

# ***Building & Structural Consultants Ltd.***

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## **Statement of Heritage Impact**

### **Statement of Heritage Impact for:**

Kaplan International Colleges  
3-4 Southampton Place  
London WCD1A 2DA

### **This statement forms part of the statement of environmental effects for:**

Soft internal improvements to improve security and student flow; re-opening an unused door, replacing a modern internal double door set with access barriers. Removing a modern plasterboard wall, painting pine wall panelling and replacing a vinyl floor covering.

**Date:** 16<sup>th</sup> September 2011

### **Reference:**

English Heritage Building ID: 478125

### **Prepared by:**

Robert J N Gibson, Bsc. MIET

**For:** Amber Office Interiors Ltd. and  
Kaplan International Colleges



**The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:**

The removal of unsympathetic modern (post-war) alterations to the building such as;

Internal double-door set in old entrance hall

Curved plasterboard stud wall on first floor landing

The re-painting of stripped pine historic wall panelling (probably original) as it probably would have been painted originally.

**The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:**

The removal of the doorset will leave small cut-outs in the painted softwood sills where it was cut away for the installation of the doorset (see photo right).

We suggest that these cut-outs be repaired by piecing-in small softwood sections of the same size and rubbing, filling and re-painting to blend in with surrounding timber. However, we consider it likely that these sills are not in fact of historic significance. The wall panelling is faced with modern pressed hardboard, and we consider it likely that the dado panelling generally is a modern replacement of an original feature.

The removal of the stud walling over the doorset and the curved stud wall on the first floor will result in the need for piecing-in cornice, dado panelling and skirting to match the existing. It may not be possible to achieve this invisibly, but the existing finishes are all modern and no disturbance to historic fabric should be necessary.

The replacement of modern vinyl flooring with a harder wearing one is immaterial to the heritage significance.

**The following sympathetic solutions have been considered and discounted for the following reasons:**

N/A

**Attachments:** None

**References:** None

