Second floor
118a London Wall
London EC2Y 5JA
rp@prewettbizley.com
020 7359 2692

prewett bizley architects

42 Doughty Street London WC1N 2LF

Heritage Statement and Impact Assessment

Rev B 145 DOC B03 - October 2017

The current OS plan of Doughty St.
Note the deep garden at no 42.

Contents

0.00 Executive Summary

This document has been prepared by Prewett Bizley architects, with the help of Charles Brooking of the Brooking Collection and Terrence Lee of Terrence Lee Conservation.

This Heritage Statement and Impact Assessment seeks to:
- Understand the context of the building and document how it has changed over time
- Identify elements of significance
- Outline the design approach to preserving and enhancing these elements
- Evaluate the effect of the proposals on the building's heritage

This Heritage Statement and Impact Assessment has been prepared in the context of pre-application submissions 2017/5090/PRE and 2017/5090/PRE.

Overview
Number 42 Doughty Street is an 18th century Grade II listed Georgian town-house.

During the twentieth century the dwelling was re-appropriated for business use.

Many of the rooms within the house have been largely stripped of their original features (mostly the result of an Edwardian 'makeover'). This has reduced the significance of these spaces. However, for the most part, the house as a whole still retains its original layout and the rooms retain their spatial form. The significance of the house can seen to reside more in these general aspects and this has informed the design. The house was originally built with a generous garden.

The greatest encumbrance to the significance of the house today is arguably the closest wing that has robbed daylight from the stair and view for the rear rooms. The proposals aim to significantly mitigate this damage.

Proposals
The proposals aim to:
1. Tread lightly in relation to the existing floor layouts.
2. Conserve original fabric, being especially careful within spaces identified as high significance (hallway, stair and front room at first floor level).
3. Reorganise closet wing and redress damage it has inflicted on the main house
4. Increase the floor area at ground floor level to allow for modern family life to be played out whilst sensitively relating to the existing fabric.
5. Retain the generous garden.
6. Reinstate 6 over 6 sashes to the front of house
7. Reinstate shutters to most rooms and ancillary works including wall linings and secondary glazing.

As well as considering the house room by room and element by element, a whole house approach has been applied to the design presented here. The ambition has been to adapt the house for modern family life, while having a very light touch on the original fabric and the most significant spaces.

1.01 Introduction – Key Photos

Front Elevation

no. 41 | no.42 Doughty Street | no. 43

The front elevation is typical, though the 6 over 6 sashes have been replaced with 1 over 1's, the fan light has been lost and the front door leaf has also been replaced. These changes appear to have taken place as part of an Edwardian makeover which also swept away important internal features such as shutter boxes and lath and plaster wall linings to front and rear external walls.

The maps indicates that nos 42, 43 and 44 were built at the same time, and this is born out by the continuous brickwork found across the fronts of these houses. The gauged brick arch over the doorway is more crescent shaped than at no 43 & 44 and the door casing is different. This suggests that there may have been some deliberate intention for no 42 to be special.

Rear Elevation

no. 43 | no.42 Doughty Street | no. 41

The rear elevation is masked by a three storey over basement closet wing built in fletton brick, which dates it to the late 1800's. This was extended in 1929.

As with the front, all the windows have been replaced. Various soil pipes, flues and downpipes have 'grown' over the facade.

1.01 Introduction – Key Photos

Birds-eye Aerial View

The backs of the houses to Doughty St and Guildford St have been added to with some large closet wings of varying materials.

No 43 has a red brick addition that is taller than the wall it abuts. Nos 41 and 40 have full width extensions across their backs.

No 6 Guildford street includes an extension that fills the rear garden of the plot almost entirely.

View from Rear

The image above shows the view from the roof of no 42 looking east, towards the rear of Guildford St on the left and Brownlow Mews on the right.

The backs of Guildford St are especially crowded at ground floor, with a profusion of ‘styles’.

Some of the stair windows to the back of Guildford St have not been engulfed by extensions and these provide a sense of the original architectural character.

The workshop buildings of Brownlow Mews can also be seen here.

2.01 Pre-Application - Dates

The proposals have been developed with Laura Hazleton (case officer) and Sarah Freeman (conservation officer) of the Camden planning team over the course of five months and two pre-application processes. Sarah has now left Camden and it is understood that Antonia Powell will take over the case as it progresses forward.

This process so far has been summarised below with key dates shown.

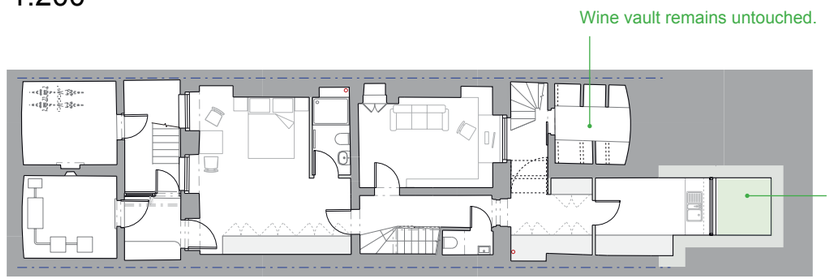
9th May 2017	Prewett Bizley inspect site for first time
16th May 2017	Pre-application 1 submission (2017/2829/PRE)
19th June 2017	Site meeting with Laura Hazleton and Sarah Freeman.
21th June 2017	Pre-application 1 advice notes issued by Laura Hazelton.
17th July 2017	Site visit by Charles Brooking (historic building advisor) to date fabric.
9th August 2017	Site visit by Terrence Lee (masonry conservation expert) to review brickwork.
16th August 2017	Opening up works approved by Sarah Freeman at Camden.
11th September 2017	Pre-application 2 submission (2017/5090/PRE).
18th September 2017	Meeting with Sarah Freeman at Camden offices to review scheme.
22nd September 2017	Pre-application 2 Heritage advice notes issued by Sarah Freeman .
18th October 2017	Pre-application 2 advice notes issued by Laura Hazelton.

2.02 Pre-Application - Comments

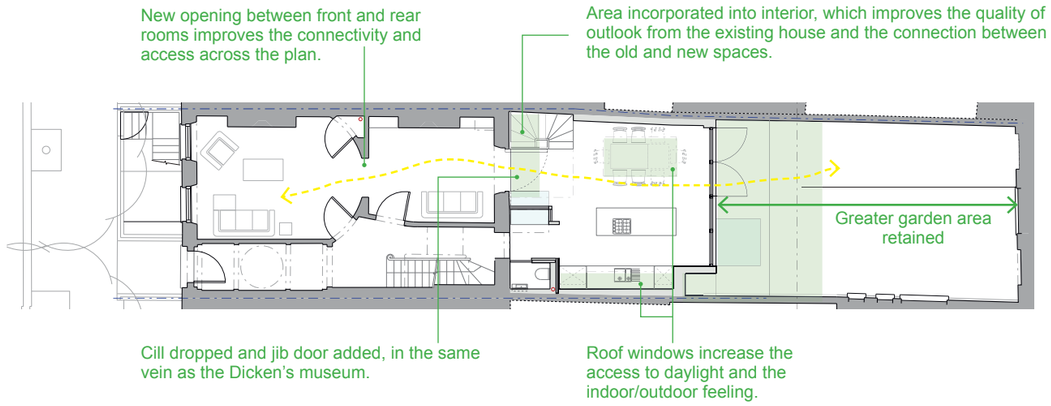
Comments from Camden based on submission made under pre-application 2017/5090/PRE.	Architect's response
Replacement of sashes with 6 over 6 sashes The proposed removal of the Edwardian plate glass windows and reinstatement of 6 over 6 sash windows to the front elevation and the replacement of the modern fanlight is supported in principle. It is understood that the sash boxes are also not original, therefore the principle of their replacement is also supported.	This application does seek to replace the front sashes with 6 over 6's. Refer to drawings P 20 and SK 15. Where possible it is intended to re-used the sash boxes with repairs as required. At present it is not intended to replace the fan light.
Re-pointing Further information regarding the condition of the brickwork and justification to support the proposed re-pointing of the front elevation should be submitted with any future application.	Further justification for brickwork repairs and pointing have been set out pages 43-47. Refer also to Appendix E.
Closet wing/rear extension form The design of the proposed rear extension has been reconsidered from the initial pre-application proposals, significantly reducing its overall depth and retaining a much larger area of garden, which is generally supported. The overall aim to present a clear articulation between the original building and later additions is welcomed. The proposed demolition of the late 19th century closet wing is considered to be justifiable due to its overall low level of significance, and the principle of its replacement with modern extension supported. The demolition of the top storey of the existing closet wing between the 1st/2nd floor levels and reinstatement of a sash window demonstrates clear heritage benefits and is strongly supported. However it is considered that the design concept underlying the different elements of the proposed rear extension needs further resolution.	The design evolution of this part of the project has been set out on pages 28-29. The current proposal seeks to rationalise the later additions with the current proposals so as to simplify and strengthen the approach. The architecture of the new form responds to the main house while employing a contemporary expression.
Closet wing/rear extension material It has been suggested that the solid external walls of the two storey element could be finished in brick to reflect this, with more lightweight materials used for the ground floor element. It is understood that the proposed construction method may not allow for the weight of brick, and that a dark stained timber cladding is currently being considered. There are concerns about the use of timber cladding in this context, and it is strongly recommended that alternative materials are considered - perhaps metal cladding.	Having rationalised the form, it is felt that it will be possible to clad the new structure in a dark coloured brick. The aim is to create a subtle but clear distinction. Refer to page 30 of this document and drawing P 20.
Light to basement It is recommended that further consideration is given to maintaining a sense of the basement light-well at ground floor level though the use of walk-on glazing / other transparent materials.	Page 32 shows the design principle for how we expect to construction a floor that combined the timber of floor boards and introduces glass strips. As these trips are narrow the glass need not be excessively thick.
Stair to vault The principle of the installation of a new stair within the existing basement light-well is generally supported, although further information would be welcomed regarding any impacts on the vaulted wine cellar below and the design and materials proposed.	Page 32 illustrates how the stair will be made to avoid impinging on the brick vault.
Jib door The idea of creating a jib door to access the new extension, retaining and adapting the sash window, is something that is likely to be supported in principle subject to further detail.	SK 16 shows how the jib door will be made.
Loft hatch/dormer This element of the proposals has been developed as a way of providing access into both loft spaces without the need for cutting new access hatches into original lath and plaster ceiling. The idea is supported in principle subject to further information regarding the impacts on the roof timbers and the amount of intervention required.	Page 40 illustrates the very limited impact on the roof timbers.
Dressing on second floor The current arrangement of a new partition wall dividing the spaces is not supported due to the awkward relationship of the partition wall with the chimney breast / fireplace. It is recommended that either a partition wall along the lines of the former partition is considered, or alternatively a joinery feature is designed within the roof, but not full height, could allow for built in storage that retains the proportions and character of the room.	The proposal has been amended to show a free-standing closet. This is shown on drawings P 01, P 10 and P 11.
Servicing - new pipes and ducts The proposed servicing strategy was briefly discussed during the meeting with Sarah Freeman on 18/09/2017 where it was indicated that the intention is to utilise an existing A/C void within the centre of the building to run SVPs for new bathrooms and that there is a desire to rationalise pipework to the rear of the building.	Services have been carefully planned to cause minimal harm to the fabric. Refer to page 48 for a clear explanation and note the services runs notes on the proposed plans.
Servicing - existing cast iron Consideration should be given towards retaining any significant Victorian cast iron downpipes.	Page 46 describes the approach to cast iron pipes at the rear.
Light spill Concern has been raised regarding light spill from roof-lights. This has been addressed with the Design and Access Statement	Refer to page 13 of the Design and Access Statement.

2.03 Pre-application - Plans

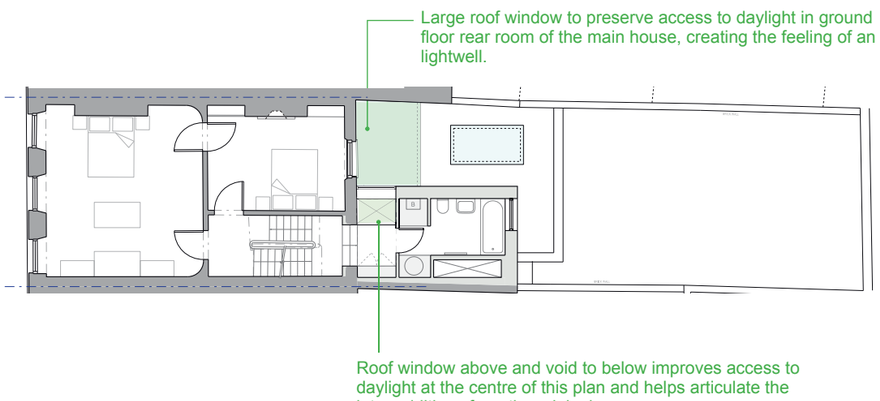
Plans as submitted with pre-application 2017/5090/PRE
1:200



Basement

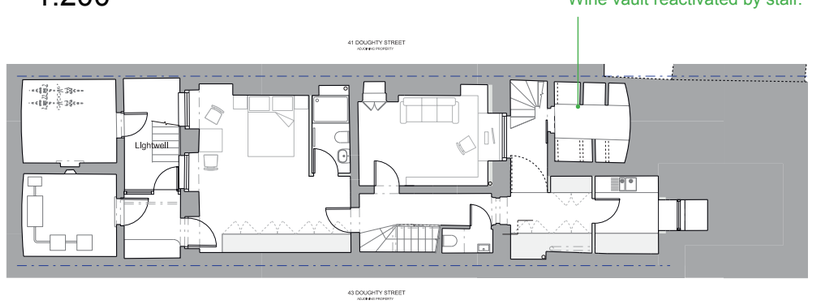


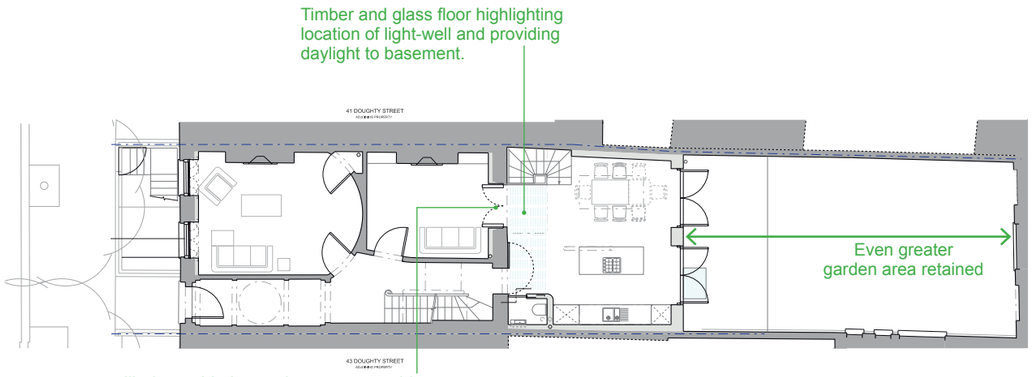
Ground

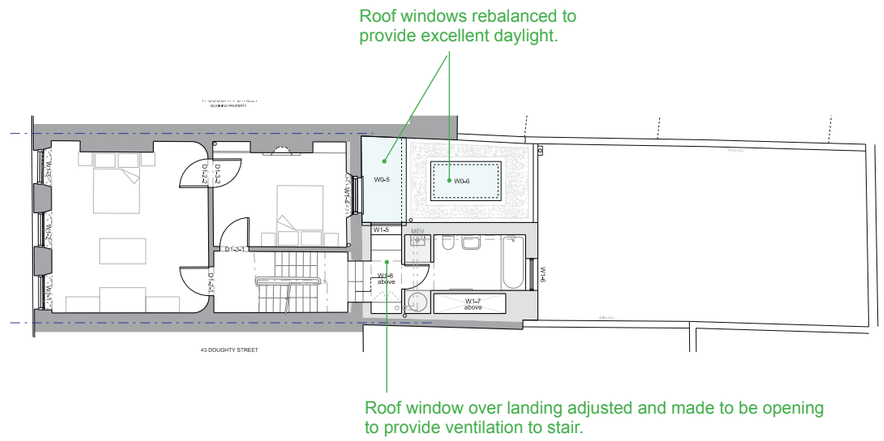


First

Updated plans
1:200

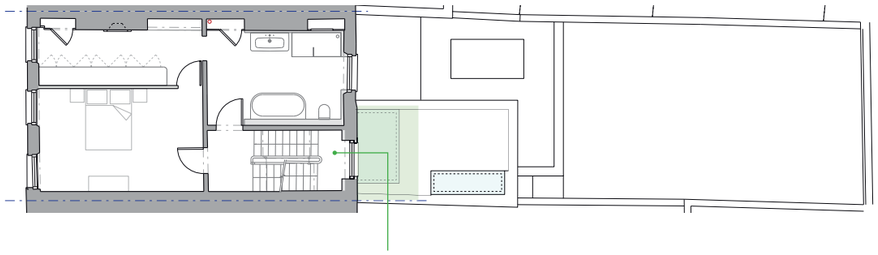






2.03 Pre-application - Plans

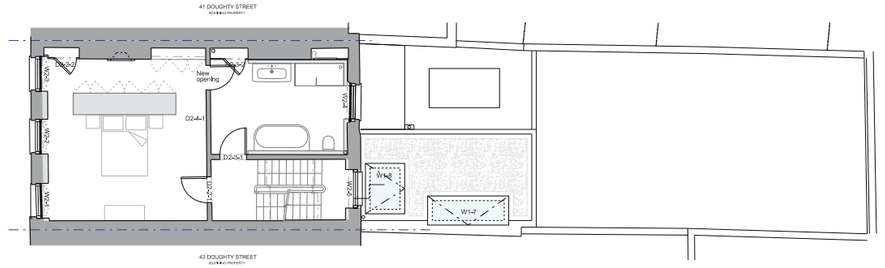
Plans as submitted with pre-application 2017/5090/PRE
1:200

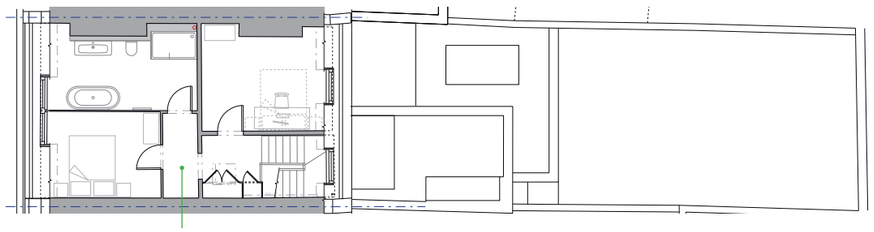


Original window opening reinstated, which will dramatically improve the quality of the stair well.

Second

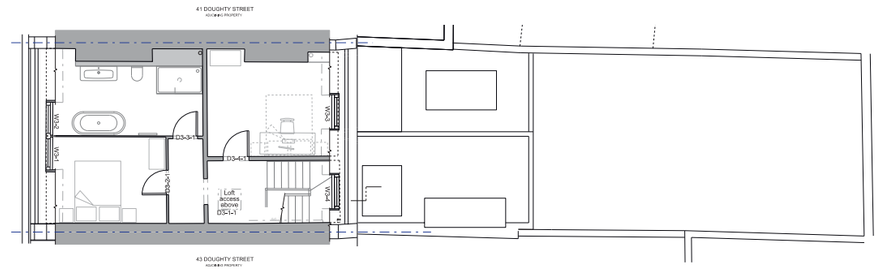
Revised plans
1:200

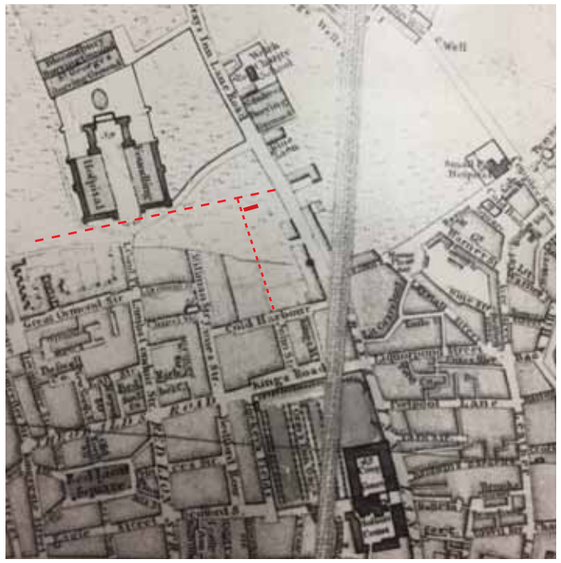




New layout retains existing partitions.

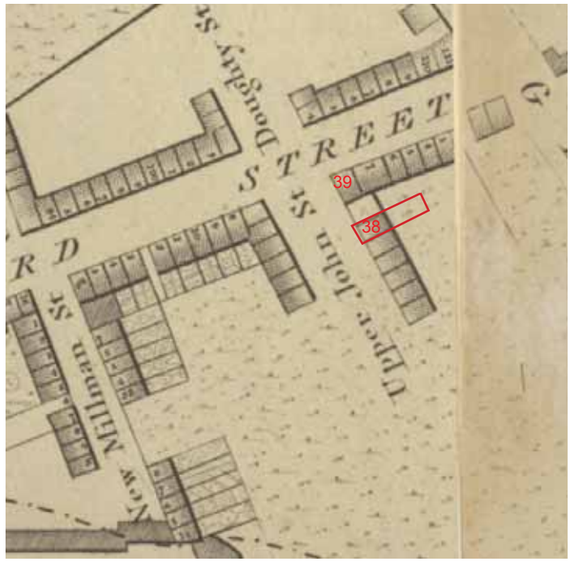
Third





1791

Cary's New Plan shows that Doughty street (dashed in red) has not yet been laid out in 1791. John St. however, is visible to the South, this will eventually stretch to the North to meet Doughty street.



1799

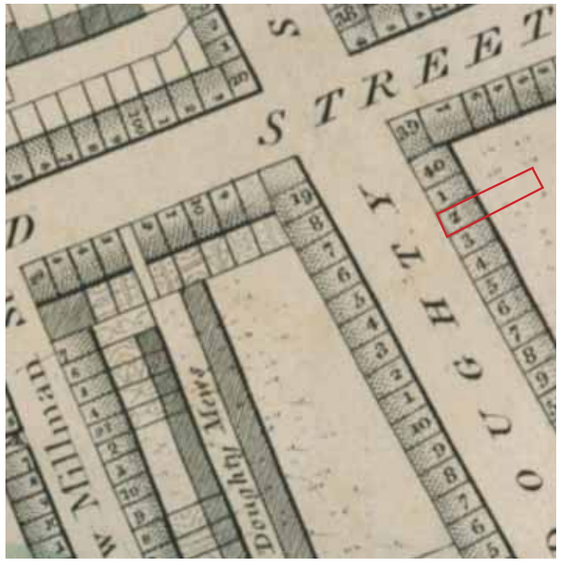
Horwood map 1792-99.
Six houses shown present, consistent with London Survey notes.

'in 1792 Henry Doughty, who had two years before been in touch with the Foundling Hospital building committee, granted leases to Joseph Wigg, carpenter and George Slaton, builder, to erect six houses on each side of the street southward of Guildford St. '

The London Survey indicates that no 42 was originally numbered 38. The subsequent infill of the vacant site north presumably forced re-numbering.

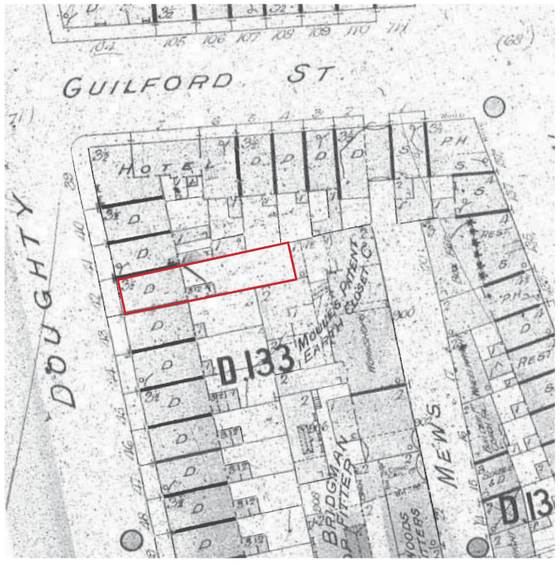
1801

No. 42 Doughty Street (outlined in red) is shown to be built in Thompson's 1801 Map. No.s 43 & 44 are also shown, consistent with continuous brickwork of the facade. A rear closet wing is also shown on number 42. No. 42 Doughty Street has a larger yard/garden than most.



1819

Horwood 1819.
Numbering as present.



1901

The Goad 1901 Plan shows all terraces on Guildford and Doughty street built. No. 42 Doughty street is shown with a longer rear extension than in 1801, its garden is also flanked by no. 20a Brownlow Mews, a manufacturer of earth closets!
All the houses along Doughty are shown as domestic.

1927

The Goad 1927 Plan shows Doughty street having some offices.

3.01 Historical Background – Inhabitation

The London Survey notes the following who lived at no 42:

Rev I.C. Clements	1820-22
Josiah Wilkinson, attorney	1827
John Dawson Lowden, chemist	1846-53

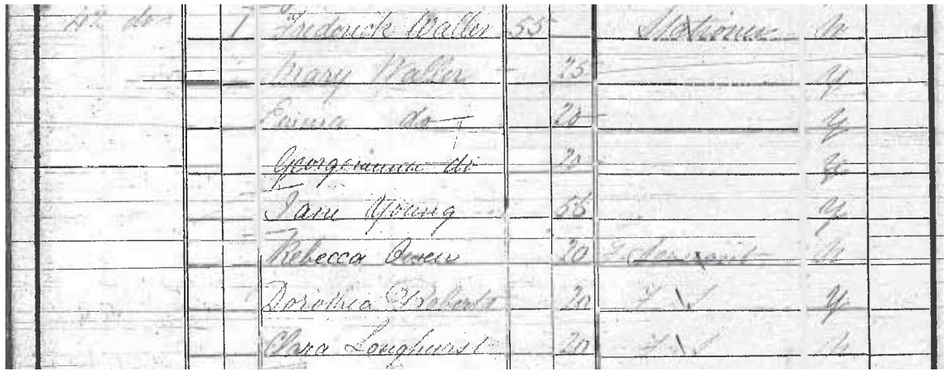
A look into census records reveals the changing fortunes of the house since it was built and the shifting social context.

To summarise, it would appear the house was occupied by a single family with servants until the mid 1800s.

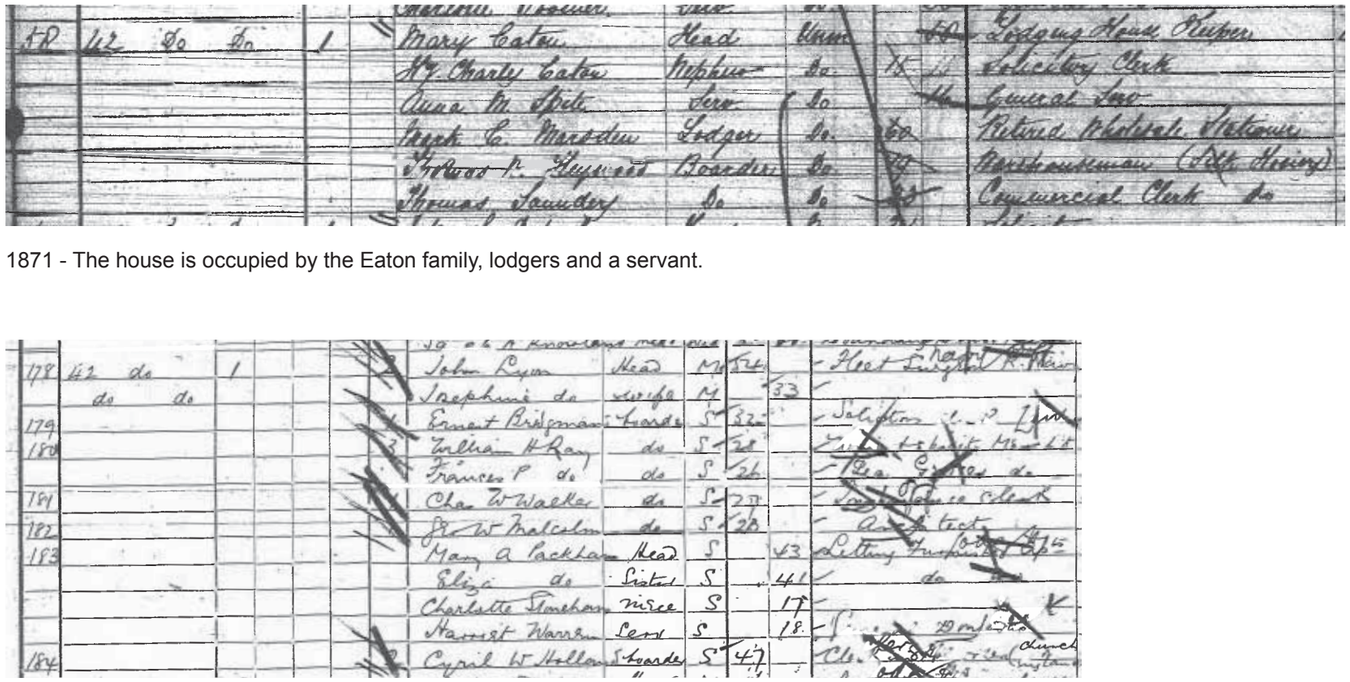
After this point the house became a boarding house and was occupied by a family, servants and boarders. Mary Eaton, a widow, is listed as lodging house keeper from 1861 to 1891. British History Online notes that between 1854 and 1867 William Milford Teulon, the architect responsible for the refurbishment of the Grade 2* listed St Matthias Church in Tower Hamlets, lived at the property, although this is not recorded on the census data.

Late in the 19th century the house was divided into two with a family and servants occupying one flat, the other occupied by another family, servants and boarders.

The above pattern is common for these houses, reflecting the changing standing of the area and society as a whole since 1800. The relatively ordinary nature of the residents does not confer any historical significance to the house nor any particular communal aspect.



1841 - The house is occupied by a single family and servants.



1871 - The house is occupied by the Eaton family, lodgers and a servant.

1901 - The house had been split into two (note 2x ‘head’ of house) with lodgers occupying each flat.

3.02 Historical Background – Timeline

No 42 was built along with the two houses to the south, sometime between 1792 & 1799 (refer to map regression on pages 8-9). The rest of Doughty St further south was built over the next two decades.

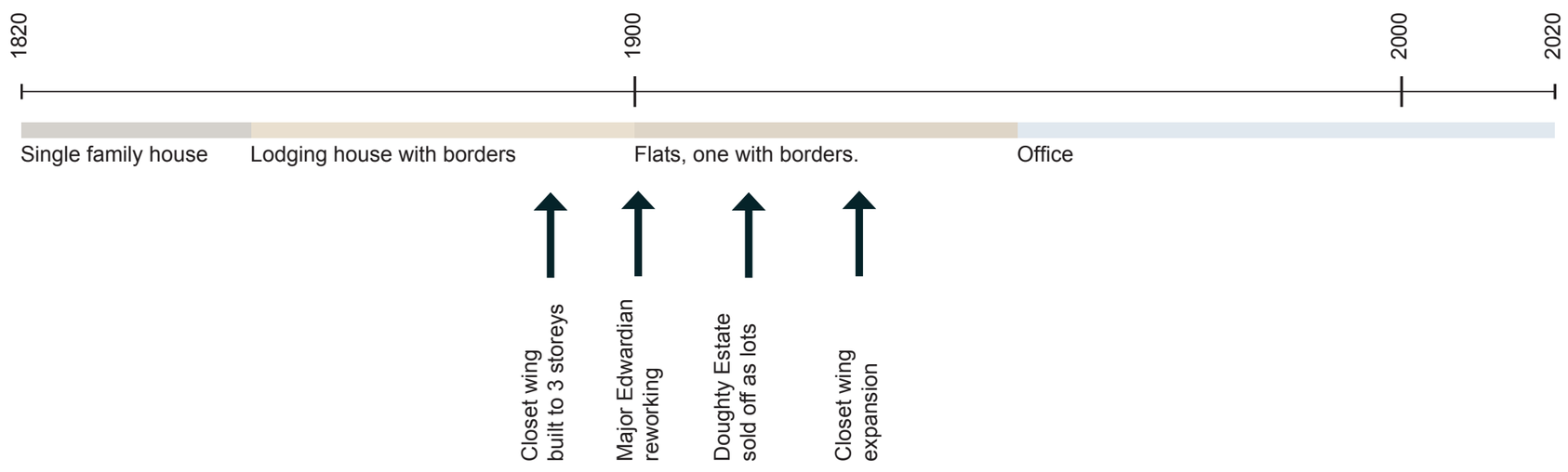
The house was used as a family house until the mid 1800's, after-which it drifted into use as a lodging house and later as flats with some boarding. We can tell from the census data that the building remained in residential use at least around 1939. At some point in the twentieth century 42 Doughty Street became an office for the Society of Graphical and Allied Trades (SOGAT trade union), who moved out in 1979. It has remained as a commercial property to this day, the most recent occupant was Rhodes and Rhodes Chartered Accountants who appear to have left the property after being acquired by another accountancy firm in 2017.

A major reworking of the house appears to have taken place in the Edwardian era including the wholesale replacement of the entire sash windows with 'modern' 1 over 1 windows, and shutter boxes. Lath and plaster wall linings to the inside faces of the front and rear elevations were also dispensed with. There is evidence that the cornices and skirtings, were extended to the new internal wall surface. In some instances cornices appear to have been replaced. It also appears that the original chimney pieces were replaced with smaller scale ones contemporary with that era. The work appears to have been carried out at once as there is a consistency within the detailing on several floors that suggests the same hand. In places skirtings have been 're-run' to allow new pieces to be let in where smaller chimney pieces have been installed. The detailing of the chimney pieces, the hallway dado, and the cornice in the front room on ground, all suggest Edwardian work. This notion was given greater weight by investigating the sash pulleys used in the 'new' sash boxes. These were found to be of a type made after the late 1800's.

As noted before, the closet wing appears to date from the late 1800's too, being built of fletton bricks from Peterborough, which were gaining popularity at th e time and are a common feature of economic building work in construction since. We can tell from the brickwork colouring and joints that this structure was built over at least two phases, the latter being in 1929, as evidenced by builder's plan found at the local library.

This extension has robbed the stairwell of window features and daylight.

The Doughty Estate was sold off as separate lots in 1921.

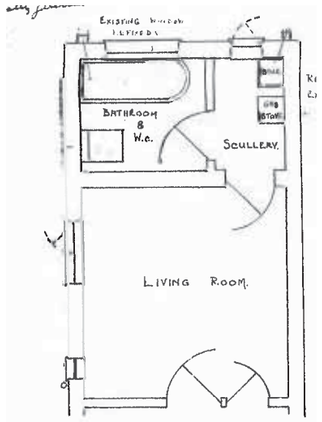


3.04 Historical Background – Development

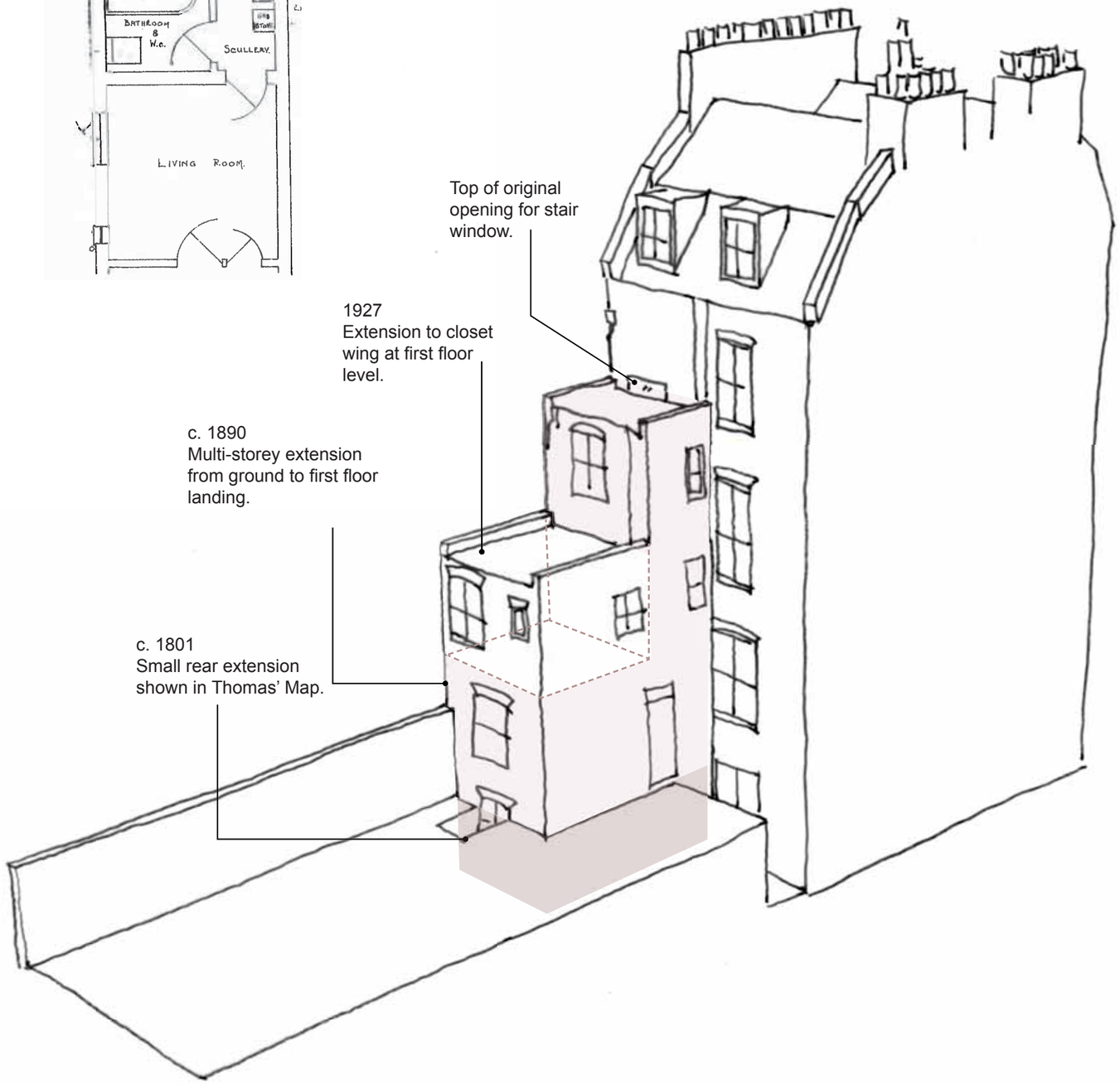
The adjacent sketch shows what we would expect to be the alterations made to the rear of the existing building over time based on archive drawings and site observations.

The rear elevation is constructed of fletton bricks, which were first produced late in the 19th century in Peterborough. These bricks were cheap to produce as a result of low fuel costs due to the high carbon content of Oxford clay.

Image of rear showing changes in tone and patina of brickwork due to the array of extensions completed at different times.



1927 Archive plan from Local Library



4.00 Building Analysis – Listed Building

LISTING ENTRY

TQ3082SE DOUGHTY STREET 798-1/96/311 (East side) 14/05/74 Nos.39-47 AND 49-62 (Consecutive) and attached railings (Formerly Listed as: DOUGHTY STREET Nos.39-62 (Consecutive))

Terrace of 23 houses, excluding No.48 which is listed separately (qv).
Nos 39-46 c1792; Nos 47-62 c1807-9; terrace completed by 1820. No.62 rebuilt in facsimile since 1974. Built by J Wigg, G Slaton and J Wilson. Multi-coloured stock brick most with evidence of tuck pointing; No.45 painted. Plain stucco first-floor sill band. Slate mansard roofs with dormers except Nos 53-55 and 62. Nos 39-47, 49-52 and 56-61: three storeys, attics and dormers. Three windows each; No.39 with four windows (one blind) and three-window return to Guildford Street. Round-arched doorways with panelled or recessed pilaster-jambs, cornice-heads, most with patterned fanlights and panelled doors. Nos 44-47, 49, 51 and 52 have doorways with stuccoed surrounds; Nos 57-61, doorways with Greek Doric engaged columns carrying cornice heads with guttae. Gauged brick flat arches to recessed, mostly 2-pane sashes. Nos 49, 52, 56, 57 and 60 with cast-iron balconies to first-floor windows. Stucco cornices and blocking courses, except No.39. Most houses with original lead rainwater heads and pipes. INTERIORS: not inspected.

Nos 53-55 and 62: four storeys and basements. Three windows each, No.62 with 3-window return to Roger Street, plus three-storey three-window extension. Nos 53-54, round-arched doorways with moulded jambs and lion-head stops, cornice-heads and patterned radial fanlights. No.55 has projecting round-arched, rusticated stucco portico with cornice and later C19 doorway. Patterned, half-glazed door and overlight. No.62 has return with projecting Doric porch, part-glazed doors and patterned fanlight. Gauged brick flat arches to recessed sash windows; first-floor with cast-iron balconies. Cornice, continuing from other houses in terrace, at third-floor level. INTERIORS: not inspected but Nos 53-55 noted to have stick baluster stairs. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas. (Survey of London: Vol. XXIV, King's Cross Neighbourhood, Parish of St Pancras, IV: London: -1952: 50-54).

Context and setting.

This Grade II Georgian town-house dating from around 1795 (see listing alongside) is a relatively intact example of a first rate house of the period. While many of its original features have been lost, its floor plans remain similar to the original, so while it is not an exemplar, it is of merit.

The building is located on Doughty St, which was developed between 1792 and 1820. The Doughty Street houses are generally quite similar to one another; 3 windows wide over 5 stories, including basement and attic floors (servant's areas). Almost the full extent of the street is listed and sits within the Bloomsbury Conservation Area (sub area 10).

Doughty St and its continuation in John St present a generally well preserved Georgian streetscape, that displays a planned nature, where repetition and proportion give rise to a very particular air of restrained grandeur. This street and the surroundings chart the rise of Georgian architecture and its re-use until present day.

The front elevations and the houses along Doughty St remain relatively consistent and close to original. Exceptions to this are replacement windows, changes to brickwork, front door and fanlight alterations. Comparison between historic photos and today's street-scene suggests that some houses have started a reversal of the loss of 6-over-6 windows.

A number of houses possess vestiges of tuck pointing which would have been *de rigueur* at the time these buildings were made. This technique would have lent the street an altogether more refined air. The state of repair of the brickwork and approach to 'maintaining' it varies considerably along the street. Generally the brickwork shows signs of failing in places, often probably due to the use of cement pointing and long term poor maintenance. Poor pointing is a general malaise and undermines the character of these fronts overall. The elevations of the houses are variegated in colour markedly, due to various factors including: over vigorous cleaning (leading to some very bright yellow elevations which stand out strongly), painting as in no 45 and brick sealing as at no 46 (which looks as though it has been varnished).

Generally the brickwork at no 42 is dark due to centuries of dirt and carbonation. The brickwork at ground floor retains some tuck pointing though the bricks are badly damaged with de-laminating faces on every other brick. The immediate neighbours have similar brick damage.

Trees planted along the street after 1970 have grown up and obscure the elevations when viewed obliquely.

Most of the houses along the street have natural slate clad mansard roofs with a double dormer window. A few houses in the street have remnants of blind boxes for front door, windows and dormers. These became popular during the Victorian era, until falling out of favour within the twentieth century.

Front door patterns, fan lights and entrance thresholds vary from house to house as a result of individual change over 200 years. Most of the original stone tradesman stairs in the front light-wells have been replaced with cast iron, possibly due to settlement which some houses appear to have suffered with heavily. A partial original example can be found at the Dickens museum. Almost all of the tradesmen entrance porches underneath the front door thresholds have been in-filled and extended as habitable space.

4.01 Building Analysis – Exterior

The following summarises observations made while making the following site visits to the house:

1. 9th May 2017 Initial viewing and general inspection
2. 19th June 2017 Site meeting with Sarah Freeman and Laura Hazelton to review pre-application
3. 17th July 2017 Meeting on site with Charles Brooking to date key building fabric.
4. 9th August 2017 Meeting with Terrence Lee brickwork and masonry conservation specialist
5. 18th August 2017 Start of opening up works agreed with conservation officer.

These visits have taken place alongside desktop and archival research; the whole process has enabled us to both formulate a time-line of occupation and evolution, and to consider the significance of the various aspects of the building. In general this is broadly similar to our initial statement made within the pre-application, though the focus has been clarified with further evidence and time.

Exterior

Front Facade

The front elevation is, broadly speaking, intact. The brickwork has some tuck pointing remnants but is otherwise pointed with a dark stopping material. The brick faces are de-laminating especially on the ground floor. The windows have flat splayed arches in gauged brickwork.

The sash windows were replaced with 1 over 1 windows with horns. The sash pulleys and general construction detailing of the windows date this replacement to around early 1900's, which is consistent with much of the reworking detail. The general condition of the windows throughout is reasonable with most sashes working. However, the cills are rotten in most cases, a matter that will require significant restoration/repair. The window reveals have been lined with a sand and cement render that is de-laminating.

The front door leaf is new but the door casing original (albeit different to its neighbours). The fan light has been lost. The gauged arch over the door is flatter than its neighbours, suggesting that this house was deliberately different to no 43 & 44 which were built at the same time. The vaulted ceiling the other side matches the arch profile suggesting that the arch was informed by ceiling detailing envisaged beyond. Does this suggest that one of the builders may have improved the specification with a view to living in the house for the first few years as was the custom?

The front light-well contains a replacement cast iron stair (original stone stair appears to have been lost) to the tradesman's entrance and two doors to vaults, both of which are serviceable given some repair.

Three fan coil units supply refrigerant to the various air conditioning units with the building. These will be removed along with other unsympathetic services conduit.

Street view of front facade. The upper floors are partly obscured by virtue of the trees, which were planted after 1970. The neighbouring properties (no. 43 and no.44) have 6/6 sashes, as would have been originally present.

The front light-well. A cast iron stair in place of what would have been a stone stair. 3 fan coil units serving the air conditioning units within the offices.

4.01 Building Analysis – Exterior

Rear facade

The brickwork to the rear wall of the main house is good quality multi stock brickwork with axed (as opposed to gauged at the front) arches over the windows. The Edwardian windows at the rear are 2 over 2, apparently reflecting a similar parsimony on the non public façades as that of their Georgian predecessors.

Closet wing

The rear elevation has been significantly modified by virtue of the closet wing. As noted on page 12, we know this was added to in 1927, as dated builders' plans were found within the local library. While the bricks for both phases are flettons, the earlier work is darker in tone indicting much more staining due to soot and other pollution. As flettons only became available towards the end of the 1800's, it seems likely this work may have taken place just before or even at the same time as the Edwardian makeover.

The closet wing stands three storeys (over basement) tall and 5.3m deep (reducing to 2.1m on the top floor), completely obliterating two window openings off the stair at first and second floor. The flank wall of the closet wing restricts the view and daylight to the rear windows from basement to second floor.

The closet wing has a number of soil pipes, that wind their way towards the sky. They are particularly obtrusive where they cross the parapet line before carrying on across the slate mansard (in order to clear the highest window in line with building regulations).

Rear Garden

It is clear from the map regression pages that no 42 was always blessed with a deeper garden that its neighbours - another feature conferring a slightly higher status than its neighbours.
While this characteristic has been partially undermined by the large closet wing, the effect is less so when compared to the neighbours, many of whom have almost completely in-filled the ground floor yard area.

Top left: View of closet wing. The different colour of fletton bricks on the ground floor vs the first and second floor is clearly visible.

Top right: View of rear facade on main house. The brickwork appears to be a mix or red and brown brick. Repairs towards the top have been carried out using London stocks.

Bottom: View of garden looking towards 20a Brownlow Mews.

4.01 Building Analysis – Exterior

Roof

The mansard roof structure over the servants' quarters has hardly been touched since its construction. All the roof timbers appear to be original along with the lath and plaster ceilings below them. Some of the slates may be original and are very worn, as is all the lead-work in the gutters and over the dormers.

The roof coverings have been relaid at least once as a bituminous membrane has been used in parts Felt has also been used to reline some of the lead gutters. In some places there are minor leaks which may have started timber decay.

The chimney stacks above the roof are in a worse condition and have been badly repaired with cement and built up sailing courses in a very 'Heath Robinson' manner.

Top: Dormer window at rear, clad in lead that appears very worn.
Bottom left: Existing chimney stack, covered with cement render, which is failing in places.
Bottom middle: Felt waterproofing to the front parapet.
Bottom right: 'Dormer' access to roof valley. The lead roof has been painted with a liquid applied waterproofing, which is heavily cracked and flaking. The liquid applied waterproofing to the valley gutter is also visible.

4.02 Building Analysis – Interior

Interior

Basement and Third floor (servants areas)
The basement floor still has the original layout intact and is almost identical to that found at the Dickens museum at no 48. The large front room with two windows would have been the main kitchen and cooking area. Unfortunately, very little building fabric still exists; only the door lining to the original tradesman's door is left.

The rear room would have been a scullery. This too has been stripped of original features. A Victorian safe has been built into the left hand side of the chimney breast. One wonders if this was used to keep rent from boarders.

In the hallway/stair area, the original stairway is still in place though this appears to have been upgraded during the Edwardian makeover with a reeded top to the stringer. A servants stair such is this would not have had such an embellishment, even one as minor as this. The less than perfect workmanship on display, taking this element around curved sections, further betrays its later date.

One of the more interesting parts of the remaining fabric in the basement is the wine cellar at the rear, replete with stone shelves. This is a relatively rare example of such fabric.

On the third floor, the layout also appears to be relatively intact. The doors have all been replaced with inappropriate modern patterns that are overly decorated. The hallway has a pair of full height cupboards with plain detailing that may have originated in one of the servants rooms or the kitchen downstairs.

Next to this is an enamelled sink that is referred to in the sales documentation for the house in 1920. Clearly this was seen as an important modern addition, a century ago.

The three rooms were probably originally two, with the front one having a division screen, possibly between servants sleeping areas and nursery alongside. This screen is a simple panelled affair that may well be original to the property.

A later Victorian match-boarded screen has been inserted to allow the furthermost room direct access to the hallway.

The rear room has original door architraves and a cracked and patinated white marble hearth indicating the scale of the chimney piece that would have stood in this room.

As with the whole house, the sash windows are Edwardian replacements with 1-over-1 at the front and 2-over-2 at the rear.

The original floor boards appear to be intact as far as carpets have been pulled back.

The radiators in this area appear to be massively over-scaled by accident, given the small room sizes and low floor to ceiling heights. Of course, the roof is entirely uninsulated and it is this that requires such a disproportionate heating approach. On the day we met the Conservation and Case Officers in June this floor was almost unbearably hot for a similar reason. The presence of air conditioning units on this floor also testifies to heat gain as well as heat loss being a challenge.



Left: Basement front room (RB-2), with air conditioning pipes coming through the front wall. The original door lining to the tradesperson's entrance is visible to the left.
Middle: Basement stair, with Edwardian reeding on the stringer.
Right: Wine store, with eleven compartments of brick and stone.






Top left: Front room R3-2 with match boarded partition and modern panelled doors.
Top middle: Front room R3-2 with plain panelled partition to R3-3.
Top right: Painted woodchip wallpaper over chimney breast in front room R3-3. The ghosting of the hearth is visible.
Bottom left: Front room R3-3 with modern overly decorative panelled door leaf and plain plastered wall to R3-3.
Bottom middle: Original floorboards uncovered under modern carpet in R3-3.
Bottom right: Enamelled sink dating from early C20.

4.03 Building Analysis – R0–1 Ground floor hallway

The ground floor was one of the three principal floors for the family and would originally have acted as a setting for the following activities:
1. Arrival space of the family and their guests. As such it was designed to impress.
2. Dining. The front room was the main formal dining space for the family, food being brought up from the kitchen downstairs by servants.
3. Parlour. The rear room would have been a room for breakfast or for entertaining.

Hallway and Stair

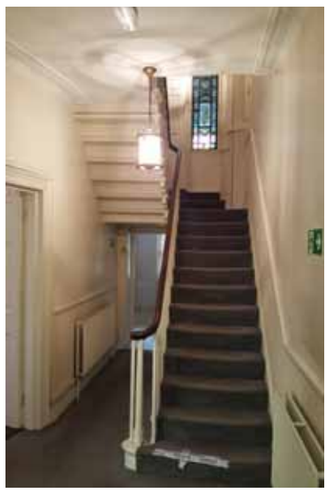
The front hallway has an unusual vaulted and domed ceiling with elaborate decoration. While the motifs fit the late eighteenth century period of the house, the feature is rather ostentatious and unusual for Doughty St, though a similar devices can be found at no 54. The quality of the work is very good and the detail remains in excellent condition.

Beyond this the rear hallway houses a fine stair with a hardwood handrail with wreath at the base, typical of the era. The handrail has a motif of two continuous dark lines inlaid by marquetry.

Another unusual detail is the stringer to the landing overhead, which has been designed as an affectation of a stone cantilever stair. Charles Brooking who has helped date the various fabric commented on the particularly rare nature of this element.

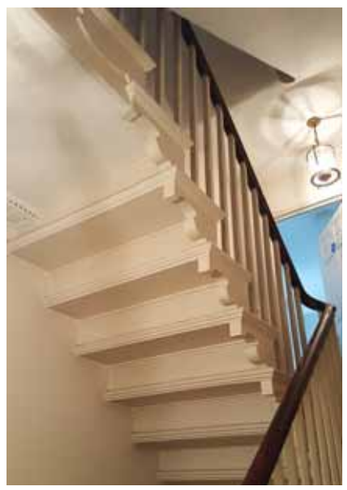
The ceiling to the rear hallway follows a meandering line on the room side as it traces the semicircular form of part of the front room and the just non square arrangement of the rear room. This rather asymmetric sculptural form is very deliberate and perhaps represents a last hangover from English Baroque. A heavily paint clogged decorative cornice follows this ceiling line perfectly.

Elaborate vaulted and decorated entrance hallway ceiling.

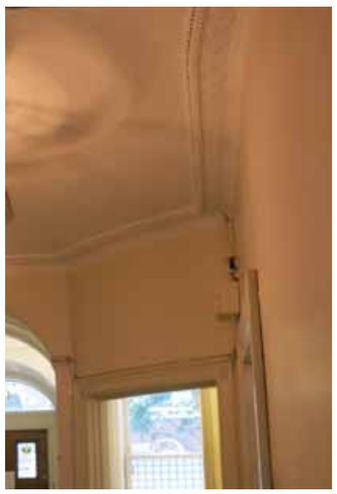


Finely made staircase.

In laid marquetry to hardwood handrail.



‘Cantilevered stone’ affection in timber. Highly unusual.



Hallway cornice against wall to R0-3gently curved in to allow enough space for door to R0-1.

Similar ceiling at no 56.

4.04 Building Analysis – R0–2 Ground floor front room

The front room is typical of those in Doughty street, being a rectangular space with the wall opposite the front windows having a curved form in plan. The entry door is curved and a similar cupboard door opposite mirrors this feature to provide a symmetrical elevation. The architraves and doors appear to be original though the panels to the entry door appear to have been replaced with asbestos to provide improved fire security (probably when the building was converted to office use).

Sadly, apart from the door details and the original dado feature, the room has lost most of its original features, in what appears to be an Edwardian 'makeover'. The sash windows have been replaced with 1 over 1 sashes and new boxes (one can hear a metal weights divider as the sashes slide).

More important perhaps is the loss of the shutter boxes and lath and plaster wall lining which would have thickened the window wall by about 4-6 inches. Tell-tale signs of this loss can bee found at the junction of the font wall to the partition wall. Looking below the wall lining paper one can find that the plaster on the partition wall has a vertical joint in it and at the bottom of the wall a short piece of skirting has been added.
The window aprons appear to be original but have been extended either side as a result of the shutter boxes being removed.

This pattern of work to the windows occurs in most of the other rooms.

In place of what was probably a taught reeded cornice is an Edwardian moulding that is rather heavy in the room. This also has a 'less than planned relationship' with the window architraves.

The chimney piece is also Edwardian and is much too small. While this room still has its form and symetrically arranged doors, it has lost much of its original elegance.

Edwardian 1-over-one sliding sashes, without shutters. Obtrusive privacy glazing has been installed over the lower half. The thick Edwardian cornice which has a haphazard relationship to the window architraves.

Where the front wall meets the party wall, a crack can be observed about 4 inches in from the corner on the party wall side. This extends through the dado and the skirting elements indicating that these details were extended following the removal of the 'false' wall that was associated with the shutter boxes.

Symmetrical curved doors. The original cornicing has been replaced with a heavy Edwardian moulding.

The original stone hearth has been reduced in size and replaced with glazed tiles.

The original chimney piece has been replaced by a smaller Edwardian feature. Dado and skirting have been extended to meet this.

4.05 Building Analysis – R0–3 Ground floor rear room

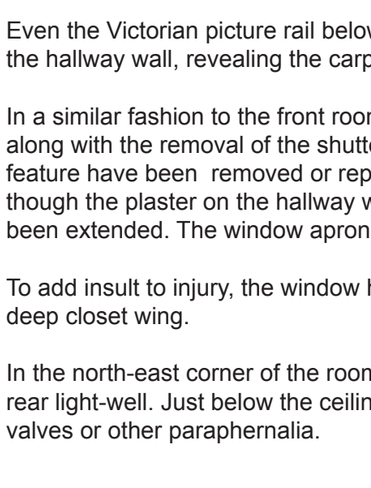
If the front room has faired poorly over time, then the rear room has done rather worse. Apart from the door and architrave, everything in this space has been stripped or replaced without much care or planning. The cornice is lost and the skirting and dado have rather incongruous.

Even the Victorian picture rail below the missing cornice fails to successfully follow the gentle curve in the hallway wall, revealing the carpenter's segmentation.

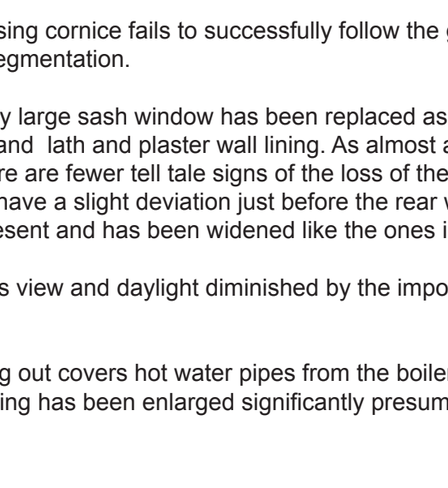
In a similar fashion to the front room, the very large sash window has been replaced as a 2-over-2, along with the removal of the shutter boxes and lath and plaster wall lining. As almost all the original feature have been removed or replaced there are fewer tell tale signs of the loss of the 'false' wall, though the plaster on the hallway wall does have a slight deviation just before the rear wall where it has been extended. The window apron is still present and has been widened like the ones in the front room.

To add insult to injury, the window has had its view and daylight diminished by the imposition of the deep closet wing.

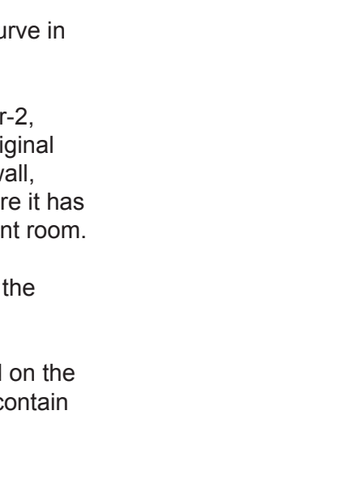
In the north-east corner of the room, a boxing out covers hot water pipes from the boiler located on the rear light-well. Just below the ceiling the boxing has been enlarged significantly presumably to contain valves or other paraphernalia.



Edwardian fireplace.



Hearth size reduced and stone replaced with glazed tiles.



Boxing out on NE corner.

Edwardian sash window and loss of shutters, false wall, cornice and original skirting and dado.

4.06 Building Analysis – Rooms within the closet wing

The rear room R0-4 within the closet wing is not an original part of the house. It appears to have been formed towards the end of the 1800's. The original rear wall of the main house has been plastered over. The other three walls are made from fletton brick and plastered with sand and cement. There are no features within this space off any significance. The floors are made from timber construction.

The rooms above and below (RB-4 and R1-4) are also devoid of historic detail or other interest. R1-4 on the first floor has a curious set of window sizes which dates back to when this room was divided into a living area and bathroom during the extension works in 1929.

Closet wing rooms:
Upper Right: R0-4
Lower Right: R1-4
Below Left: RB-4

4.07 Building Analysis – First floor

Front room R1-2

The front room on first floor (*piano nobile*) is typically the grandest, being the full three windows wide and having a generous floor to ceiling height. This would have been the (with)drawing room and would have been the most impressive in the house.

The cornice and ceiling centre piece appear to be original and are fine pieces of plasterwork, bordering on the extravagant, as befits this room. The rest of the ceiling has what appears to be an 'Adam-esque' decorative pattern. This appears to be Edwardian 'retro-Adam' which was common according to Charles Brooking's colleague Neil England who has reviewed our photographs of this space.

While the windows and shutters were also a victim of the Edwardian regime, this room has retained the lath and plaster front wall lining which is around 200mm deep. Perhaps this was not removed because moving or re-running the elaborate cornice was not deemed practical by the builder in this case?

The window aprons have been lost though, though this is masked by the huge radiators that have been installed.

The chimney piece has been lost and not replaced, though the ghost of its location can be seen on the plastered wall and the hearth location is still visible when the carpet is drawn back.

The room picks up on the plan form of the front room below, having heavily radiused corners in plan to the rear wall. It too has a pair of fine panelled doors set symmetrically within this rear wall. One of these doors connects to the hallway stair (more asbestos panels it appears), the other to the rear room.

The rear room has retained its cornice, skirting, door and architrave. Like the rooms downstairs though, the shutters were lost with the window refit and the lath and plaster rear wall lining was also removed. Once again, marks along the wall, skirting and cornice betray the work of the those who altered these rooms. This room retains something of its original air by virtue of its cornice and connection to the front room.

The hallway on this level has a damaged original cornice that extends the quality of the stair/hallway. The lower half landing is dark due to the original window being turned into a doorway that accesses the closet wing.

View of front wall, showing three windows with sash reveals and lining wall still intact despite of loss of shutters.

Adam-esque ceiling which is thought to be a retro addition during the Edwardian makeover.

Reduced hearth with patterned tile infill.

Symmetrically placed doors within spine wall.

4.07 Building Analysis – First floor

Rear room R1-3

This room retains something of its original air. It has retained its cornice, skirting, door and architrave. There is direct connection to the front room via a door with two leafs (presumably for acoustic separation). The doorway location has been set by the symmetrical layout in the front room, though on this side of the wall, the position is asymmetric.

The cornice combines a reeded upper section with an small scale acanthus leaf motif below which is quite consistent with a house of this era. Where the cornice turns corners, a roundel detail has been employed in a similar way to the door architrave. Unfortunately, the installers of the air conditioning pipe runs have smashed straight through this. Below this cornice is a recently installed shelving system with sliding doors, that is of no quality.

Like the rooms downstairs though, the shutters were lost with the window refit and the lath and plaster rear wall lining was also removed. Once again, marks along the wall, skirting and cornice betray the work of the those who altered these rooms.

The window apron below the sash survived and shows signs of having been extended following the shutter removal.

Original cornice feature though with some recent thoughtless damage.

Edwardian chimney piece.

Where the rear wall (LHS) meets the hallway wall (RHS), a crack can be observed about 4 inches in from the corner on the hallway wall side. This extends through the dado and the skirting elements indicating that these details were extended following the removal of the ‘false’ wall that was associated with the shutter boxes.

4.08 Building Analysis – Second floor

Second floor

The second floor would have been used for bedrooms, front and back. This function is made clear by the fact that both rooms have closet spaces built into either side of the chimney breasts, with false walls above extending to the ceiling. The joinery and plasterwork are almost certainly original.

Doors, windows, shutters, and wall linings were also removed in the Edwardian strip out, in the same way described before on the lower floors. The chimney piece have been changed for a smaller later one as on the floors below.

The front room has the mark of a partition dividing it in two on the floor boards. This fits a pattern found in this room within other houses on the street, such as the Dickens museum. Its also fits the description of this floor within the 1920 sales paperwork the house, describing this floor as having 3 rooms.

The original lath and plaster ceiling to the front room has been totally removed and replaced with a modern ceiling and an inappropriate standard cornice, which collides with a curtain pelmet over the windows.

Three windows across front wall. Shutter boxes and false wall lost.

Telltale skirting extension pieces similar to floors below.

Mark on floor from previous partition wall.

Party wall to no 41, showing pockets with wall for closets. C20 Lincrusta wall covering with plywood veneer effect.

4.08 Building Analysis – Second floor

Rear room R2-3

The rear room retains a reeded cornice with roundels at the corners in a similar manner to the room below. This might suggest an appropriate pattern for the front room.

The view from the rear window is obscured by the tall closet wing, even at this height.

This room has lost the rear lining wall and shutters too. Hair line cracks in the cornice on either side of the room indicate where it has been extended to hide the changes.

The chimney pieces have been changed for a smaller later one as on the floors below.

The hallway on this level has the cornice missing on the landing that provides access to the two rooms. The lower half landing is dark due to the original window being turned into a doorway that accesses the closet wing.

2 over 2 Edwardian window with missing window apron shutters and false wall.

Hallway landing access to closet wing with original window position dotted on.

The original brick arch to the landing window is still extent as can be seen here.

Original closets and Edwardian chmney piece.

5.00 Significance Summary

Historic England guidance suggests assessing significance under four themes:
- Communal
- Historic
- Evidential
- Aesthetic

Communal
As a single dwelling house, the house at this stage appears to have little or no special significance at a communal level, except in relation to the harmonious street scape that it contributes to. Reinstating the 6 over 6 windows has been discussed as a possibility and would benefit the street scape.

Historic
Originally a single family house with servants, houses like these have been adapted for other uses over time.
From the mid 1800's to the mid 1900's the house was used in multiple occupancy.
A census study has uncovered some occupants of note but not of especial historic importance.
It has been in use as offices for some decades, with the notable occupant of SOGAT, though there is no fabric evidencing that interesting link.
As such the historic importance of this house is as primarily as part of a wider urban form and social order.

Evidential
The building provides evidence with regard to construction techniques, materials and patterns of life from its original form but also relating to later eras.
The loss of so much original fabric certainly reduces the significance of many of the spaces to moderate at best. Rooms such as the rear reception on ground floor fall into this category as does the front room on the second floor.
On the other hand the front hallway space is of very high quality and the stair that follows is exceptional. It is therefore of some regret that the staircase windows have been obscured by the closet wing, particularly in a property where the daily life will revolve around this architectural element.
The front room on the first floor should also be considered as having high significance.
While the loss of the 6 over 6 sashes can be seen as damage to the street scape, alterations like this are testament to the evolution of glass technology and fashion in the Victorian/Edwardian era from when the current sliding sashes date.
Even the fletton brickwork of the closet wing has some value in terms of how very workmanlike building practise was often applied to buildings such as these without the care that we expect nowadays.
Perhaps of greatest significance overall for this house is the spatial structure that is basically intact.

Aesthetic

In spite of the patchy detailing resulting from the significant changes 100 years ago, the house retains a high aesthetic value from outside by virtue of its brickwork roof and chimneys which are intact though in need of significant restoration.

The same aspects of the building that provide the greatest evidential value of skills and workmanship tend also to be the ones with the great aesthetic significance. Again, the front room on the first floor as well as the hallway and stair are the spaces worthy of the most note. The front room on the ground floor retains some of the architectural gusto of the original, even with so many of the features overwritten.

The garden at the rear is special and could be considered as an external room. Most of the other houses along this row started with a smaller open area which was eventually infilled over time. Remarkably in the case of no 42 though, that didn't take place.

The brickwork to both elevations is relatively authentic. The front has flat arches in gauged brickwork set above window openings within a multi-stock brick façade, that would have been tuck pointed originally. Some tuck pointing work is still evident on the ground storey.

Summary and suggested aims
Overall then, the quality and significance of the property lies in the primary structure of the house, and in particular areas where some coherence of detail remains.
As such it is important to maintain legibility of the original plan forms.

The closet wing has caused significant loss of light and outlook to the fine stairway and hall. It would be beneficial if ways of allowing additional daylight to this area could be incorporated. If it were possible to reinstate any of the windows to the rear stair well, that would be ideal.

The rear garden space has been part of the house since its construction and keeping a sense of that external space is important too.

The areas of the house of greatest significance are: entrance hallway and stair, the first floor front and rear room. These areas would be the most sensitive to change and alteration.

Strategically the proposal so far of locating the paraphernalia of a modern kitchen in an enlarged closet wing at ground, relieves the front two rooms from quite some pressure. There is a danger that the front rooms become isolated or redundant though and in the context of modern family life, the potential to connect more directly could be beneficial so long as the legibility of the whole can be maintained and the need for daylight and outlook to all rooms can be held onto or enhanced.

6.00 Impact Assessment

This section assesses the impact of the proposed alterations to No42 Doughty Street and its setting, as outlined in the Design & Access Statement. This assessment is based on the research and information gathered and presented in the first part of this document.

The heritage impact is measure according to the table, below, produced by Historic England.

MAGNITUDE OF IMPACT

High beneficial	The alterations considerably enhance the heritage asset or the ability to appreciate its significance values.
Medium beneficial	The alterations enhance to a clearly discernible extent the heritage asset or the ability to appreciate its significance values.
Low beneficial	The alterations enhance to a minor extent the heritage asset or the ability to appreciate its significance values.
Imperceptible/None	The alterations does not affect the heritage assets in the view or the ability to appreciate its significance values.
Low adverse	The alterations harm to a minor extent the heritage asset or the ability to appreciate its significance values.
Medium Adverse	The alterations harm to a clearly discernible extent the heritage asset or the ability to appreciate its significance values.
High Adverse.	The alterations severely harm to a minor extent the heritage asset or the ability to appreciate its significance values.

6.01 Summary of proposals

The proposals include replanning of the closet wing and garden at the rear as well as some minor replanning of the main house and the inclusion of some energy efficiency measures such as secondary glazing, in order to convert the property to a family home.

The key changes under consideration are as follows:

Exterior

- Replace 1-over-1 sash windows with 6-over-6s.
- Brickwork and render repairs and, possibly reinstate tuck pointing.
- Remove the second floor of the rear closet wing.
- Reinstate a pre-existing window opening onto the main stair.
- Remove rainwater downpipes and flues from the rear elevation.
- Construct a single storey rear extension.
- Landscaping works to the garden.

Interior

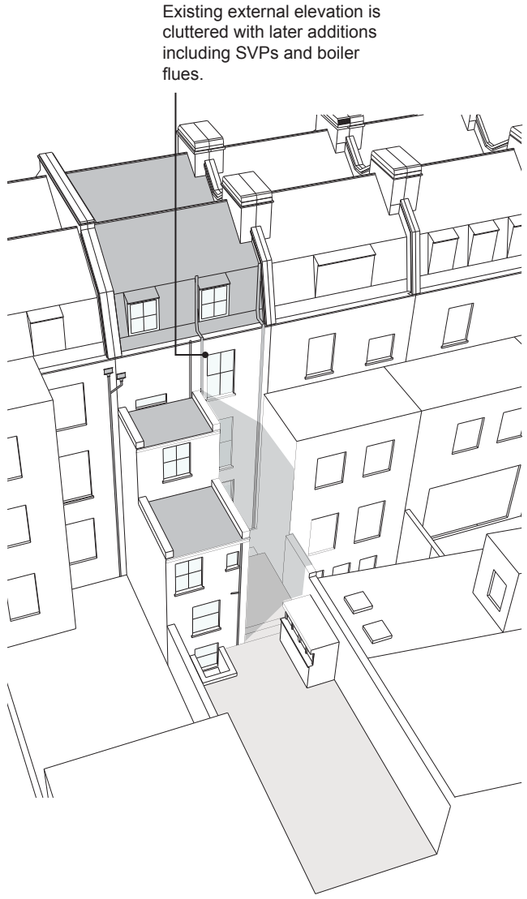
- Create new covered lightwell at rear connecting new spaces with old.
- Lower the cill to window in R0-3, to facilitate new connection between old and new.
- Insert one new opening in an existing partition on ground floor.
- Insert one new opening in an existing partition and install one new partition on the second floor.
- Remove existing insensitively installed M&E, throughout.
- Install appropriate energy efficient, domestic scaled electrical and heating systems.
- Install secondary glazing to existing timber framed, sliding sash windows.
- Install new double glazed windows, rooflights and doors to new elements at the rear.

6.02 Impact Assessment – Closet Wing Reconfiguration

The existing closet wing arrangement is shown below. It overshadows a number of windows to no 42 and reduces viewing and daylight amenity to no. 43.

It also almost completely blocks light to the main stair.

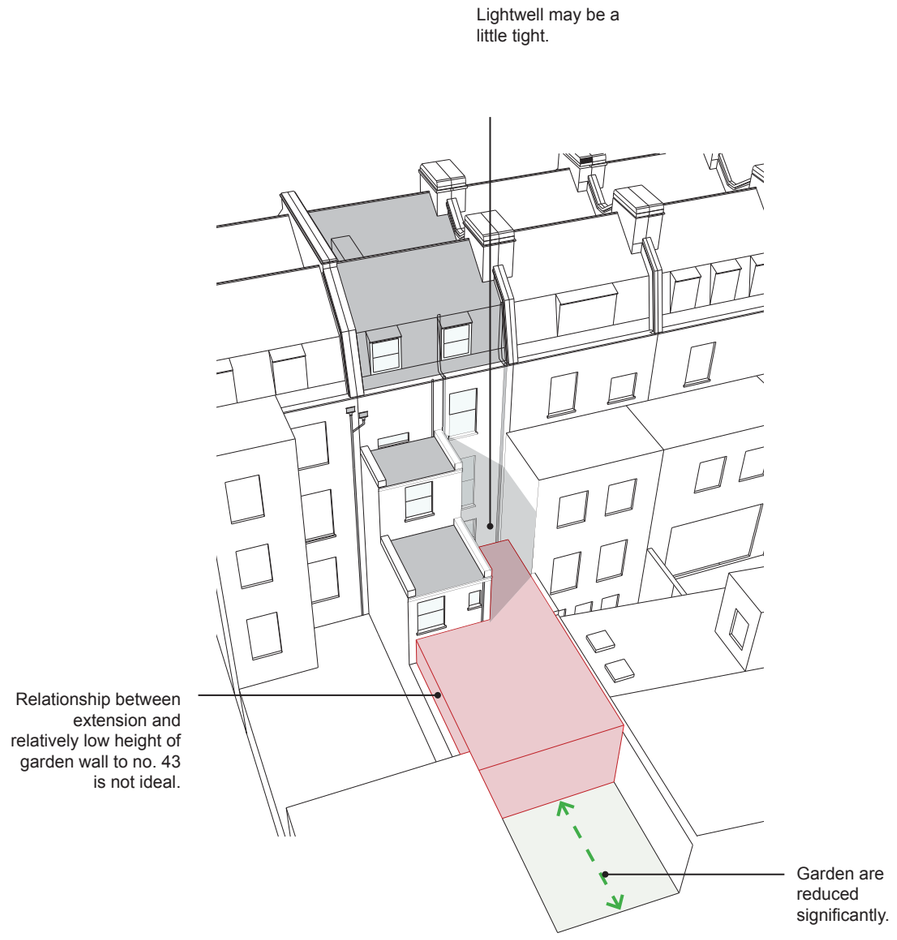
It is of plain construction and is made from fletton bricks. Overtime it has been extended and an original window has been blocked up. The resulting form does not constitute any special quality.



Existing

The original June proposal submitted as part of pre-application 1 was focused on providing a family cooking, eating and living area at ground floor at the rear while leaving a small light-well between this addition and the original house. The resulting form is illustrated below and suffered from a number of problems including:

- small remaining garden
- tight light-well and a ground floor plan that tends to disengage itself from the main house
- poor relationship to garden wall to no 43

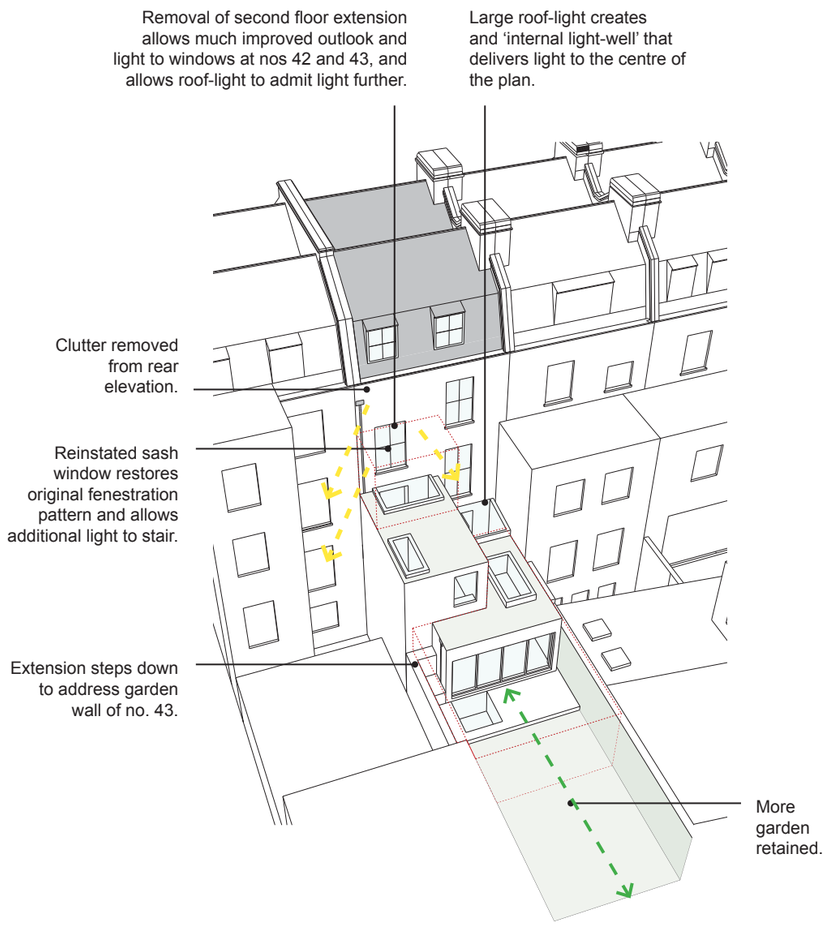


Massing of Pre-Application no 1

6.02 Impact Assessment – Closet Wing Reconfiguration

At pre-application 2 submitted in September, the weaknesses of the first proposal were redressed by reducing the size of the ground floor extension and engaging it with the original house via an ‘indoor’ light-well.

This scheme also reduced the form of the closet wing by removing the second floor part altogether, a move that improves the daylight to the nearby windows at no.s 42 and 43. This also reintroduces daylight onto the fine stair at no. 42.

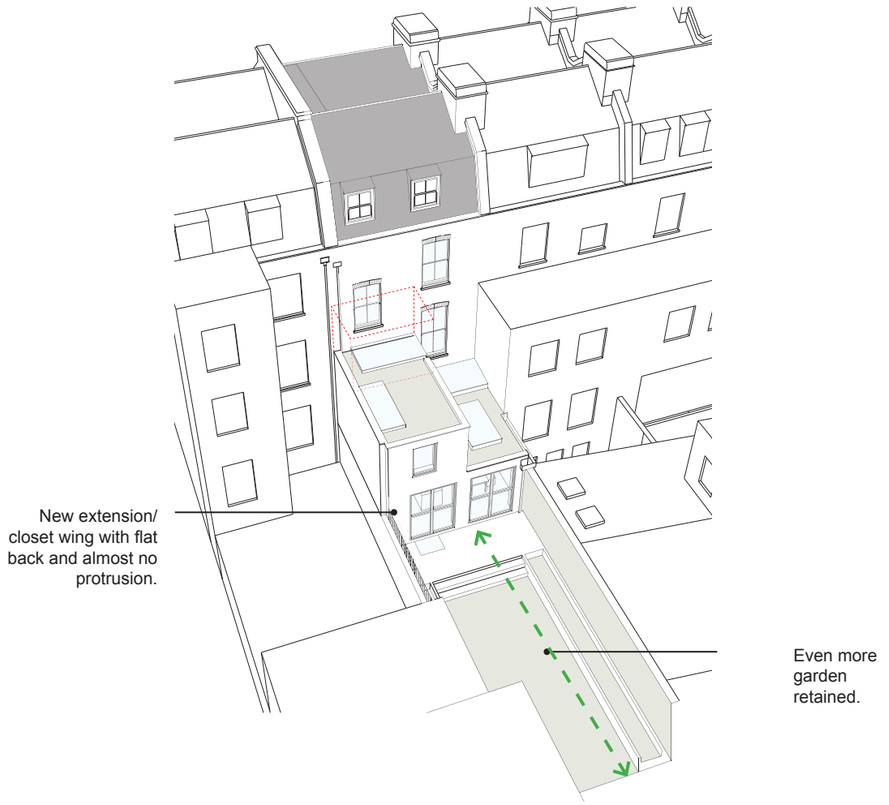


Scheme design at pre-application 2.
(Original June proposal shown in Red)

Our current proposal has refined the plan of the ground floor extension further so that it aligns with a rebuilt first floor of the closet wing. This flat back form makes the extension/closet wing into one form, that is articulated from the rear of the main house with a continuous roof-light between the two forms.

The relationship between the old form and the new is both subtle and clear. Each has a clear form. Each is clad in brickwork. Each has large windows with some divisions.

The new element though will be executed in a modern stripped back aesthetic that responds to the original without resorting to mimicking it.



Current design with simplified extension closet wing.
This creates a simpler stronger relationship between old and new.

6.03 Impact Assessment – Closet wing form

The new rear extension will combine some of the form of the previous closet wing with the ground floor extension into a coherent singular addition to the main house. The form is simple and will have a number of simple large openings as well as rooflights in order to deliver excellent daylight to the extension itself and spaces at the rear of the main house.

The simple form will be executed in two materials:

1. Dark overburnt bricks that have a similar tone to the weathered and sooted multi-stocks of the rear of the main house. These will be laid in stretcher bond in plain manner without embellishment.
2. Metal patio doors and windows with simple division lines that relate to the 2 over 2 pattern of the Edwardian sashes.

The intention is create a contemporary addition that clearly responds to the main house, without recourse to plain imitation, and providing clear articulation between the two volumes.

We think this simplification of the new work is appropriate and responds to the points raised by the conservation team in respect of the previous scheme which attempted to resolve 3 elements (main house, closet wing and modern extension).

Photograph taken on site at rear on no 42 showing sample panel of 'Overburnt Facings' bricks by Freshfield Lane Bricks, alongside the existing brickwork. The tones of the bricks are relatively close to one another. A similar coloured mortar will be used for the pointing of the existing wall and laying of the new wall.

The form of the proposed extension is simple and owes something to the original house behind without imitating it slavishly.

6.04 Impact Assessment – Closet wing articulation

The ground floor area in houses like these is typically used as the main family day to day areas. Originally cooking would have been carried out downstairs by servants and food served in the front room. The contemporary desire to locate the cooking area on the ground floor has lead to some unfortunate kitchen installations within the front or rear reception room in similar buildings.

In this case, we have proposed locating the kitchen and dining within an extended part of the closet wing at the rear, leaving the two original rooms relatively untouched. This, as a strategy, fits well with the house and avoids crowding the principal rooms with modern kitchen units, appliances and extract ducts.

The pre-application 1 scheme submitted in June left a small light-well between the new and old which was arguably rather tight and extended into the garden some way.

Further to our significance appraisal and on reflection, we propose to enlarge the light-well at the rear and to glaze over it thereby maintaining high levels of daylight to this area and creating a space that is indoors while having a sense of being outdoors (the brickwork would be left exposed and indeed further exposed where now it is plastered).

This would allow a connection to be made between the original rear room R0-3 and the new extended closet wing R0-4 by the lowering of the cill to W0-3. The sash components could be preserved with both sashes pegged in their raised position (as has been done at the Dickens museum) and the area below the cill replicated as a jib door arrangement (a similar approach was approved at the Dickens, see overleaf).

This alternative approach preserves the reading of the floor plan, the room volumes and arguably much of the atmosphere of the back of the house while simultaneously allowing a more contemporary family living pattern to take place within the historic fabric. The ability to see and hear children throughout the ground floor is important to our clients as they have two young daughters.

This approach has four key benefits:

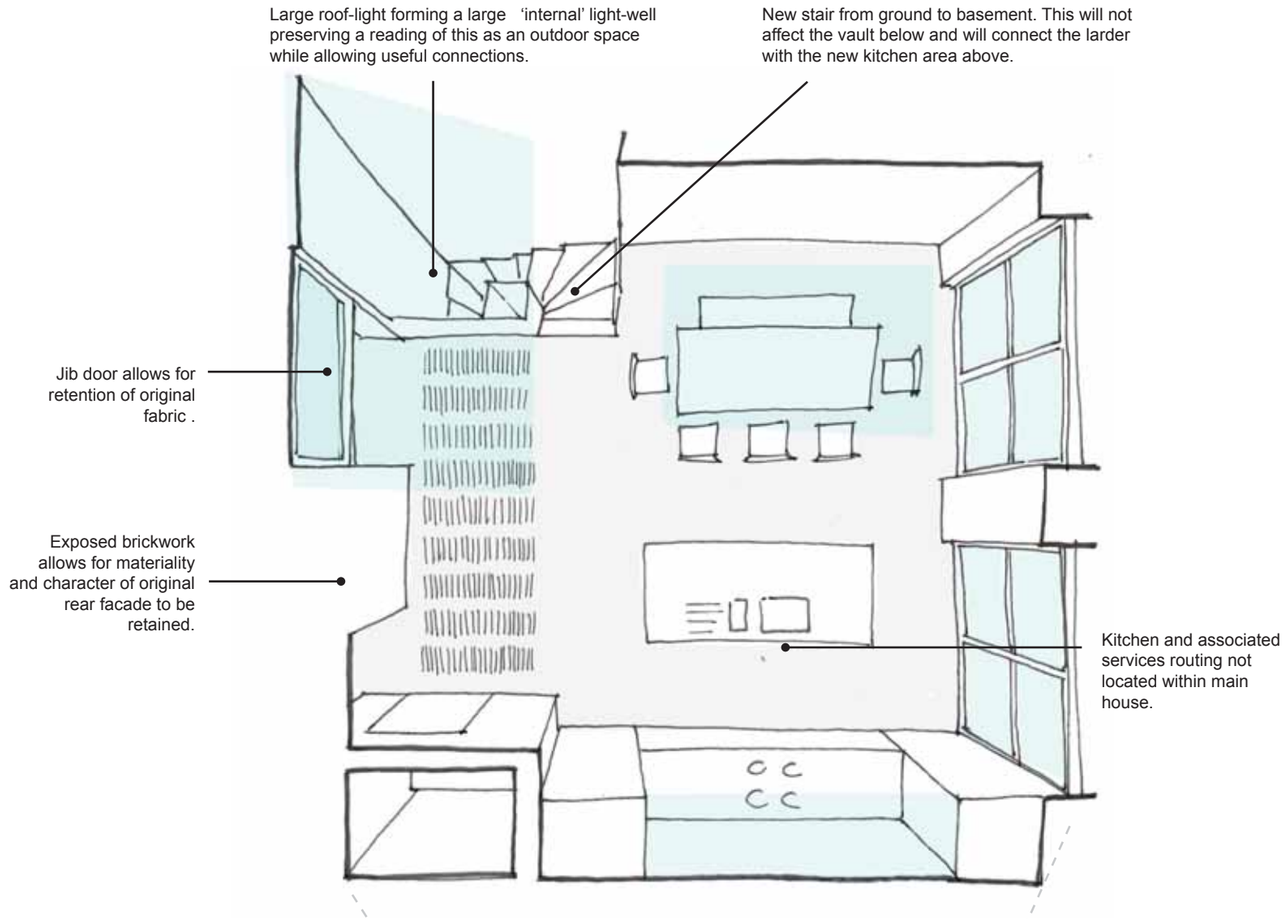
1. It overcomes the feeling of a mean light-well, which a small external light-well would have given rise to.

2. It avoids impinging on the garden space, which is an important element being unusually large. In fact we have reduced the degree of impingement on the garden which is something special to this house. The current scheme preserves 75% of the garden.

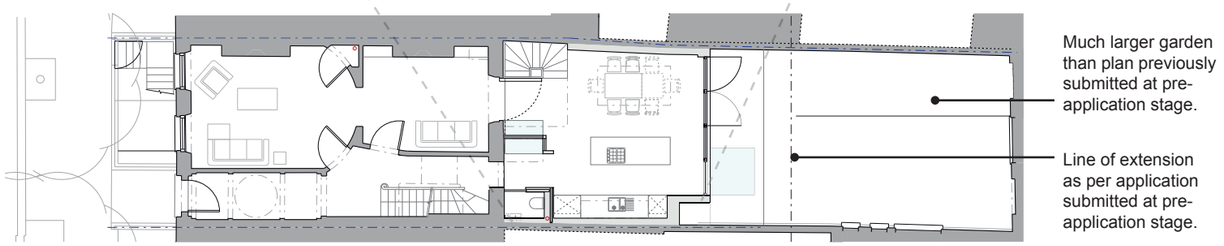
3. It maintains very good daylight and improves the outlook from R0-3 by removing the blank fletton flank wall that currently blinkers this room and provides an extended field of vision leading to the garden.

4. It will reveal more of the original brick rear facade (even the plastered parts in the existing R0-4). This will have the effect of articulating the extension new and old from the rear of the main original house which is helped with the reading of the house as a whole. This strategy fits with the reduction of the closet wing further up and a strategy to drop light onto the stair and into the middle of the plan generally.

It is also intended to link from the kitchen area down to the basement with a new stair similar in arrangement to that found in light-wells of these houses. The geometry will not impinge on the brick vault over the wine cellar. The stair will establish a connection between this area and the basement, making the use of the wine cellar as part of the everyday life of the house a reality.



Proposed Kitchen/Dining Space Aerial View



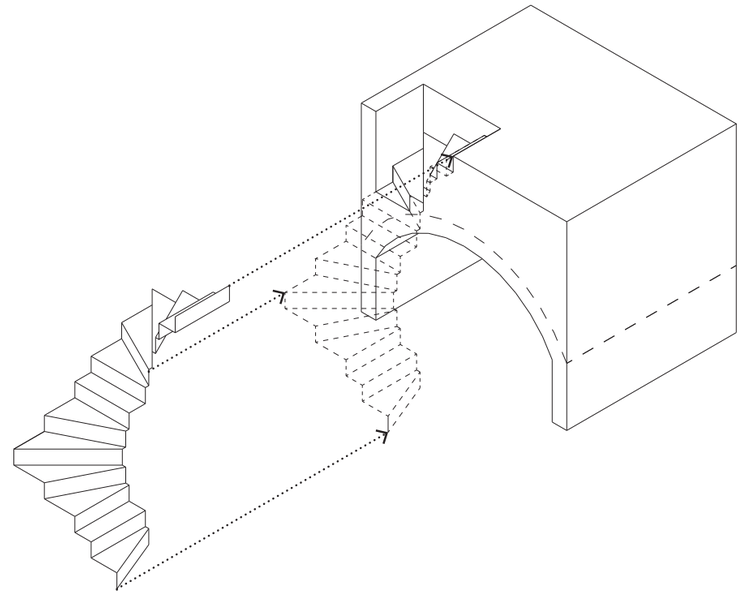
Proposed Ground Floor Plan 1:200

6.05 Impact Assessment – Ground floor articulation

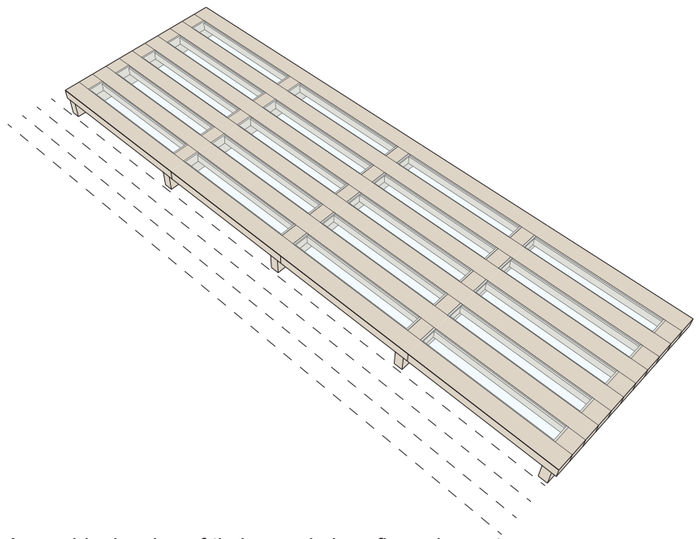
A key part of the strategy for this space is how the floor that bridges the original lightwell, admits light to the basement and how it acknowledges the location of the lightwell.

The proposed flooring throughout the ground floor is wide timber flooring. The section that links the kitchen area to the original rooms beyond shall be made from very thick boards that support alternating thin glass strips. This will allow very good daylight access to the basement while avoiding large glass panels that would have an alien, corporate feel. Large glass panels spanning the full width would also be exceptionally thick which tends to result in a green hue to the light that is transmitted. This solution is based on a timber contribution like most of the interior of the house and in this way finds common ground rather than presenting an opposition to the house.

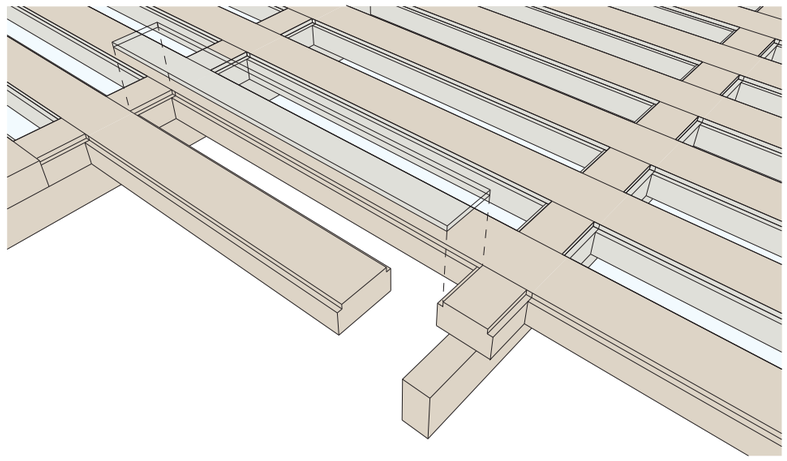
A new stair will also be introduced into the lightwell. Its geometry has been carefully planned so as not to damage the brick vault below as demonstrated top right on this page.



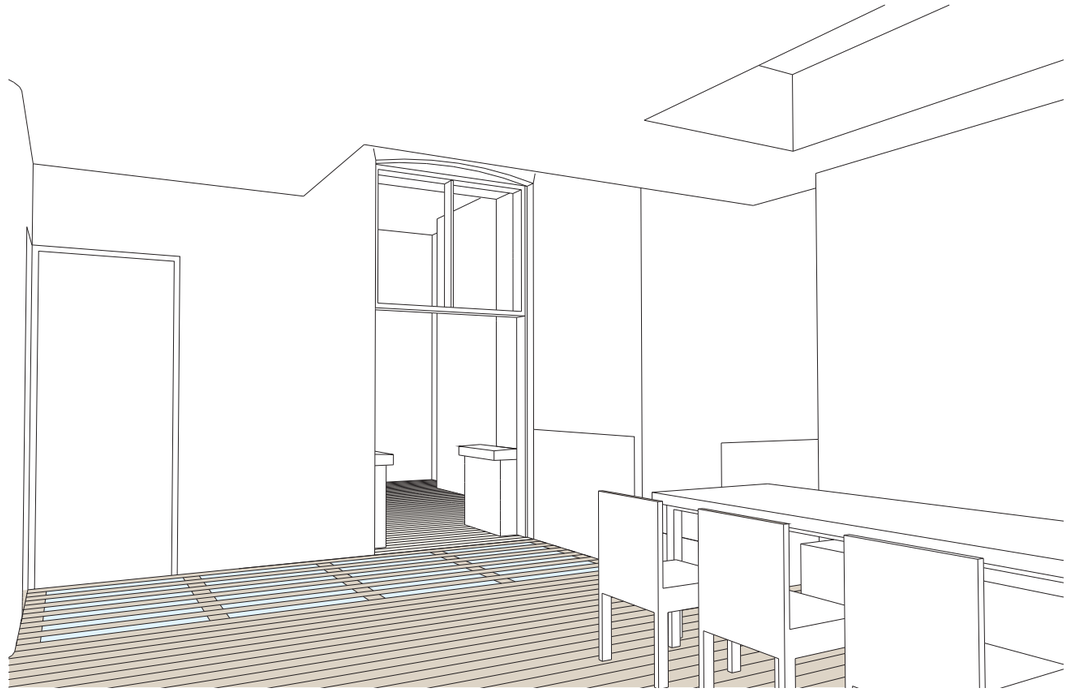
Sketch showing the relationship of the proposed stair geometry with that of the wine vault. The brickwork vault will not be impinged upon at all.



Assembly drawing of timber and glass floor element.



Construction detail showing how glass elements are supported by timber construction.



View of kitchen/dining area showing timber floor which has glass inserts where it bridges the lightwell.

6.06 Impact Assessment – Jib door

In order to improve the connection between the rear room and the kitchen it is proposed the existing window W0-4 is converted into a jib door. This will also allow additional light into the family room R0-3.

This conversion process will involves carefully removing the section of brickwork and timber apron panel beneath the window and fixing the existing bottom sash in a raised position to allow access underneath.

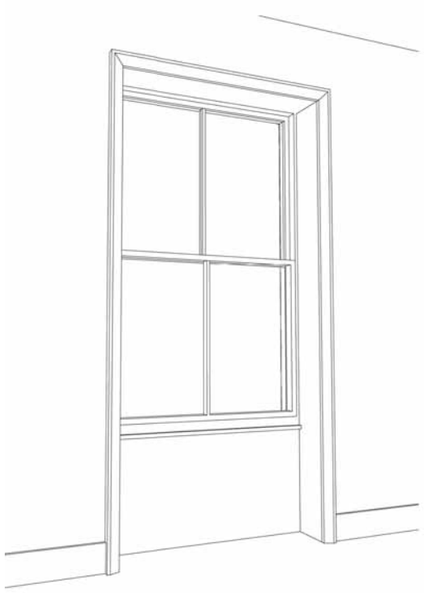
In order to reflect the pattern of the existing brickwork we propose the outside face of the jib door will be clad in horizontal timber boards corresponding with the brickwork coursing. Internally the jib door will be faced with the existing window apron cut in two.

The internal face of the rear wall will be lined to re-establish the deeper window reveal which will enhance the sense of threshold between the old and new spaces.

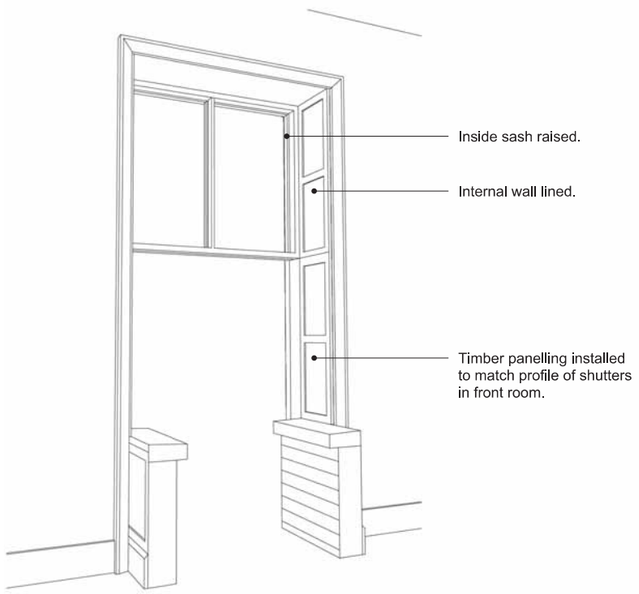
The images adjacent show the existing and proposed arrangement

Similar approaches have recently been approved at No.s 46 and 48-49 Doughty Street. The one at 48-49 Doughty Street (Dickens Museum) is shown below.

An example of jib door at the Dickens Museum, on Doughty Street.



Existing Window W0-4
View from R0-3



Proposed Jib Door
View from R0-3 Family Room

Existing View to W0-2
View from Garden

Proposed Jib Door
View from R0-4 Kitchen/Dining

6.07 Impact Assessment – Shutters and Secondary Glazing

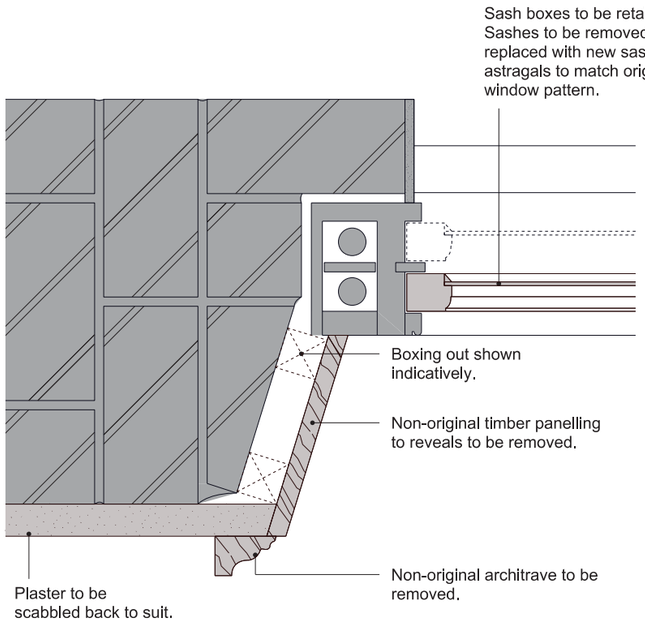
As well as reinstating the 6 over 6 sashes at the front of the house, it is proposed to reinstate the shutter boxes and associated wall linings at ground floor level and proposed bedrooms at first and second floor levels.

This work would add to the quality of the rooms as well as returning it to them to their original proportions. The shutter would allow daylight and privacy to be controlled without the need for the existing obscured glass panels currently installed at ground floor level (shown adjacent).

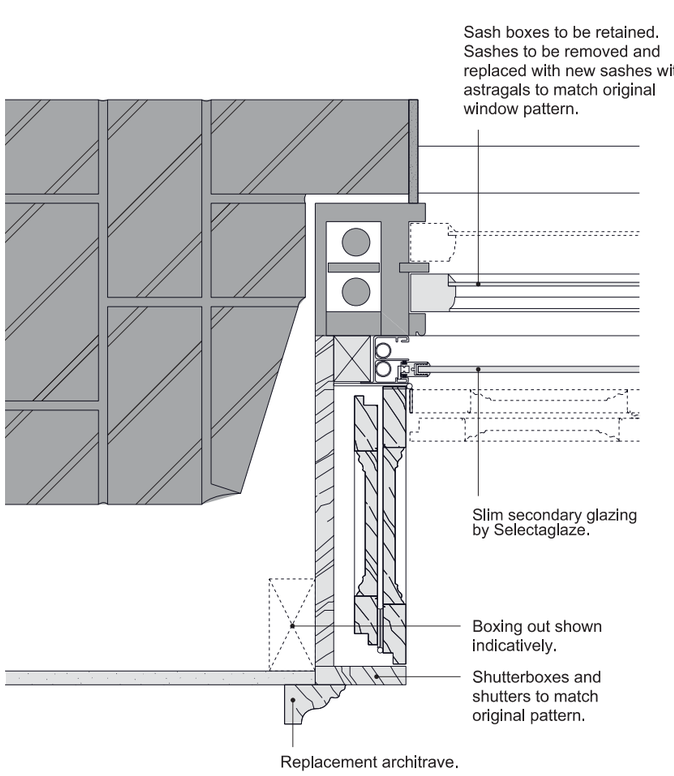
Slim secondary glazing is also proposed. This would vastly improve thermal comfort especially within spaces such as children's bedrooms.

Details of existing sash windows are included as part of this planning application as drawings 145 S 150, 145 S 155, 145 S 156, 145 S 160 and 145 S 161.

Details of proposed sash windows are included as part of this planning application as drawings 145 P 150, 145 P 155, 145 P 156, 145 P 160 and 145 P 161.



Existing Ground Floor Sash Jamb Detail



Proposed Ground Floor Sash Jamb Detail

Existing shallow reveals within front room on ground floor that would be improved with the reintroduction of lining wall and shutters.

An example of secondary glazing installed between primary sash and shutters, providing a very discrete approach to energy efficiency and comfort.

6.08 Impact Assessment – Ground floor

The ground floor area in houses like these is typically used as the main family day to day areas. The front and rear rooms are proposed as family living accommodation. The kitchen and dining areas are then located within an extended part of the closet wing at the rear.

Room		Proposed works.	Significance of the historic fabric/ area that will be affected.	Impact.
R0-1	**Entrance hall**	Clean decorative plastered ceiling, with chemical poultice and super heated steam.	The ceilings to front and rear hallway are vaulted and domed and include highly decorative mouldings. This type of ceiling is not found in the neighbouring properties.	Areas will potentially be enhanced so long as work is carried out with care by appropriately skilled team. Test sample area required, prior to full cleaning.
R0-2	**Front room.**	Re-instate 6 over 6 windows	The current windows are 1-over-1 Victorian sashes and of moderate merit only, being both common and in poor condition.	Highly beneficial. Fitting 6 over 6 sashes appropriately detailed has the potential to improve the street scene.
		Re-instate shutters, false wall including moving cornice forward. Fit low key secondary glazing as per detail drawings S 150 and P 150.	This space has lost mush of its original fabric and its limited significance is mainly due to its overall form. Re-instating the window elemenst as proposed could hardly be said to undermine this room.	Beneficial. The shutters and false wall will return the room to its original proportion and arrangement. The shutters will add a key architectural detail and allow view, light and heat loss to be controlled with a traditional element. The secondary glazing will have be very discretly installed as indiacted on the detail drawings.
R0-3	**Rear reception room.**	Lowering cill to window in rear room, to form direct connection from main house to extension at rear.	The fenestration pattern on the rear façade is of less significant than the principle street facing elevation.	Low adverse. Following the extension, this window will become part of the interior of the building. Therefore retaining the cill height would have limited benefit to the overall reading of the rear elevation. The impact of this change will be moderate.
		Re-statement of false wall.	This room has been rather evacuated of detail and is of low significance.	The reintroduction of the false wall will accentuate the reveal of the jib door and contribute to its success.
		Removing services boxing within corner of room	Boxing has been clumsily installed into the top corner of the room. It cuts across the pelmet and dado rail.	Highly beneficial. Removing insensitively installed C.20 additions will return the rooms closer to as they were intended.
R0-4	**Closet room.**	Extend ground floor of closet wing full width of the site, taking care to limit loss of garden space and ensure daylight is not reduce to rear rooms ground and basement.	This space has no significance spare any attributed to this common pattern of development.	Medium Beneficial. The widening of this space by the removal of the flank wall will improve the visual field of vision enjoyed by R0-3, re-establishing its connection to the garden via a new indoor/outdoor kitchen dining area. Overall potential positive impacts to the house as a whole.

6.09 Impact Assessment – Basement

Room		Proposed works.	Significance of the historic fabric/ area that will be affected.	Impact.
	All rooms including front and rear lightwell.	Remove exposed cables, boxing and trunking for services. Remove fan coil units from front lightwell. Remove boiler and asbestos flue from rear lightwell.	The lightwell at the rear and front would have been designed as working parts of the house. Regardless, the unsightly M&E which today dominates these spaces detracts from the original aesthetic.	Highly Beneficial. The change will reveal more of the original house and de clutter it of unsightly services.
RB-1	**Hallway**	Remove carpet. Redecorate walls. Relocate services units.	This space is currently cluttered with services and boxing. The stair appears to be original, albeit with Edwardian upgrades.	Neutral. These minor changes will de-clutter the space and not impact the historic elements of the room.
RB-2	**Front room**	Remove C20 fixed furniture towards room entrance.	Whilst the room proportions may date back to the original house, there are almost no interior elements of significance remaining in this room. The door lining to the 'tradespersons' entrance is possibly original. It will be retained.	Neutral. The change do not impact any elements of significance.
		Introduction of secondary glazing.	The windows is this room like elsewhere have been replaced with Edwardian versions of low signifiacnce.	Neutral. The change will have almost no impact.
RB-3	**Rear room**	Remove fixed furniture.	This room would likely have been the scullery, but has been stripped of its original features.	Neutral. These minor changes will not impact the historic elements of this room.
RB-5	**WC**	Remove all sanitaryware and door.	This room is likely a C20 addition. It has no historic merit.	Neutral. These minor changes will not impact the historic elements of this room.
RB-6	**Kitchenette**	Remove all kitchen units and appliances.		
RBV-1	**Front Vault**	Light redecoration. To be used for plant.	The room proportions probably date back to the original house, through the floor has been dropped. The render and paint on the walls and ceiling is likely to date from the C20. There is a bulk-head light fixed to one wall.	Neutral. These minor changes will not impact the historic elements of this room.
RBV-2	**Front Vault**	Remove existing C20 door leaf. Replace ironmongery and leaf to provide secure bike storage.	The room proportions probably date back to the original house. The walls/ceiling are brick. An opening between the vaults was added at some point. The concrete lintel appears to be C20. The opening has been bricked up. The door the vault is higher than top of the arch, which indicates the opening was added later.	Neutral No elements of significance are impacted by this work.
RBV-3	**Rear Vault**	No works	Within the vault are white painted brick partitions and stone shelving forming eleven compartments. It is assumed to have been used as a wine store and/or pantry. It is inteded to bring this back into use.	Positive. Bringing this area back into use as part of the house would be a positive outcome.

6.10 Impact Assessment – First Floor

The first floor has two rooms that have both been assessed as having significance. It is intended to use these rooms as bedroom spaces, served by a new bathroom within the closet wing.

Room		Proposed works.	Significance of the historic fabric/ area that will be affected.	Impact.
R1-1	**Hallway/stair**	Clean cornice on first floor landing	This is an original feature though it has become clogged with paint.	Beneficial. Careful cleaning using an appropriate poultice has the potential to effect a very positive change alongside removing external conduit and so on in the vicinity.
R1-2	**Front room**	Re-instate 6 over 6 windows	The current windows are 1-over-1 Victorian sashes and of moderate merit only, being both common and in poor condition.	Highly beneficial. Fitting 6 over 6 sashes appropriately detailed has the potential to improve the street scene.
		Re-instate shutters, Fit low key secondary glazing as per detail drawings S 155 and P 156.	This space has lost much of its original fabric and its limited significance is mainly due to its overall form. Re-instating the window elemenst as proposed could hardly be said to undermine this room.	Beneficial. The shutters will return the room to its original proportion and arrangement. The shutters will add a key architectural detail and allow view, light and heat loss to be controlled with a traditional element. The secondary glazing will have be very discretly installed as indiacted on the detail drawings.
R1-3	**Rear room**	Re-instate shutters, false wall including moving cornice forward. Fit low key secondary glazing as per detail drawings S 156 and P 156.	The wall lining and shutters were removed around 1900, so what is left is of limited significance.	Highly beneficial. Reinstating shutter boxes will restore the windows closer to as originally intended. The cornice which has been moved once will need to be moved once more. Overall the impact of this change is positive. The secondary glazing will have be very discretly installed as indiacted on the detail drawings.
R1-4	**Closet room**	Rebuild with new window locations in flank wall and re-roof.	This C20 room has limited historical significance. The windows in the flank and rear wall are late nineteenth/early twentieth century.	Neutral The closet wing is of limited architectural or historical significance and rebuilding will allow for a more coherent intervention overall reading of the extension work seems sensible and appropriate.

6.11 Impact Assessment – Second Floor

The second floor has two rather plain rooms where most features have been lost. It is intended to use this floor as a master bedroom with an en-suite dressing and bathroom. We propose the removal of the closet wing at this level and reinstate the stair window.

Room		Proposed works.	Significance of the historic fabric/ area that will be affected.	Impact.
R2-1	**Hallway/stair**	Remove door (to WCs) and fixed window above. Re-instate window on stair.	Prior to the extension of the closet wing, the stairwell would have included a window off the main stair at this level. This was converted to a door (to the WC wing) with a short landscape format fixed window above. The door and fixed window carry no historical significance.	Highly Beneficial. This change would have a very positive effect on the stair and hall, especially when read in conjunction with similar works below. The effect of the window on the rear elevation will also have a great benefit, alongside the reduction in the mass and overshadowing the closet wing.
R2-2	**Front and rear rooms.**	Re-instate wall lining and shutters. with integrated low key secondary glazing.	Both of these rooms have been stripped of most of their original fabric and their significance is relatively low, save for some original closets built in front of the party wall.	Beneficial. Reinstating shutter boxes could revitalise interiors which feel rather bare. The addition of secondary glazing has beend etailed in such a way as to have very little impact on the appearance of the windows. Overall the impact of this change is positive.
		Insert door in existing partition between the front and back rooms.	This is an original partition which has already been damaged by the insensitive addition of beading to replicate timber panelling. It is of moderate significance.	Neutral. Whilst inserting a door may involve the loss of some original fabric, the location of an original door opening in the same place at first floor level indicates a new door opening would not be out of character with the existing dwelling. It may be the case that there is already an original opening that has been closed up in this location.
R2-2	**Front room**	Insert free standing closet to imply dressing area.	This room is one of the lesser rooms in the house and has been stripped of almost all features.	Neutral. The condition of the room means that the effect of the new freestanding furniture will not have negative effect.
R2-3	**Rear room**	Creation of bathroom.	This room is of moderate significance by virtue of the surviving closets and cornice.	Neutral. The bathroom has been designed to make use of the ample space this room offers without trying to partition the space in two. A new wall lining will sit in front of the old in order to take a waterproof surface and conceal services. Modern bathrooms services paraphenalia will sit behind this lining meaning minimal alterations to the original building fabric. The overall effect will be of a series of modern elements assembled within a period space.
		Fit low key secondary glazing as per detail drawings S 161 and P 161.	The existing Edwardian window is of low merit.	Beneficial. The secondary glazing will improve comfort and reduce condensation on the primary window thereby protecting it from damage.
R2-4, R2-5 & R2-6	**WC's**	Remove WC structure and all associated items.	This extension to the closet wing is believed to date from C20. It is of no historical significance and its removal would greatly improve the quality of the stairwell (as noted above under R2-1).	Highly beneficial. Please see notes under R2-1.

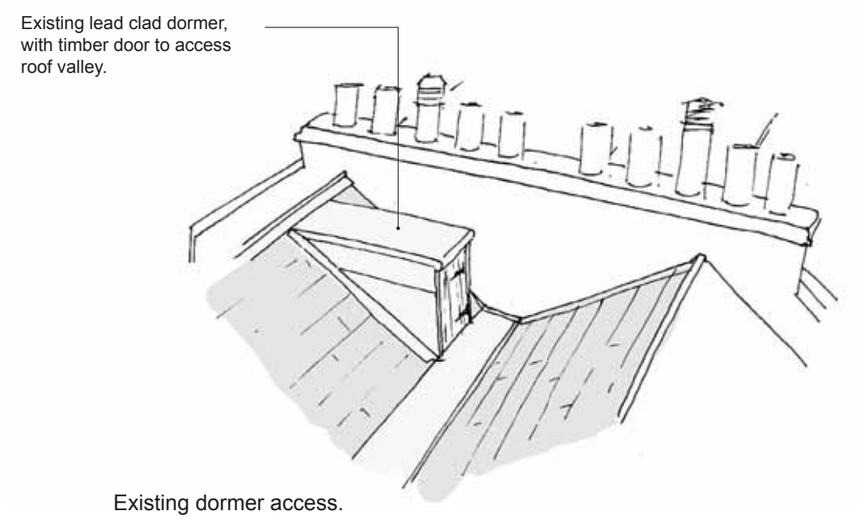
6.12 Impact Assessment – Third Floor

The third floor would have provided accommodation for the servants of the house. It is divided into three small rooms, all accessed off the main stairwell. It is proposed that two rooms remain as bedrooms, with the third being converted to a bathroom.

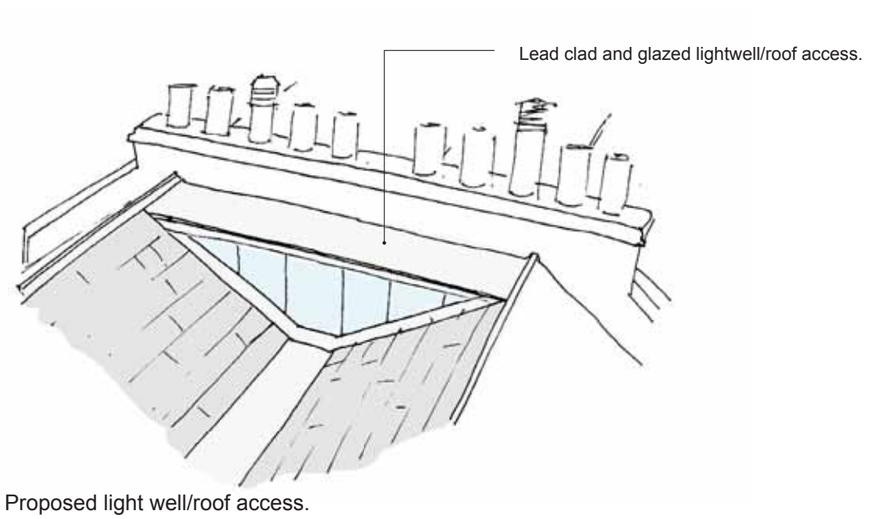
Room		Proposed works.	Significance of the historic fabric/ area that will be affected.	Impact.
R3-2, R3-3, R3-4	**Front and rear rooms.**	Fit secondary glazing to a total of 3no. dormer windows, located in the front and rear rooms.	The entire window assemblies were replaced during the Edwardian overhaul referred to elswhere in this document.	Neutral. Sensitively adding secondary glazing to the existing dormer windows will have such a limited impact on the overall heritage of the room as to be almost imperceptible. The works are reversible.
R3-2, R3-3, R3-4	**Internal doors**	Remove existing late C20 pressed panel fire doors (linings and architraves to be retained) and replaced with simple 4 panel doors with FD30 fore rating.	While some of the linings and architraves are original, the doors are quite inappropriate.	Beneficial. Fitting door leafs that are at least the correct format will help reinstate the low key feeling to this floor in line with its original social status.
R3-3	**Front and rear rooms.**	Install bathroom fitting along with false services partition.	This room is of moderate significance only. The pnaelled wall separating it from R3-2 is the most important artifact and should be handled with care.	Neutral. The false wall will be demountable as will the bathroom fittings and ventilation ductwork (see section 6.16). A soil pipe has been carefully planned though cupboards and other voids on the floors below.

6.13 Impact Assessment – Roof

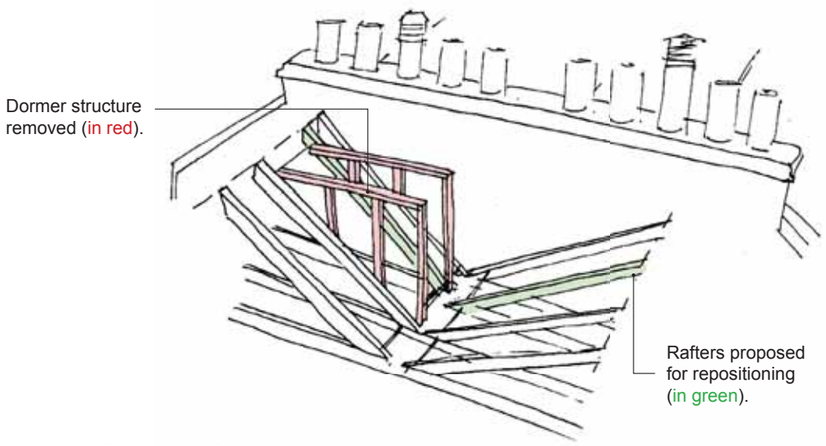
The main roof is a double pitched mansard form covered with slate tiles. To the front and rear are dormer window with cheeks and roof are clad with lead. The roof is accessible through a dormer into the valley.
It is proposed that the dormer access be extended and glazed on one side to bring daylight into the middle of the third floor plan, as well as providing access to both lofts.



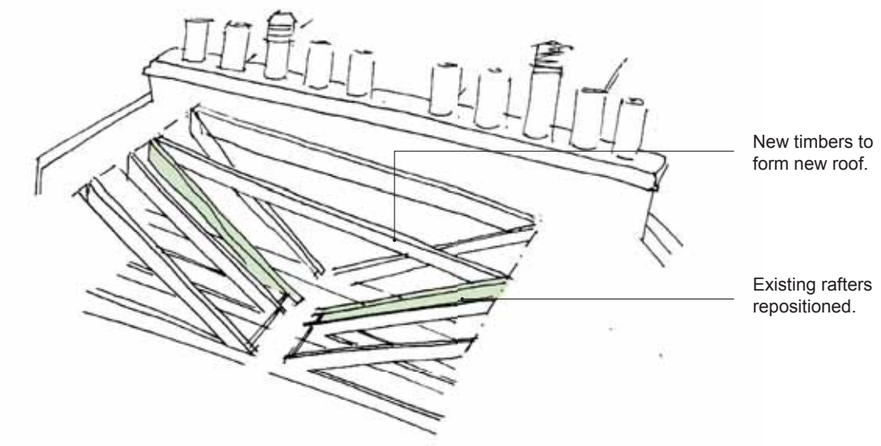
Existing dormer access.



Proposed light well/roof access.



Existing roof structure.



Proposed amendments to roof structure.

6.13 Impact Assessment – Roof

Location	Proposed works.	Significance of the historic fabric/ area that will be affected.	Impact.
Roof junction to large stack at no 43.	Form enlarged roof hatch/ rooflight. This will allow: access to both sides of the loft for maintenance some daylight onto the top floor landing ventilation of the whole house from below	The existing small hatch is in part original, though has been enlarged. The steps below appear to be twentieth century and don't appear to fold away, thereby intruding on the landing.	A new enlarged hatch would solve a number of practical issues while hardly affecting the existing roof structure. There is some negative impact but the alterntaive solutions are potentially worse.
Roof Coverings	Replace natural slate roof covering and flashings	The roof is covered in slate tiles over timber boarding, with lead flashings and ridges. In the loft there are stains on the rafters indicative of moisture ingress.	Medium Beneficial. Replacing the roof coverings will improve the weather tightness of the house and therefore help protect the historic structure below.
	Add wood fibre insulation between rafters.	The roof is constructed from uninsulated timber rafters.	The impact of fitting insulation is moderately negative in a pure sense but will greatly improve the usability of the spaces below in hot and cold weather, without the need for air conditioning. The use of natural vapour open materials will protect the original fabric from moisture risks.
Chimney stacks	Remove the sand and cement and repair brickwork. This may involve rebuilding parts of the stacks,	The sand cement render is not original and is damaging. It is of no historic value.	Highly Beneficial. The stacks are an important architectural feature and play a role keeping the weather out. They have been damaged through decades of inappropropriate repair and should be returned to a state as close to their original in order to protect the house below.

6.14 Impact Assessment – Front Elevation: Repointing

The front elevation is arguably the most important exterior element of the building, in terms of both historic and aesthetic value. As part of a set of near identical houses the repeating classical arrangement of fenestration, flemish bond brickwork and stucco together detailing define the character of the street scene.

Specialist Report

In July 2017 the brickwork to no 42 (including front and rear elevations and chimney stacks) was surveyed by Terrence Lee, a masonry conservation specialist. The 24 page report that he produced is contained in Appendix E. Below is a summary of the conclusions of that report and a proposal for the remediation of these elements.

General Appearance

The front facade is very dark in appearance, and has an almost monolithic feeling, due to the brick faces and mortar having a similar tone. Centuries of dirt and carbonation have blackened the bricks, and it seems likely that the mortar was deliberately matched in colour by the last craftsman who re-pointed this building.

By observing of the bricks on this house and its neighbours, it has been concluded that these elevations were built using a multi-stock brick which and would have been coloured with a range of yellows and pinks. Houses further along the street that have been cleaned display this variegated colouring. The original colour of the bricks might have been suppressed by ‘sooting’, a technique where brickwork was deliberately darkened to make the facade more even. The mortar joints would have been tuck-pointed in order to affect the more refined technique of ‘gauged’ brickwork, but for considerably less cost. There is some tuck pointing present at ground floor level and a few traces on the upper floors.

Pointing

The current dark stopping mortar appears to rely on a gritty ash material to provide the colour and is very hard and brittle indicating that it contains cement. The lines of tuck pointing over this stopping are a lighter material which has weathered darker or fallen away in places.

Pathology - spalling

While generally very dark, the elevation is dappled with small yellow patches. These are caused by the loss of the outside ‘brick skin’ revealing the bright yellow core of the stock brick below. The loss of the brick face in this way is referred to as spalling. It is widespread and especially noticeable at ground floor level below the string course. The most likely cause of this spalling is the stopping mortar (its poor condition which may be letting driven rain in, its cementitious hard nature which tends to trap moisture and its ash content which may be corrosive).

The risk that the spalling presents is that the softer material below the brick skin tends to be more prone to further damage caused by freeze/thaw action in the winter. In effect this may give rise to a viscous circle of damage accelerating the decay process,

It is worth noting that the symptoms presents at no 42 are not confined to this building. The neighbours at number 41 and 43 seem to be experiencing similar problems. Other houses in the street have resorted to various means of trying to arrest or mask the damage, such as:

- At 45 the front elevation has been painted a light grey/brown in what appears to be an attempt to hide the advanced decay of the brick faces underneath;
- At no 46 there appears to be an impervious coating applied to the facade in order to reduce wetting and consequence decay. This has given the facade a brown appearance; and
- Number 61 has been re-pointed with a heavily struck pointing to promote the shedding of rain water.

As well as being less that authentic, the array of techniques deployed has given the street a rather variegated character. It is arguably more appropriate to avoid changes that disrupt the continuity of the façades while looking for methods to arrest or reduce the rate of decay.

Remediation approach

In light of the above observations we have concluded that we should aim to achieve the following:

1. Approach the facade with the aim of halting or reducing further decay; and
2. Do so is such a way that maintains the general appearance of the faced as it is now.

As the pointing appears to be the most likely cause of the failure, it is proposed that this is removed and replaced with a more appropriate material. The removal of pointing is a controversial subject as if carried out poorly can damage the brickwork further. The depth of the stopping appears to be 10-15mm and it appear to be loose in many places. This reduces the risk so long as the removal is carried out by hand using suitably skilled bricklayers, any damage should be limited. In places where bricks have spalled badly, it is recommended that these are removed and either turned with the good face out or replaced by reclaimed bricks sourced to provide a good match. The stopping should be made using a lime mortar with a dark pigment.

At ground floor which is especially visible on the street, it is recommended that the tuck pointing is reinstated. While this will read more strongly than the existing tuck pointing, it feels right to replace what is already there and to demonstrate at a small scale the effect that would have existed originally.

Above ground however, where the tuck pointing appears to have been lost some time ago, it is recommend that only the stopping is added and perhaps a penny rule line to provide a faint pattern to a surface that might otherwise feel too homogeneous.

The approach described above is interventionist but will help stabilise the brickwork and promote safe drying of the wall face and reduce spalling in the future. It will also maintain the general appearance of the wall as it is now and its similarity in character to its immediate neighbours at numbers 41 and 43.

Extract from Report on Decay and Remediation by Terrence Lee (Appendix E).
In places it can be seen that the spalling to the brick faces is quite severe at no 42.

Close up of brickwork at ground floor at no 42. The dark stopping mortar has gaps between it and the bricks in places which is likely to be encouraging excessive wetting during rainy periods. This in turn may be accelerating the spalling.

6.14 Impact Assessment – Front Elevation

As part of the works to the front elevation it is also proposed to renew the sliding sashes. As noted in the commentary earlier in this document, the sash windows were replaced completely during the Edwardian ‘makeover’.

On the front elevation the new sliding sashes were made as 1 over 1’s with single panes of glass as was fashionable at that time.

The resulting plain window pattern is at odds with most of the houses in the street and can be seen to undermine the overall pattern. Numbers 43, 44, 45 and 46 all have 6 over 6 sashes. The reinstatement of muti-pane sashes will therefore have a benefit to the streetscape by re-establishing the original pattern.

The detailing of the sashes will include the following key features:

- Narrow mid rails (around 25mm deep) with out horns.
- Slender glazing bars (around 20mm thick) with broken lambs tongue moulding.

The windows at no 42 are currently all 1 over 1 pattern.

The windows at no 43 are multi pane sashes.

6.14 Impact Assessment – Front Elevation

Area	Proposed works.	Significance of the historic fabric/ area that will be affected.	Impact.
Pointing	Carefully remove existing cement pointing using hand tools. Replace with dark coloured lime and finish with penny rule line above ground floor and tuck pointing at ground floor.	The front elevation has a high level of significance. Originally it would likely have been tuck pointed, of which there is some remnants. Today the pointing is dark and difficult to distinguish from the brick. The cement pointing has caused some spalling to brick faces.	High beneficial Raking out the cement pointing and replacing it with lime pointing, will protect the existing brickwork from further damge. The finished peny rule or tuck pointing will return the front façade closer to its original design.
Stucco wall	Remove loose/flaking paint and re-paint with a vapour open mineral paint.	The stuccoed wall at basement level appear to be in fair condition. It has been incised with lines, to replicated ashlar stone.	Beneficial. Redecorating the stucco will help restore the front façade and improve breathablity of the wall.
Window reveals.	Window reveals. Remove cement render from window reveals. Re-render with lime and paint white using a mineral paint.	The existing reveals would have originally been rendered with lime. The existing cement render is delaminating and needs replacing.	Highly beneficial. This work will improve the appearnace of the front façade and help control water ingress, protecting the surrounding fabric.
Window sills.	Window sills. Remove existing paint. Re-paint white using a mineral paint.	The paint on the existing sill is flaking in places and need repair.	Beneficial. Redecorating the cills will help restore the front façade to the quality expected of a first rate house.
Iron railings.	Remove existing flaking paint and repaint black.	The black painted iron railings have spear heads with lantern finials at corners.	Beneficial.
Services.	Remove air-conditioning units from front lightwell.	The front lightwell is in fair condition and is an important part of the streetscene.	Highly beneficial.

6.15 Impact Assessment – Rear Elevation

The rear elevation was designed and constructed with less attention to detail than the front elevation, as it was the less important 'working' face of the house. The bricks on this elevation appear to be a multi stock too but with more reds and browns than the front. Like the front the bricks are heavily 'sooted'. The pointing to the rear is different to the front, and is of a more standard cement type with a light strike. There appears to be much less spalling in this facade.

The bricks and pointing at the rear are in better condition than at the front, though the courses at the top of the wall have suffered due to defective copings. The upper right hand corner has been badly repaired with light coloured cement mortar. The copings are made from modern concrete and appear to be failing along their length and at their joints.

As described elsewhere, the closet wing will be rebuilt as part of a completely new rear extension. Part of this work will reveal some of the external wall at the landing between first and second floor. This brickwork will have the plaster removed and will be carefully repaired where the existing closet wing walls are reduced in height. A sash window will be reinstated on this landing similar to the other and with a curve brick arch over.

Given that significant repairs are required to the upper floor and to above the closet wing, it seems appropriate to re-point this facade entirely in a similar way to the front. The existing pointing should be carefully removed and replaced with a dark pigmented lime mortar so that a similar impression is created of a dark monolithic wall. No tuck pointing or penny rule work is proposed this side.

Almost all of the existing ironwork at the back belongs to the closet wing which was built and rebuilt between 1880-1930. Most of these pipes are soil pipes which have been extended over the copes to comply with modern building regulation. There are also rain water pipes which will become redundant as part the rebuilding of the closet wing in a modified form.

Currently the main roof is drained via a connection into the rain water pipe of no 43. It is recommended this is re-routed to drain on the side of 42. The current asbestos boiler flue that is fitted to the rear of the house will be removed and disposed of by a licensed specialist.

The 2 over 2 sashes will be repaired and kept on this side of the house.

Dark multi stock brickwork with cement pointing.

The upper parts of the brickwork to the rear facade which show signs of loss of pointing and brick damage as a result of failed coping stones. The repairs to the right hand side of the picture appear to have been executed in inappropriate cement.

The existing and proposed drawings of the rear elevation above. Note the areas of repair to brickwork required.

6.15 Impact Assessment – Rear Elevation

	Proposed works.	Significance of the historic fabric/ area that will be affected.	Impact.
Pointing	Carefully remove existing cement pointing using hand tools. Replace with dark coloured lime.	The rear elevation has a high level of significance. Works required at the top of the elavtion and where the landing window will be recreated mean that repointing the whole elevation makes best sense.	High beneficial Raking out the cement pointing and replacing it with lime pointing, will protect the existing brickwork from further damge. Re-pointing the whole elevation will avoid an incoherance that may resuly form the various works proposed.
Ironwork	Remove all ironwork and replace with rationalised rainwater and soil pipework.	The existing soil pipes emanate from the late ninetheenth closet wing which is generally of low signifiance and will be rebuilt. These pipes are highly conspicuous and detract from the quality of the rear elevation. The rainwater pipes were added (or adjusted) when the closet wing was added. The upper hopper from the main roof will be retained and its rain water pipe extended to the new cloest wing roof.	High beneficial. De-cluttering the rear elevation of pipework will have a positive impact on the readability of the rear elevation.
3rd floor of closet wing	Reduce height.	The half depth extension between the second and third floors was likely added in the C20. It has no aesthetic or historic value. It obliterates an existing window, which has made the stairwell dark and gloomy.	High beneficial. Removing the upper floor of the closet wing will reduce its dominance and strengthen the architectural value of the rear façade.
Rear elevation	Remove short, wide fixed window. Reinstate window to replicate the original pattern of fenestration.	The fixed window sits in what remains of the original window opening. (see third floor for comments on interiors).	High beneficial. Restoring an original opening in the rear façade will strengthen the aesthetic value of the main house.
Garden	Remove existing lightwell and reinstate in new location.	The lightwell was probably added in the early 1800s, along with the basement and first floor of the closet wing. It is of limited historical value but does provide important access to daylight in the basement.	Neutral. Whilst this changes works will lead to the loss of some fabric, the fabric in questions of limited value.
	Remove railings from lightwell.	The railings appear to be a C20 addition and are of no historic value.	Neutral.
	Re landscape	The existing garden is extremely overgrown. There are no historic elements of significance.	Neutral.

6.16 Impact Assessment – Services

In line with the general approach to this project the servicing strategy relies on three principles:

1. As much servicing paraphernalia should be located in the rebuilt closet wing where it can be accommodated successfully and with very limited impact on the fabric of the main house.

2. What limited services are absolutely necessary in the main house should be designed to have minimal impact.

3. The general aim should be to limit the amount of services through design optimisation.

Closet wing

In line with the first principle, the kitchen and family bathroom have been planned within the closet wing in order that the equipment that goes with these function is keep out of the main house. The following equipment will be located in this part of the house:

- Ventilation. The bathrooms and kitchen will be ventilated continuously at low level and at boost during use (cooking/showering etc). This system is known as MEV (mechanical extract ventilation) and requires a central fan and ducts. The ductwork can be fitted into the new structure relatively easily.
- Hot water and heating. A gas boiler and hot water tank have been designed in to this structure too in order to ensure the pipe runs for hot water are short (providing convenience when drawing water and reducing wasted tepid water). The location is also convenient in terms of distributing flow and return pipework for heating and similar having short pipe runs. Once into the main house the flow and return will be fitted within in the new wall linings (see pages 37,38 and 40). A discrete boiler flue will be fitted to the north side elevation to the closet wing at first floor.

Main house

By keeping the above equipment out of the main house the burden on the existing fabric is much reduced. The inclusion of two bathroom areas within the main house in rooms R3-3 and R2-3 does require both a ventilation and soil disposal requirement:

- Ventilation. By locating another MEV fan within the loft space it is possible to serve both bathrooms with extract ducts (125m diameter) hidden within cupboards or behind wall linings. This approach will provide very good extract rates with silent operation and without the need to core drill through external walls as with conventional fans.
- SVP's. The bathroom in R3-3 can be served by a soil vent pipe carefully fed down the northern party wall within existing cupboards or voids. The pipe passage is shown alongside and also on the plans P 00,P 01 and P 02. The WC in R2-3 also requires an svp. It is proposed that this is fitted within the reinstated wall linings on the rear wall.

Design optimisation

It is striking how much equipment has been added to the house over time with the aim of providing human comfort. Most of the rooms are dominated by very large radiators as a result of the very high heating load that single glazing and walls predicate. Similarly a number of rooms have been fitted with air conditioning to combat overheating due to solar gain in summer, and cumbersome insulated coolant pipes run from top to bottom of the house, in some cases crashing through cornices. Each room within the loft has both a huge radiator and an air conditioning unit.

By designing the new closet wing/extension to be energy efficient, installing insulation within the mansard roof and by fitting the house with discrete secondary glazing, it is possible to omit the air conditioning and reduce the radiator size to about half, thereby freeing the internal architecture from the weight of this clutter.