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87 Leather Lane

Design Access and Heritage Statement
to accompany an application for Planning and Listed Building Consent

October 2016

Document Status and Version Control

Version No.	Amendments From Previous Version	Reason for Amendments	Date of Amendment
Final 161128	Client comments incorporated Roof-light position notes added Checked for issue to planning	For LBC and planning	28 November 2016
Rev A	Chimney to be repaired and retained (items 6.7 & 8), assessment table and conclusion updated	Following consultation with conservation officer	16/ December 2016

Prepared by conservation architect Janie Price BSc Hons, Dipl Arch, PG Dipl Cons, AABC, RIBA, SCA of Kennedy O'Callaghan Architects, with design and drawings by @Architect Ltd, historical research and impact assessment images by Debby Lee and further photos by Laura O'Callaghan

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Appendices to be uploaded separately with the application:

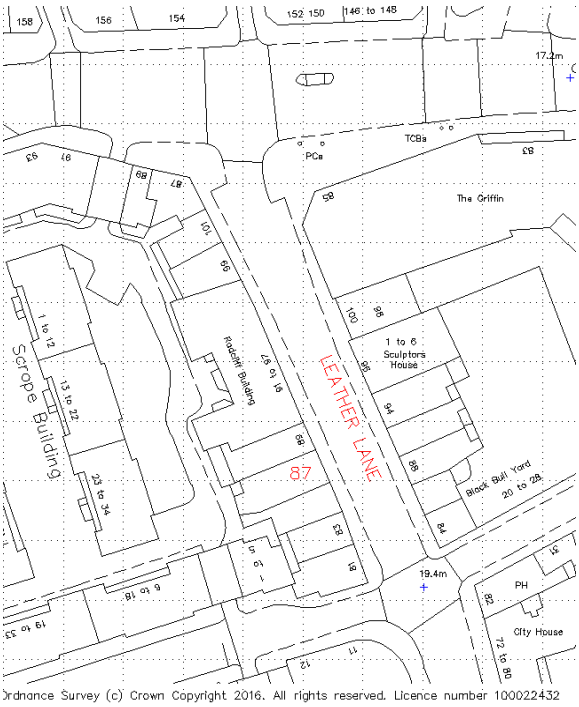
i Engineer's drawings

ii Drawing list by @Architects (separate document)

iii Drawings by @Architects (separate documents)

iv Correspondence by estate agent

1 Location



Site Location Plan © Ordinance survey under license

Site Location Map © Bing Maps Microsoft Corporation

0. Google Earth view from North

2 Introduction

This document supports an application for Planning and Listed Building Consent for change of use and alterations to 87 Leather Lane.

Leather Lane is in the southern part of the London Borough of Camden, to the West of Hatton Garden and South of Clerkenwell Road. It is known as a vibrant day-time street market. Number 87 was constructed for a merchant in approximately 1720. The property comprises of a ground floor retail unit, basement storage, and a flat on the upper three floors.

The proposal is to add a second flat at the rear of the ground floor and basement, by reducing the shop unit and making alterations to partitions. A new window would be added to the rear light-well at ground floor level.

Work has already begun to tank the basement, following water ingress, and to the internal layout, following a pre-application consultation, and so some of the items covered in the application are for retrospective consent. Kennedy O'Callaghan Architects were appointed to provide conservation advice after these works had commenced, but the client has consulted the conservation officer throughout. This document combines the heritage report and design and access statement for the design proposals by @Architects ltd. on behalf of the applicant, Debby Lee.

Exterior Photos by LO'C

1. Leather Lane frontage

2. Rear facing Bourne Estate

3. Rear view from Bourne Estate

4. View from first floor rear terrace

3 Historical development and significance

3.1 Historical development

Leather Lane or Lither Lane as it was then called, has its origins in the Mediaeval period, as it lay on the west boundary of the Bishop of Ely's palace in 1292, on the site of what is today Hatton Garden. The area was developed into a large residence with orchards and gardens in the 1570s by Christopher Hatton. By the early C17th Leather Lane developed small terraces of housing and inns, and maps of 1666 and 1677 indicate increasing density of development during this period, as the wider area became a prosperous residential estate of merchants' houses due to its proximity to the Fleet river. However by the 1770s, the river became contaminated by sewage, which led to slums in nearby streets, and so the river was closed over in in 1766 and became Farringdon Road.
Clerkenwell Road was developed in the 1860s, and this led to increased business and industrial use in the Hatton Garden area. The jewellery trade overflowed from Clerkenwell, which once again led to prosperity. In the mid to late C19th the area became an Italian community.
In 1901 the Bourne Estate was developed as an early form of social housing, with characteristic brick archways to access each block.
The Southern section of the Bourne Estate and Leather Lane suffered from World War II bomb damage, but post-war development is not widespread.

Leather Lane is now characterised by its street market, which is said to have begun under charter from King Charles II in the C17th. The market now operates on week days from 10am to 2pm, when traffic is restricted, making this a lively area at lunchtimes. The character of Leather Lane remains generally small-scale and enclosed, with groups of terraces.

Exterior of No. 87
Whilst there is ample documentation on the history of the area as a whole, there is little known information on no.87. It is part of a group of 4 houses (Nos. 83-89), a fine example of mid-terrace early C18th merchant's houses in the early Georgian style, with a flat fronted façade facing Leather Lane, comprising of two bays, of London stock brick with rubbed red brick arches. No. 87 retains its original 6/6 sash windows at first and second floor levels. The third floor is a later mansard roof, set behind a brick parapet, at a steeper angle than nos. 83-85 and 89 and repaired in 2001 with a heritage grant as part of the Hatton Garden regeneration works. The shop front was replaced in the 1980s. The rear Edwardian(?) extension houses a staircase, enclosing a roof terrace accessed from the first floor kitchen.

Historical research
The history of the property was researched by the building owner, who visited local archives in 2016. The only historical images of the property, that we are aware of, date from 1956 and 1978 at London Metropolitan Archives. The 1956 image shows no. 87 in use as a Dairy, with no.89 in the same ownership, named 'Bretts Stores'. No.83 was The Pantry and 85 was a butcher. In 1978 no.83 was 'The Maypole' restaurant and take-away, 85 was a butcher and 87-89 was a grocery, with a striped awning. Historical maps have been referred to but are not clear enough to establish further information.

Interior
The interior has had many alterations and most of the original features of the ground floor and basement have been removed, but the first floor retains its timber panelling and Georgian proportions.

The ground floor and basement have served as a commercial space that was developed, re-configured, modernised and extended between 1920 and 1995, by the Brett family. Many alterations were made, including the modernisation of the shop and dwelling, which became separated as self-contained units, with a door linking the communal lobby and an additional staircase to the front basement, in approximately 1960. At some time in the last 50 years the Brett family installed various supports and steels to protect and strengthen the building. The owner has confirmed that recent investigation of the basement and ground floor construction has revealed that all the internal walls were constructed of modern 20th century materials and *"nothing other than some wooden (and now rotting) joists were exposed as having any historical importance"*; ceilings were plasterboard and the basement floor was concrete.

The basement Superficially sound, the basement has suffered from damp and on further investigation, has had some ad-hoc repairs and alterations over the years, that trapped moisture behind layers of impervious tiling and paint. No original balustrades, panels or chimney pieces remain intact.

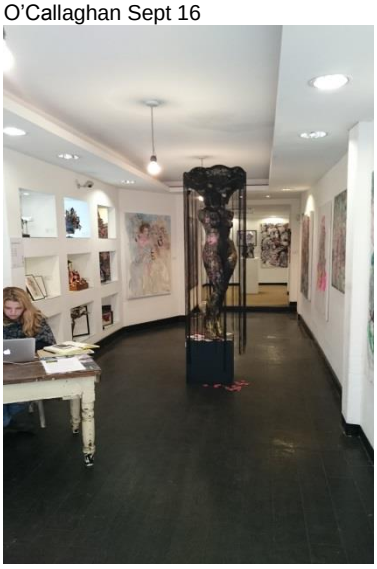
The cellar brick vaults beneath the pavement are still intact (photo 9), but the pavement lights have suffered from past neglect and interference by statutory services authorities, leading to water penetration, and are the subject of a separate application for replacement, granted in 2016. The investigative work to replace the pavement lights led to the uncovering of structural defects in the beam supporting the shop front and emergency remedial works are required which have been reviewed by the conservation officer, engineer and building owner and the structural strengthening work is included in this application.

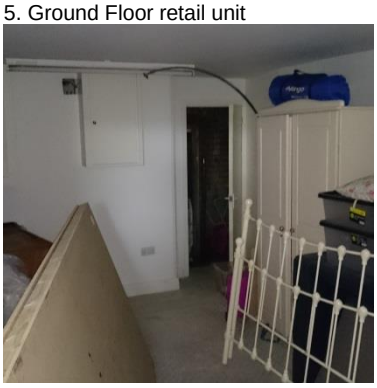
The timber staircase to the rear of the basement running to the ground floor (photo 7and 11) is not contemporary with the house, but is thought to be late C19 or early C20, consistent with the rear extension. Given the uneven bottom step (photo 7) the basement floor level was probably raised when the concrete slab was constructed.

The ground floor shop unit (photo 5) has been altered over the years and does not retain any historic features. The front stair leading to the basement and the entrance to the flats are not original. A hatch between ground floor and basemen, used by the Brett family in the C20th, has been glazed as a feature.
There is a small light-well providing light to the rear of the ground floor, which is not visible from the rear as it is enclosed by the perimeter wall bounding the Bourne Estate (photo 2 and 3) and timber close-boarding around the terrace.

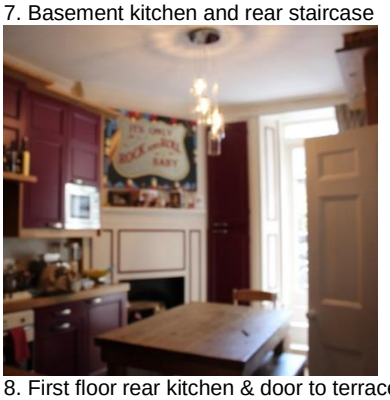
The upper floors have retained many of the original features and the current owner has renovated and protected these features (photo 8), including panelling on the first floor and hallways, the original sash windows with old glass on the first and second floors, balustrades and fireplaces, although the original fire surrounds do not survive.
The rear terrace (photo 14) is surrounded by a modern timber fence and trellis (photo 2) and has a modern timber deck in need of repair.

Pre-existing April 2016
photos 5-7 by @Architects, 8 by Laura O'Callaghan Sept 16


5. Ground Floor retail unit


6. Basement prior to work commencing


7. Basement kitchen and rear staircase


8. First floor rear kitchen & door to terrace

3.2 Significance

Cultural development and significance:
Leather Lane has been a thriving site of merchant housing and commercial use with a street market dating back to the C17th. No. 87 is part of a terrace of 4 houses dating back to in 1720. As far as the applicant is aware, no. 87 is thought to have been in continuous use as a commercial and domestic property since its construction. Its history as a typical property of the early Georgian era contributing to the cultural development of the area is nationally significant as recognised by its grade II listed status.

Aesthetic Architectural development and significance:
The front façade is intact in its original early C18th form above shop front level; the mansard roof is likely to be late C19th or later. The front and rear façades of the main building are significant for their aesthetic appeal (photos 1&4). Internally the building maintains its panelling and windows at upper levels, which are typical of properties of this period and are significant for their quality, but there are no remaining significant features at ground floor or basement levels other than the original structure including the vaults (photo 9) and light-well (photo 17 and 47-50). The rear extension and staircase are likely to be Victorian or Edwardian and are less significant, but complement the style of the house (photos 4,15,16). The basement rear staircase (photo 11) is probably of the same period but has no notable architectural features. The windowless rear boundary wall, enclosing the site (photo 2), whist not aesthetically pleasing in its own right, forms part of the character of solid walls facing the Bourne Estate and is considered significant.

Archaeological significance
The proposed works do not include any excavation and will not affect any below ground archaeology.

Listing and Conservation area description
87 Leather Lane was listed Grade II in 1999 as part of the listing of the Bourne Estate (constructed between 1905 and 1909); the listing includes 87-101 Leather Lane but no information is given on the scope or significance and it is possible that the properties were not inspected internally at the time of listing. The property sits within the Hatton Garden Conservation Area.

No. 87 plays a significant contribution to the character of the Conservation Area, especially the front elevation. Despite the modern shopfront, its architectural significance remains otherwise intact and it provides a positive contribution to the streetscape. The rear of the property backs onto the Bourne Estate and forms part of the fortress-like boundary wall that provides a backdrop to the estate access roadway. The garden fence at first floor level provides enclosure to the roof terrace, which is characteristic of the adjacent properties and provides privacy, but is not of high quality or significance.

Further information
Historical information: http://camden.gov.uk/ccm/cms-service/stream/asset/?asset_id=2596377

Assessment of significance: https://content.historicengland.org.uk/images-books/publications/understanding-historic-buildings/heag099-understanding-historic-buildings.pdf/

London terrace houses 1660-1860 Historic England
guidance@historicengland.org.uk

Camden Hatton Garden Conservation Area character area assessment 1999
https://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-policy/fsi/hatton-garden-conservation-area-statement/

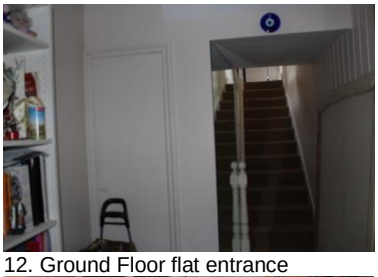
Interior
Photo 9 by @Architects Apr 2016, 10-13 by Laura O'Callaghan Sept 2016

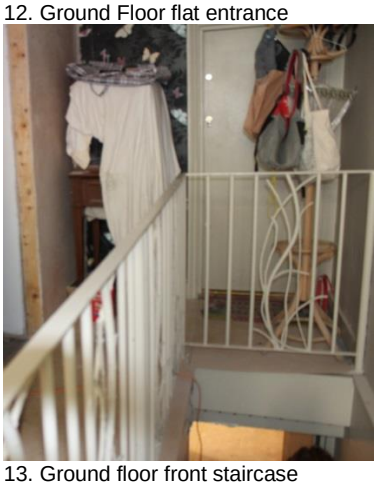


9a,b. Basement vaults


10. Basement looking towards vaults


11. Basement rear staircase


12. Ground Floor flat entrance


13. Ground floor front staircase

3.3 Use

Past: The house was built in c.1720 as a merchants dwelling, originally as a cobblers, then a pharmacy and from Victorian times became a grocery shop, a family owned and operated by The Brett Family until 1998.

Present: Debby Lee, The current owner and applicant, bought the building from the Brett Family in 1998 as a family home in the flat occupying the upper floors, with commercial use at ground floor and basement. Its current use remains the same, and the commercial space has recently been re-let.

Change of use - proposal and justification
The basement was used for storage for over 100 years and was used by the Bretts to smoke meats and fish at the front and boil hams at the rear. From 1998-2002 was a video shop. It has had ad-hoc repairs and alterations but never been fully repaired. Since the building owner purchased the property in 1998, the ground floor and basement was let to commercial tenants and the responsibility was theirs to carry out repairs. Having been served notice from the former tenant in March 2016, the owner reviewed options.

Due to the poor state of the lower floors and the economic market, it proved hard to find a tenant for the commercial property who would be prepared to carry out maintenance and upgrade works on a repairing lease.

The size of the retail unit proved very difficult to attract a commercial tenant, as it was too big for a small independent business to want to take on the space and invest, whilst it is too small for a multiple chain.

The owner saw a window of opportunity to carry out repairs to protect and improve the building prior to re-letting the commercial space.
Works such as moving meters to a communal space, upgrading ventilation, rewiring and tanking/damp proofing the basement area, installing a fire alarm system and replacing pavement lights, all needed urgent attention. Both national grid and UK Powernet works were going to condemn the services, due to health and safety issues. The works proposed were to repair or replace using existing services routes. With the exception of the pavement lights, none of these works were considered to affect the historic character or fabric of the building, so works commenced in 2016. The owner consulted the conservation officer and a Pre-Application was lodged.

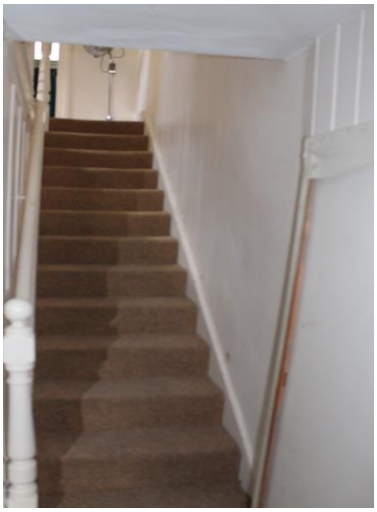
On further investigation of the state of the basement and ground floor, the owner discovered rotting window and doors to the rear yard, fragile brickwork supporting the fireplace, and some of the joists were rotting and in part, precarious. She decided to take the opportunity between tenancies to carry out an extensive overhaul and upgrade of the basement and a structural assessment was commissioned, with the aim being to maintain and protect the building.

The owner also has an elderly mother that would benefit from the ground floor facilities to be added to the domicile, to provide flexibility for the future use.
@ ARCHITECT UK LTD was appointed to design alterations to the layout. Advice was sought on the ideal size of commercial units in the neighbourhood and prospective tenants were sought.

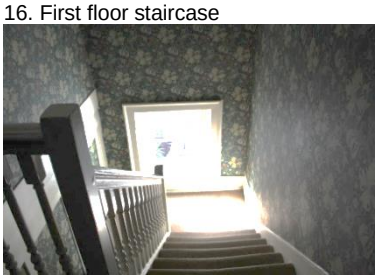
Fortunately, a jewellery business has now taken the lease on the commercial unit, as increased costs meant that they could not afford to stay in Hatton Garden. The lease agreement was negotiated on the basis of a reduction in size of the shop unit to accommodate their needs. This was reviewed as part of the pre-application consultation and was met with the officer's support, because the continued use as commercial is welcomed especially in the artisan jewellery trade, which is characteristic of the area's history and culture. The reduction in size of the shop unit allows the space behind to be adapted to form an additional domestic unit. This is in line with the London Plan and the Mayor's drive to increase the number of dwellings in inner city areas.

Photos 14 by @architects Apr 16, 15-17 by Laura O'Callaghan Sep 16


14. Kitchen terrace


15. Ground Floor staircase to flat


16. First floor staircase


17. Second floor staircase


17. Light-well at ground floor level

4 A case for change

4.1 Reason for reduction in the size of the retail unit

Market research has indicated there would be a significant benefit to reduce the commercial space and create a residential unit in this location.

There is a changing trend towards on-line shopping and consumers are shopping in retail outlets less, hence the demise of the most recent fashion business who took the tenancy at this property from 2007-2016. This was exacerbated by the fact that Leather Lane has a very limited retail window of trade, as it has no custom at weekends and only has a busy trading time at lunchtimes.

Leather lane is now highly populated with food outlets, both retail units and stalls, so it was hard to attract a further food outlet to the property as it would appear that this market is now saturated. Other sectors such as beauty, hair and florists/gifts/confectioners/newsagents were also considered, but were hard to attract, as there are already 2 florists, 5 hair and beauty businesses and two newsagents within 2 blocks of no 87. At the north end of Leather Lane there are a Wifi shop, a shoe repairer, a hardware unit and a dry cleaners, and this range of uses was found to be a limiting factor for marketing retail businesses to take the site.

The reduction in size of the unit is included in this application as a retrospective element of the application because in order to negotiate the new tenancy, the reduced unit was a key requirement of the tenant.

Please see supporting letters in the appendix.

4.2 Justification for change of use of the rear

The reduced shop unit provides an opportunity to increase the existing domestic use of the property. There is adequate space to create a separate flat using ground and basement levels to the rear of the commercial space. The space to the rear of the shop and the basement are currently un-used, pending refurbishment and fit-out, in anticipation of being granted change of use and planning to create a residential unit.

4.3 Justification for alterations

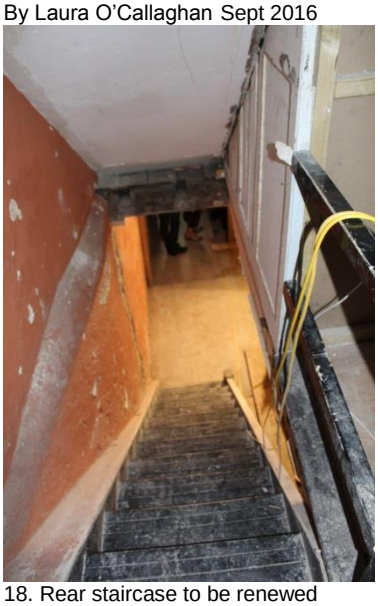
Condition: The basement has suffered from water leakage in the last two years, as one of the utility service companies has dug up Leather Lane and disrupted the road that is directly above the coal holes/arches that run under the road. The owner has alerted the conservation officer, and has implemented emergency work including tanking to protect the building from further damage and damp that would in time cause further decay. This disruptive work offers an opportunity for major refurbishment, new services, upgraded fire protection and means of escape.

Layout: Alterations are required to suit the change of use. KO'CArchitects is unable to comment on any partitions, ceilings and floor finishes that were removed prior to September 2016 but the conservation officer inspected prior to this and the owner confirms all finishes were C20th. The new partitions would be reversible, should a future owner wish to reinstate the former layout.

Sustainability: The services will be upgraded to provide more efficient heating, ventilation, lighting and controls. Increased natural light from the light-well would reduce the need for electric lighting.

Fire protection: The new partitions, doors and ceilings and upgraded services are designed to provide a protected means of escape from the shop and both residential units and fire separation between units.

Photos as-existing
By Laura O'Callaghan Sept 2016


18. Rear staircase to be renewed


19. Rear chimney breast to be repaired


20. Brick pier to be removed


21. Light-well openings to be adapted to bring in more light

5 Proposed work

The basement and ground floor partitions are to be reconfigured as shown on the application drawings ref 15.0165 X01 (pre-existing), P01 (existing) and P02 (proposed). Some of the work has already begun in 2016 for which consent is sought in this application and so pre-existing plans are included.

5.1 Configuration – Ground Floor layout

The ground floor shop unit previously ran all the way to the back of the property, with a change of level to the rear (photo 5). The shop has recently been reduced in size by the creation of a new partition, in order to provide a secure, reduced unit suitable for the new tenant.

The rear is proposed to be combined with the basement as a new unit for domestic use as a flat rental Studio unit. An internal lobby and entrance will be created beside the existing flat entrance by replacing the existing store door with a fire door and partition. This work will not affect the existing staircase from ground to first floor (photos 12, 15, 16) but fire separation will be improved with additional plasterboard lining to the other side.

The existing rear staircase to the basement will be renewed in the existing location (photo 18), with an open treaded staircase in order to provide more light from the light-well window and to reconcile the dimensions as the existing staircase does not suit the floor levels, and is very steep and narrow. The trimmer will be relocated to improve the headroom to meet current regulations.

The casing to the steel column beside the stairs has been removed and it is proposed to leave this exposed and protect it with intumescent paint.

Access to the existing rear yard will be retained at ground floor level with a renewed door with glazed panels, to increase the light, and a new opening with brick arch is proposed to give light and ventilation to the living room. The light-well will be redecorated in white paint and the new extract vent grilles to ventilate the bathroom and kitchen will be installed neatly in a row. A new roof-light is proposed, to provide further natural day-light. This flat walk-on pavement light would not impede circulation on the existing first floor roof terrace and would not be visible from the conservation area.

The rear chimney breast (photo 19) is damaged at ground floor level, and will be repaired and coated in lime render.

5.2 Basement layout

The front of the basement and existing vaults would provide storage for the shop unit, using the existing front staircase for access. The existing non-original stud wall enclosing the stair will be upgraded to provide fire protection and security (photo 25) and the walls will be dry lined with plasterboard. New partitions would create a bicycle store for all units.

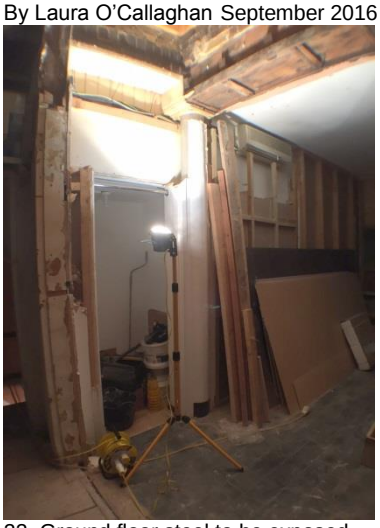
The rear of the basement is proposed as the lower level of the new flat unit for rental. This would have new stud partitions to provide a kitchen, utility room and toilet. The concrete floor would be excavated at the rear to remove the existing step and make it level throughout.

A small area of ceiling joists would be trimmed to allow for a new glazed floor panel over, to allow light in from the ground floor.

The new staircase would be open treaded, to allow light in from the new glazed door to the light-well at ground floor level.

A new beam would be installed in the central partition in order to remove the brick pier, subject to confirmation and approval by the conservation officer. Refer to engineer's drawings for proposed steelwork.

Photos after opening up
By Laura O'Callaghan September 2016


22. Ground floor steel to be exposed


23. Basement pier & partition to be removed And staircase (beyond)


24. Basement floor to be levelled and pier to be removed


25. Front basement opening to vault


26. Rear basement

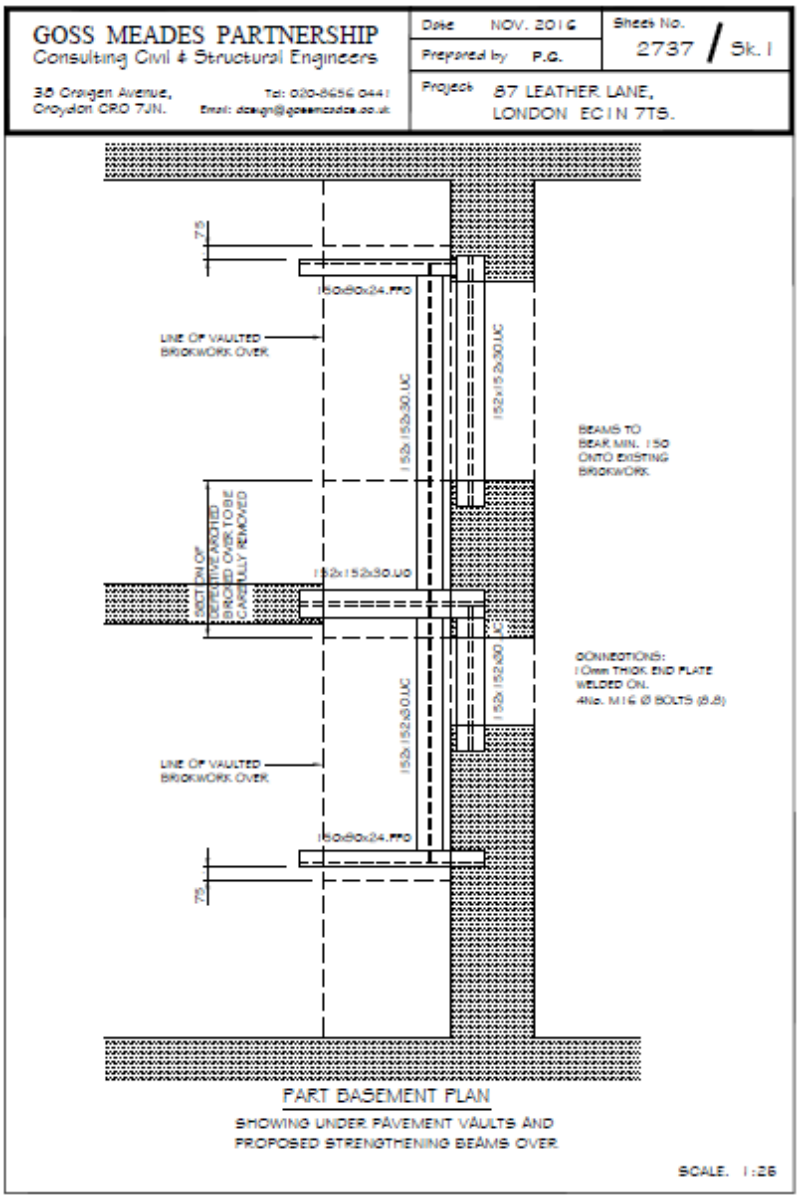
5.3 Shop front support

The following is quoted from an email issued by the applicant to the conservation officer on 19th October 2016:

"On taking out the old pavement lights, we uncovered a rather alarming and serious issue with the supporting structure - the pavement lights were being supported completely by a rotten and very old timber. It is a miracle it has not caved in and resulted in the whole shop front and pavement area, (where paving windows are positioned) collapsing My structural engineer (cc'd here Phil Goss) is available for any questions or details and I have attached some photographs for you, to confirm the above.

We will replace this timber with a steel, to take away the immediate risk and to enable us to install the new paving lights. I would like to assure Alfie that this support will have no effect to the historic fabric of the building and indeed will only safe guard and protect the property. The steel will be attached to existing internal posts, so there is no impact re any party walls.

The shop front dropped by approximately 1/2" in the last couple of days so we are planning to carry out the works now, to avoid any public safety implication should the shop front collapse or further damage to the building. The new paving windows will be in place over the weekend.



Re-supporting the shop front after opening up work for the pavement lights

Photos of front beam

Photos by Debby Lee, October 2016

27. Pavement lights prior to removal

28. Rotten beam supporting shop front

29. Beam removed

30. After removal of pavement lights

31. Cracked brickwork beneath shop front

5.4 Water-proofing the basement

The following is quoted from an email issued by the applicant to the conservation officer on 19th October 2016:

Please see the attached letter from London Water Solutions Ltd (the contractors) - please note a key point from the letter and as advised by Alfie the following information; As type C cavity drain waterproofing is termed as removable it is the preferred option for use in listed buildings as the installation or removal will not damage the substrate

Water proofing basement

These works are urgent as the water leakage is getting to be severe in the basement arches which lay under the public highway. As I have previously informed yourself and Alfie, since the time I bought the property, the basement was dry - unfortunately one of the utility companies or highways department did some digging directly above this area approximately a year ago and as a consequence there has been significant water leaking since. I have been told by one of your colleagues at Camden in the highways surveying department, who made a site visit, that even though I was not responsible for the disruption, the arches under the public highway are my responsibility to repair and maintain. As a consequence this work is being carried out to stop the damage progressing and to protect the building from the implication of further serious damp issues that could cause more impact.

The following is a copy of a letter issued by the tanking company, LWS structural Waterproofing, to the applicant on 19th October 2016:

Further to our discussion and the ongoing works at the above property I confirm the following:

On this project we have proposed to apply a type C waterproofing system in accordance with *BS.8102:2009. BSI British standard code of practice for protection of below ground structures against water from the ground.*

The Type C cavity drain waterproofing method consists of the Isola Platon System: Platon Cavity Drain membranes "System Platon" is made of high-density studded polyethylene sheets, which are impervious to water & vapour proof. When placed against structures the studs form permanent cavities between the structure & the internal shell. They can be used internally or externally to drain and control water/damp ingress.

"System Platon" is sealed system rather than the classical tanking systems that originate from the industrial processes of lining structures with a waterproof materials, which were applied either externally (positive side) or internally (negative side) Tanking materials such as multi-coat renders, cementitious waterproofing slurries, asphalts and liquid applied bitumen coatings, to name but a few rely on either a mechanical or chemical bond directly on to the substrate and work by holding water back. The majority of which are vapour permeable. Walls in the majority of circumstances are not engineered to withstand the bending stresses applied when an internal (negative pressure) barrier tanking system is used to hold back water pressure. Brick is very strong in compression (downward pressure) but weak in tension (sideward pressure).Traditionally in the United Kingdom cementitious tanking systems are applied to below ground structures, but if the structure was to be subjected to hydrostatic water pressure, the resulting bending stresses are often far too great for the barrier system to cope with and therefore de-bonding or cracking, resulting in failure, will occur.

The installation of Platon membrane doesn't change any stresses due to external water pressure & therefore Platon Cavity membranes are ideally the most suitable and economical method of providing an effective and long lasting waterproofing system that is also sympathetic towards building structures and for those seeking maximum assurance 'System Platon' is considered to be the most trouble free.

As type C cavity drain waterproofing is termed as removable it is the preferred option for use in listed buildings as the installation or removal will not damage the substrate.

I hope that this answers your question. Please contact me if any other queries arise.

Yours Faithfully

Peter Barber CSSW.,CRDS.,HA Inst RTS.,MIWSc
Consultant Structural waterproofing Surveyor.

Tanking to walls
by Laura O'Callaghan Sept 2016

32. Tanking system detail

33. Tanking in progress in basement

34. Dry lining in front of tanking in progress, front fireplace encased in dry lining. No structural alterations have been made and this work is reversible

35. Drainage to be re-paved

36. Basement tanking in progress

37. Vault manhole cover to be renewed With a double sealed cover to comply with current standards

5.5 Services

Mechanical and electrical services and pipework will be replaced on the ground floor and basement, to provide an upgraded heating and modern ventilation system and energy efficient lighting system. The installation will re-use the existing builders work holes and pipe runs between the ground floor floorboards and concealed in new basement ceiling.

The following is quoted from an email issued by the applicant to the conservation officer on 19th October 2016:

"Re-locating meters
The electric and gas services and meters have been relocated to a safe place away from the leakage in the basement area and to allow a full water proofing system to be put in place, so we can totally water seal the area - this work has been carried out via UK Power networks and National Grid with no structural works implemented or to impact the historic fabric of the building. Both service companies advised this was urgent work as the service pipes had become dangerously corroded and caused a gas leakage and the electrics would have been condemned if they had stayed in the same location."

The property has not been re-wired for a considerable time and this work will improve the safety for future tenants. The new fire alarm system and improvements to the fire resistance of walls and doors will improve fire resistance of the property as a whole.

5.6 Finishes and joinery

The walls and ceilings will be finished in plasterboard with skim coat, painted. New ceilings will be supported on a metal frame fixed to existing joists and designed to provide acoustic and fire separation.

The floor to the basement and ground floor will be overlain with laminate / laminated timber flooring. This is to be installed so that it is reversible, without damaging any original floor boards or paving.

Doors and windows to the rear light-well (ground floor level) will be timber framed and will match existing glazing bars and details but will be double glazed to improve energy performance.

New internal doors will be fire resistant to current codes of practice. Ideally new doors should be panelled to match original doors in order to retain the character of the building, but as this work is reversible and they could be replaced in the future, this is not imperative.

The walk-on flat roof-light will be fire resistant and will have minimal impact on the building. It will not be formed within a former opening (photo 53) because that location would impact adversely on the terrace and reduce privacy to the new flat, so it will be located at the back of the terrace in a new trimmed opening. The internal glazed floor panel will also be flat and will have minimal impact; it will require a trimmed structural opening.

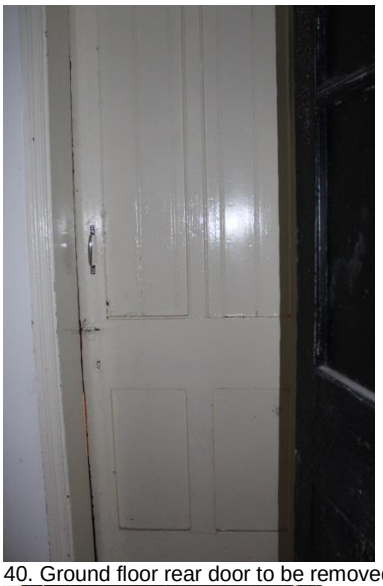
The hatch from ground floor to basement, used by the Brett family in the 20th century for deliveries, has been made into a glass feature.

Wall linings

38. Ground floor opening up to inspect rear fireplace structure

39. Opening up to inspect beam

Doors



40. Ground floor rear door to be removed

41. Rear ground floor door to be removed

6 Impact assessment

KO'CA is unable to comment on items removed prior to September 2016 but the Conservation Officer Alfie Stroud inspected once works had begun as part of the pre-ap consultation and did not raise any concerns, and we have included pre-existing photos. The owner has confirmed that there were no original fireplaces, cornices, skirtings or features of historic value.

6.1 Extent of demolition – Ground floor

Internal partitions have already been removed as indicated on drawings. This work was carried out before the appointment of KO'CArchitects (the conservation architect) but the owner has confirmed that these were plasterboard partitions that had been previously altered and were not considered to be historically significant and they were in a poor state of repair.

Fireplace: The ground floor rear fireplace (photo 19) brickwork will be repaired and rendered in lime mortar. See item 6.4, below.

Ceilings Existing joists are to be retained unless damaged or decayed beyond repair. The shop ceiling was modern and has been upgraded for acoustic and fire upgrade fixed through the existing. The rear ceiling was not inspected prior to removal but there were no mouldings so this had limited impact; it will be replaced with a small void to run services.

Floors The existing boards will be retained, with new laminated boards over-laid as a floating floor so that it is reversible.

6.2 Extent of demolition – Basement

Walls: The basement wall linings and stud walls were plasterboard, removed in September 2016 to allow for tanking and to investigate the structure. These had suffered from damp exacerbated by having been boarded over with ad-hoc repairs and non-breathable materials such as tiling.

Brick pier: The owner proposes to remove the brick pier in order to allow adequate space for the living accommodation (photo 20). This will be replaced by a steel beam spanning to the party wall. Refer to engineer's proposals.

Staircase
The existing rear staircase opening will be retained, but the owner proposes to replace the timber staircase with an open treaded staircase in order to provide more light from the light-well window. See 6.5 below.

Ceilings The plasterboard ceiling was removed to inspect the damp structure. New plasterboard and acoustic insulation will be installed beneath the existing joists. Services routes will make use of existing chases and notches so new builders work holes are not anticipated.

Basement floor The existing floor is concrete. The raised floor level to the rear will be lowered to remove the step and provide a level floor throughout.

Vault paving In Arch 1 the flagstones were removed prior to 1998 and the floor is unfinished. Arch 2 has flag stones that have been recently disturbed in order to provide tanking to the vaults and to expose the drainage and provide a perimeter channel; this took place before the appointment of Kennedy O'Callaghan Architects. The remaining flags will be carefully taken up and re-laid on top of the tanking and any damaged stone replaced to match existing (photo 43). Over-laid laminate flooring should be reversible.

Drainage Underground drainage will use existing trench at the centre of the basement. The vault MH will have a double sealed cover (photo 37).

Photos after opening up
By Laura O'Callaghan September 2016


42. Ground floor looking towards the rear


43. Vault Arch 2 paving flagstones


44. Basement drainage excavation


45. Basement rear floor after removal of ply casing – no historic floors remain


46. Joists at rear of basement replacement to be to engineer's details

6.3 Impact assessment – External

Front elevation

This application does not affect the street frontage. The pavement light replacement was consented under a separate application submitted in July 2016 and the work to the beam is described above (item 5.4).

Rear elevation / Rear yard

To the rear, there will be no change visible from the Bourne Estate as the light-well cannot be seen. The new rear light-well window opening and replacement door and window can only be seen from inside the property and would be timber framed to match existing, although the door would be glazed. The walls would be improved by removing peeling paint, removing the broken trellis, cleaning off stains and redecorating in white microporous paint.

Rear yard services

The ad-hoc services would be upgraded as required and redundant services removed, which would improve the appearance of the light-well. The existing builders work holes would be re-used and the new extract vent grilles would be installed neatly in a line. A new extract builder's work hole for the boiler would be formed neatly.

Rear terrace

A new roof-light to the ground floor will be visible at the back of the first floor terrace. This would be a flat in-line fire rated roof-light with no impact on the view from the Bourne Estate and minimal impact on the terrace.

51. -52. Examples of walk-on roof lights from www.therooflightcompany.co.uk

The existing trimmed builder's work hole visible at ground floor ceiling level indicates that there is likely to have been an earlier roof light or roof access hatch, but this location does not suit re-use of the trimmed structure because it would impact too much on the terrace. The locations of the former and proposed openings are indicated on the architect's drawings.

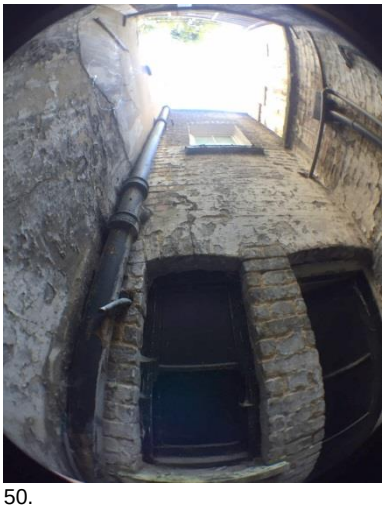
53. Existing infilled opening to be adapted with trimmers and re-used for roof-light

Light well photos LO'C Sept 2016

47.

48.

49.



50.

6.4 Impact assessment – Ground floor chimney breast

The brick arch of the rear ground floor chimney breast is damaged and the brickwork and render are in poor condition. There are no remaining chimney–piece or fire surround or mantel piece. The owner proposed its removal with new steel beams but this was not considered appropriate for the historic building and this proposal has been omitted in the revised proposals. The brickwork will be repaired and the lime render will be renewed.




59 - 62. Rear ground floor chimney breast to be repaired (Nov 2016)

The basement has no chimney breast but the arch supports the ground floor breast over and it adds to the character of the listed building and allows an appreciation of the original construction. This will be retained. Dry lining should be reversible and record drawings should be retained at the property if it is to be covered over.

63. Basement support for chimney breast (photo by Laura O'Callaghan Sept 2016)

Chimney pieces LO'C Sept 2016

54. Third floor chimney piece

55. Second floor chimney piece

56. Ground floor chimney breast

57. Ground floor cracked render

58. Basement ceiling joists

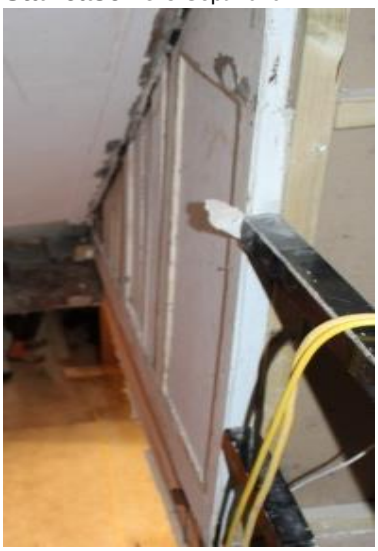
6.5 Impact assessment – Staircase

The existing staircase between the ground floor and basement rear will be replaced with an open treaded staircase. The existing stair has an uneven bottom riser and was formerly enclosed by a plasterboard wall (photo 7) which made the stair very narrow, and it was open to the room. It is not known if there was once a balustrade and handrail at basement level.

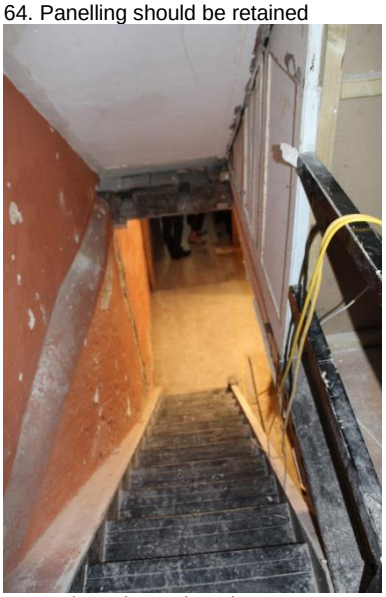
This is the connection within the new flat unit. The basement suffers from lack of light and ventilation and the new open staircase will allow light and air to filter down the stairwell. In order to improve headroom the trimmer will be relocated to engineer's details. There are joist end notches in the existing trimmer over the staircase, which is evidence that the opening is not original, and it is likely to have been added in the early C20th when the rear extension and stair over were built. This intervention is therefore affecting previously altered building fabric and the loss of the existing staircase is justified by the gain from the new staircase, which will be more elegant in design and will offer improved safety and light to the basement, to facilitate its occupation for domestic use. We recommend re-use of the existing notched trimmer to reveal the building's history.

The existing panelling to the side of the staircase at ground floor level (photo 64) adds character to the stair opening and it should be retained.

Staircase LO'C Sept 2016



64. Panelling should be retained



65. Stairs to be replaced

66. Close-up of trimmer to be relocated, showing notches for original joist ends so to be re-used as it shows the history

67. Underside of rear staircase

68. Pipe beneath stairs

6.6 Impact assessment – Finishes

Dry lining

The dry lining will allow for plasterboard finishes throughout the basement. This work is potentially reversible and so it will have no adverse impact on the heritage asset. However where historic features such as the brick arch are to be concealed, future owners should be made aware of their existence and so record photos should be retained with the building records and passed to future owners.

Ceilings

The ceiling works had commenced prior to KOCA inspection and the basement ceiling had been removed, but the photos indicate a plasterboard lining and there were no mouldings. The ceiling was removed to inspect the rotten joists and check the beams. New plasterboard and acoustic insulation to the basement ceiling will be installed beneath the existing joists, with a void to allow for services. The rear ground floor plasterboard ceiling was also removed to inspect the structure and upgrade it for fire and acoustic separation but the shop ceiling was not removed. The new ceilings will have minimal impact as there are no existing mouldings and loss of headroom will be minimal, if any.

Services

The services will be renewed to improve energy efficiency and safety. Pipework will be replaced at basement and ground floor levels, to provide an upgraded heating and modern ventilation system using the existing builders work holes and reusing pipe runs between the ground floor floorboards and concealed in new basement ceiling. The internal gully beneath the stairs will be sealed to comply with building regulations (photo 67).
Access panels will be provided where access is needed to facilitate long-term maintenance of the building
This work will have no additional impact to the historic fabric or appearance of the building and the work would have no impact on the front or rear façade.
The internal gully beneath the stairs will be sealed to comply with building regulations and the vault manhole will be replaced. This will have minimal and insignificant impact.

Fit-out

The original layout and fittings at basement and ground floor level had already been lost in the C20th. The fit-out of toilets, cupboards, kitchen fittings will be reversible and will have minimal impact.



69-71. Basement rear dry lining in progress and ceiling renewed with a void for service routes (photos by Debby Lee during opening up after removal of plasterboard linings)

6.7 Impact assessment – Summary

The vacant tenancy was taken as a rare opportunity to make extensive repairs to overhaul the lower floors of the property, which has been maintained poorly throughout most of the twentieth century, and had suffered from water penetration and dry rot. The proposed works are intended to enhance the character, structural stability, weather tightness, heritage value and sustainability of the property.
The impact on the heritage asset is summarised as follows:

Location	Condition	Work / reason	Impact
Basement			
Floors	already opened up, finishes removed	were damp	rear to be lowered – minor loss of historic fabric but no significant finishes or structure were uncovered; the existing floor was in a poor state
Walls	already opened up, finishes removed	were damp to be tanked and dry lined	finishes were removed prior to KOCA inspection, but the applicant has confirmed there was no loss of original historic fabric
Ceilings	already opened up, finishes removed	ceilings were damp & insecure; to expose rotten joists for structural inspection	finishes were removed prior to KOCA inspection, but the applicant has confirmed that the ceilings were plasterboard, there were no mouldings and the ceiling needed to be removed to inspect the rotten joists and check the beams
Features	none	none	finishes were removed prior to KOCA inspection but the applicant has confirmed there were no historic features or fireplaces or fittings
Windows/doors	sound	n/a	the basement has no external doors or windows. The applicant has confirmed that there were no historic internal door-sets. New doors will comply with fire separation requirements and will not have any significant impact on the building
Staircase to rear basement to ground	sound	improved light and safe access	loss of timber staircase believed to be a post-1890 alteration – but the historic layout will still be readable as the opening will be retained and the new stair will be in the existing location. The triangular fillet of panelling over provides character and should be retained or set aside and reinstated
Vaults	damp	tanking	tanking is potentially reversible; damage to perimeter floor finish is to be made good to match existing flagstones

Location	Condition	Work / reason	Impact
Ground floor			
Floors	sound	acoustic and fire upgrade	floor finishes to be overlain on existing so they will not impact on the existing but the existing boards are not thought to be original; the new ceiling to the basement will provide upgrades to acoustics and fire protection
Walls	sound	acoustic and fire upgrade	the applicant has confirmed that the pre-existing walls had been lined with modern plasterboard. Proposed dry lining of external walls and party walls would be reversible
Partitions			original partitions had already been removed prior to existing ownership – pre-existing stud partitions were not original. Existing partitions are being upgraded for fire and acoustic and security upgrades and new partitions are being constructed as stud walls so as not to overload the structure. There are no existing mouldings no adverse impact on historic fabric
Ceilings	sound	acoustic and fire upgrade	there were no existing cornices or mouldings. New acoustic and fire rated plasterboard ceilings will incorporate a void for services installations so as not to impact adversely on the appearance of the listed building
Features – chimney breast	poor	remove	the owner has confirmed that there was no chimney piece, fire basket or mantel piece The existing ground floor structural arch is damaged. The conservation officer has requested retention and repair. Any coatings should be in lime render with no cement or reversible dry lining. We recommend that the basement brick arch should be retained to retain the historic feature
Windows/doors to light well	need maintenance	replace to increase light to flat	window and door to light-well and wc are likely to be post-1890 as sash window has horns. replacement in timber to match existing character would suit character wc door is also likely to be post-1890 as it matches the light-well style and could be set aside for potential future reinstatement.
External			
Facades	sound	no work	
First floor terrace roof light	Decking has decayed and is hazardous		minimal impact as the flat roof-light will not be visible from the conservation area and will not impact on the terrace circulation; fire protection shall be provided in the roof-light to maintain fire integrity between floors
Lightwell	needs redec/ maintenance	redecoration, renew door and window, new window opening with brick arch	not visible from conservation area. Minor loss of historic fabric. Brick arch and timber frame and glazing bars would be in character with the existing details and materials of the house to minimize impact
Windows/doors	need maintenance	excluded other than the above	no significant impact

Net harm	Summary
	Substantial removal - basement pier to rear of basement to be replaced with steel beam – downstand will allow the alteration to be legible Minor loss of historic fabric - rear light-well post-1890 door and window, should be repaired rather than replaced if possible, or replaced to match existing; glazed panes in the door would be acceptable but subdivisions of the window panes would not be appropriate - internal door to wc ground floor rear - wall and ceiling linings ground floor and basement not considered harmful as loss of historic fixtures fittings and linings had already occurred prior to applicant's ownership and pre-existing linings were plasterboard - minor damage to vault paving to be made good to match existing flagstones - alterations to partitions not considered harmful as loss had already occurred reduction in size of shop unit not considered to be harmful
Net benefit	
	- will gain a domestic unit for rental in a sought after inner city neighbourhood - work to shop to facilitate the tenancy of an artisan jeweller - will enhance the area and is characteristic of the neighbourhood - major investment to improve maintenance, weather tightness and structural stability - will improve economic and environmental sustainability - will improve structural stability of the façade and exclude damp from the basement

6.8 Impact assessment – Conclusion

The ground floor and basement have been altered extensively in the past and many of the interventions were ad-hoc and to a poor quality. The applicant wishes to complete the refurbishment of the lower floors in order to adapt it to domestic use at the rear. This includes some loss of historic fabric including the removal of a basement pier, a new opening with French doors to the light-well and glazing the door to the light-well, replacing the door and window if the existing are beyond repair. The new brick arch, windows and doors to the light-well would be detailed to match the existing building, but would be double glazed to improve thermal performance.

The owner has lived in the property since 1998 and has passionately restored the residential area to high standard, which was in a very poor condition on purchase and has retained as many historic features as possible, with care and diligence, and this scheme represents the least impact to the building in keeping with her wishes to improve the space, in view of her own personal appreciation and values of the building's history and appearance.

In our opinion the benefits of refurbishing the property to a good standard, alleviate water penetration, upgrade the services and fire protection and allow re-occupation of the ground floor and basement of the property would outweigh the minor harm of the proposed removal of the pier and this is justified by the need to increase the space for the new domestic unit. We do not consider the remaining alterations to be harmful to the heritage asset.

7 Assessment against policy & guidance

Enhancing significance
The applicant's ambition is to carry out a thorough refurbishment of the basement and ground floor in order to maintain the property in good condition.
This stage of the work will then be followed by a further project, to replace the modern shop front with a more traditional shop front to match adjacent. This element of work is not included in this application.
These two aspects of the work in particular will enhance the significance of the heritage asset.

Economic Sustainability
The work is being carried out in order to maintain the commercial viability of the ground floor unit, to maintain an income to allow the property to remain commercially viable.

Environmental sustainability
The upgrading of building services will provide more economical and sustainable heating and lighting.
The creation of basement windows to the light-well will provide light and ventilation to the rear basement room, to create additional usable space.
The selection of materials should be sustainably sourced.

Reversibility
The creation of new partitions is reversible.

The tanking and drainage work is not all reversible because it includes a perimeter trench and access to the sub-floor but this was deemed necessary to prevent water penetration and will allow the basement to become watertight.

The upgrading of building services and upgrading the security of the shop unit partitions will allow it to be let.

Quality
All work to listed buildings should be carried out to a high standard. The owner is keen to carry out the work to a high standard of finish, materials and workmanship and is project managing the project to this effect, appointing specialist consultants and contractors as required to carry out the work to a high standard.

Public benefit
Any perceived harm provided by alterations should be balanced by public benefit.
This project provides public benefit by the owner caring and maintaining the property for continued domestic and commercial use.
The continuity of ownership for a prolonged period (since 1998) and bringing up a family in this property provides community and neighbourhood benefits. This project is considered as enabling work to re-let the property, which will in turn allow the tenant to apply for a new shopfront to match the adjacent traditional style shop fronts, to enhance the streetscape and character of the Conservation Area.

8 Conclusions & summary of justification for proposals

The proposal would create a new domestic flat for rental and a shop unit the size required for a jeweller tenancy who has recently relocated here from Hatton Garden who required a small retail unit with a separate storage area. The work will enable further improvements to the shop front, to be a subsequent stage of the proposal, to be undertaken by the commercial tenant in the future.

The proposal would refurbish the ground and basement floors of a property that has suffered from water penetration and generations of ad-hoc alterations.

The proposal includes some loss of historic fabric including the basement pier. The ground floor window and door to the light-well would be replaced if the existing are beyond repair and if the existing door panels cannot be glazed; and a new opening to the light-well would be formed with a brick arched lintel. The doors and windows would have timber frames to match the existing building and they would improve the light; these would enhance the character of the dwelling and match the style and details of the host building.

On balance the benefits of refurbishing the property to a good standard, alleviate water penetration, upgrade the services and fire protection and allow re-occupation of the ground floor and basement of the property would enhance the listed property and enhance the economic and environmental sustainability of the property.