

EMIL EVE ARCHITECTS

45 and 46 Red Lion Street, London, WC1R 4PF

HERITAGE REPORT and DESIGN AND ACCESS STATEMENT



PLANNING APPLICATION SUBMISSION
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1.0 INTRODUCTION

45 and 46 Red Lion Street are a pair of Grade II Listed terraced houses located in the Bloomsbury Conservation Area, Camden.

The properties currently contain a restaurant and five residential units.

This Design + Access and Heritage Statement considers the nature and significance of 45 and 46 Red Lion Street in terms of its context, materials, massing, layout and features.

It also presents the proposed works to the properties which comprise:

- repair and renovation of historic Listed properties
- reorganisation on internal space to restore individual property's identities
- creation of 1no. 3 bed apartments and 3no. 1 bed apartments.

The following external alterations are proposed to support the viability of these works:

- new single storey rear extension (at third floor level)
- replacement roof at No. 45 (no change to ridge height or appearance from street level)
- replacement of windows with conservation-style timber-framed sash windows to match original timber profile dimensions and glazing bars.



45-46 Red Lion Street

1.1 RESPONSE TO PRE-APP ADVICE

Formal Pre-App advice has been received from Camden council. Following a site visit on 04 November 2016 the planning and conservation officers issued the appended report (ref: 2016/5400/PRE). The table below shows the comments and concerns raised within the report and indicates where our response to each of these can be located.

Pre-App Report comment	Key points	Response
6.2-6.5 Principal of the loss of unit & residential mix	-Justification of the size of the proposed units in terms of bed spaces in accordance with the above national standards required	-Response within Savills Planning Report
Design and heritage		
6.9-6.10 Roof replacement:	<ul style="list-style-type: none"> - Further investigation into age and historic value of roof structure required. - If it can be demonstrated that the roof is of little historic value, the replacement of the roof is acceptable (in line with CPG1) 	<ul style="list-style-type: none"> -A roof conservation report has now been undertaken, see Appendix 5.3) - The design proposals have now been developed to include a new mansard roof extension as suggested. - Refer to drawings and Section 3.3.1 of the Heritage Statement for more information.
6.12-6.15 Third floor rear extension:	<ul style="list-style-type: none"> - It may be possible to justify the additional of a modest rear extension despite the conflict to design guidance if it would allow for the other works to the property to commence. - Reduce the height to be no higher than the railing of the rear terrace on the adjacent property, and set back behind a parapet to reduce impact. 	<ul style="list-style-type: none"> -The design proposals have now been developed to include a modest rear extension. The eaves of this are no higher than the railing of the adjacent property. - Refer to drawings and Section 3.3.2 of the Heritage Statement for more information.
6.16-6.18 Replacement windows	<ul style="list-style-type: none"> - Overall the replacement of existing uPVC windows and insensitive additions with timber framed sash windows would be welcomed to front and rear façade. - The use of double glazing would require full justification and details. 	<ul style="list-style-type: none"> -The design proposals have now been developed to include the replacement of all uPVC and modern timber sash windows with appropriately detailed timber sash windows. - Refer to drawings and Section 3.3.3 and 3.3.4 of the Heritage Statement for more information.
6.19 Repairs, repointing and replacement tiles	<ul style="list-style-type: none"> - Where elements have become damaged or feature redundant services, the sensitive removal / repair of these elements would be welcomed. 	<ul style="list-style-type: none"> -The design proposals have now been developed to include the removal of redundant services and cement render. - Refer to drawings and Section 3.3.5 of the Heritage Statement for more information.

Continued on next page...

Pre-App Report comment	Key points	Response
6.21-6.23 Blocking up of party wall at 1st floor level and the conversion of upper floors at no.45 into a single unit	<ul style="list-style-type: none"> - Proposal to infill the opening between nos.45 and 46 seen as a considerable improvement to historical significance of each property (fully infill opening rather than retaining niche). - Advised that downstand should be retained between kitchen and living room (third floor) to maintain separate volumes which can be read independently - Service routes to all new bathrooms and kitchens requested. 	<ul style="list-style-type: none"> -The design proposals have now been developed to fully infill the niche, retain historic downstands, and the sensitive design of new service routes. We have proposed to utilise existing service routes where possible and located bathrooms and kitchens to suit. - Refer to drawings and Section 3.4.1 and 3.4.2 of the Heritage Statement for more information.
6.24-6.28 Conversion of first, second and third floors at no.46 into 1 bed units	<ul style="list-style-type: none"> - Reconfiguration not objectionable in principle - Preservation and reinstatement of the lateral partition within each apartment to retain the historic plan - Service routes to all new bathrooms and kitchens requested. 	<ul style="list-style-type: none"> -The design proposals have now been developed to reinstate the lateral partition and historic proportions of the front room within each apartment. - We have located bathrooms and kitchens to utilise existing service routes where possible. - Refer to drawings and Section 3.4.1 and 3.4.2 of the Heritage Statement for more information.
6.29-6.34 Standard of residential accommodation	<ul style="list-style-type: none"> - Justification of the size of the proposed units in terms of Nationally Described Space Standards in 2015 required 	-Response within Savills Planning Report
6.35-5.36 Neighbouring Amenity	<ul style="list-style-type: none"> - the proposed roof replacement would necessitate the alteration to the extraction ducting. If this would include the replacement of any plant, then a noise survey should be submitted alongside any formal application. 	<ul style="list-style-type: none"> - The design proposals have now been developed to extend the extract vent by only a short amount. Our services engineer has confirmed that no replacement of plant will be necessary. Refer to drawings for more information.
6.37-6.41 Transport / Planning obligations	<ul style="list-style-type: none"> - Section 106 Legal Agreement regarding car free status requested. - Draft Construction Management Plan requested. - As the development would involve the conversion of a listed building the lack of cycle provision is in this instance not objectionable. 	-Response within Savills Planning Report

2.0 DESIGN + ACCESS STATEMENT

2.0 DESIGN + ACCESS STATEMENT

2.1 Use

There is no proposed change of use of the properties at 45 and 46 Red Lion Street. The ground floor and basement levels will remain as restaurant use. The first, second and third floor will remain as residential use.

2.2 Amount

The properties currently contain 4no. 1 bed apartments and 1no. 2 bed apartment (total 5 apartments). The proposal is to reconfigure the space into 3no. 1 bed apartment and 1no. 3 bed apartments (total 4 apartments).

The proposed apartments will be the following size:

Apt 1 (3 bed/5 person):	Total GIA 113 m2
Apt 2 (1 bed/1 person):	Total GIA 42 m2
Apt 3 (1 bed/1 person):	Total GIA 43 m2
Apt 3 (1 bed/1 person):	Total GIA 39 m2

All proposed apartments exceed the required areas set out in the London Housing Design Guide and the Nationally Described Space Standards.

In order to achieve this arrangement, a single storey rear extension is proposed on the third storey, within the volume of the existing two-storey rear extension. This extension adds 4.4 m2 GIA (see section 3.3.2 for more details).

It is also proposed to reconfigure the roof of No. 45 Red Lion Street. This does not affect the GIA of the property (see page 3.3.1 for more details).

Due to the nature of the historic properties, it is not possible to provide space for waste and recycling storage on site. The current provision is for street collection which will be retained.

2.3 Layout

The current arrangement of the 5 residential units is very poor. The tenants of Apt 2 currently enter at street level into No. 45 then pass through Apt 1 to

enter their own living space which is entirely inappropriate. The current spatial arrangement is confusing and the individual identity of the two separate houses have been compromised by this circulation cross-over.

The proposals seek to reinstate the historic identity of No's 45 and 46 as individual properties. No 45 will contain 1no. 3 bed apartment arranged across the upper three storeys of the house. No. 46 will have a contrasting character to suit the larger scale of the house, comprising 3no. 1 bed apartments, each on its own level, accessed via the existing historic stair.

The proposed units within no.46 would be uniformly stacked to ensure that there would be the least possible disruption to sensitive rooms. Insulation and detailing has been carefully considered to maximise the acoustic performance of the floors although any significant intervention into historic flooring is to be avoided.

2.4 Scale

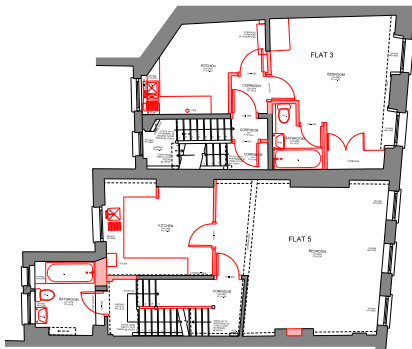
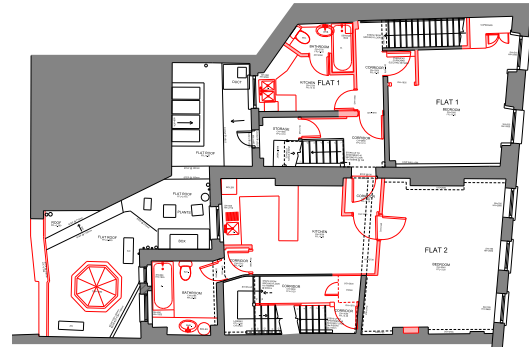
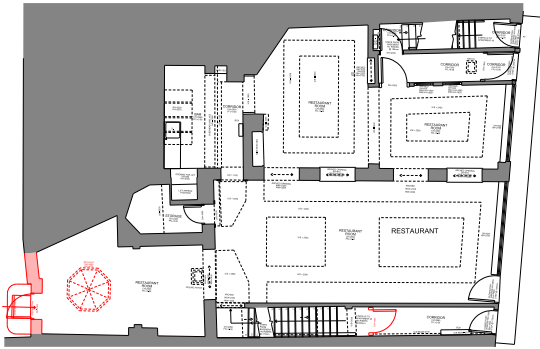
The majority of the works are internal. A modest rear extension is proposed in keeping with the scale of the existing volumes to the rear of this and neighbouring properties. Refer to page 3.3.2 of the Heritage Report for more details.

2.5 Appearance

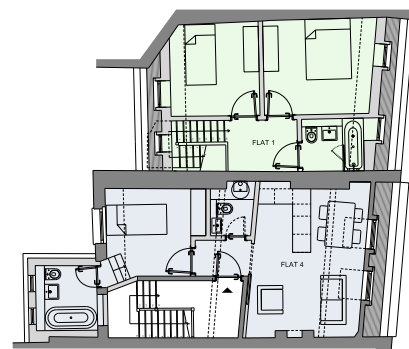
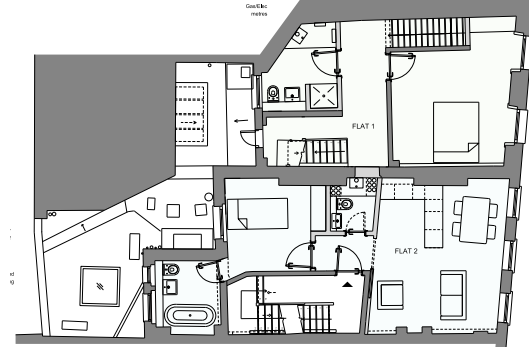
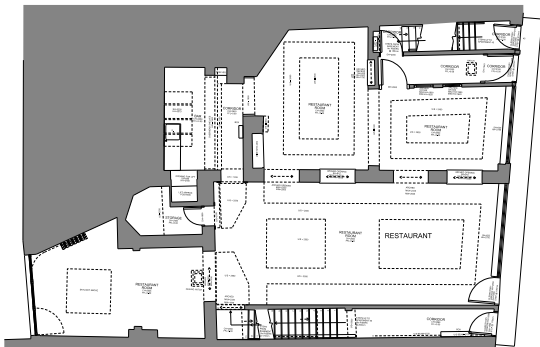
Proposed alterations to replace the inappropriate windows with timber-framed sash windows (to match original timber profile dimensions and glazing bars) will greatly improve the appearance of the historic properties. Materials for the rear extension are discussed further on page 3.3.2 and the reconfigured roof on page 3.3.1 of the Heritage Report.

2.6 Landscape

There are no landscaping features existing or proposed.



Existing plans (red indicates demolition)



Proposed plans

2.7 Access

The proposals at 45 and 46 Red Lion Street do not alter the current access provisions.

The properties are located close to Holborn and Chancery Road underground station, transport links future tenants will likely rely heavily upon. There are also several bus stops in close proximity.

Existing residents are able to apply for and receive permits for on-street car parking. There will be a reduction in the number of units and therefore a reduction in on-street car parking. Please refer to Savills Planning Statement for more information.

As the properties have no external space, it is not possible to provide any provision for secure cycle parking. This does not alter the current situation and the Pre-App advice supports this approach given that these are Listed properties. Some on-street bike stands are available on the street.

All apartments are currently accessed via stairs as they are all located above ground floor level. It is not possible to provide level access or a lift due to the existing restaurant at street level.

The existing stairs are being retained to provide access to all levels. All new doors are generously sized and rooms are above the requirements set out in the London Housing Design Guide. The proposals will aim to meet Lifetime Homes standards where possible, given the constraints of the historic fabric.

Because of the access to the site and the potential disruption to a large number of nearby occupiers and residents, a draft Construction Management Plan has been submitted alongside this submission.

This includes the following:

- details of control measures for dust, noise, vibration, lighting;
- delivery locations and routes;
- restriction of hours of work and all associated activities audible beyond the site boundary to 0800-1800hrs Mondays to Fridays and 0800-1300hrs on Saturdays;
- advance notification to neighbours and other interested parties of proposed works and public display of contact details including accessible phone contact to persons responsible for the site works for the duration of the works.

3.0 HERITAGE REPORT

3.1 DEVELOPMENT AND SIGNIFICANCE

3.1.1 Local Context

Red Lion Street is located in Bloomsbury, London. It runs North/South between two of the area's principle streets: Theobald's Road and High Holborn. The street forms part of an outer ring to Red Lion Square which it is linked to via Princeton Street and Lamb's Conduit Passage. The streets are located in the Bloomsbury Conservation Area.

The street was established in the late Seventeenth Century but much of the original building fabric was destroyed due to heavy bomb damage in WWII. A range of new buildings have been constructed over the following decades giving the street an appearance of varied styles, materials and massing. The street now contains a mix of commercial (caf  s, restaurants, small shops), office, residential and hotel uses.

No's 45-46 are two of the oldest properties on Red Lion Street and are as such Grade II Listed (List entry no. 1245494). The properties sit within a flat-fronted terrace between a pub and office. Opposite is a five storey 150-room hotel converted from an office building in 2013.

The properties currently contain a restaurant at ground floor with kitchens and auxiliary spaces at basement level. The first, second and attic floors contain a total of five residential units accessed via two doors at street level. The ground floor restaurant can be accessed by the public from Red Lion Street and via a service entrance to the rear off a small courtyard area on Lamb's Conduit Passage.



No's 45-46 (shown on left) opposite five storey glass and concrete hotel



Red Lion Street comprises a varied mix of building styles and materials



View along Red Lion Street



Lamb's Conduit Passage to rear of properties

3.1.2 Existing Form and Massing

The properties are located on the western side of Red Lion Street within a terrace of flat fronted brick properties. No's 45 and 46 are each three storeys with attic floors making them some of the lowest in the street. The adjacent properties, no's 47 and 48, appear significantly taller, being four storeys, and the hotel opposite is taller still.

Roofs:

Both properties have mansard roofs behind brick parapets. No. 45 has a double pitched roof with single central dormer window. No. 46 has a flat roof with two smaller dormer windows to the front.

Rear:

The restaurant area extends to the rear in a single storey across both properties. No.45 has a flat rear elevation at higher levels while no. 46 has a partial flat-roofed extension at first and second floor.



45-46 Red Lion Street

As common for the time, the properties at 45-46 Red Lion Street were re-fronted in the 19th Century with new brick facades. The façade of No. 45 is 9" yellow stock with recessed white painted timber sash windows.

Both properties have tiled roofs with white painted dormer windows. There is a brick chimney stack between the two properties.

Architectural drawing of the St. George Restaurant facade, showing a cross-section and a detail plan of the glazing bars.

Main Drawing Annotations:

- All existing to remain
- 10mm External quality ply on softwood frame work painted
- Line of folding canopy
- New windows to be in timber frame with clear glass. All timber work to be polished Mahogany
- Existing entrance door to stay above
- New granite door. All timbers to be polished Mahogany
- Red/brown square tiles on brickwork
- New glazed entrance door to Mahogany
- Existing doors to stay above to remain

Detail plan of Glazing bars (sole full size):

- Mahogany glazing beads
- Mahogany glazing bar
- Clear glass

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3.1.4 Historic development of the surrounding area

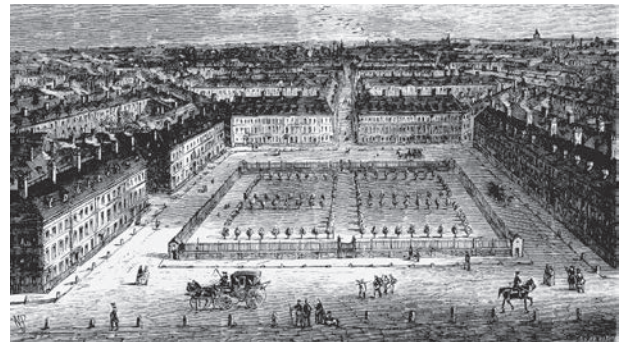
Red Lion Street is located in Bloomsbury, not far from the boundary with Holborn. It is part of a network of streets surrounding Red Lion Square. The square was laid out in 1684 by Nicholas Barbon, and took its name from the Red Lion Inn which was the most important hostelry in the Holborn area.

In the 18th century, Red Lion Street was considered to extend as far north as Great Ormond Street and New Ormond Street, however by 1795 the street is shown on maps extending only as far north as Theobald's Road, with the street north of this now known as Lamb's Conduit Street.

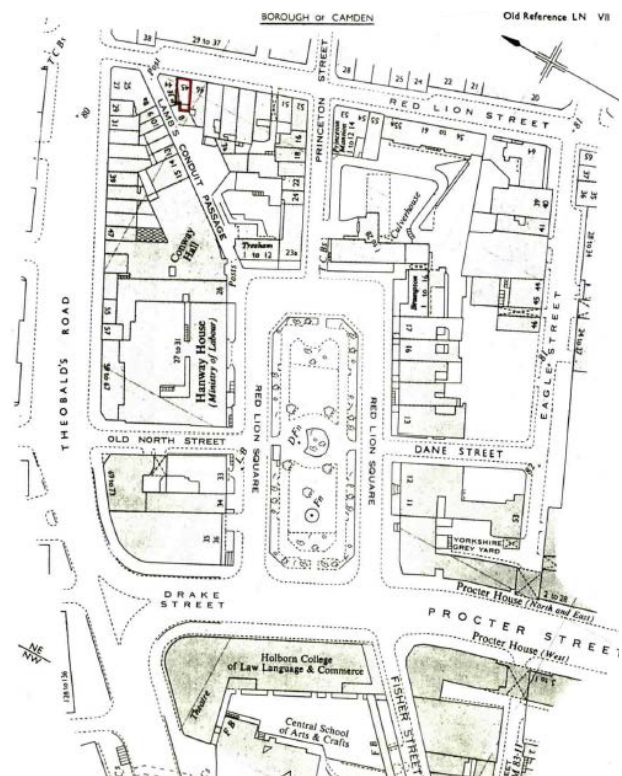
The area was developed as a professional residential area, but by the end of the 18th century it had been colonised by small businesses such as tobacconists and watchmakers. By 1832, Red Lion Street had become more of a local high street, selling books, bread, meat, cheese, confectionery, fruit, tea, clothes, furniture, and china, as well as providing services such as printing, ironmongery, silk dyeing, and glass cutting. In the late 19th century it became particularly associated with the Italian expatriate community in London.



Weller's 1868 map of Holborn



Red Lion Square, engraving, 1800



Land Registry OS map, 1970

The street was heavily bombed in the Second World War and subsequently redeveloped, although a few pre-19th century buildings survived including no's 45 and 46.

The Bloomsbury Conservation Area Appraisal and Management Strategy (Adopted 18 April 2011) describes the road as follows:

"Red Lion Street dates from the late 17th century when it had a predominantly residential character. A variety of uses and ages of buildings now characterise the street although the prevailing type remains the terraced house with ground floors converted to shops."

Red Lion Street and surroundings "are relatively narrow streets with continuous building frontages that provide a good sense of enclosure and subsequently are of a noticeably urban character... The mix of small-scale independent shops and service uses creates a lively, active townscape... Brick is the predominant building material; however, other materials such as glazed tiling, render, concrete and aluminium cladding are evident, especially on some of the more recent buildings."

In his book 'The Buildings of England London 4: North', Pevsner describes Red Lion Street as "a nicely varied service Street with shops, still with some older houses" He highlights two properties of interest on the street, of which one is No. 46, mentioning its "brick band and moulded cornice".



View along Red Lion Street, 1899

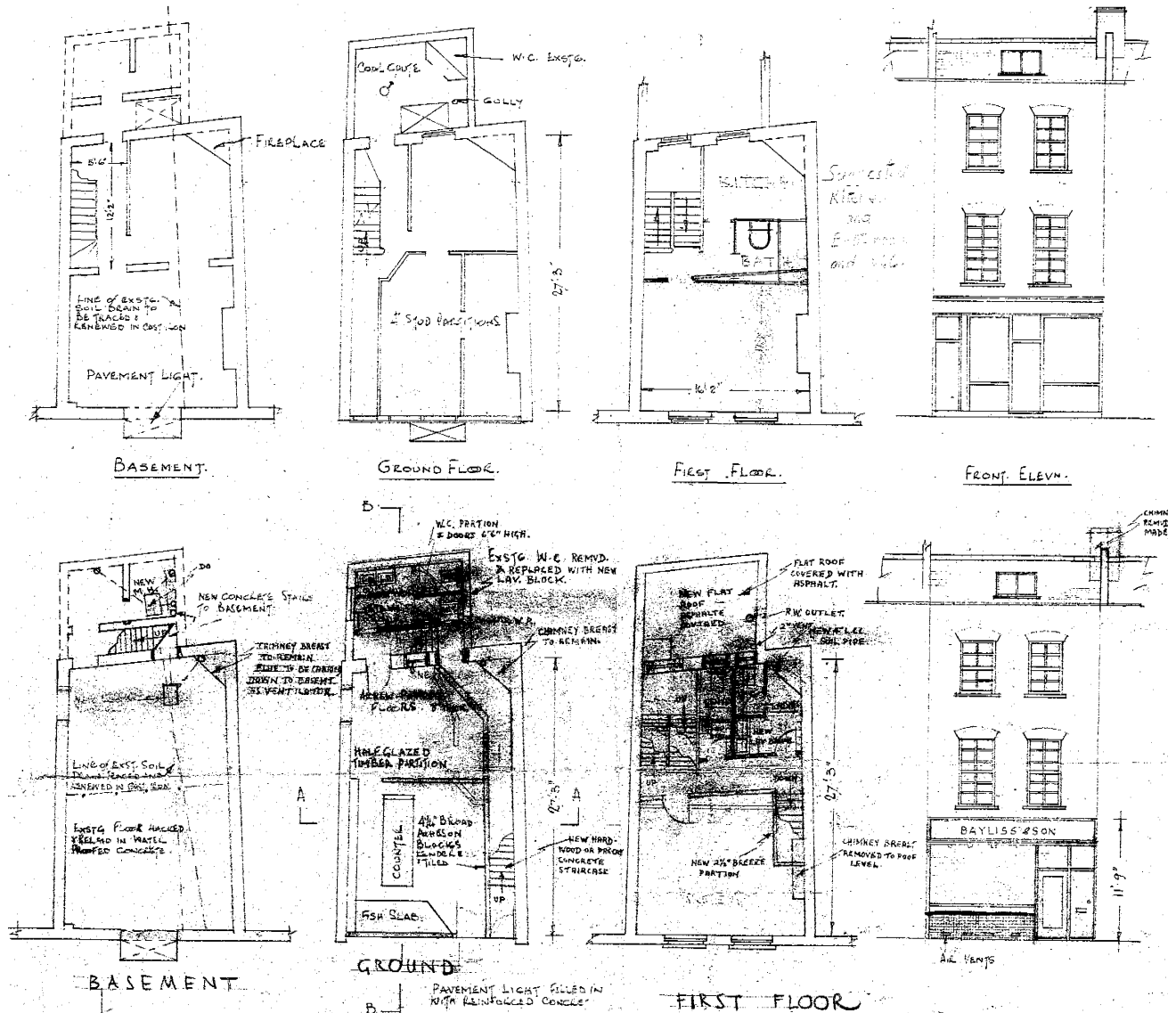


Theobald's Road after bombing raids, 1945

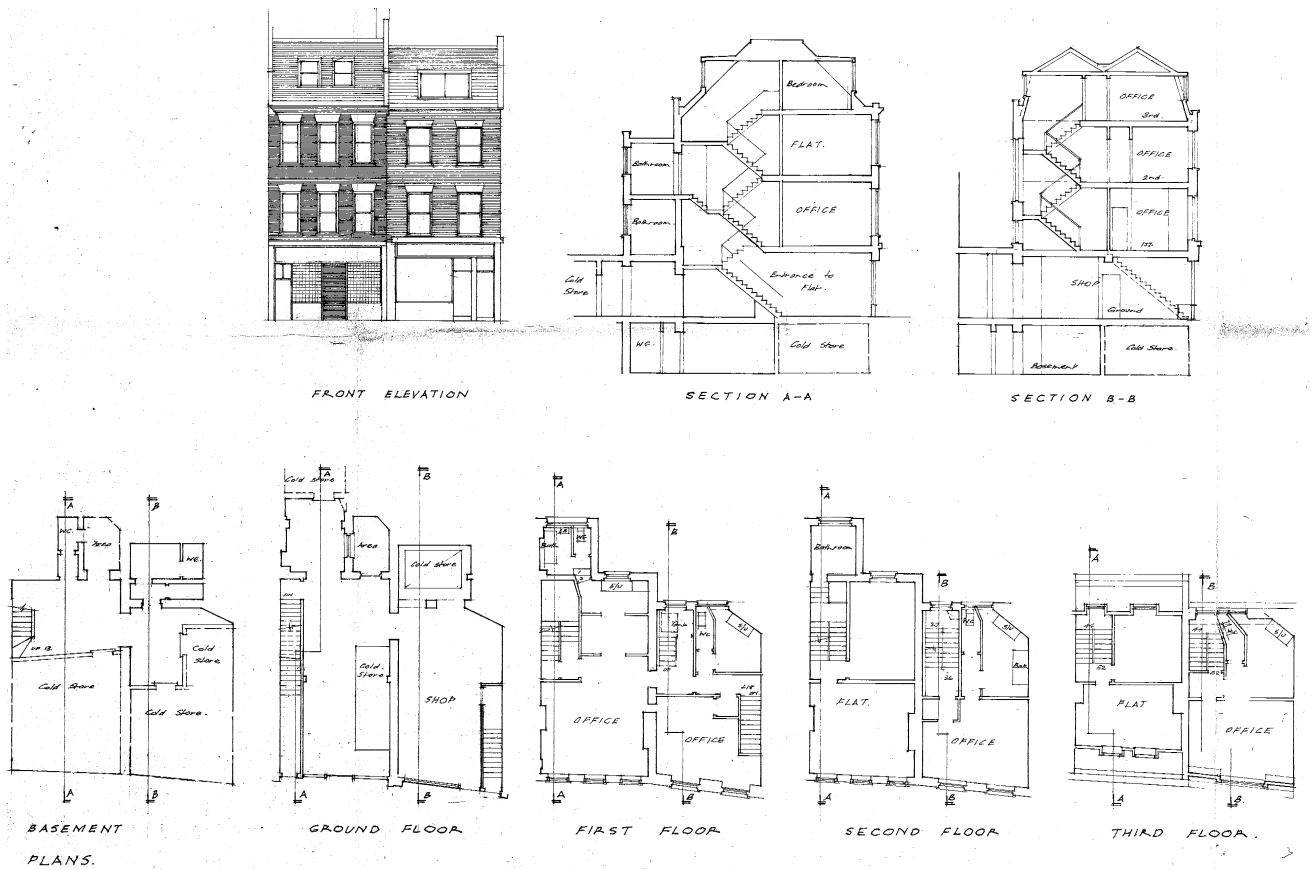


View westward on High Holborn at junction with Red Lion Street, 1949

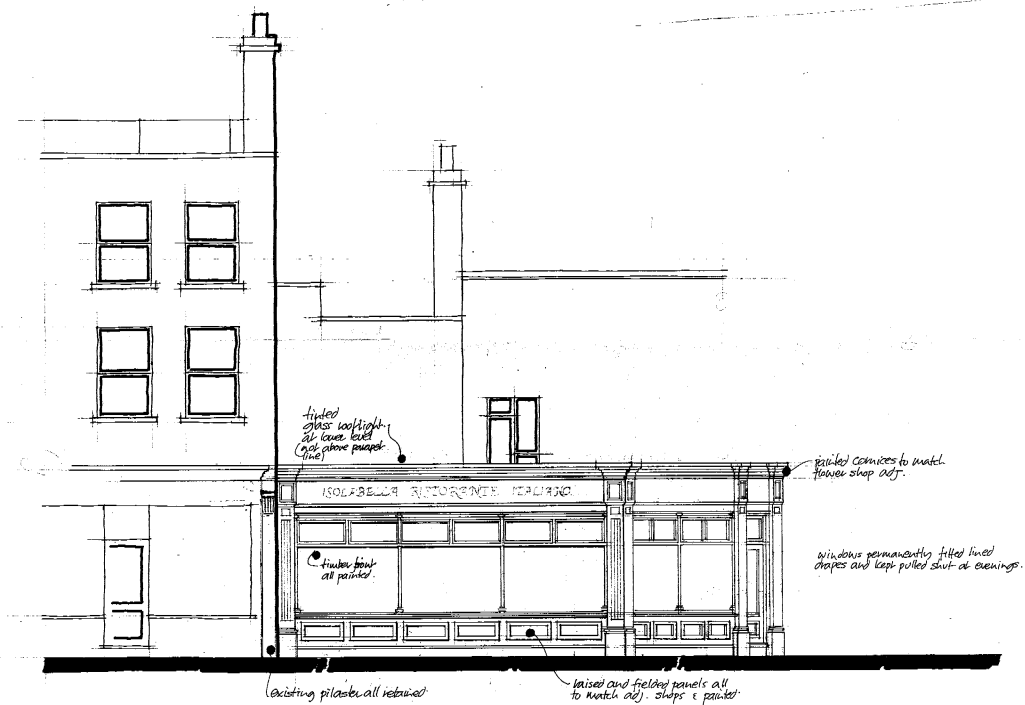
The properties have been the subject of many successful, and unsuccessful, planning applications. These are described in Appendix 5.2.



Planning drawing showing proposed works to property including repositioning stairs, 1959



Planning drawing for change of basement and ground floor to restaurant, 1982



Planning drawing single storey rear extension, 1993

3.1.5 Setting and external features

Despite being re-fronted in the 19th century, 45-46 Red Lion Street represent good examples of the original character of the street and as such have been granted Grade II Listing status.

Each property in three storeys plus an attic floor. No. 45 has a façade of yellow stock brick with gauged brick flat arches to recessed uPVC sash window, two per first and second floor. The property has a slated mansard roof with single central front dormer.

No. 46 is fronted with grey brick with red brick dressings. There is a plain red brick band at first floor level and projecting red brick cornice at the eaves as noted by Pevsner. There are also gauged brick flat arches to flush modern timber sash windows, here with exposed boxing, three per first and second floor. The front slope of the roof is tiled with two projecting dormer windows, behind is a flat bitumen felt roof.

Both properties have brick rear elevations with a range of windows styles and materials (refer to existing window schedule: Appendix 5.4).

The façade of the ground floor restaurant was constructed around 1982 when the ground floor unit was converted from a fish merchant. This has a marble tiled base and pier with hardwood framed glazing and glazed doors. A timber door on either side of the restaurant frontage provides the entrance to the apartments above.



46 Red Lion Street, 1956, London Metropolitan Archives



45 Red Lion Street, 1956, London Metropolitan Archives

Front facade

As mentioned above, the two properties have distinctly different street facades. The brickwork and pointing to both are in very good condition and have a rich historic patina however insensitive replacement windows detract from the overall character of the buildings (discussed in more detail in section 3.3.3 and 3.3.4).



No 45: gauged yellow stock brick flat arches to recessed sashes



No 46: gauged red brick flat arches and red brick banding

Rear facade

The existing built form along the rear of the adjacent terrace is very busy, with a lack of uniformity to the pattern of development.

The rear facades of no's 45 and 46 are currently in a very poor state of repair. Concrete render is weathered and cracked and has been badly patched around window openings and service penetrations.

All rear windows (with the exception of the large stair window at no. 46) are either uPVC or recent timber sash additions (discussed in more detail in section 3.3.3 and 3.3.4).

The wall, door and canopy to the courtyard on Lamb's Conduit Passage are unsightly and much in need of attention.



Rear elevation in poor state of repair



Unpainted and poorly executed render around windows and service penetrations

No. 45 Roof

The roof of No. 45 has the appearance of a traditional mansard roof from the street, however it is formed by two pitched roofs with a valley between and a front and rear dormer. The roof structure is not original, most likely late-Victorian or early 1900's - see next page for further details.

The existing front and rear dormer window structures are unsympathetic to the facades below and feature inappropriate materials which generally detract from the character of the property.

The sloped roofs are clad in slate, but these are recent as they do not match the 1957 photographs (page 18) and appear to be low-quality tiles of low heritage value. The valley gutter is in a poor state of repair and causes on-going maintenance problems and flooding. There is currently a vent extract from the ground floor restaurant which terminates towards the rear roof slope and has caused damage to the tiling. This flue is to be altered to suit the proposed roof alterations, refer to proposed section BB (Drawing 030_P_31).



Vent extract from ground floor restaurant terminates towards rear roof slope



Poor quality lead valley which suffers often from flooding

Survey of Roof Structure

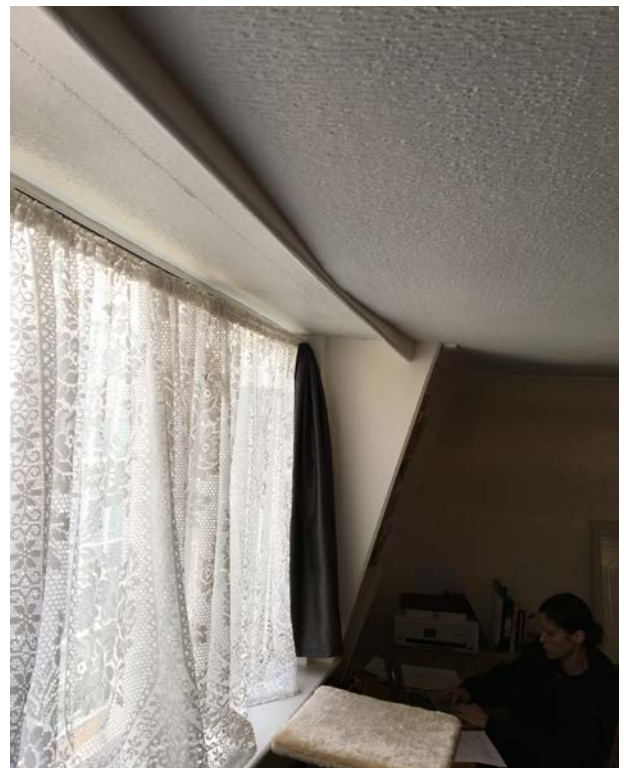
In order to confirm the age of the roof structure at no. 45, Dr Martin Bridge from the Oxford Dendrochronology Laboratory undertook a detailed survey. The full report is included as Appendix 5.3. The report states that there are insufficient rings in the timber for dating by dendrochronology, however the observations of the report are conclusive.

The report notes that *"it is fairly clear that many of the original roof timbers have been replaced with smaller, squarer scantling softwood members, many of which bear mechanical saw marks"*. One original collar has been observed however it is *"clearly not trusted to perform its original structure"* as it has been reinforced with a more recent timber.

The report concludes that *"this roof has been altered several times during its history, and whilst at least some likely original timbers are left, it lacks the coherence of a historic roof."*



Variable sized rafters of different ages - all thought to not be original

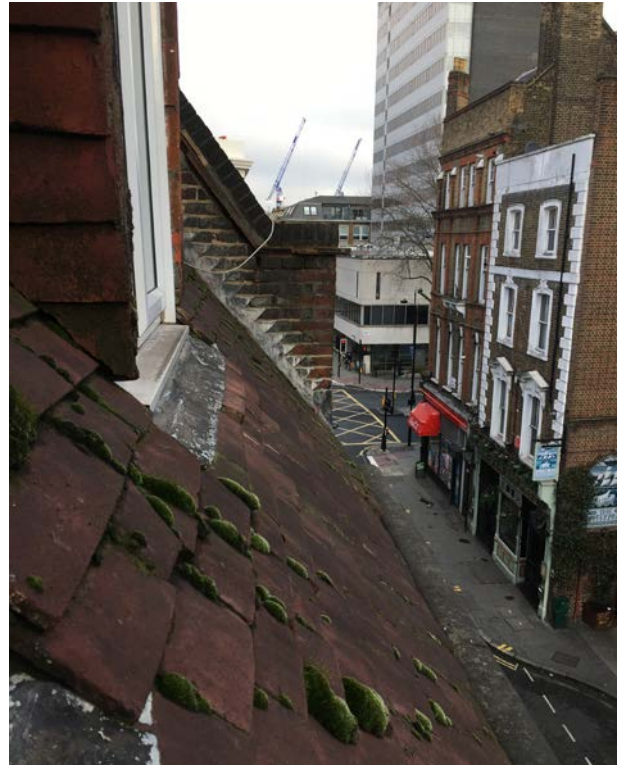


Ceiling in third floor flat is very low and can clearly seen to be sagging at centre

No. 46 Roof

The roof at No 46 has a clay tiled slope to the street with two small dormer windows with tiled cheeks and bitumen felt roofs.

There is no loft space as this roof has been remodelled and a flat roof sits directly above the stair and third floor apartment. The flat roof is covered in bitumen felt which requires extensive repairs. Redundant services, including an old satellite dish, will be removed and repairs to copings undertaken.



Tiled slope to street with tile-cheeked dormer windows



Repairs required to roof and party wall coping and redundant services to be removed

Windows

A full survey of the existing windows can be found at Appendix 5.4 and the proposed alterations to these windows can be found in section 3.3.3 and 3.3.4.

The front windows at no. 45 have all been replaced with double-glazed uPVC sash windows with stuck-on glazing bars which severely detract from the overall character of the property.

The front windows at no. 46 are single-glazed timber-framed sashes however these appear to be recent as the frames are crisp and the glass is float glass without glazing bars. In addition some of the frames and sashes are rotten and require repairs or replacement.

All dormer windows are uPVC casements.

To the rear there is a mix of uPVC and recent timber-framed sashes.

The exception is the large window to the second floor stair landing at no. 46. Although the glass appears recent, the frame is considered to be original and incorporates original lambs tongue glazing bars and timber panelling internally.

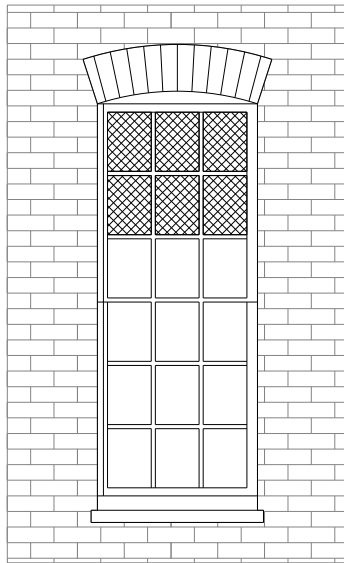
Although this window appears complete from the rear facade, internally it has been truncated and sealed off in line with the lowest top-sash glazing bars, most likely to separate the internal flats and meet fire regulations. This window is to be carefully repaired and decorated. Please refer to section 3.3.3 for more details.



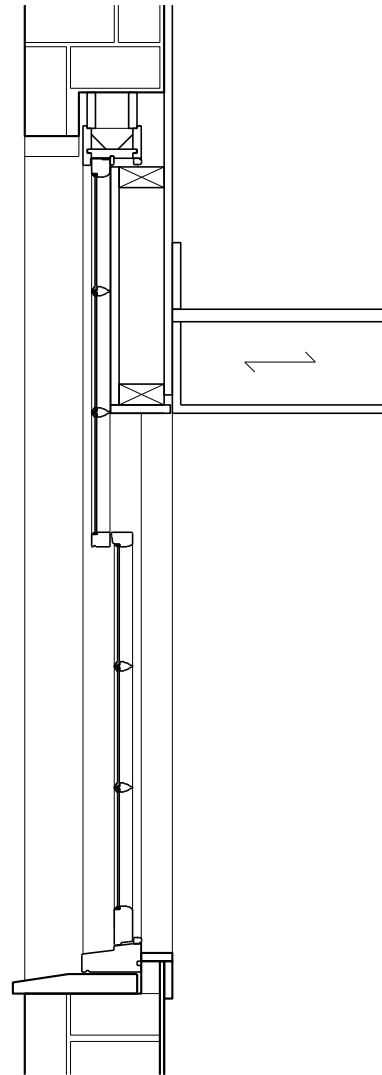
uPVC windows to front facade at no. 45



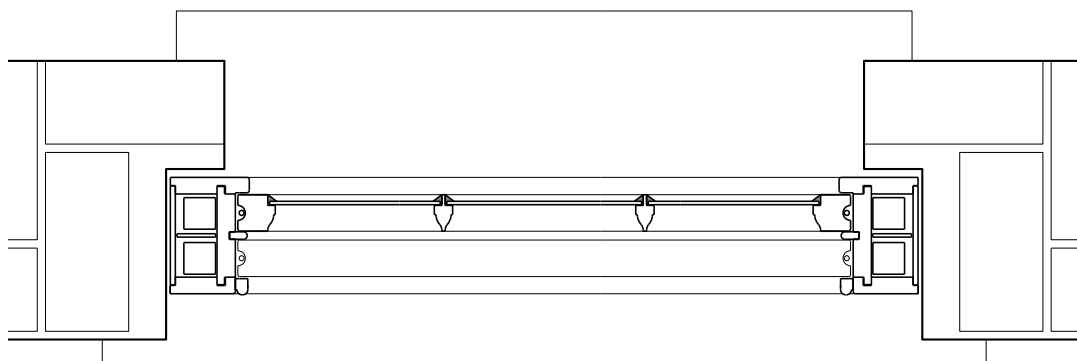
Recent timber sash windows to front facade at no. 46



01 Existing elevation
Scale 1:20 at A2, 1:40 at A4



02 Existing section
Scale 1:10 at A2, 1:20 at A4



03 Existing plan
Scale 1:5 at A2, 1:10 at A4



Large original window to rear appears complete from outside



Internally, this has been truncated. Original timber panelling remains below.



uPVC casements to rear of no. 45



Recent timber sash windows to rear facade at no. 46

3.1.6 Internal features

The original layout of 45-46 Red Lion Street appear typical of the terraced housing built in the mid Eighteenth Century in the area. In his book 'The Buildings of England London 4: North', Pevsner describes the predominance of the "*narrow-fronted single family house arranged on several floors, inhabited by the aristocracy as well as the gentry and the middling classes*". Pevsner describes the typical plan of a three-window fronted house (as No. 46): "*The three-bay front allowed for two rooms on each floor and a staircase rising from front to back in a narrow hall at one side.*"

Layout

The properties would have originally been individual dwellings at upper floors. The historic layout of these properties has been considerably diminished over time; with one of the most obvious losses of historic form being at first floor levels where the two properties have been combined.

Walls and Ceilings

There is no evidence of original lathe and plaster walls or ceilings remaining. In no. 45, historic plans suggest that most of the internal walls have been altered with the exception of a few sections of the central flanking walls. Current internal walls are of timber studwork or recent blockwork.

No. 46 has been substantially (if not completely) rebuilt internally, probably in the early 20th century. Internal walls are masonry, probably some form of thin blockwork, which would be typical of the period. This is most evident in the even nature of the level floors.

Joinery

A few examples of timber panelling below windows is evident however all skirtings and cornices appear recent additions. All original doors have been replaced with modern fire doors.

Other features

There are no other internal features of note. A succession of inappropriate modern finishes, partitions and fittings have been added in recent years to suit various bedsit layouts and building regulation requirements.



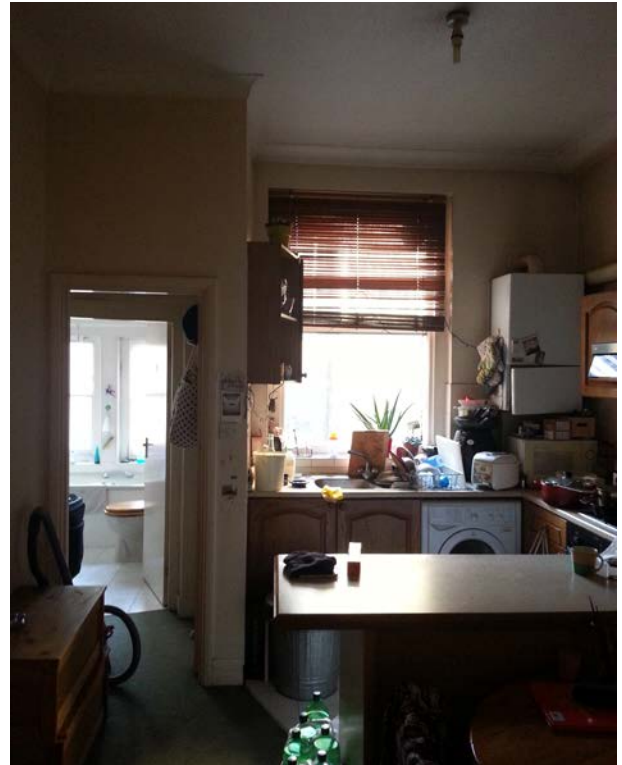
The internal layout is poorly considered and cluttered



Original features such as cornices and fireplaces have all been removed



Awkward recent joinery and cornices



Use of inappropriate modern finishes, partitions and fittings



Bulkheads and service joinery interrupt door frames



Services boxing-out partially obscuring historic window

Stairs

Both staircases are in a poor state of repair and have been altered significantly over the years.

At no. 45, the principle stair is still in place connecting the first, second and third floors, however the flight between ground and first floor has been removed. In places, this stair has the original painted timber stringers, newels and balustrades which are plain and unadorned.

At the third floor the balustrade and newel have been replaced, probably at the same time as much of the structure was replaced (most evident in the level floors).

At no. 46, there is no evidence of original balustrades or newels. Linings and boxings have been added to separate the different flights.

The proposal is to remove modern linings and finishes to both stairs and reveal/retain as much of the historic balustrading as possible, refer to section 3.4.4 for more details.



Stair at no. 46: short run of historic painted timber stringers, newels and balustrades



Replacement 20th Century balustrade at top floor