



Heritage Statement

61 Neal Street

Grade Two Listed

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Listing statement (1973)

“Terraced house with later shop. C18 later, altered. Stucco with hipped, slated roof and dormer. 3 storeys and attic. 2 windows. C20 wooden shop front; house doorway to left with fanlight. Architraved sash windows and plain band at 2nd floor level. C20 cement parapet with cornice below. INTERIOR: not inspected.”

Description

The building is now a small four storey terraced building, plus a basement. The Ground floor is used as a retail unit extending down to the basement level, with a small restrictive area for storage within the under-croft, below the pavement.

The front elevation is stucco rendered (originally possibly brick) with two vertically sliding timber sash windows on both the 1st and 2nd floors. There is a large hipped dormer window at attic/roof level with casement windows and a concealed parapet gutter behind the façade.

The roof is slate covered, with pitched roof and gable at rear. The slate roof was refurbished in the mid 2000. It was noted, at the time, that there are original quarter cut timbers (with carpenters marks) still in place forming some of the roof structure. Two original crossbeams are evident within the attic rooms.

Above ground floor the building is a residential property with independent access by way of a panelled front door and fanlight, to the left side of the elevation. A passageway behind, leads to an original staircase with double winders up to the first floor and above.

The 1st floor consists of two main rooms, one running the width of the property at the front and a second at the rear with interconnecting access doors and passageways, the staircase and landing. The second floor has a similar layout

The staircase then leads up to a third floor Attic room across the front of the building and a bathroom to the rear.

Architectural/Historical Interests

The original building built in the mid 1700 would have been a terraced house over three floors with an attic/maids accommodation within the roof structure and a basement for coal storage and possibly kitchen facilities.

A small 19c external toilet is still in positioned in the rear yard area.

The front façade was altered at ground floor level with the introduction of a timber shop front during the 1930's this was later rebuilt following a fire during the early 1960's.

Cont'd over

The building has seen many small revisions throughout its life, however original or early features are still intact, mainly in the front rooms of the building at first and second floor levels. The rear rooms on 1st, 2nd and 3rd floors have all received significant refurbishment /reconstruction following the fire damage in 1962. The fire was on the 1st floor level, at the rear and affected ground floor, a 1st 2nd and 3rd floor with the stud walls, floors and ceilings being replaced with modern building material and simple finish.

However the front rooms on the first and second floors have original/historical ceilings (lathe and plaster), some timber wall panelling to a mid level dado (pine), larger wall panels above and a decorative plaster cornice to the 1st floor. Along with original timber floors (some boards have been replaced with pine floor boards in the past).

Both the 1st and 2nd flr front rooms also have original fireplace breast with Victorian surrounds inserted later and an original painted pine niche cupboard to the right of each chimneybreast. Some of the skirting's in these front rooms are original as are some of the wall panelling. There condition is poor

Both the ceilings and walls have received some repair in the past, however the majority in these two rooms would seem of some age and possibly contemporary to the original construction (large area of ceiling repaired on the 2nd floor).

The walls separating the front room from the rear are probably not original or have been re-skinned on the rear side.

There are simple Victorian gas pipes, for lighting, adjacent to each of the fireplaces on the 1st & 2nd Floors.

The vertical sliding sash windows on the front elevation (1st & 2nd floors) are of some age, not original, probably Mid Victorian (1870) single pane per sash.

There are timber panels between each window.

Some cornices are intact in moderate condition on the 1st floor, but a proportion has been removed or covered over with hardboard.

The ground floor and basement levels have been fitted out over the past 50+ years for retail purposes, there is little of the original building remaining, accepting the flank walls and possibly the domestic staircase serving the 1st floor (basement to ground floor staircase contemporary added during the early 70's). Most of the flooring on the ground floor has been replaced and the joists below are, in the majority, new.

The rear fireplace/breast has been boarded over and the hearth removed.

In the basement, the original flooring has been removed and replaced with a screeded finish and tanking to the walls. The original staircase has been removed from the rear left hand side of the basement and a new staircase positioned from ground to basement at the front right hand side of the shop.

It is proposed to reposition this staircase, back to the original position, at the rear left hand side of the ground floor.

Main Staircase

The domestic staircase serving the upper floors has in the past been badly damaged by fire, a lot of the charred remains have been left in place and then over-clad (see attached photos). The treads and risers are uneven and tilt from the horizontal. The stairs have been used lightly over the past 40 years as a single older lady occupied the residential property until the early 2000 when she passed away.

The 1st floor and above has been maintained but left empty since then.

There is concern that the existing staircase would not take the heavier loadings of a newly refurbished two bedroom residential user.

The Intended Works

The works will now also include the removal of the existing staircase from the ground to 1st floor including the enclosures on the ground floor. It is then proposed to construct a small new 1st floor rear extension and to replace the existing flight with a repositioned straight flight with right hand wider at the top.

The small 1000mm deep 1st floor extension across the rear of the property allows the new staircase to service the upper floors and still be accessed by the corridor and front door. The loading of the limited 1st floor extension will be taken by the new ground floor structure and not the historical property.

There is precedent for the 1st floor extension as shown in the photographs and denoted location plan of Neal's Yard.

The forming of an enlarged opening through to the new proposed rear extension. Which will be subject to the usual structural support and will only affect the ground floor with the insertion of a supporting beam/lintel (to carry the existing rear wall) when forming the opening. Depending on the stability and strength of surrounding brickwork it might be necessary to insert steel posts/piers to support the above.

Apart from the staircase noted, the ground floor and small rear 1st floor extensions have limited affects on the note worthy historical elements of the building.

Works between ground and basement (repositioning of staircase) will be within floors that have previously been replaced either because of the fire or the original staircase.

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There will be some external lead flashing inserted on the rear elevation at abutment details

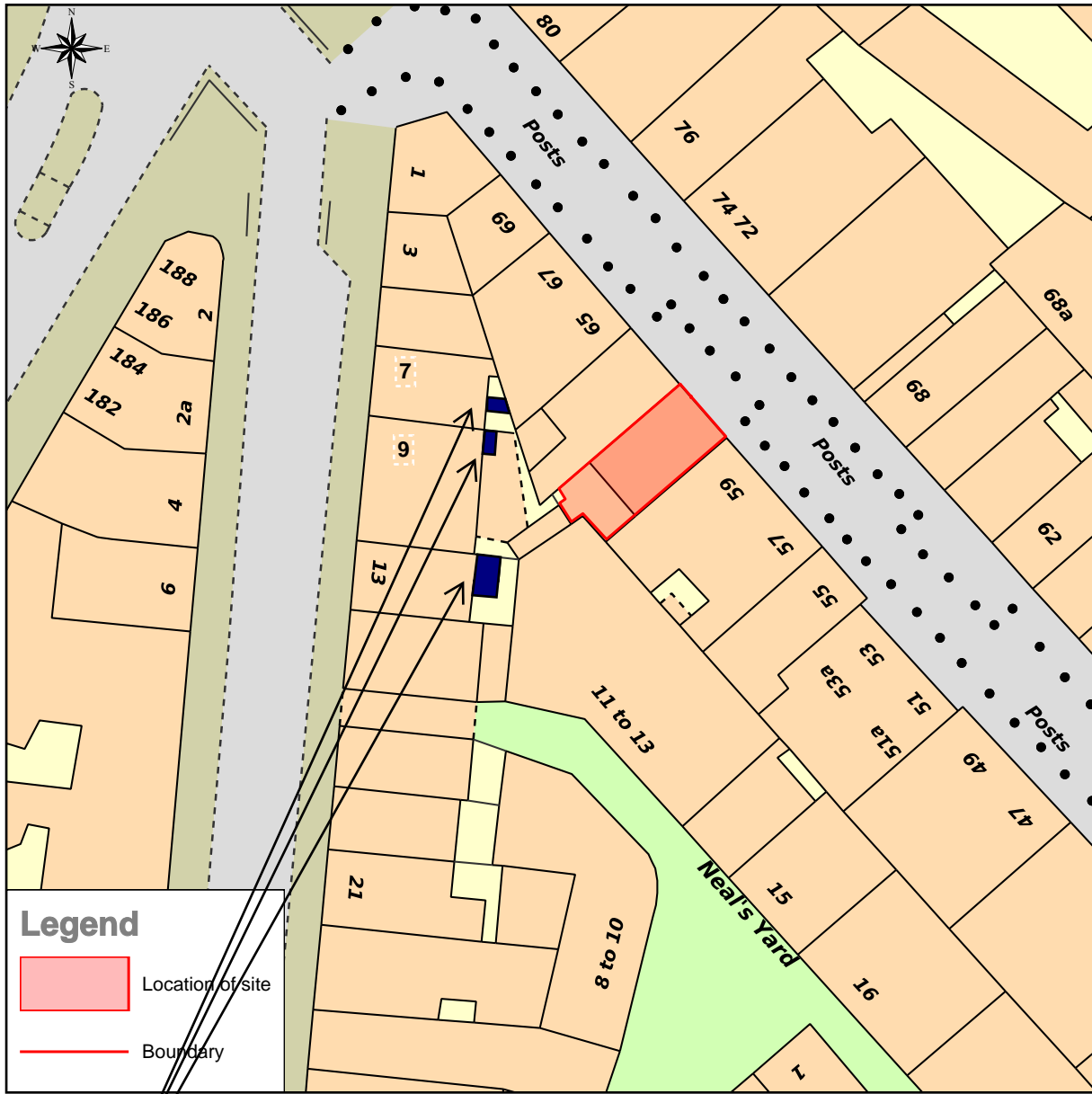
The only room above ground floor to be used would be the 1st floor rear room, as an office and secure store. The remainder of the building will be sealed off.

The walls forming the hallway on the ground floor, that give access through to the back yard, will be boarded out to give protection as materials are moved in and out throughout the proposed works.

The areas of significant historical interest will not be affected and will be sealed and protected from the proposed builders works.

To be read in conjunction with the following plans and photographs.

Location Plan 61 Neal St, WC2H 9PJ



Legend

- Location of site
- Boundary

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0m 5m 10m 15m 20m 25m 30m 35m 40m

Scale: 1:500, paper size: A4

2014/201295/LP

Location Plan

Existing Small scale 1st Floor Extensions.

7, 9, & 13 Monmouth St



Minor extensions at 1st floor level.

7&9 Monmouth Street



13 Monmouth Street



Original beam across Dormer
At Third Floor



Head of stairs, 3rd Flr



Original beam, transverse at 3rd flr



Original Drop Beam in 3rd flr
Bathroom. (Longitudinal)



First Floor Front Room.
Timber boarded to dado, panelling
above



Original panelling between Victorian
Vertically sliding sash windows.



First Floor Front Room
Niche cupboard to right of Fire place



Original Fireplace on 1st floor , Front
Room



Original panels below front windows



Victorian Fire Surround



Gas supply for gas lighting, 1st Flr.



Panels above dado & Cornice 1st Flr



Pine Niche Cupboard, 2nd Flr



Fire place 2nd Flr



Gas light, 2nd Flr



Inside Cupboard, 2nd Flr



Originla skirting's and plaster.
2nd Flr front room.
No Panelling



Window surround 2nd Flr
Front Room



Fireplace in Rear Room 1st Flr



Damage to Staircase, covered with hardboard.



Handrail charred badly



Uncovered banister



Front Hall access from Pavement



Rear Elevation