

22 Theobalds Road, London WC1

Heritage Impact Schedule

The schedule contains a summary of the proposed repairs and alterations proposed in the Planning and Listed Building Applications Reference 2016/2284/ and 2016/3278/respectively. This schedule is to be read in conjunction with drawings submitted with these applications to the local authority.

The proposals are to be considered in the context of the special interest and surviving architectural features of the building. Where proposed demolitions or alterations are described, an assessment of their impact is made on the heritage asset or its architectural features. These are based on their value and significance as described in the English Heritage Guidance “London Terrace Houses 1660 to 1860.”

Building Survey & Recording of the interior undertaken in January & February 2017.

Schedule Ref: 1632.601

Ref	LOCATION/ ELEMENT	PROPOSED WORKS	IMPACT ON HERITAGE ASSET
DEMOLITIONS & STRIPPING OUT			
1.	Ground Floor	<p>Front Bedroom: Unauthorised timber framed plasterboard partitions and shelf carefully taken down. Associated poor quality panelled door removed.</p> <p>Shower Room / WC: Strip out and disconnect toilet pan, hand basin, shower cubicle and associated pipework. Modern 4 panel door removed and unauthorised timber framed and plasterboard partition demolished.</p> <p>Back Bedrooms: Unauthorised timber framed plasterboard partitions carefully taken down and demolished. Associated poor quality panelled doors removed. Kitchen floor and wall units fitted removed from alcove and original marble chimney piece.</p> <p>Generally: Strip out redundant and/or poorly fitted services from walls and ceilings. e.g. cabling, plastic conduit, light fittings etc</p> <p>Entrance Hall: Remove and dispose modern flush door leading to back room. Lift off associated modern planted door frame back to original frame opening.</p>	<p>Highly positive impact on the significance of the building; this will recover the original plan form layout of the principle rooms.</p> <p>Highly positive impact on the property, will recover the original plan form layout of the front room; will also reveal original spine wall with its fine door surround.</p> <p>Highly positive impact on the significance of the building; will recover the original plan form layout of a principle room. The original wall paneling and chimney piece will be fully revealed to the room.</p> <p>Positive impact on the aesthetic appearance of the interior through the removal of piecemeal services clutter. The original high quality joinery and decorative plasterwork will be clearly expressed without incongruous features.</p> <p>Highly positive impact on the significance as the narrow existing rudimentary door greatly harms the appearance of the high quality surround and pediment.</p>
2.	First Floor	<p>Front Bedroom: Unauthorised timber framed plasterboard partitions and shelf carefully taken down. Associated poor quality panelled door removed.</p> <p>Shower Room / WC: Strip out and disconnect toilet pan, hand basin, shower cubicle and associated pipework. Modern 4 panel door removed and unauthorised timber framed and plasterboard partition demolished.</p>	<p>Highly positive impact on the significance of the building; this will recover the original plan form layout of a principle room.</p> <p>As above.</p>

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3.	Second Floor	<p>Back Bedrooms: Unauthorised timber framed plasterboard partitions carefully taken down and demolished. Associated poor quality panelled doors removed. Kitchen floor and wall units fitted removed from alcove and original marble chimney piece.</p> <p>Generally: Strip out redundant and/or poorly fitted services from walls and ceilings. e.g. cabling, plastic conduit, light fittings etc</p> <p>Front Bedroom: Take down unauthorised timber framed plasterboard partitions and folding doors.</p> <p>Shower Room and WC: Strip out and disconnect toilet pan, hand basin, shower cubicle and associated pipework.</p> <p>Back Bedrooms: Unauthorised timber framed plasterboard partitions carefully taken down and demolished. Associated poor quality panelled doors removed. Kitchen floor and wall units fitted removed from alcove and original marble chimney piece.</p> <p>Generally: Strip out redundant and/or poorly fitted services from walls and ceilings. e.g. cabling, plastic conduit, light fittings etc</p>	<p>Highly positive impact on the significance of the building; this will recover the original plan form layout of a principle room. Removal of fittings will reveal the original composition of the internal elevation.</p> <p>Positive impact on the aesthetic appearance of the interior through the removal of piecemeal services clutter. The original high quality joinery and decorative plasterwork will be clearly expressed without incongruous features.</p> <p>Positive impact on the significance of the building; this will recover the original plan form layout of this room.</p> <p>As above.</p> <p>Highly positive impact on the significance of the building; this will recover the original plan form layout this room. Removal of fittings will reveal the original composition of the original features of the internal elevations.</p> <p>Positive impact on the aesthetic appearance of the interior through the removal of piecemeal services clutter. The original high quality joinery and decorative plasterwork will be clearly expressed without incongruous features.</p>
4.	Attic Floor	<p>Front Left Room: Modern timber framed plasterboard partition carefully taken down. Associated 2nr panelled doors removed.</p> <p>Front Right Room: Part of flank partition (separating left room) carefully cut and taken down.</p> <p>Back Left Room: Modern timber framed plasterboard (perpendicular to party wall) partition carefully taken</p>	<p>Positive impact on the significance of the building; this will help recover the original plan form layout of the room;</p> <p>Positive impact, removes an incongruous feature.</p>

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		<p>down. Associated 2nr panelled doors removed. Kitchen floor and wall units removed. Back Right Room: Strip out water heater and associated services and demolish storage cupboard.</p> <p>Landing Area: Remove modern four panel door and frame from top of staircase.</p>	<p>Positive impact on the significance of the building; this will recover the original plan form layout of the room; and remove clutter</p> <p>Neutral impact. The door is of poor quality and not in keeping with the interior. There is a question mark as to whether there was originally a simple 4 panel door in this position.</p>
ALTERATIONS, ADDITIONS & REPAIRS			
5.	Generally	Joinery & Decorative Plaster Work: To all ground and first floor floor rooms; missing elements to be pieced into match the profiles of the adjoining work. Paint removed from ceiling cornice to recover their mouldings using chemical poultice.	The ground and first floor rooms retain nearly all of their high quality architectural features which contribute significantly to the buildings special interest. Their careful restoration will greatly reinstate the architectural integrity on the interior.
6.	Ground Floor	<p>Front Room: Replace water damaged timber panel above door with new softwood panel to match, painted finish. Installation of new water, waste, and mechanical air ventilation services within existing service riser. Replacement of service riser access cover with new timber panel fitted flush to adjacent. Fit air extractor grill at high level above WC, finished flush with panel.</p> <p>Hall / Back Room: Make and hang new self-closing 6 panel timber door into original frame. Profile and mouldings to match surviving door adjacent. Apply white intumescent paint as undercoat and fit intumescent stripping to door frame to prevent fire spread from dwelling into stairwell escape route.</p> <p>Back Room: Make and fit missing section of timber dado rail to front face of chimney breast, profile to match adjacent. Overhaul sash windows to ensure proper opening to ventilate Living / Dining Room.</p>	<p>Neutral / positive impact. Replacement features on a like for like basis. Reuse of the existing service riser for new service runs will reduce the need to make new openings or cutting into historic fabric</p> <p>Some minor loss of timber material to create opening for mechanical air extract grill. Visual impact is mitigated as it would be at high level, set flush to wall surface and painted to match the adjoining colour.</p> <p>Highly positive impact on the significance of the interior. Reinstatement of a reproduction door in facsimile to the original will reinstate the designed symmetrical pairing with the adjoining surviving door. Fire upgrading work to door/ frame will be visually indiscernible.</p> <p>Positive impact as reinstating intrinsic features. Fully operational sash windows critical to achieving ventilation/ air change requirements of the Building Regulations.</p>

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7.	First Floor	<p>Generally to all rooms: Lift sufficient timber floor boards and install fire-proofing / sound insulation batts in between joists and re-fit timber floor boards as found.</p> <p>Front Room: Installation of new water, waste, and mechanical air ventilation services within existing service riser. Replacement of service riser access cover with new timber panel fitted flush to adjacent. Fit air extractor grill at high level above WC, finished flush with panel.</p> <p>Front / Back Room: Make and hang new 6 panel timber door into existing original frame. Profile and mouldings to match surviving door adjacent.</p> <p>Back Room: Install timber skirting board to chimney breast where missing; profile to match existing adjacent. To the retained fixed lateral door to Nr 20 Theobald Road: Fit new intumescent strip to frame and paint door face with clear intumescent paint to achieve 60 minute fire resisting construction. Overhaul sash windows to ensure proper opening to ventilate Living Dining Room.</p>	<p>Minimal impact as the installation of the new batts will be hidden within the floor void. Some risk of floor board damage during removal and reinstatement.</p> <p>Neutral / positive impact. Replacement features on a like for like basis. Reuse of the existing service riser for new service runs will reduce the need to make new openings or cutting into historic fabric. Some minor loss of timber material to create opening for mechanical air extract grill. Visual impact is mitigated as it would be at high level, set flush to wall surface and painted to match the adjoining colour.</p> <p>Highly positive impact on the significance of the interior. Reinstatement of a reproduction door in facsimile to the original will reinstate the designed symmetrical pairing with the adjoining surviving door.</p> <p>Positive impact as reinstating intrinsic features.</p> <p>Retention of the later door opening provides physical evidence of the building's former lateral connection to Nr20 Theobalds Road. Fire upgrading prevents fire spread between the buildings without harming visual appearance.</p>
8.	Second Floor	<p>Generally to all rooms: Lift sufficient timber floor boards and install fire-proofing / sound insulation batts in between joists and re-fit timber floor boards as found.</p> <p>Front Room: Construction of timber framed and plasterboard partition (perpendicular to Party Wall) to form separating wall between WC / Kitchen; integrated full height service riser scrolled around modern ceiling cornice. Installation of new plain 4 panel timber doors, painted finish. Installation of fitted kitchen units against walls.</p>	<p>Minimal impact as the installation of the new batts will be hidden within the floor void. Some risk of floor board damage during removal and reinstatement.</p> <p>Minor impact: Second floor rooms are less architecturally important; so some intervention in plan form can be considered. The subdivision of the room is justifiable in order to provide sanitary facilities to the dwelling. The existing room has no surviving architectural features; thus no impact on architectural features or loss of fabric. Chimney breast would still be readable within the room.</p>

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9.	Attic Floor	<p>Overhaul sash windows to ensure proper opening for ventilation for kitchen use.</p> <p>Front Left / Right Rooms: re-construct timber framed and plasterboard partition in line to retained knibs; plaster skim finish. Fit wood skirting to partition both sides, profile to match existing adjacent.</p> <p>Back Left Room: Adapt / construct timber framed plasterboard partitions to reform bedroom.</p>	<p>Positive impact. The works will remove the muddled plan form and return it closer to its original layout, designed for domestic staff.</p> <p>Positive impact due simplifying plan form of this lower status room.</p>

END OF SCHEDULE