

234 Shaftesbury Avenue – Schedule of unauthorised works

Rev A – November 2019

This schedule seeks to describe the previously existing condition of the retail unit and the external ground floor frontage and to explain the nature and scope of the works that have been carried out. It also assesses the impact of the works that have been undertaken on the special architectural and historic interest of the affected parts of the listed building and the character and appearance of the Bloomsbury Conservation Area where appropriate. The internal re-fit of the commercial unit has been undertaken in line with the layout shown on the revised ground floor plan (to follow). There have been deviations from the works shown on the submitted proposed elevation and these have been described below – a revised 'as built' elevations will follow.

This schedule should be read in conjunction with the Photographic Schedule dated November 2019 and the Fuller Long Heritage Statement submitted as part of the recent applications for Listed Building Consent and Advertisement Consent.

	Previously existing	As built	Impact
1.0 Internal			
1.1 Northern party wall	<p>Rough plain exposed brickwork finish with the remnant of a historic fireplace.</p> <p>Modern, white painted Sterling board cladding to the wall immediately adjacent to the door into the commercial unit.</p>	<p>A modern ceramic tiled finish has been applied to the brickwork wall behind the servery area. The tiles have been applied directly to the brickwork using standard tile adhesive.</p> <p>The fireplace opening has been retained but boarded over prior to the tiled finish being applied.</p>	<p>The fireplace opening was a remnant of a historic feature however the fire surround and grate had been removed in the past. This plain and featureless opening has been encapsulated beneath the tiled finish. This has not caused any harm to the listed building due to the basic appearance of the fireplace</p>

		<p>The modern Sterling board section of wall has been retained in situ and 'as existing'. The finish has been repainted grey. A 'Lucky Tea' illuminated logo has been fitted to the Sterling board finish.</p>	<p>opening and its lack of inherent architectural or historic interest in its current evolved form.</p> <p>The pre-existing brickwork finish to the walls is of no demonstrable architectural or aesthetic interest and was clearly not intended to be exposed within the retail unit when the building was first constructed, when there would have been either plastered walls or shop fittings in place. The brickwork may have been exposed as part of the previous fit out to suit its aesthetic as a coffee shop. There is no harm to the listed building derived from the concealment of the basic, plain structural brickwork of the retail unit, in the same way that a brickwork wall elsewhere in the building would expect to be concealed behind a plastered finish.</p>
1.2 Southern party wall	Rough plain exposed brickwork finish.	The brickwork wall and existing vertical risers have been boarded	Brickwork – as above. To this wall it has been encapsulated

	<p>Towards the rear of the shop a number of vertical risers containing pipework had been boxed out with modern, white painted Sterling board.</p> <p>Modern white painted Sterling board finish to the section of wall immediately adjacent to the entrance into the commercial unit.</p>	<p>out with timber battens and a new Sterling board finish. Sticky backed mirror film has then been applied to the boarding.</p> <p>Towards the front of the shop the Sterling board finish has been left exposed and painted grey.</p>	<p>behind the battened out boarded finish and could thus be exposed again in the future if this was considered desirable.</p> <p>The risers towards the rear of the shop have been boxed around with grey painted Sterling board in a similar manner to their pre-existing condition. This is a reasonable means of concealing servicing in such a way that it remains accessible if required. The boarded finish is fully reversible.</p>
1.3 Rear wall	<p>Modern white painted Sterling board finish with painted blackboard menu.</p>	<p>The brickwork wall has been boarded out with timber battens and a new Sterling board finish. Sticky backed mirror film has then been applied to the boarding.</p>	<p>The pre-existing condition meant that the structure beneath the Sterling board was not visible although it is likely to be brickwork. The installed boarding thus encapsulates the structure/fabric beneath it and replicates the pre-existing condition of this part of the retail unit.</p>

1.4 Floor finishes	The pre existing floor consisted of a painted concrete slab.	The pre existing floor has been retained and a modern grey tiled finish applied, using standard tile adhesive.	No impact on historic fabric or special interest.
1.5 Ceiling	The pre existing ceiling consisted of modern black painted boarding.	Previously existing ceiling has been retained and painted white.	No impact on historic fabric or special interest.
1.6 Partition walls	The previously existing space was open as a single commercial space with no internal walls.	<p>New partition walls have been inserted as per revised ground floor plan (to follow).</p> <p>The inserted walls consist of timber studwork fixed to the modern ceiling and floor finishes, faced with a new painted board finish.</p>	<p>As described in the Heritage Statement the partitions have had no harmful impact upon the plan form, openness or internal character of the retail unit and are minimally visible from the public realm. The retail unit is an area of relatively low significance within the overall context of the building which is primarily listed for its significant townscape contribution.</p> <p>The partitions are fully reversible and could be removed without damage to any historic fabric should a new tenant require a different layout in the future.</p>

<p>1.6 New rooms/spaces</p>	<p>No bathroom or store room area.</p>	<p>A new WC and adjacent store room/prep area have been created by the inserted partitions as per the proposed ground floor plan 28(004) rev D.</p>	<p>The presence of an onsite WC and associated back of house storage are an important feature for the effective management of the retail unit and represent a reasonable adaptation of the space.</p> <p>As described above, the use of the spaces is beneficial to the ongoing use of the retail space and the partitions themselves are reversible and cause no harm to historic fabric, spatial quality or special interest.</p>
<p>1.7 Lighting</p>	<p>16 no. pendant lights affixed to the ceiling.</p> <p>3 no. wall lights fitted to each of the party walls within the retail unit.</p>	<p>All of the previously existing light fittings have been retained and re-fitted with new lightbulbs.</p>	<p>No impact on historic fabric or special interest.</p>
<p>1.8 Service counter</p>	<p>A long counter was in situ on the left hand side of the retail unit as you entered. This was modern fabric, constructed of painted Sterling</p>	<p>The new preparation and serving area has been installed as shown on the revised proposed ground floor plan.</p>	<p>The preparation and serving area is a fundamental feature of the re-fit of the space as a drinks takeaway and is in broadly the</p>

	board with a glass topped counter.		same position as when the unit was in use as a coffee shop. The servery is a wholly reversible feature and is a reasonable installation for the use and function of the retail unit. No impact on historic fabric or special interest.
1.9 Servicing	Hot/cold water pipes and drainage for the coffee shop servery, prep/storage area and new WC/wash basin.	<p>The new bathroom and prep area to the rear of the shop utilised existing servicing in this part of the retail unit which was in situ, but not actively used by the previous tenant.</p> <p>Three mechanical extractors have been fitted. These are modest, standard sized white plastic units. One is situated at high level on the inside face of the shopfront and extracts through a vent installed in the fascia. Two further extractors have been installed, one to the store room area and one to the WC at the rear of the shop. These discharge into an internal void within the building above ground floor level.</p>	<p>Existing service connections have been made and thus there has been no impact on the fabric or special interest of the listed building.</p> <p>The extract fan to the front elevation projects through a void at the top of the shopfront and the lower section of the fascia. The only impact is upon modern fabric. The small white extract fan sits on the white background of the fascia sign and thus has a limited visual impact.</p> <p>The air conditioning cassette unit is fixed to the modern ceiling and</p>

		An air conditioning cassette unit has been installed internally above the entrance door into the retail unit.	has no impact upon historic fabric. It is a very small unit, discretely located and not visible from the public realm. No harm to special interest.
1.10 TVs		Installation of two ceiling mounted televisions. Installation of two small internal CCTV cameras.	The televisions have been fixed to the modern ceiling finish and are wholly reversible. The CCTV cameras are also fixed to modern fabric and are very minor features.
2.0 External			
2.1 Fascia sign	Painted fascia sign applied directly to the masonry fascia of the building. Previous coffee shop signage applied to modern shutter box.	New white acrylic fascia sign with black lettering installed onto a painted timber base which projects slightly from the face of the building. The installed fascia sign is deeper than shown on the submitted proposed elevation drawing as it covers over the shallow void left in the top of the shopfront by the removal of the pre-existing modern	The pre-existing painted fascia sign has been retained beneath the modern installed fascia. The new fascia is non illuminated and situated in an appropriate position on the facade and would not obscure any original architectural features. It is of a modest, low key design which would not compete with the

		<p>metal roller shutter box (see below).</p> <p>The installed fascia sign is also narrower than shown on the submitted proposed elevation as it does not extend over the entrance door into the basement retail unit, which is a different leaseholder.</p>	<p>architectural exuberance of the front facade of the listed building.</p> <p>No harmful impact upon the special interest of the listed building or the character and appearance of the Bloomsbury Conservation Area.</p>
2.2 Projecting sign	No pre-existing projecting sign.	New circular white acrylic projecting sign installed as shown on the revised elevation drawing (to follow).	<p>It is proposed to retain the projecting sign 'as built'. The sign is at ground floor level in a position which clearly relates to the adjacent commercial business. The sign has been installed beneath the decorative foliage top to the pilaster, into a plain area of masonry. The sign could easily be removed in the future and any fixing holes repaired and made good.</p> <p>As described in the Heritage Statement the projecting sign is a modest, non illuminated feature situated in the correct position on the building. It has been installed</p>

			<p>so as to avoid any damage to original architectural features.</p> <p>No harmful impact upon the special interest of the listed building or the character and appearance of the Bloomsbury Conservation Area.</p>
2.3 Roller shutter	Pre existing grey metal roller shutter boxing and associated perforated metal shutter and guide rails.	Shutter boxing and shutter itself removed by landlord during the summer 2019. Council advised the removal of the shutter and its housing in an email dated 26 June 2019 from Katrina Lamont. Guide rails are still in situ.	The roller shutter boxing was a modern, unattractive and obtrusive feature which projected from the face of the shopfront. The perforated metal grille had a deadening effect on the shopfront when it was closed and detracted from the overall appearance, quality and character of the listed building. Its removal has enhanced the appearance of the retail unit.