

RRP/VAE/11/12/1490

Revised
Historic Impact Statement

For

**Bam Bou Restaurant
1 Percy Street
London W1**

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1.0 INTRODUCTION

- 1.1 The building is a bar and restaurant set out on lower ground with 5 upper floors that is Grade II listed, which we consider was constructed at the turn of the 19th Century although there is a date inscribed into the central dormer window of 1891, however it is our view that these works at roof level were undertaken as a later addition to the building.
- 1.2 The building has masonry party and facade walls and a central spine wall of timber construction that extends down to first floor with masonry below. We are the view that the building was originally for residential use and subsequently became commercial premises during the early part of the 20th century. At one time it was a Cigar Club prior to its conversion to restaurant use some 12 years ago. We assume it was around this period that the kitchen and prep areas were introduced to the lower ground floor and various alterations undertaken to the fourth floor.

2.0 PROPOSED WORKS

- 2.1 This proposal is to expose the lath grid to which the ceiling at first floor level should be bonded and has now become detached and unkeyed through age and structural movement, possibly due to deflection of the floor construction.
- 2.2 It is therefore proposed to remove the floor boarding to the two private rooms to the front of the building at second floor level as shown on the existing layout, drawing No 11/12/1490/P-011. The floor covering over the joists at present is of stained oak strip which is relatively modern and was probably laid over the existing boarding at the time of the restaurant conversion. This hardwood appears to have been struck directly to the existing boarding and it is possible that there are two layers of boarding below fixed to the original joists. It will not be possible to establish this situation until some initial opening up works are undertaken. It is hoped that it will be possible to save all the existing floor boarding by carefully removal, as this is lifted it will be numbered and its exact position recorded on plan and with photographs so that on completion of the necessary repairs and remedial works it can be re-laid.
- 2.3 A process of "backing up" is to be undertaken by fixing timber battens with steel mesh, canvas and casting plaster with glues that binds the loose sections of ceiling plaster to the floor joists.
- 2.4 Once the work above is completed the face of the ceiling plaster within the first floor bar and restaurant area is to be secured to the joists by means of steel screws and washers at 400mm centres. On completion

of this work the surfaces over the holes will be made good with plaster of Paris.

- 2.5 On completion of all the above works the existing ceiling surface is to be sealed, prepared by filling the fine cracks and then applying 2 No coats of flat water based emulsion.
- 2.6 On completion of the remedial works to the ceiling surface the existing boards will be re-laid as set out in item 2.1. New hardwood flooring is to be laid over the top of the retained boarding and stained to match the adjoining areas.

3.0 ACCESS

- 3.1 We have set out in the Design & Access Statement the general arrangements for the installation and access for the plant that will be carried out to ensure compliance with the regulations.
- 3.2 All works will be undertaken in accordance with the Construction (Design & Management) Regulations 2007 and the Health & Safety at Work Acts.

4.0 DESIGN AND SUSTAINABILITY

- 4.1 The method of repair as set out above is generally a standard type of repair where failure of this nature has been encountered in lath and plaster ceiling constructions where there is a requirement for these to be retained.
- 4.2 The proposal will therefore improve matters in respect of the general condition of the ceiling construction, assist in eradicating concerns for the safety of customers and staff, environmental d guidance of the Local Authority sustainability and historic preservation to comply with all relevant policy and guidance of the Local Authority.