1902 - Conservation Statement

ref

Listed Building consent application for proposed alterations

at

35 Little Russell Street London

for

HILLSONG CHURCH London

Contents

MEB Design Ltd
30 St Johns Lane
Clerkenwell
London
EC1M 4NB

1.0 BACKGROUND TO THE APPLICATION

The ground and first floors of 35 Russell Street were previously used as a museum by the Cartoon Museum, before a recent move to Wells Street in London.The property has now been leased long term by 'Hillsong Church' (the Applicant) to enable the church to facilitate some of its church activities.

This will supplement its use of the Dominion Theatre in Tottenham Court Road, where it holds four large main congregational meetings on Sundays. It makes rooms available during the week as well as on Sundays for smaller meetings not far from its iconic Sunday venue, and provides space for all the other community activities that a live, modern and active church wants to offer in service to the public.

To carry out these operations effectively, legally and safely, Hillsong Church requires some alterations to be made to the layout of the two floors.

This application describes the proposed alterations; and assesses their need and their impact. This particular document is required to accompany the application and is a proportionate statement.

2.0 THE SPECIAL INTEREST OF THE BUILDING

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended, for its special architectural or historic interest. The statutory entry is as follows:

> *Heritage Category: Listed Building*
> *Grade: II*
> *List Entry Number: 1456155*
> *Date first listed: 05-Sep-2018*
> *Location Description: 30 Coptic Street, London, WC1A 1NS and 35 Little Russell Street, London, WC1A 2HH*

A very lengthy description of the special interest is included in the description:

> *SUMMARY*
>
> *Former dairy by R P Wellcock. Erected in 1888.*
>
> *REASONS FOR DESIGNATION*
>
> *30 Coptic Street and 35 Little Russell Street, by R P Wellcock and erected in 1888, is listed at Grade II for the following principal reasons:*
>
> *ARCHITECTURAL INTEREST*
>
> - *for its ornate, decorative elevations designed to create an architectural display advertising the Dairy Supply Company Limited;*
> - *for its coherent internal design and decoration surviving throughout both buildings, and reflecting its use as a dairy;*
> - *for its historic signage in Portland stone and architectural detail in rubbed brick, illustrating the key products of the Dairy Supply Company Limited.*
>
> *HISTORIC INTEREST*
>
> - *as part of the Express Dairy Company complex, and as the headquarters of the precursors to Britain's two largest industrial dairies;*
> - *as the headquarters of the first major manufacturer of dairy equipment, and the main place of manufacture of the iconic milk churn;*
> - *for its association with the dairy pioneer and politician Sir George Barham.*
>
> *GROUP VALUE:*
>
> *30 Coptic Street and 35 Little Russell Street have group value with the Plough and 27-34 Museum Street.*

HISTORY

Milk production in the first half of C19 in London was largely provided by individual cows kept in generally poor conditions within the city. The milk produced was of poor quality, and was regularly adulterated with wa ter, flour, starch, chalk, animal brains and lead carbonate. While the Adulteration of Food and Drink Act, which made the selling of watered down milk an offence, was passed in 1860, it was not enforced. It was not until an outbreak of rinderpest killed half of London's cattle in 1865 that importing milk from outside the city became commonplace. The Express Country Milk Supply Company was established in 28 Museum Street in 1864 by George Barham (1836-1913), importing milk from a network of farms in Derbyshire to Kings Cross station, and so he was well placed to exploit the disruption in the supply of city milk the following year. Barham changed the name of the company to the Express Dairy Company in 1882, and by 1885 was importing 15000 gallons of milk per night into London (50% of the market).

30 Coptic Street and 35 Little Russell Street, by R P Wellcock were constructed in 1888 for the Dairy Supply Company – a subsidiary of the Express Dairy Company Ltd started to make dairy equipment including conical milk churns. Churns were 17 gallon galvanised iron containers designed for transporting milk by rail, invented by George Barham.

Shortly after the construction of 30 Coptic Street and 35 Little Russell Street, George Barham retired, leaving the Express Dairy Company to Titus Barham and the Dairy Supply Company to Arthur Barham (two of his sons). The Dairy Supply Company merged with Great Western Dairy and the Metropolitan Dairy to form United Dairies in 1917, while the Express Dairy Company Ltd went on to become Express Dairies. George Barham went on to become chair of the British Dairy Farmers Association, Mayor of Hampstead and High Sheriff of Middle sex and was knighted in 1904.

30 Coptic Street was used as a dairy until after the Second World War. It was sold to Pizza Express in 1965, and became their second restaurant (although the flats above continued to be owned by Unigate Dairies until 1972). 35 Little Russell Street operated as a warehouse and laboratory until after the Second World War, when it was converted into offices. It is now the Cartoon Museum, with the basement used as a fitness studio, and the upper floors used as offices.

MATERIALS:

Constructed in polychromatic brick with stone dressings.

DESCRIPTION:

PLAN:

30 Coptic Street and 35 Little Russell Street comprise two buildings surrounding a small service yard on the corner of Coptic Street and Little Russell Street. 30 Coptic Street occupies the corner plot, with façades on both streets and an entrance to the service yard at ground floor level from Little Russell Street. 35 Little Russell Street occupies the east side of the service yard, and has ancillary buildings to the rear forming the north side of the service yard, as well as to the north east.

30 Coptic Street ground floor comprises a single room forming a "U" shape around the stairs to the upper floors. The single room has been subdivided north of the stairs to form a separate kitchen and toilets for the restaurant. The upper floors have been subdivided into four flats per floor, two on either side of the stairwell. Only one flat was accessed, which comprised a small, one bedroom flat, with bedroom and kitchen opening off a central living room.

35 Little Russell Street has a separate stairwell to the upper floors to the west. The rest of the main building comprises one large room, with a smaller room formed by a modern stud partition in the northwest corner. To the rear, an entrance from the service yard opens into a hallway, with a small kitchen, the counting house and the stairs opening off of it. The hallway opens into a large, two storey exhibition space (also accessible from the front of number 35). North of the kitchen and counting house, a two storey range extends to the west, with a further single storey range beyond, completing the north wall of the service yard. The upper storeys of number 35 comprise single room, open plan offices. The upper storeys of the rear ranges are similar to the ground floor, except that the main exhibition space has a light well to allow natural light to the ground floor, and a large built in safe to the west.

EXTERIOR:

30 Coptic Street comprises a handsome corner building faced in yellow stock brick with banded red brick and

stone dressings and carved and rubbed red brick cartouches. The ground floor has large semi-circular arched windows to each frontage with a corner entrance to the dairy, all of which retain their original joinery. The Coptic Street elevation is also enriched with commemorative panels. On the Little Russell Street frontage is a recessed service yard set behind elaborate iron gates enriched with the company's monogram. Above the first floor level is a continuous Portland stone frieze inscribed Dairy Supply Company Limited in elaborate sinuous script. The rear façades face in to the service yard and are of stock brick. Above the service yard entrance, the façade is blind, while to the west, the wall is fenestrated and unadorned except for a three storey oriel. The flues are concealed by a projecting bay resting on a dentilled moulding.

No 35 Little Russell Street is treated differently as a three-bay wide frontage faced in yellow stock brick with segmental red brick arches and polychromatic tiled aprons beneath the windows. The central bay has ware house loopholes and an original iron hoist. A dentilled stone cornice terminates the building at parapet level. At ground floor fascia level is a continuous stone frieze inscribed Dairy Supply Company Limited carried on four black granite pilasters with foliated capitals. The courtyard elevations are unadorned brick with uneven fenestration, reducing in height from the four storey Little Russell Street frontage. The rear of the service yard reduces in height further from two storeys to one, and contains elements of another external hoist.

INTERIORS:

The ground floor of 30 Coptic Street building retains its original tiled walls in white tiles with simple green chevron banding at frieze level and art nouveau details with the original square panelled ceiling above and black and white chequerwork marble floor. A stained glass window of a milkmaid, cottage and windmill is fixed over a window. The stairwell is tiled in cream and light brown glazed tiles, separated by a band of dark brown and green tiles. The tiles are laid in Flemish bond, and extend to the second floor. Original features such as joinery and glazing survive in the upper storeys, but as most flats were not accessed, the extent of survival throughout the whole building is not clear.

The ground floor of 35 Little Russell Street retains original tiled walls, although most of the tiles have now been painted over. Others are concealed behind wooden display surfaces. A number of original doors survive, complete with original door furniture. Particular examples include the door to the counting house, which has an etched glass panel identifying the room, and a door with a stained glass panel depicting two yachts (in a similar style to the panel in number 30). The rear exhibition space has a square panelled ceiling similar to that in number 30. The upper floors of number 35 comprise modern offices, with modern finishes and modern windows to the Little Russell Street elevation (although Victorian sashes survive to the rear). The timber roof structure is exposed on the attic floor of the building, and comprises two timber Howe trusses. The upper floor of the rear exhibition space contains a number of original features, such as tiling and a large built in safe. The exhibition space has iron Pratt trusses supporting a hipped roof with a large central glass lantern.

The basements of both buildings were accessed, but not fully assessed. Both basements are brick walled, with upper floors supported on beams resting on cast iron columns. The basement ceilings are formed from white tiles held in place with wrought iron straps.

SOURCES

Books and journals

Cherry, B, Pevsner, N, The Buildings of England. London 4: North, (2002), 323
Timbs, J, Curiosities of London, (1855)
Colloms, M, Weindling, D, 'The Cow with the Iron Tail: the Great Westminster Dairy Company and the Express Dairy' in Camden History Review, , Vol. 36, (2012), 2-8

Websites

Camden Council, Bloomsbury Conservation Area Appraisal and Management Strategy (2011) p55, accessed 10 April 2018 from
http://www.camden.gov.uk/ccm/cms-service/download/asset?asset_id=2694014
History of the Dairy Supply Company Limited, accessed 10 April 2018 from
https://baldwinhamey.wordpress.com/2013/08/05/dairy-supply-company/
Internal photographs and layout of Flat 1, 30 Coptic Street, accessed 10 April 2018 from
https://www.portico.com/covent-garden/rent/flats/2-bedrooms/2QNKrI3BY.html
Internal photographs of Flat 8, 30 Coptic Street, accessed 10 April 2018 from
https://www.zoopla.co.uk/property-history/flat-8/30-coptic-street/london/wc1a-1ns/32507259
Summary of 30 Coptic Street on the English Buildings blog, accessed 10 April 2018 from
http://englishbuildings.blogspot.co.uk/2010/08/coptic-street-london.html

The items of special architectural interest noted by Hillsong Church as important in relation to its proposed alterations to No 35 include:

- External ornate decorative elevations and signage
- Coherent internal design
- Surviving decoration (tiling) - though the tiling in no 35 has been painted black
- Original door to the Counting House
- Ironmongery to some doors
- Large built in safe
- Iron Pratt roof trusses supporting the hipped roof over the first floor
- Panelled ceiling to GF at the rear

3.0 CCURRENT COMPLIANCE AND SAFETY ISSUES

With regard to operation of the building by Hillsong Church, there are some immediate problems with the fabric inherited from the previous use as a Museum - which include:

- No level, ramped or mechanical lifting access to the Accessible WC at Ground Floor even though this is a building used by the public.
- Restricted and unsatisfactory headroom to the opening between the back and front of the Ground Floor rooms G3 and G6 (only c.1.9m high).
- Non-compliant plan of the Accessible WC (if it could be reached).
- No level, ramped or mechanical access from the rear Ground Floor to the front Ground Floor
- Rooms contained within rooms within rooms at First Floor, which compromise means of escape in the event of fire (Room F6 is within Room F5, which is within Room F2). Current standards require there to only be rooms within rooms (F6 should be within F2)..
- An escape travel distance from Room F6 which is at the limit of the maximum distance (18 metres) required for areas with a single means of escape assuming no firniuture is in the way
- Very limited toilet provision at Ground Floor (only 1 WC) which on occasions can be used as a public meeting area capable of acommodating 120 people.

Hillsong Church needs to provide level access throughout the Ground Flool, at least one compliant Wheelchair WC, safe escape from First Floor level, safe circulation, and sufficient toilet provision for 120 people.

4.0 SUMMARY OF THE PROPOSALS

Hillsong Church's proposals are illustrated in the plans submitted with this application.

They seek to respect the special architectural interest of the building but also provide compliant and sufficient facilities.

This can be achieved by:

- Stripping out modern linings and partitions to Ground and First Floor
- Providing additonal reversible toilet cubicles, false floor and an Accessible WC in Rooms G4 and G5
- Raaising the floor in Room G6 and nstalling a short ramp between the back and front of the building, and widening and the opening between the front and rear Ground Floor
- Raising the lintol over the opening between the front and rear Ground Floor

5.0 THE RAMP AND ACCESS AT GROUND FLOOR FRONT AND BACK

It is possible for wheelchairs to get into the building via the courtyard. But access needs to be provided between rooms G6 and G3 which have a floor level difference of 220mm between them. A ramp is required, or a mechanical device.

Options for the ramp have been expored and none are completely satisfactory without raising the floor of G6. The proximity of door GD03 and the nearby column with limited width between it and the wall restrict room for any ramp in Room G6. Access onto a ramp parallel to the end wall from behind the column does not work, and the landing cannot provide a satisfactory turning circle.

The same is true of a platform lift beside a landing: impossible to get onto without compromise to the space needed, and the same problems with turning circles on the landing.

If a bespoke platform was able to rise in the position of the current landing it could only rise the height of a step (180 mm) - not the full height of 220mm (which is higher than a step).

One solution is to provide a single slope bwtenn G3 and G6 at 1:12 over 2700mm, but the standard maximum ramp length is 2000mm. And requires part of the floor in G3 to be unsightly reduced.

Given that the heating system is not good, the best solution is as drawn - using a retrofit heated floor 65mm deep - to raise the floor in G6. Shallow ramped access can then be porovided to the room from G8, and a short single ramp then accommodated between door GD03 and Room G3.

6.0 ARCHITECTURAL IMPACT OF THE PROPOSALS

A summary of the impact on special interest follows:

ITEM OF INTEREST	**IMPACT**
External ornate decorative elevations and signage	Unaffected and retained
Coherent internal design	Improved by removal of modern panelling and partitions. Counting Room can still be identified Some coherence lost by introduction of ramp - but balanced by the public gain in access
Surviving decoration (tiling) - though the tiling has been painted black	Existing decorated tiling will be improved by exposure of original in Room G11 through removal of paint, and G5 by removal of covered panelling This will ofset any small losses due to enlarged openings required between G6 and G3 and G5 and G4
Original door to Counting Room	Unaffected and retained
Ironmongery to some doors	Historic handle and plate to door GD7 reused on door DG8 where lost
Large built in safe	Unaffected and retained
Iron Pratt roof trusses supporting the hipped roof over the first floor	Unaffected and retained
Panelled ceiling to Ground Floor at the rear and at First Floor in rooms F5 and F6	The proposal to install a suspended ceiling below is a reversible change

A flist of all the work proposed to the elements of the internal fabric are scheduled in the APPENDIX.

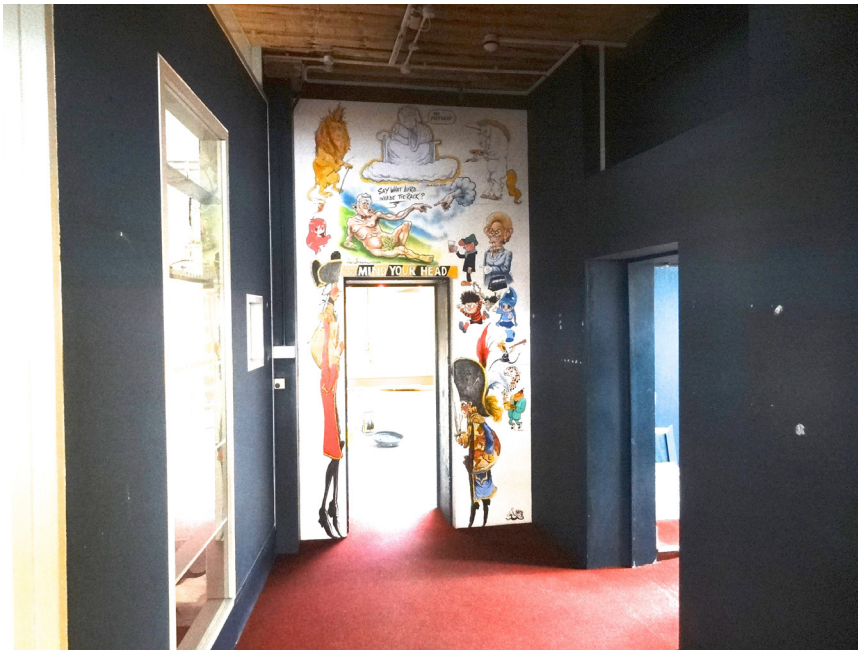
The proposals take a balanced approach - seeking to limit any impact on historic fabric, seeking to make gains where possible, and justifying the major changes to achieve compliance.

7.0 PHOTOGRAPHS

A series of photographs follow to illustrate the existing building and add detail to the sections above.

Modern partition between G2 and G3 to be removed (typical)

Boiles to be repositioned in G2 on a false end wall hiding pipes behind



Small unsafe opening between G3 and G6 needs to be enlarged

Linings in G4 to be removed, and a false floor installed above existing

Detail of higher level lining (plastic surface behind) in G4 to be removed

Detail of lower level linings in G4 to be removed

Cupboard in G5 with painted tiles over to become an opening to G4

Detail of decorative tiling to be recovered after lining removed in G5

Existing door to Counting Room to be retained as is

Electrics in G8 - to tidy up in a box; and exit door to open out

Cupboard in wall and section of wall below to be removed

Kitchen fittings to be replaced and floor covered over

Typical lining battens installed - showing state of wall behind

Detail from above - sockets randomly installed in original tiling

Window GW03 painted over - blocked up behind by a neighbour's wall

Ironmongery to be retained from door GD07 and reused on door GD08

Paint part removed to expose original tiling and detail in G11

Door DG08 with modern ironmongery to be replaced

8.0 APPENDIX

PROPOSED WORKS AND FABRIC IMPACT ASSESSMENT

FOR HILLSONG AT 35 LITTLE RUSSELL STREET

GROUND FLOOR ROOMS refer drawing 1902-MEB-XX-00-DR-A-2-201-Extg Ground Floor Plan

ROOM G1		
	Proposed works	**Impact on historic fabric**
Ceilings	None	
Walls	Demolish partitions to rooms G2 and G3 and make good	Gain: walls are added modern stud partitions
Floors	Replace carpet	Neutral change
Windows	None	
Doors	Install smoke seal to sides of Door DG2 to improve fire rating of door	Neutral change
Heating	Remove any remaining modern panel radiators and introduce Victorian style cast iron radiators	Gain
Lighting	Remove existing lighting where necessary and install new lighting and surface mounted conduit	Neutral change
Power	Install surface mounted boxes and surface mounted conduit	Neutral change
Fittings	None	

ROOM G2		
	Proposed works	**Impact on historic fabric**
Ceilings	None	
Walls	Demolish partitions to rooms G1 and G3 and make good	Gain: walls are added modern stud partitions
Floors	Replace carpet	Neutral change
Windows	None	
Doors	None	
Heating	• Remove any remaining modern panel radiators and heating pipework and introduce Victorian style cast iron radiators • Reposition boilers on wall to G7 and support on false wall hiding heating pipework behind	• Gain • Visual gain and reversible change
Lighting	Remove existing lighting where necessary and install new lighting and surface mounted conduit	Neutral change
Power	Install surface mounted boxes and surface mounted conduit	Neutral change
Fittings	None	

ROOM G3		
	Proposed works	**Impact on historic fabric**
Ceilings	None	
Walls	• Demolish partitions to rooms G1 and G2 and remove modern boxed out walls to G4, G5 and G6 and make good • Widen restricted opening to G6 (c. 800 x 1900mm) to 1200mm x 2100mm to allow for wheelchair and safe access; install new lintol over and make good	• Gain: original walls to G4, G5 and G6 recovered. • Minor loss of original fabric to widen opening but at no cost to special interest of building.
Floors	• Replace carpet • Reduce floor to allow installation of new permanent ramp down to G6	• Neutral change • Loss of original fabric (but is the least damaging way to make the building accessible to a reasonable standard)
Windows	None	
Doors	Remove modern door to G4	Neutral change
Heating	Remove any remaining modern panel radiators and heating pipework and introduce Victorian style cast iron radiators	Visual gain
Lighting	Remove existing lighting where necessary and install new lighting and surface mounted conduit	Neutral change
Power	Install surface mounted boxes and surface mounted conduit	Neutral change
Fittings	Install handrails to new ramp	Reversible change

ROOM G4		
	Proposed works	**Impact on historic fabric**
Ceilings	None	
Walls	• Remove ply paneling and linings around inside of room • Install toilet cubicle partitions and cubicle doors • Remove cupboard and raise lintol to allow access to Room G5	• Neutral change • Reversible change • Potential recovery of original opening but with small loss of fabric over
Floors	Raise floor with new suspended floor (to allow for drainage falls) through to room G5 finished with non slip vinyl finish	Reversible change
Windows	Remove paint from rooflight over	Visual gain
Doors	Remove modern door GD14 to G3 and replace with stud partition	Neutral change
Heating	Remove any remaining modern panel radiators	Neutral change
Lighting	Remove existing lighting where necessary and install new lighting and surface mounted conduit	Neutral change

Power	Install surface mounted boxes and surface mounted conduit	Neutral change
Fittings	• Install toilet and basin fittings • Install extract ventilation through roof	• Reversible change • Small loss

ROOM G5		
	Proposed works	**Impact on historic fabric**
Ceilings	None	
Walls	• Remove partition to substandard Accessible WC • Remove false linings to walls • Install toilet cubicle partition and door • Remove cupboard and raise lintol to allow access to Room G4	• Gain • Gain - as it recovers original undecorated hexagonal tiling and details along walls to G6 • Reversible change • Potential recovery of original opening but with small loss over and loss of row of hexagonal tiling
Floors	Reduce raised floor back to level with G3 with non-slip vinyl finish	Assumed to be a reversible change if the floor is the same level as G3 (the floor may already be at the level required) or G4
Windows	Refurbish rooflight over as required	Neutral change
Doors	(part of removed partition)	
Heating	Remove any remaining modern panel radiators	Neutral change
Lighting	Remove existing lighting where necessary and install new lighting and surface mounted conduit	Neutral change
Power	Install surface mounted boxes and surface mounted conduit	Neutral change
Fittings	• Remove existing and install new toilet fittings and inset basins • Install extract ventilation through roof	• Reversible change • Small loss

ROOM G6		
	Proposed works	**Impact on historic fabric**
Ceilings	Install lay in grid suspended ceiling below existing	Reversible change
Walls	Reinstate false wall on part projecting wall to G11	Neutral change
Floors	• Remove boxing to step up to G3 • Install new ramp on existing floor • Lay new hard polishable laytex type screed on existing laytex screed	• Neutral change • Reversible change • Neutral change
Windows	None	
Doors	None	
Heating	Remove any remaining modern panel radiators and heating pipework and	Visual gain

	introduce Victorian style cast iron radiators	
Lighting	Remove existing lighting where necessary and install new lighting in suspended ceiling	Neutral change
Power	Install surface mounted boxes and surface mounted conduit where necessary	Neutral change
Fittings	Install handrails to new ramp	Reversible change

ROOM G7		
	Proposed works	**Impact on historic fabric**
Ceilings	None	
Walls	None	
Floors	None	
Windows	None	
Doors	None	
Heating	None	
Lighting	Remove existing lighting where necessary and install new lighting and surface mounted conduit	Neutral change
Power	Install surface mounted boxes and surface mounted conduit	Neutral change
Fittings	None	

ROOM G8		
	Proposed works	**Impact on historic fabric**
Ceilings	None	
Walls	None	
Floors	Replace modern floor finish with non-slip vinyl	Neutral change
Windows	None	
Doors	• Install self-closer and smoke seals on door GD13 • Adapt leaf of GD11 to open out	• Neutral change • Neutral change
Heating	Remove any remaining modern panel radiators and heating pipework and introduce Victorian style cast iron radiators	Visual gain
Lighting	• Remove existing lighting where necessary and install new lighting and surface mounted conduit • Tidy up electrical boards and wiring on wall to Kitchen	• Neutral change • Visual gain
Power	Install surface mounted boxes and surface mounted conduit	Neutral change
Fittings	Install box to contain electrics on wall	Reversible change

ROOM G9		
	Proposed works	**Impact on historic fabric**

Ceilings	None	
Walls	• Remove cupboard to G10 and wall below. • Build up wall below viewing window to G6 up to counter level	• Small loss of original brickwork below cupboard but at no loss to the special interest of the building • Neutral change
Floors	Replace floor finish with non-slip vinyl	Neutral change
Windows	Remove internal modern viewing window to G6	Neutral change
Doors	None	
Heating	Remove any remaining modern panel radiators and heating pipework and introduce Victorian style cast iron radiators	Visual gain
Lighting	Remove existing lighting where necessary and install new lighting and surface mounted conduit	Neutral change
Power	Install surface mounted boxes and surface mounted conduit	Neutral change
Fittings	Install worktop and server counter	Reversible change

ROOM G10		
	Proposed works	**Impact on historic fabric**
Ceilings	None	
Walls	• Remove cupboard to G9 and wall below. • Block up door opening to GD7	• Small loss of original brickwork below cupboard but at no loss to the special interest of the building • Small loss of door but at no loss to the special interest of the building
Floors	Cover floor finish (existing contains asbestos) with non slip vinyl	Small loss
Windows	None	
Doors	Remove door GD7 but salvage ironmongery	Small loss but ironmongery to be used to replace modern ironmongery on historic door GD8
Heating	Remove any remaining modern panel radiators and heating pipework and introduce Victorian style cast iron radiators	Visual gain
Lighting	Remove existing lighting where necessary and install new lighting and surface mounted conduit	Neutral change
Power	Install surface mounted boxes and surface mounted conduit	Neutral change
Fittings	Install worktop and kitchen fittings	Reversible change

ROOM G11		
	Proposed works	**Impact on historic fabric**
Ceilings	Install lay in grid suspended ceiling below existing	Reversible change

Walls	• Block up door opening GD7 • Remove paint from original tiling around / beside window GW5	• Neutral change • Gain as it reveals the details of the original tiling
Floors	Lay new hard polishable laytex type screed on existing laytex screed	Neutral change
Windows	Remove paint to blocked up windows GW1, 2 and 3, take out windows for refurbishment, and reinstate with new lights behind to give impression of being a window	Gain
Doors	Remove door GD7 but salvage ironmongery	Small loss but ironmongery will be used to replace modern ironmongery on historic door GD8
Heating	Remove any remaining modern panel radiators and heating pipework and introduce Victorian style cast iron radiators	Visual gain
Lighting	Remove existing lighting where necessary and install new lighting and surface mounted conduit	Neutral change
Power	Install surface mounted boxes and surface mounted conduit	Neutral change
Fittings	None	

ROOM G12		
	Proposed works	**Impact on historic fabric**
Ceilings	None	
Walls	None	
Floors	None	
Windows	Remove paint and panelling to blocked up window GW4	Gain
Doors	• Remove paint and panelling to door GD10 • Remove fire paneling and modern ironmongery from historic door GD8 and replace with ironmongery recovered from door GD7	• Gain • Gain
Heating	Remove any remaining modern panel radiators and heating pipework and introduce Victorian style cast iron radiators	Visual gain
Lighting	Remove existing lighting where necessary and install new lighting and surface mounted conduit	Neutral change
Power	Install surface mounted boxes and surface mounted conduit	Neutral change
Fittings	None	

FIRST FLOOR ROOMS refer drawing 1902-MEB-XX-01-DR-A-2-210-Extg First Floor Plan

ROOM F1		
	Proposed works	**Impact on historic fabric**
Ceilings	None	
Walls	Remove part of wall to F3 for new door	
Floors	None	
Windows	None	
Doors	• Install self-closer and smoke seals on door GD13 • Install new door to F3	• Neutral change • Assumed small loss
Heating	None	
Lighting	Remove existing lighting where necessary and install new lighting and surface mounted conduit	Neutral change
Power	Install surface mounted boxes and surface mounted conduit	Neutral change
Fittings	None	

ROOM F2		
	Proposed works	**Impact on historic fabric**
Ceilings	None	
Walls	• Install full height glass screen in front of area of wall with ventilation gap behind as a feature where plaster has been lost • Remove stud partitions between columns to F3 and F5	• Neutral change • Neutral change
Floors	None	
Windows	None	
Doors	None	
Heating	Remove any remaining modern panel radiators and heating pipework and introduce Victorian style cast iron radiators	Visual gain
Lighting	Remove existing lighting where necessary and install new lighting and surface mounted conduit	Neutral change
Power	Install surface mounted boxes and surface mounted conduit	Neutral change
Fittings	None	

ROOM F3		
	Proposed works	**Impact on historic fabric**
Ceilings	Install lay in grid suspended ceiling below existing	Reversible change

Walls	Remove part of wall to F1 for new door and make good	Assumed small loss
Floors	None	
Windows	None	
Doors	Install new door to F1	Neutral change
Heating	Remove any remaining modern panel radiators and heating pipework and introduce Victorian style cast iron radiators	Visual gain
Lighting	Remove existing lighting where necessary and install new lighting and surface mounted conduit	Neutral change
Power	Install surface mounted boxes and surface mounted conduit	Neutral change
Fittings	None	

ROOM F4		
	Proposed works	**Impact on historic fabric**
	No works are proposed to this room	

ROOM F5		
	Proposed works	**Impact on historic fabric**
Ceilings	Install lay in grid suspended ceiling below existing (part installed already)	Reversible change
Walls	Remove stud partitions between columns to F2 and F3	Neutral change
Floors	None	
Windows	None	
Doors	None	
Heating	Remove any remaining modern panel radiators and heating pipework and introduce Victorian style cast iron radiators	Visual gain
Lighting	Remove existing lighting where necessary and install new lighting and surface mounted conduit	Neutral change
Power	Install surface mounted boxes and surface mounted conduit	Neutral change
Fittings	None	

ROOM F6		
	Proposed works	**Impact on historic fabric**
Ceilings	Install lay in grid suspended ceiling below existing (part installed already)	Reversible change
Walls	None	
Floors	None	
Windows	None	
Doors	None	
Heating	Remove any remaining modern panel radiators and heating pipework and	Visual gain

	introduce Victorian style cast iron radiators	
Lighting	Remove existing lighting where necessary and install new lighting in suspended ceiling	Neutral change
Power	Install surface mounted boxes and surface mounted conduit	Neutral change
Fittings	None	

ROOM F7		
	Proposed works	**Impact on historic fabric**
Ceilings	None	
Walls	None	
Floors	None	
Windows	None	
Doors	None	
Heating	Remove any remaining modern panel radiators and heating pipework and introduce Victorian style cast iron radiators	Visual gain
Lighting	Remove existing lighting where necessary and install new lighting and surface mounted conduit	Neutral change
Power	Install surface mounted boxes and surface mounted conduit	Neutral change
Fittings	None (fittings already replaced)	