FROM 3RD TO 4TH FLOORS. INFILL FLOOR OF LATER DATE THAN THE MAIN PART OF THE ROOM. PATCHING IN OF AREAS OF POOR CONSTRUCTION RETAINING SOME OLDER ELEMENTS :

- A : SECTION OF SLOPING BOARD IN THE FLOOR VOID
- B : SAWN OFF NEWEL POST
- C : STAIR VOID TRIMMERS AND EDGE PIECES
- D : SAWN OFF PARTITION STUDS OR BALUSTER POSTS
- E : CAST GLASS LAYLIGHT



FOURTH FLOOR STAIRCASES AND ROOF STRUCTURE

Turned newel at top of flight and four turned balusters. All the rest removed and handrail cut for modern partitions.



Straight flight down to third is a reconstruction of the early twentieth century installation.



Rear room 1976 caretakers' flat fit out. Plasterboard ceiling, linings and bathroom partitions. Floor construction beyond the line of the original back stair void cross beam (dotted line) is infill after that stair was removed.



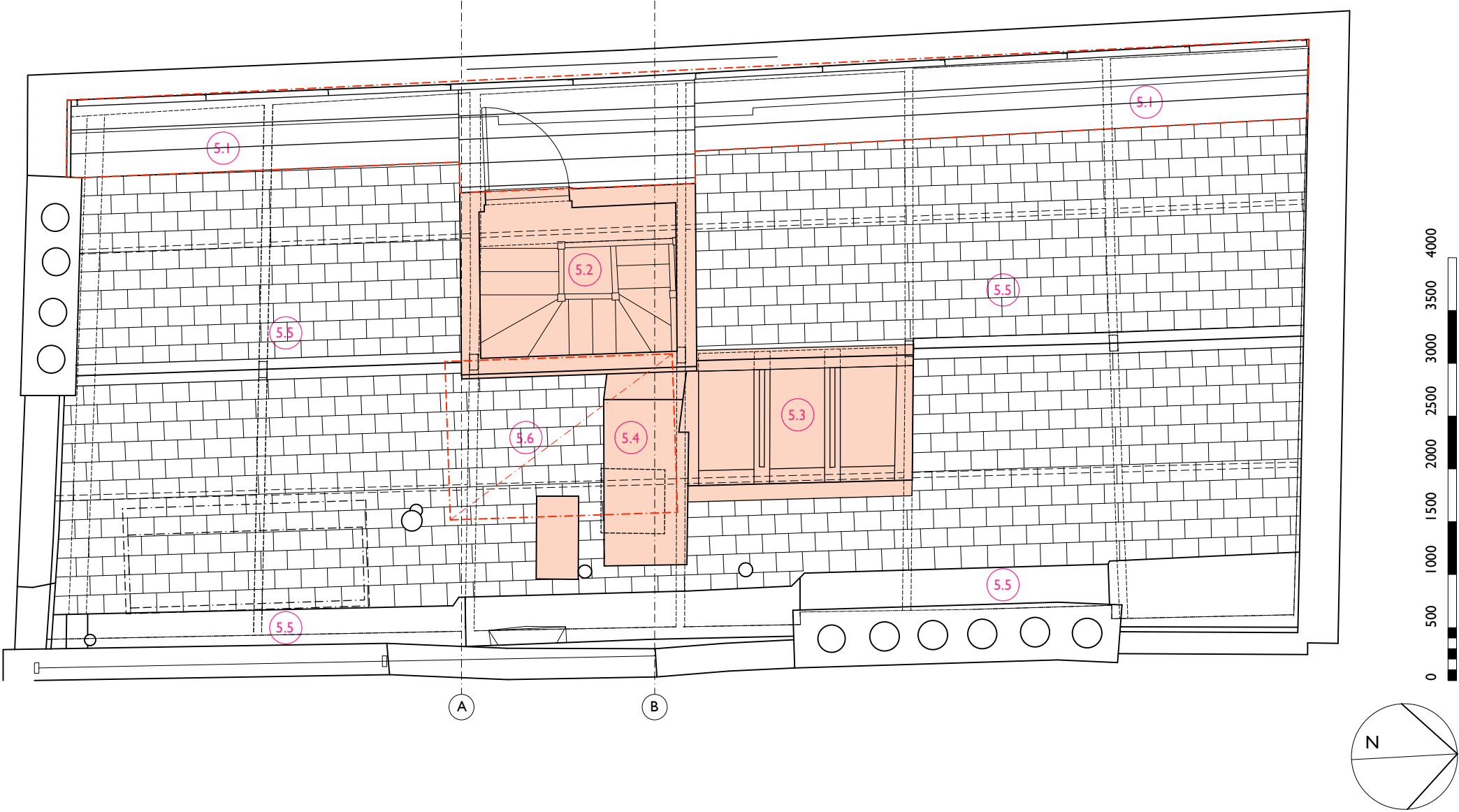
Front space with 2008 roof access stair, plasterboard partitions and back half of modern rooflight. Front half of rooflight filled in and truss partly enclosed by partitions.



Rear roof space with 1976 rafters and plasterboard ceiling, infilled rooflight originally over back stair. Rainwater pipe from rear gutter formerly in timber boxing to the Newton Street front outlet, now in pvcU pipe. Lining of plasterboard nailed under roof rafters. There is no evidence of any ceiling at the bottom of truss line before 1976.

ROOF REMOVALS AND SCOPE (REFER TO DRAWINGS cmA213_GA_PR_16+17 + cmA213_GS_PR_11+12)

- 5.1 Removal of roof terrace deck and steel framing over part of front roof pitch built in 2008.
- 5.2 Removal of roof access stair overrun enclosure built in 2008 and altered in 2023 and infilling of roof structure to match existing construction and internal boarded soffit linings.
- 5.3 Removal of remaining half of twentieth century rooflight and infilling of roof structure to match existing construction and internal boarded soffit linings.
- 5.4 Removal of twentieth century roof hatch and access dormer.
- 5.5 Renewal of slated roofing and gutters built 2008 in set-aside and matching natural triple lapped slate and lead sheet lined ply box gutters incorporating over sarking board membrane insulation, counter battens and battens.
- 5.6 Construction of new glazed joinery roof access lantern over staircase.
- 5.7 Construction of roof terrace deck and steel framing at three levels over part of rear roof pitch.
- 5.8 Installation of perimeter plant climber screen along line of rear boundaries east and south.
- 5.9 Installation of fixed planters for horticulture, green wall and bee hives.

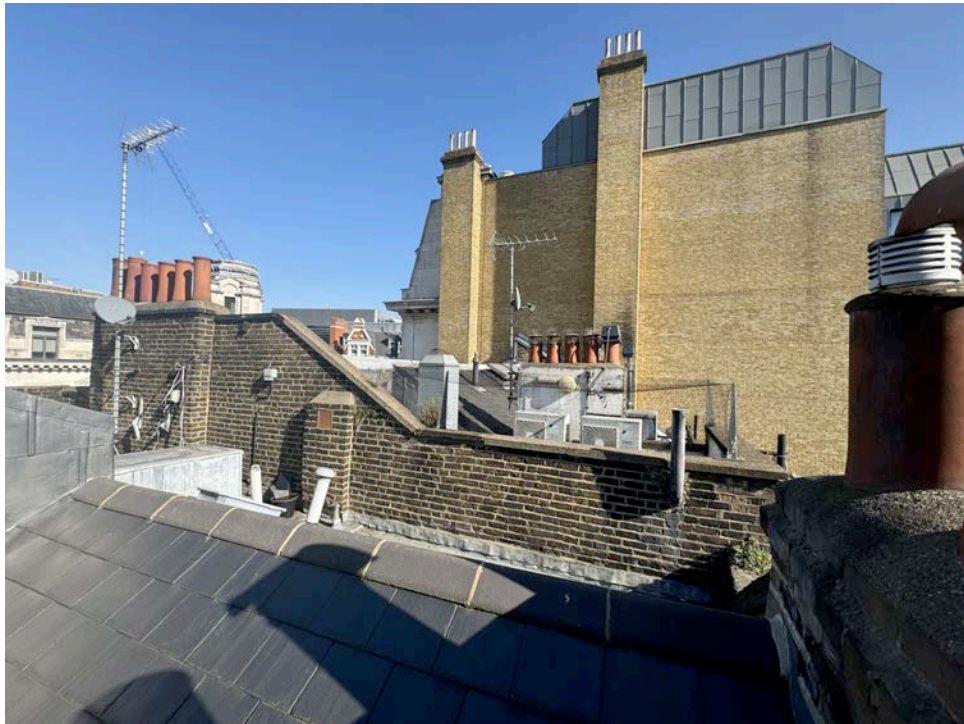


ROOF

Rear slope of roof with roof access overrun enclosure on Newton Street face and surviving half of rooflight on rear face.



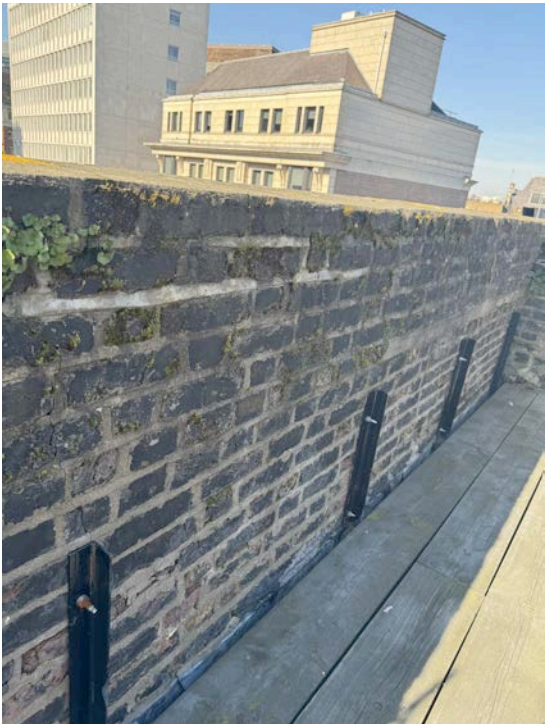
Rear slope of roof with roof access overrun, surviving half of rooflight on rear face and modern hatches across the ridge line.



Newton Street front slope with roof access overrun to left and chimney stack to right. Plant compound of Princess Louise and office building at 210 High Holborn beyond boundary wall.



Newton Street front slope with roof access overrun and deck on steel frame to lesser width than permitted in 2008. Victorian style crested parapet is apparently modern.



FOURTH FLOOR WINDOWS

Third and fourth floor windows to Newton Street external view.

Third floor 1848 originals.
Fourth floor modern sashes to be replaced.



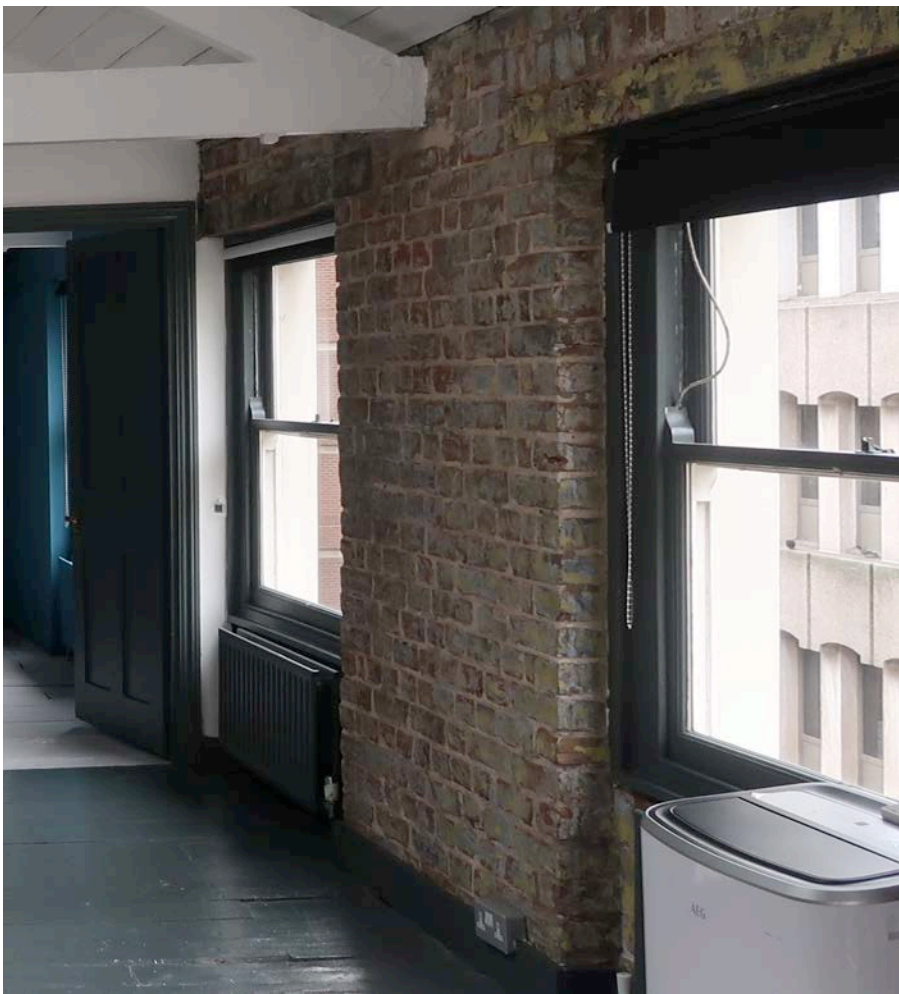
Fourth floor modern sash detail.

Double glazed single units and horns to each sash. No glazing bars. Sashes to be replaced.

Fourth floor windows to Newton Street internal view.

Modern sashes to be replaced.

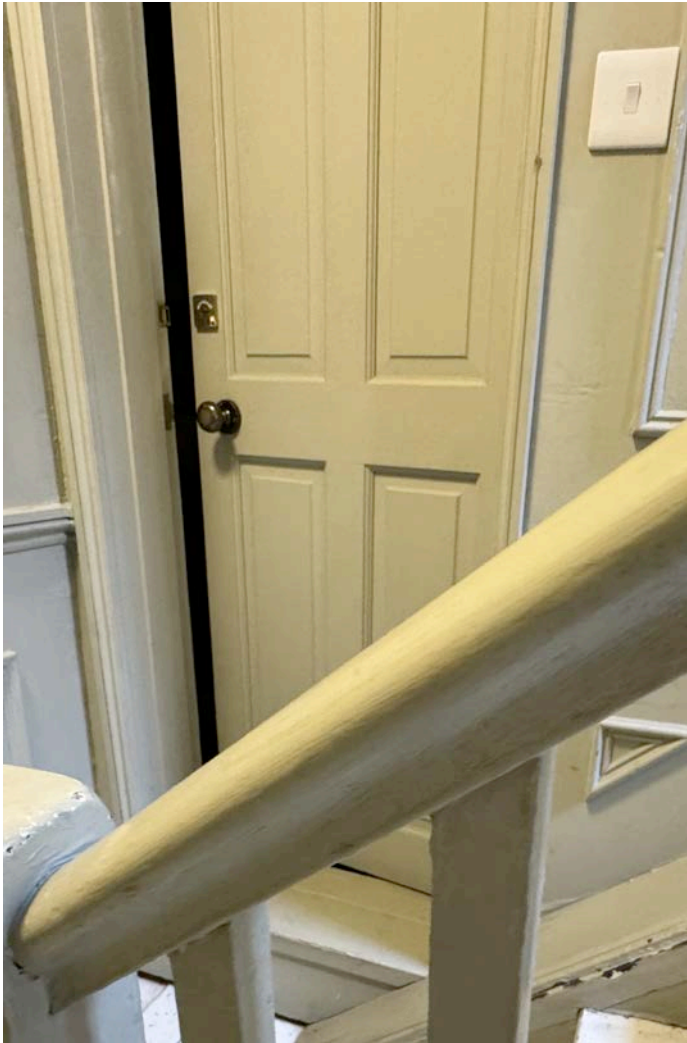
Walls are exposed brick previously plastered then painted then paint removed.



Third floor 1848 window detail.

Glazing bar profiles at cruciform.
Ovolo and fillet profile to be copied in 4th floor replacement sashes.

SECOND FLOOR BATHROOM DOOR TO BE REPLACED



D.2.3

Door opening and door are post-1976.

The door opening is in the approximate location of an original 1848 opening but set higher up to suit the raised bathroom floor level.

Georgian style raised and fielded six panel door cut down in width and sourced from elsewhere. Linings and pinned-on stops and profiled architraves all installed when the opening was formed. Cast iron butt hinges. Phillips head screws.

THIRD FLOOR DOORS AND PARTITIONS TO BE REMOVED



D.3.1 staircase face

Head of opening drops 30mm right to left following deflection of the modern partition that was built over the stair void. Four panel door leaf cut down to fit width and cut to taper across the top. The opening has deflected more since the door was hung in 1976 and side frames are not vertical.

Door leaf evidently one of four of similar pattern sourced elsewhere and installed during the 1976 works. Cast iron butt hinges. Modern ironmongery.

Note the modern partition clashes into the original window reveal lining and the architrave of 1930's pattern is scribed to fit. The original partition was demolished and the current one installed out over the stair void to enclose on the formerly open side stair up to fourth floor.



D.3.1 room face

Note the board running under the skirting, counter the boards which infills the gap where the original partition was demolished.



D.3.2 (left) and D.3.3 (right) staircase faces

D.3.2 opening cut through a timber stud screen that was strengthened and clad in various linings during the 1976 works. The door, linings and chamfered architraves were part of those works.

Four panel door leaf. Door leaf evidently one of four of similar pattern sourced elsewhere and installed during the 1976 works. Cast iron butt hinges. Modern ironmongery.

Note that the window reveal lining and architrave and plaster linings have been removed and heating pipes installed.



D.3.2 (left) and D.3.3 (right) staircase faces.

D.3.3 is installed in the partitions forming a corridor to the former top floor flat, installed during the 1976 works. The door, linings and chamfered architraves were part of those works.

Door leaf is a fire door blank with mouldings applied to resemble panelling. Cast iron butt hinges. Phillips screws. Modern ironmongery.

FOURTH FLOOR DOORS AND PARTITIONS TO BE REMOVED



D.4.1 staircase face

The bedroom partition was built during the 1976 works. The door, linings and ogee architraves were part of those works.

Four panel door leaf cut down in height to fit in frame installed tight under the truss above. Door leaf evidently one of a four of similar pattern sourced elsewhere and installed during the 1976 works. Cast iron butt hinges. Modern ironmongery.

Note that the window reveal lining and architrave and plaster linings have been removed and replacement double glazed sashes without glazing bars installed. Front room walls are exposed brick previously plastered then painted then paint removed.



D.4.1 room face

Note the external walls of the back room have plasterboard linings.



D.4.1 detail

Note leaf cut down to fit frame height limited by the truss above.



D.4.2 bathroom door

The bedroom partition was built during the 1976 works. The door, linings and ogee architraves were part of those works.

Four panel door leaf evidently one of a four of similar pattern sourced elsewhere and installed during the 1976 works. Cast iron butt hinges. Modern ironmongery.