

**Internal Renovation Report
28 Tottenham Street
London W1**

**Planning Application For
Listed Building Refurbishment**

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1.1 Basement – Walls, Floors, Fireplace, Columns, External WC



1.1 Existing Walls and Floors

All walls, internal and external, are damaged and have numerous cracks. The existing basement floor is in very poor condition.

Proposed:

Walls are to be repaired and damp-proofed. Then they will be lined with insulated drylining. The floor will be removed and then reinstated with insulation beneath.

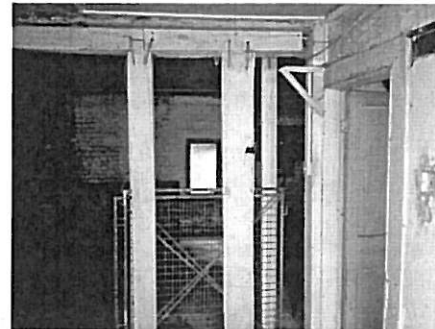


1.2 Existing Fireplace:

The existing fireplace is in a severe state of disrepair. The stove is broken into many pieces and is unrecoverable.

Proposed:

The fireplace opening is to be retained and repaired, and integrated into the refurbished retail unit. The severely damaged stove will be removed completely.



1.3 Existing Structural Support Columns:

New structural elements have been added to the basement over time.

Proposed:

Structural elements that are original are significant features and will be preserved. More recently added beams and columns will be removed and replaced as part of an overall strategy to strengthen the building. The new partition to the proposed stair lobby will remain in its original position.



1.4 Existing External WC

The WC block at the rear corner of the former yard has been extended with a modern fletton brick section at the front.

Proposed:

The external WC block will be completely demolished.

1.2 Basement – Windows, Ceilings, Electrics

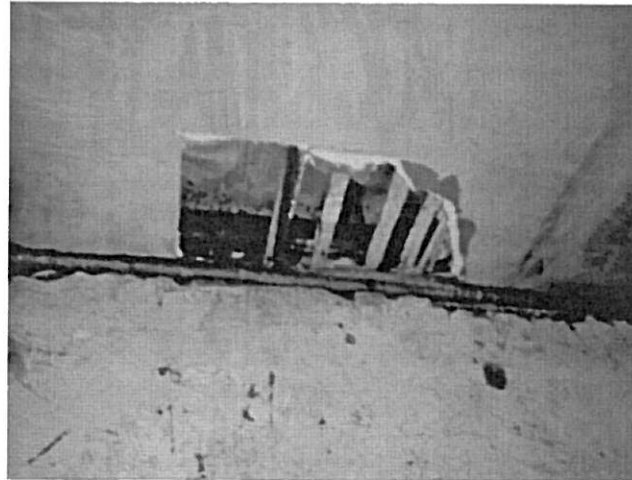


1.4 Existing Windows:

A small timber window to the vaults is in very poor condition. Originally, there were two windows into the light well, which have since been closed up.

Proposed:

The scheme seeks to return to the original plan form of the Georgian terrace, by opening up the basement to the light well. The original windows will be reinstated and taken down to skirting level. This will create more usable commercial space, and will return the building to its historic use. They will also improve natural light levels.



1.5 Existing Ceiling:

The ceiling in the basement is badly damaged, almost beyond repair.

Proposed:

The proposal will retain as much of the existing structure as possible. Where replacement of the ceiling is required, it will match the materials and details of the original building.

A new opening will be made in the ceiling for a new accommodation staircase.



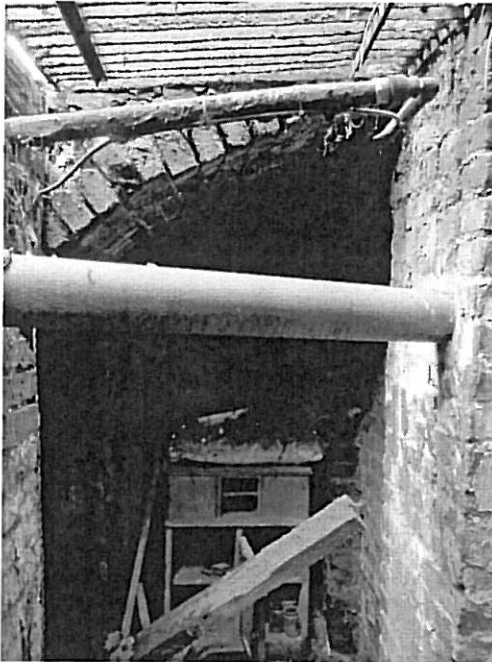
1.6 Existing Electrics:

The electrics are currently obstructing access to the vaults.

Proposed:

We will re-position the electrics on the side wall to allow access to the vaults and open up the space. The building works require up to date wiring and plumbing facilities. These works have the potential to create numerous small interventions into the historic fabric both in the stripping out of old defunct facilities and in reinstating the new elements. All works of this nature will be carried out with care to ensure that interventions into fabric are minimised and that wherever possible pre existing openings are reused, including within floor voids.

1.3 Basement – Lightwell and Vaults



1.7 Existing External Lightwell:
Currently the external lightwell is obstructed by service pipes and is in a poor state of repair.

Proposed:

The services will be carefully re-routed where possible to minimise damage to decorative features. Any repairs will use materials relevant to the period, including cast iron for gutters and down pipes. Brickwork is to be repaired.



1.8 Existing Vaults:

The vaults have strong historical significance. However, they are in poor condition and cannot be used in their current state. The condition of brickwork in the coal store is poor, and timber doorframes suffer from dry rot.

Proposed:

The existing vaults are to be retained. Non-destructive techniques will eradicate dry rot. New methods of natural ventilation are suggested with minimal works to the existing building. Low-key repairs to bowed or cracked brickwork are proposed to prevent the progressive dismantling of structure.



1.9 Existing Grille:

The grille to the external lightwell currently presents a health and safety issue. It is not possible to walk directly in front of the shop window to view goods on offer.

Proposed:

The scheme proposes to remove the grille and replace it with pavement lights. This will address the health and safety issue. Furthermore, it will be in keeping with the many other pavement lights along the street and will encourage people to come closer to the shop front, to view goods on offer and thus improving the use of the building.

2.1 Staircase and Hallways – Entrance, Stairs, Handrails, Landing and Windows



2.1 Existing Entrance

Wainscot and panelling line the entrance hallway. Much of it is in poor condition.

Proposed

All elements of wainscot and panelling are to be retained and repaired.



2.2 Existing Staircase

The staircase is currently unsafe, but represents a key historical feature of the existing building.

Proposed

It is to be retained, repaired and stabilised to ensure it is safe to use. Investigation works will need to be carried out to assess how much stabilization will be required to make the staircase fully usable.



2.3 Existing Handrails and Landings

The wall panel suffers from neglect. Joinery and paintwork is badly damaged. The balustrade is unstable but mostly intact.

Proposed

The wall panel is to be retained and refurbished throughout. The balustrade will be made good/repared where necessary. The handrail to the balustrade will have paintwork stripped off and it will then be oiled to show the original timber.



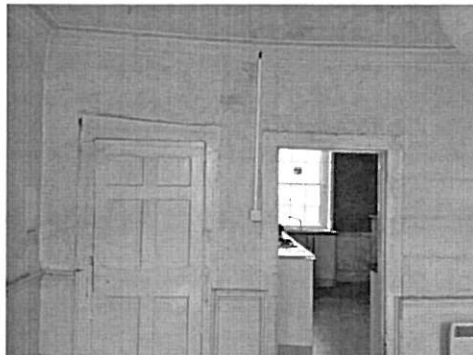
2.4 Existing Staircase Windows

The existing windows to the staircase are in a poor condition.

Proposed

The existing windows will be retained and repaired, and where appropriate, details will be reinstated to their original pattern.

3.1 First Floor – Doors & Frames, Storage Heaters & Fireplaces, Kitchen & Wainscot

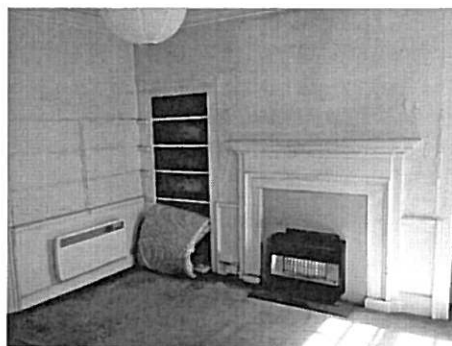


3.1 Existing Doors & Frames

The photograph illustrates a typical doorway and architrave which is badly damaged.

Proposed

The proposal is to repair and protect these features from future damage as much as possible. Infill pieces of framework will be removed, and the door adjusted to suit the opening.

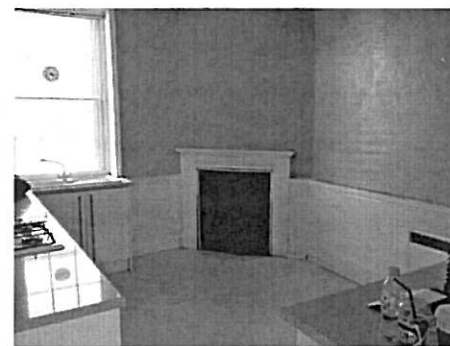


3.2 Existing Storage Heaters & Fireplaces

There are wall mounted storage heaters on the first, second and third floors. These detract from originally panelling and are not original features of the building. The fireplace on the first floor is in slightly better condition than others in the property, however it is still in need of repair.

Proposed

All storage heaters will be removed. Plasterwork which is then exposed will be repaired. Fireplaces will be repaired on all floors.

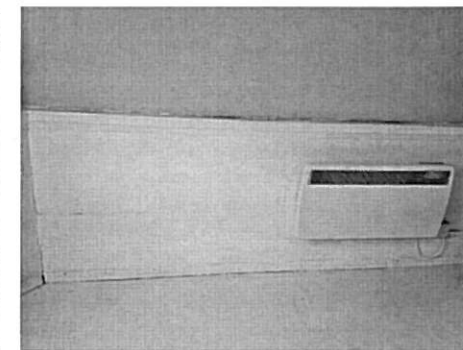


3.3 Existing Kitchen Units

Kitchen units, added recently, do not contribute to the historic value of the building.

Proposed

The kitchen units are to be removed. The fireplace surround will be removed if not original, and replaced with a simple surround. The provision of modern bathroom/kitchen facilities within the building is necessary to make the property attractive to future residents.



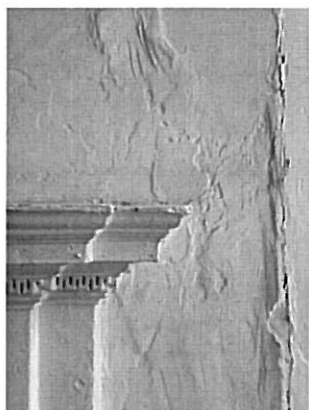
3.4 Existing Wainscot

Most of the wainscot is in place to the first floor rooms (except at the front façade)

Proposed

Wainscot will be repaired and preserved.

3.2 First Floor – Plasterwork, Cornices, Floors, Windows and Shelving

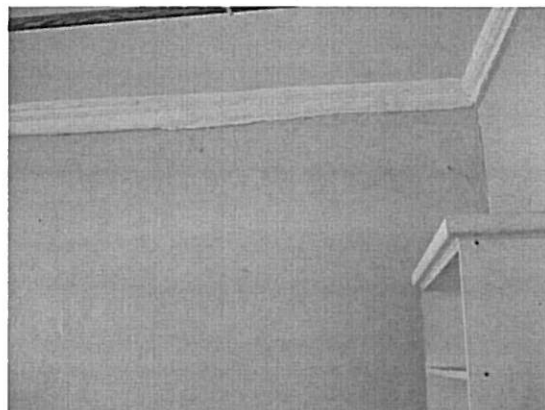


3.5 Existing Plasterwork

The plasterwork contributes strongly to the building's historic significance. However, it has been severely damaged over time.

Proposed

Disturbed and damaged areas of plasterwork will be repaired to match the original.

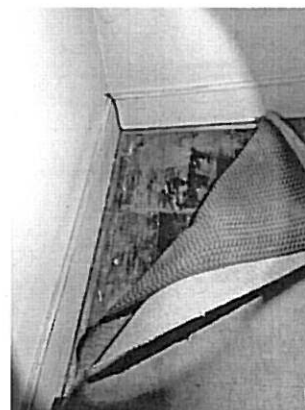


3.6 Existing Cornice

This photo illustrates the poor condition of cornices throughout the property.

Proposed

The scheme proposes to retain as many existing cornices as possible. New sections of cornice will be introduced where previously located using moulds of the existing, these will retain the current appearance of the cornices i.e they will not be stripped back to reveal crisp and clean features. A new simple cornice will be fitted along the wall at the front façade.



3.7 Existing Floor

There is a major bow in the floor at first floor level, especially to the front reception room.

Proposed

The floor will be levelled to some extent. This will take the form of packing on top of the existing joints. A method statement will be produced outlining the appropriateness of techniques and sequence of works proposed to re stabilise the floor. Existing floor boards will be retained and re-used where possible. See Heritage Statement 4.7

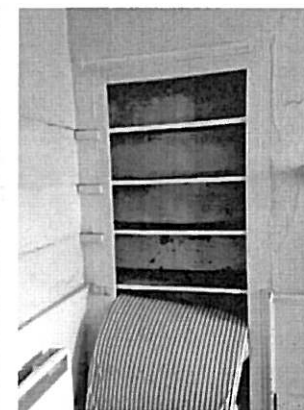


3.8 Existing Windows

The windows on the rear façade of the property are in particularly bad condition. Windows on the front façade still require some repair work.

Proposed

The windows throughout the first floor will be retained and repaired.



3.9 Existing Shelving

Cupboard doors have been removed from shelves at the rear of the room. Shelving at the front of the room is in poor condition and need of repair.

Proposed

Cupboard doors will be reinstated and shelving repaired.

4.1 Second Floor – Doors & Frames, Existing Floors, Shelving

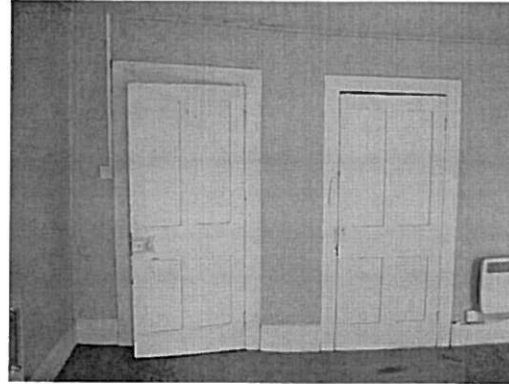


4.1 Existing Door Frames

The door frames are distinctive features of the original building, however, they have become badly damaged. In some cases the frameworks and architraves have been completely destroyed, including the surrounding plasterwork.

Proposed

Door frames and architraves will be repaired, retained and reinstated. Where they become redundant they will be maintained as dummy doors, where they can still contribute to the architectural or historic interest of the building.



4.2 Existing Doors

This photo illustrates one door (left), which cannot be closed due to the bow in the floor.

Proposed

To create habitable space, the doors and floors will be repaired with minimal structural alteration. This may include raising the doorway so that it can close properly.

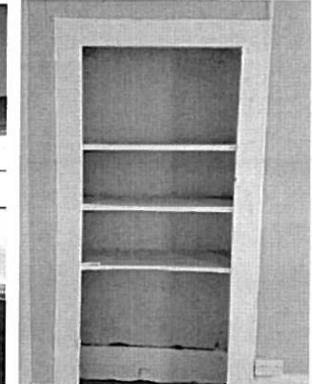


4.3 Existing Floors

Floors are severely bowed and this is particularly severe on the second floor to the front reception room.

Proposed

The floor will be levelled to some extent. This will take the form of packing on top of the existing joints. A method statement will be produced outlining the appropriateness of techniques and sequence of works proposed to re-stabilise the floor. Existing floor boards will be retained and re-used where possible. See Heritage Statement 4.7



4.4 Existing Shelving

Existing shelving is in poor condition. Originally there would have been a cupboard door to the shelves. As the front of the room, shelving has been removed.

Proposed

Cupboard doors will be reintroduced. Shelving will be reinstated where it has been removed.

4.2 Second Floor – Sanitaryware, Walls & Skirtings, Fireplaces, Windows

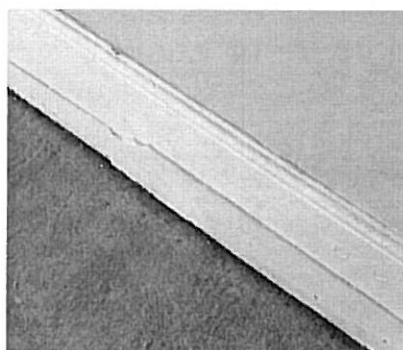


4.5 Existing Sanitaryware

The existing sanitary fittings are in poor condition.

Proposed

WC and bath will be removed, however, the sink will be retained and used in the new bathroom.

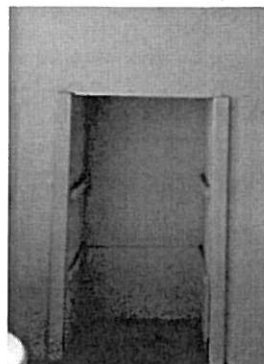


4.6 Existing Walls & Skirtings

The plasterwork is in poor condition and is 'live' in some areas. Skirting boards are in very poor condition, and as illustrated here, poor attempts at repairing them has damaged their original appearance.

Proposed

Loose & damaged areas of plasterwork will be repaired to match the original. Non-original skirtings will be removed. Damaged portions of existing skirting will be repaired. New skirtings will be provided throughout where necessary, to match existing.



4.7 Existing Fireplaces

The fireplace in the bathroom has been removed. The fireplace in the front room is in better condition but still requires repair work.

Proposed

The fireplace to the rear will be reinstated in an appropriate manner. The front fireplace will be retained, repaired and preserved as a key historical asset. It is not expected at this stage that either fireplace will be in working condition.



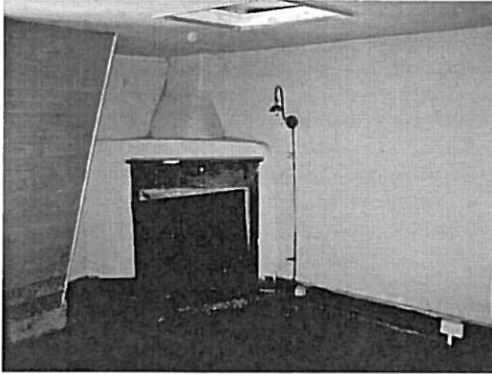
4.8 Existing Windows

The windows on the rear façade of the property are in particularly bad condition. Windows on the front façade still require some repair work.

Proposed

The bathroom window will be repaired, retaining historic cill and lintel details on the exterior. The windows throughout the second floor will be retained and repaired.

5.1 Third Floor – Fireplaces, Skirtings & Cladding, Sanitaryware, Doors

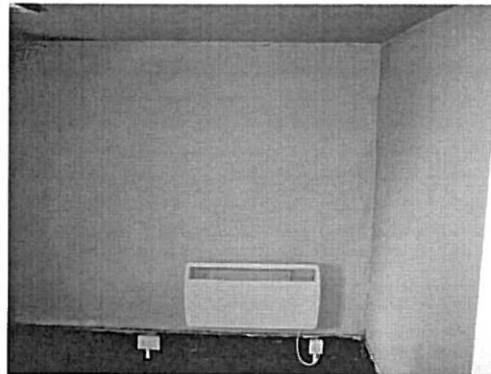


5.1 Existing Fireplaces

Both of the fireplaces and their surrounding plasterwork are in a deteriorated state.

Proposed

The proposal will repair and retain the fireplaces in position, with minimal alteration. It is not expected at this stage that either fireplace will be in working condition.

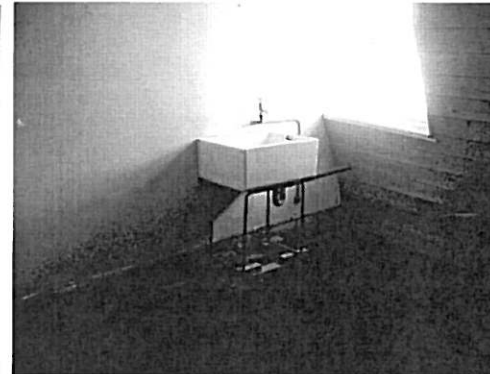


5.2 Existing Skirtings & Cladding

Skirting boards are in very poor condition throughout this level, and as illustrated here, poor attempts at repairing them has damaged their original appearance. 'Modern' timber cladding has been fixed to the rear mansard as shown in item 5.3.

Proposed

Non-original skirtings will be removed. Damaged portions of existing skirting will be repaired. New skirtings will be provided throughout where necessary, to match existing. Timber cladding will be removed and the plasterwork will be reinstated.



5.3 Existing Sanitaryware

Sanitaryware is in very poor condition. This sink has a base supported by bare bricks.

Proposed

The sink will be removed, plus all associated pipework. Refer to plan layouts for new sanitary accommodation throughout.



5.4 Existing Doors

This photograph illustrates how the doors have become damaged over time.

Proposed

Doors will be retained but restored and repainted to an acceptable condition.

5.2 Third Floor – Joinery, Plasterwork, Staircase Wall

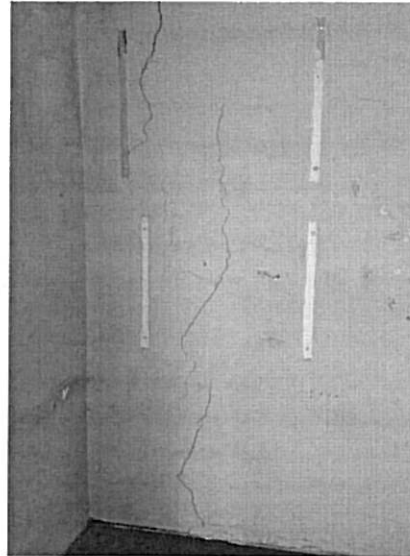


5.5 Existing Joinery

An extensive bow in the floor has affected the adjacent joinery.

Proposed

Shelving and other joinery will be carefully repaired to match the original, reusing original mouldings and decorative features.

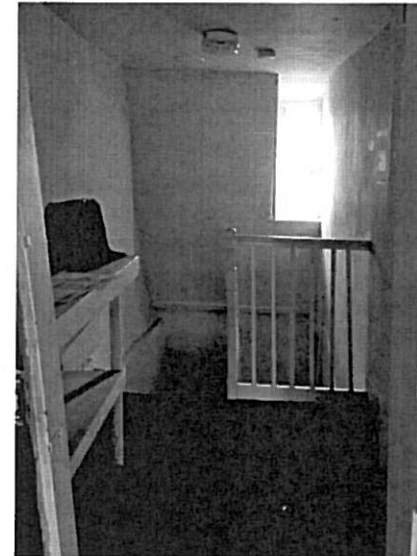


5.6 Existing Plasterwork

This photograph further illustrates the large amounts of cracking to plasterwork.

Proposed

All plasterwork will be repaired to match the original.



5.7 Staircase Wall

From the outside this is a strange section of wall where the mansard roof runs down, the neighboring property is set well back from this and has a parapet so this section of wall is a little unusual and isolated.

Proposed

This section of wall will be evened out, in order to lessen the disorientating' effect of the uneven stairs.

5.3 Third Floor Front – Floor, Roof Timbers, Gas Lamps, Windows



5.8 Existing Floorboards

The original floorboards are a fundamental characteristic of the Georgian Terrace. They are in acceptable condition but require some repair work.

Proposed

The floorboards will be cleaned and refurbished to bring new life to the listed building. The floor will be levelled to some extent. This will take the form of packing ontop of the existing joints. A method statement will be produced outlining the appropriateness of techniques and sequence of works proposed to re stabilise the floor. Existing floor boards will be retained and re-used where possible. See Heritage Statement 4.7



5.9 Existing Roof Timbers

Some of the roof timbers have been badly damaged in a fire.

Proposed

Burnt roof timbers will be replaced to make the building safe to inhabit and extend its life.



5.10 Existing Gas Lamps

Gas lamps in the third floor front room are some of the most significant historical features of the property to be retained. Only one has its glass shade.

Proposed

The gas lamps will be carefully protected from surrounding works. They are to be retained, together with any associated details. Gas lamps are some of the most historically important original features of the building. These will be repaired and protected from future damage during the course of works on site. They will be wired to enable use as safe lighting.



5.11 Existing Windows

The windows and surrounding plasterwork are in poor condition.

Proposed

Retain and restore all windows to their original state.