



# Existing Property

section 3



*Note: Section 3.0 is based on visual surveys carried out by Pollard Thomas Edwards architects on 14 January and 12 February 2013 while the properties were in occupation.*

## 3.1 14 Great James Street

### 3.1.1 THE SITE

The site is bounded by Great James Street to the west and Cockpit Yard to the east. It shares a party wall with No.15 to the north and No.13 to the south. The Council Depot separates No.14 from the west side of Cockpit Yard. There is no access to No.14 from Cockpit Yard.

## 3.2 Front Elevation and Street Frontage

### 3.2.1 BRICKWORK

The adjoining front elevation to No.15 was rebuilt in the mid 20th century using yellow London stock brick, rather than match the original plum coloured brick at No.14 (Ref: AHP Building Report). The yellow brick extends as far as the panels between adjacent window heads and cills at No.14. The gauged arches and quoined jambs to windows at No.15 have been rebuilt to match the original red brick at No.14. The rebuilt brickwork at No.15 extends to the basement, but at No.14 the basement brickwork is rendered. The other properties in the street are a mixture of render and white painted brickwork at basement level. The party wall line between Nos. 14 and 15 is defined by a straight vertical joint and red brick quoining on one side, which is also replicated elsewhere in the street. The adjacent third floor brickwork at No.13 has also been rebuilt in yellow stocks, but the junction with No.14 brickwork has been block bonded. The elevations appear to be in a reasonably good state of repair for the age of the properties (fig. 22).

### 3.2.2 WINDOWS

The window sashes have nearly all been replaced at some point during the life of the properties, but whether all sash boxes have been similarly replaced is unclear. These match the original pattern of exposed sash boxes appropriate to the period of the properties. The sash boxes at No.15 all appear to be new, having a straight bottom edge to the frame at the head, whereas No.14 sash boxes retain the curved bottom edge common to other properties in the street. None of the sash boxes at No.14 display the fluted design that appears to be the original pattern, which can be seen at Nos. 13 and 16 and elsewhere in the street (fig.25).

The sashes at No.15 have no glazing bars. The number of panes in sashes at No.14 varies between each floor. The original pattern would have been six panes per sash, as at other properties in the street. The second floor sashes at No.14 have six panes, but have horns, which does not match the original pattern of the period, whereas the right hand basement window at No.14 may be original. The slender profile of the glazing bars to all of the remaining sashes is similarly not in keeping with the wider profile of the period. All window sashes are single glazed. The sashes to windows in the principal panelled rooms have internal shutters. These are sealed shut with hinges obscured internally by secondary glazing beading, masking where working shutters remain.



FIG 22. 2013 PHOTOGRAPH OF FRONT ELEVATIONS TO NOS. 14 AND 15 (REFER TO FIG.18 1965 PHOTOGRAPH)

### 3.2.3 FRONT DOORS AND CANOPIES

The cantilevered canopies are original with carved brackets to form a matching pair set at the same height. The other properties in the street display similar examples which are also consistent for the period. The roof of the canopies is covered in lead. The height of the doors and doorcases is uneven, with a decorative fanlight at No.15 and a plain fanlight at No.14. The plain fanlight is the larger of the two and may be the original size, based on other examples in the street, suggesting that the decorative fanlight could be an early addition. The pair of panels above the fanlight at No.14 also suggests it may be at the original height. The doors are not original, with different panel proportions to others in the street. The original pattern appears to have smaller panels at mid height, which still exist in several of the other properties. The doorcase returns are panelled and deeper than the majority of examples in the street, although No.16 is a similar depth (fig.23).

Note: The 1960 photograph (fig.19) shows the fanlight at No.14 divided into three by vertical glazing bars.

### 3.2.4 METALWORK

The railings and gates are modern additions. The original pattern can be seen at other properties in the street. The metal stairs down to the basement areas and rainwater downpipes and hoppers are also modern additions. The metalwork generally appears to be in reasonably good condition. The ornamental carriage lamps are modern (fig.24).

Note: The 1960 photograph (fig.19) shows railings dividing the front steps and the original finials.



FIG 23. 2013 PHOTOGRAPH OF FRONT DOORCASES TO NOS. 14 AND 15 (REFER TO FIG.19 1960 PHOTOGRAPH)



FIG 24. STREET FRONTAGE TO NO.14



FIG 25. FRONT GROUND FLOOR WINDOW TO NO.14

### 3.3 Rear Elevation and Extensions

#### 3.3.1 BRICKWORK

The main rear elevation is a later addition to the original property and was constructed in 1965 (Ref: AHP Building Report) with Flemish bond smooth yellow-pink multi-stock brickwork and flat soldier brick arches. The survey drawings and brick bond suggest a solid 1½ brick wall without a cavity (fig.27).

#### 3.3.2 EXTERNAL DOORS AND WINDOWS

The windows are all modern sliding sashes or top hung casements. The external doors are similarly modern (fig.26).



FIG 27. REAR ELEVATIONS TO NOS.14 AND 15



FIG 28. REAR EXTENSIONS TO NOS.14 AND 15



FIG 26. REAR EXTENSION ELEVATIONS TO NOS.14 AND 15



FIG 29. REAR ELEVATIONS TO NOS. 14-16 AND COCKPIT YARD (REFER TO FIG.17 1965 PHOTOGRAPH)

## 3.4 Roofs

### 3.4.1 MAIN ROOFS

The original 'M' shaped roofs survive in each of the properties. These comprise a pair of duo-pitch roofs divided by parapets with a ridge running between party walls. The party wall parapets have modern engineering brick copings and creasing tiles (fig.30).

There are parapet gutters at the front and a valley gutter in the middle over the spine wall. The front parapet is rendered on the inside and has a modern concrete coping (fig.31).

The pitched roof coverings are modern machine made plain clay tiles with semi-circular ridge tiles. The parapet and valley gutter linings and upstands are asphalt with no steps. The parapet gutters discharge into a hopper and downpipe on the front elevation of each property. The valley gutter would originally have discharged through one of the roof spaces to either the front or the rear parapet gutter. There are drainage outlets in each of the valley gutters.

There are roof dormers with lead cladding and timber boarded doors which originally provided access to the valley gutters. These are unused and sealed shut, as access is at present via the adjoining roof (fig.31).

The chimney stacks between Nos. 14-13 have retained their clay chimney pots.

The original parapet and gutter at the rear were removed when the properties were extended in 1965. The rear part of the main roof is flat and has a felt roof covering. There is a lift motor room which has solid brick walls, a shallow pitch roof with felt roof covering and a water tank housing attached with zinc cladding (fig.32).

### 3.4.2 REAR EXTENSION ROOFS

The rear extensions were constructed in 1965 and altered in 1987-9 (Ref: AHP Building Report). No.14 has a basement and ground floor two storey extension. There is a courtyard at the rear which is at the same level as the extension at No. 15. The rear extensions have flat roofs with low parapets and asphalt roof coverings.



FIG 30. MAIN ROOF AND VALLEY GUTTER TO NOS. 14 AND 15.



FIG 31. MAIN ROOF AND FRONT PARAPET GUTTER TO NOS.14 AND 15



FIG 32. POST-1964 MAIN ROOF EXTENSION AND LIFT MOTOR ROOM TO NOS. 14 AND 15



FIG 33. POST-1964 MAIN ROOF EXTENSION



FIG 35. MAIN ROOF VOID AND PARTY WALL



FIG 34. MAIN ROOF EXTENSION TO NO.13



FIG 36. MAIN ROOF VOID AND VALLEY GUTTER

### 3.5 Intermediate Floors

The original joists in the principal rooms run from front to back with a bearing onto external walls, with intermediate support provided by secondary beams on the line of the spine wall. The joists bearing onto the original back wall of the properties are supported by beams over openings added as part of the 1965 alterations. There is no evidence of downstand beams in the principal front rooms to suggest that joists span onto the party walls. The survey levels indicate joist depths are likely to be nine inches on the ground and upper floors.

There is a pronounced slope to the floor in the second floor front room at No.14, running down towards the party wall with No.15. There is corresponding evidence of settlement of the partition wall on the first floor below, where distortion of the door opening has occurred between the front room and stair landing.

The floors between the original back wall and the external wall were added when the property was extended in 1965 and levels vary on upper floors between back rooms and mezzanine. The mezzanine floors are at the same level as half landings to the original stairs.

### 3.6 Internal and Party Walls

The internal basement walls are plastered. The survey indicates spine walls in basements are one and a half bricks thick. There are no brick spine walls on upper floors. The spine wall and stair wall partitions are timber studwork construction, which are likely to incorporate timber posts to give additional support to beams over openings and trimmers to stair landings.

The party wall between Nos.14 and 15 appears to be two bricks thick in the basement, reduced to one and a half bricks on the upper floors. The width of party walls with solid plaster in the first floor front room at no.15 and on the third floor in both properties indicates that the thickness is greater than one brick. The thickness of the party walls shared with No. 13 is likely to be the same as that between Nos. 14 and 15.

## 3.7 14 Great James Street Internal Features

### 3.7.1 BASEMENT FLOOR

The main rear wall to the original property was altered when the properties were extended in 1965 and only short sections remain where openings have been formed. There are connecting doors to No.15 in the party wall that are a modern addition.

The stairs are the only original feature remaining (fig.39). The balustrades are the same design as stairs between second and third floors with panelling retained to the stair wall on one side, but elsewhere all finishes are modern plaster. The panelled doors and joinery are similarly all modern. The floor is a modern concrete ground bearing slab. There is a lift in the 1965 extension and incoming electrical service boards and meters are located in the front room. There are vaulted brick cellars that extend under the street.



FIG 37. BASEMENT FRONT ROOM TO NO.14



FIG 38. BASEMENT FRONT ROOM TO NO.14



FIG 39. BASEMENT STAIR AND PANELLING AT NO.14



### 3.7.2 GROUND FLOOR

The main rear wall to the original property was altered when the properties were extended in 1965. The relationship between the rear wall and original extension, including openings, was lost when the back rooms of the main house were opened up to the 1965 extension. The opening was subsequently in-filled by a modern partition. The external door openings to the original rear yard have become internal openings to the 1965 extension.

There is a lift in the 1965 extension. The layout of the principal rooms, entrance hall and stairs is original. The winders at the head of the basement stair also appear to be original. A door opening in the party wall connects the hall with No.15 and is a modern addition. The double doors dividing the front hall from the stairs are also a modern addition (fig.41).

The ground floor rooms and hall are panelled, except where the back wall has been removed in the rear room. The partition wall to the side of the stair is panelled down to the basement. The panelling comprises plain stiles and rails with raised and fielded panels and a moulded dado rail. The panels have simple ovolo mouldings in rooms, with more ornate panel mouldings to stairs, entrance hall panelling and above the fireplace in the front room. There are fluted pilasters on either side of the entrance hall on the line of the spine wall. The window reveals in the front room have sealed shutters with hinges. These are the same pattern as the panelling. The ceilings are smooth plaster. The cornices appear to be plaster and may not be contemporary to the panelling.

The staircase has ornate balustrades with carved open strings, moulded nosings, twisted barley-sugar balusters and hardwood frogs back handrails that spiral at the base of the stair (fig.42). The half landing newels comprise a pair of fluted columns. The stair panelling at the bottom of the stair and at half landings includes fluted pilasters up to dado height with decorative ionic capitals. The stair soffits comprise raised and fielded panels to match the wall panelling.

The ground floor panelled doors match the wall panelling, although some are modern reproduction period doors. The double doors between the front and rear rooms were added in 1989 to replace a single door (fig.40). The middle panels in the panelled door between the hall and front room have been replaced with glazing. The front room has a recessed cupboard to the left of the chimney breast with a panelled door and internal linings (screwed shut and used as a pipework riser duct).

There is a plain marble fireplace surround in the front room. The mantelpiece is cracked and the marble discoloured. The surrounding panelling suggests that a larger timber fire surround may originally have been incorporated (fig.43). There is no grate. The fireplace in the rear room is sealed flush with the panelling and the fireplace surround is missing.



FIG 40. GROUND FLOOR FRONT ROOM AND PANELLING AT NO.14



FIG 41. GROUND FLOOR HALL AND PANELLING AT NO.14



FIG 42. GROUND FLOOR STAIR AND PANELLING AT NO.14



FIG 43. GROUND FRONT ROOM FIREPLACE AT NO.14

### 3.7.3 FIRST FLOOR

The main rear wall to the original property was altered when the properties were extended in 1965. The relationship between the rear wall and original extension, including window openings, was lost when the back rooms of the main house were opened up to the 1965 extension in both properties. The 1965 extension includes floors at half landing level and a lift. The properties are connected by door openings in the party wall at both main and half landing floor levels.

The stairs, landings, main front and rear rooms are panelled, except where the back wall has been removed. The panelling comprises plain stiles and rails with raised and fielded panels. The mouldings around panels in the main rooms are more ornate than the simple ovolo mouldings in the ground floor rooms (ie. similar to the ground floor hall and stair panelling). There are moulded dados to panelling on the stairs and landings and plain dados in the panelled rooms where the built-up dado moulding has been removed. The window reveals in the front room have panelled reveals, which are the same pattern as the panelling. The shutter hinges are obscured by beading to secondary glazing. The ceilings are smooth plaster. There are plaster cornices in both panelled and non-panelled rooms, which indicates plaster cornices are likely to be a later addition.

The staircases have ornate balustrades which are a continuation of the ground floor. The half landing newels and stair panelling also repeat the pattern of the ground floor. The stair soffits comprise raised and fielded panels to match the wall panelling (fig.48).

There are panelled doors connecting the stairs with the main rooms, which may be original. The double doors between rooms are missing.

There is a plain marble fireplace surround in the front room, similar to the ground floor, but in better condition. There is no fireplace surround in the rear room and the fireplace has been blocked up.



FIG 44. FIRST FLOOR FRONT ROOM AND PANELLING AT NO.14



FIG 45. FIRST FLOOR FRONT ROOM AND PANELLING AT NO.14



FIG 46. FIRST FLOOR FRONT ROOM SHUTTERS AT NO.14



FIG 47. FIRST FLOOR STAIR AND HALF LANDING AT NO.14



FIG 48. FIRST FLOOR STAIR AND LANDING AT NO.14

### 3.7.4 SECOND FLOOR

The main rear wall to the original property was altered when the properties were extended in 1965. The relationship between the rear wall and original extension, including window openings, was lost when the back rooms of the main house were opened up to the 1965 extension in both properties. The 1965 extension includes floors at half landing level and a lift. The property is connected to No.15 by door openings in the party wall at both main and half landing floor levels.

The front room, stairs and landings are panelled. The panelling comprises plain stiles and rails with a mixture of raised and fielded panels with ornate mouldings and plain panels. There are moulded dados to panelling in the front room, stairs and landings. There are panelled window seats in the front room window recesses. The front room panelling has been altered where a door opening in the party wall connects with No.15 (fig.50). The window reveals in the front room have panelled reveals. The shutter hinges are obscured by beading to secondary glazing. The ceilings are smooth plaster. There are plaster cornices in both panelled and non-panelled rooms, which indicate plaster cornices are likely to be a later addition.

The staircase has ornate balustrades which are a continuation of the lower floors with carved open strings, twisted barley-sugar balusters and hardwood frogs back handrails. The half landing newels and stair panelling repeat the pattern of the ground floor. The stair soffits are panelled. The ornate stair panelling at the bottom of the stair and at half landings also repeats the pattern of the lower floors (fig.52).

There are modern single connecting 'panelled' doors to rooms off the landing and between the main front and rear rooms, in the same position as the double doors on the lower floors. The front room has a recessed cupboard adjoining the chimney breast with a panelled door and architrave on the RH side and a flush panel on the LH side (fig.49).

There is a timber fireplace surround in the front room with side panels, dentil pattern mouldings under a plain mantelpiece and no grate. The fireplace in the main rear room is missing.



FIG 49. SECOND FLOOR FRONT ROOM AND PANELLING AT NO.14



FIG 50. SECOND FLOOR FRONT ROOM AND PANELLING AT NO.14



FIG 51. SECOND FLOOR FRONT ROOM WINDOW SEAT AT NO.14



FIG 52. SECOND FLOOR STAIR AND PANELLING AT NO.14



FIG 53. SECOND FLOOR STAIR PANELLING AT NO.14

### 3.7.5 THIRD FLOOR

The main rear wall to the original property was altered when the properties were extended in 1965. The relationship between the rear wall and original extension, including window openings, was lost when the back rooms of the main house were opened up to the 1965 extension. The height of the original rear extension appears to have extended to the mezzanine floor at half landing level, but not to the third floor, based on archive drawings showing the 1923 alterations (Ref: AHP Building Report). The 1965 extension has floors at half landing level and a lift. The property is connected to No.15 by door openings in the party wall at both main and half landing floor levels, including double doors between the front rooms. The main rear room has been subdivided by modern partitions.

There is plain panelling to one side of the stair well (fig.56). There are panelled window seats in the front room window recesses. No other panelling remains. No window shutters or panelled reveals remain and rooms may originally have been plastered and not panelled. There are moulded dado rails and skirtings in all rooms which are modern additions. The cornices are all modern. There is a false ceiling in the front room. There is a ceiling hatch in the front room and above the stair landing providing access to each of the pitched roof voids. The panelled doors and moulded architraves are modern additions. There are no fire surrounds and all fireplaces have been blocked and plastered over.

*Note: Refer to item 4.7.4 above for a description of the stairs.*



FIG 54. THIRD FLOOR FRONT ROOM AT NO.14



FIG 55. THIRD FLOOR POST-1964 EXTENSION REAR ROOM AT NO.14



FIG 56. THIRD FLOOR STAIR AND HALF LANDING AT NO.14



FIG 57. THIRD FLOOR POST-1964 CORRIDOR AT NO.14

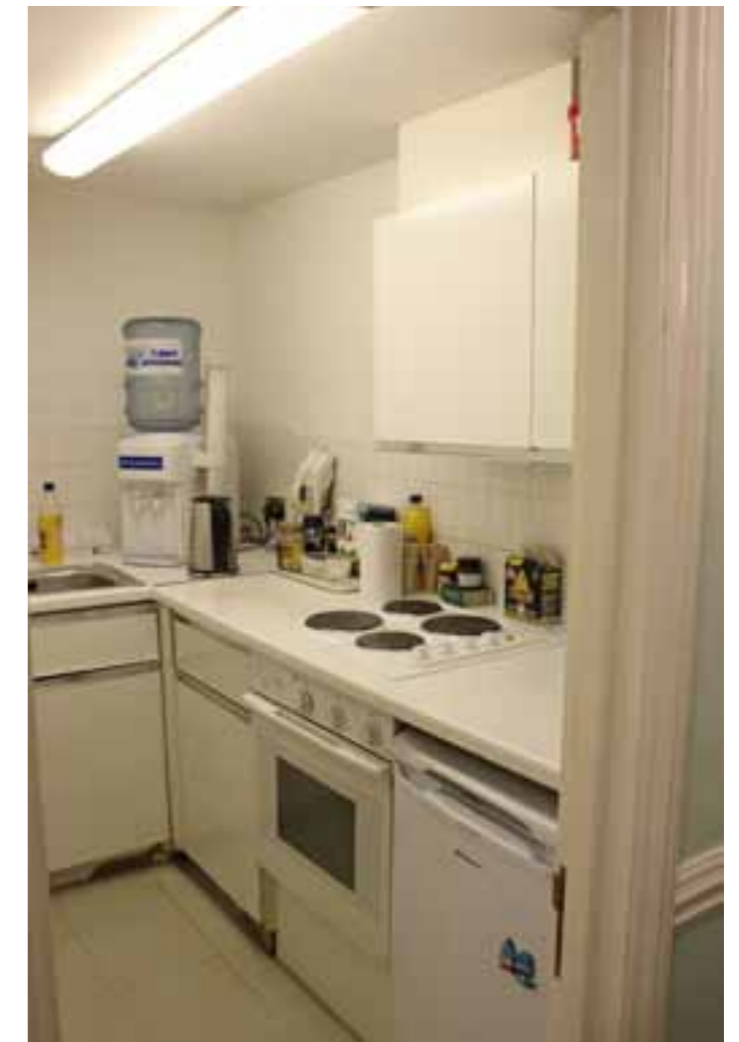


FIG 58. THIRD FLOOR POST-1964 ALTERATIONS KITCHEN AT NO.14.