

3.5. While the previous application related to upper floor only, advice is now sought for the conversion of the basement floor too which is currently the main access to the lower ground floor office accommodation to the rear wing behind the terrace. In accordance with policy E2 (Employment sites), the Council would only accept the loss of business premise non-business use where it is shown that: *"a) the site or building is no longer suitable for its existing business use; and b) that the possibility of retaining, reusing or redeveloping the site or building for similar or alternative type and size of business use has been fully explored over an appropriate period of time"*. In consideration of whether the loss of employment floorspace would be accepted, the Council will need to consider whether there is potential for that use to continue on site. A number of criteria for this assessment are given at para.5.37 of the Local Plan which include:

- the suitability of the location for any business use;
- whether the premises are in a reasonable condition to allow the use to continue;
- the range of unit sizes it provides, particularly suitability for small businesses; and
- whether the business use is well related to nearby land uses.

3.6. It is noted that the basement to no.22 acts primarily as circulation space and rooms ancillary to the office use which would become redundant if a stair were to be installed within the modern rear wing itself. It is noted that the basement to no.22 in itself would not offer much range of unit size under an independent use and its internal standard is lacking (for instance with poor natural light). Given the overall package of works proposed and quality of the low existing space, it may in this instance be possible to justify the minor loss of office floorspace in this location on the basis of the delivery of a significant quantum of high quality office floor space within rest of the scheme (nos.12-18). This would however require full justification within formal submission documents in line with the above policy requirements. Further guidance on this matter can also be found in the Camden planning guidance document on town centres, retail and employment (2018).

3.7. Notwithstanding the above, it should be noted that concerns are raised as to the resulting standard of accommodation for future occupiers via this proposed lower ground floor conversion. Policy D1 seek to ensure that all new housing is design to provide a high standard of accommodation, this would include factors such as levels of natural light, outlook, noise and disturbance and privacy. Given the siting of this unit, we question whether the resulting unit would receive adequate levels of natural light as well as whether the relationship with the adjacent office use to the rear wing /lightwell would be appropriate in terms of noise and privacy. The Council would not support this element unless the above land use and amenity matters are fully addressed. This would likely require the submission of a daylight / sunlight report for this new unit.

Change of use of no.20 from HMO to self-contained flats

3.8. The works proposed at no.20 would require both planning and listed building consent and the scheme submitted for comment is very similar to that which was recently approved next door at no.22. The context to the works is also very similar, with the property having been subdivided into small HMO units of very poor standard which would not comply with modern housing regulations. The removal of partitions and unsympathetic additions, and the restoration of the historic features to this property is welcomed by officers and would be considered a significant heritage benefit for the site. Despite its recent use, the property still features a large number of original features and these should be sensitively restored. The loss of HMO accommodation would unlikely be resisted in this instance despite a general presumption for the retention of this form of housing under policy H10 (Housing with shared facilities). This is due to the very poor standard of accommodation within the property as well as the significant heritage benefits to be derived from reverting the listed building into a C3 use.

3.9. These properties were built as single family dwellings, and whilst it is understood that reverting to a SFD is not a realistic option, converting the property back into self-contained housing with plan forms more closely aligned with the original form would be a heritage benefit for the building. As with the adjacent no.22, we would expect full method statements for the repair and reinstatement works and the use of pod style WC's would be assessed in the same manner as outline above. As with no.22, the level of internal partitions would also need to be kept to as close to original plan form as possible. It should also be noted that the same concerns in terms of the resulting standard of amenity for a lower ground floor unit would apply to this property too, particularly as the relationship with the rear lightwell (for office use) would be even worse in privacy terms.

Nos.12-18 (Refurbishments)

3.10. Officers are generally supportive of the approach to refurbishment works proposed to this part of the site. It is noted that the detailing of floor build-up to level internal rooms has yet to be detailed and that opening up investigation works are due to commencement shortly. However, the methodology set out within the submitted documents would remain in line with the Council's expectations and avoid the need for significant intervention (e.g. with approaches to flooring, doors and joinery). The re-laying of tiles to the rear courtyard would be supported as the existing flooring is not historic or of significance. We would request however that patterning to the tiles or planters are used to indicate the historic boundary lines of properties along the terrace to reference its past.

Nos.12-18 (Servicing and mechanical vent)

3.11. The proposed scheme would include a full overhaul of the existing mechanical ventilation equipment, however, during the site visit the method for heating and cooling the refurbished building was yet to have been determined.

3.12. Policies CC1 and CC2 of the Local Plan seek to ensure that all development minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards that are viable during construction and occupation. These policies also seek to ensure that all development should adopt appropriate climate change adaptation measures including the need to reduce the impact of urban and dwelling overheating, such as the application of the cooling hierarchy.

3.13. Although the works would not include any uplift in floor area the property is to undergo a major refurbishment, with an overall area likely to be greater than 500sqm. If it is your intention for the entire building to be serviced via heating, cooling and ventilation equipment (HVAC), then it may be necessary to demonstrate that such provision complies with these policies via the submission of an Energy and Sustainability Statement. Should an Energy and Sustainability Statement be required, this should be submitted upfront with your application. You can find out more details of these report within our Sustainability SPG available on our website.

3.14. No matter what the scale, if the scheme were to include new or replacement external plant equipment then a Noise Impact Assessment (NIA) would be required to demonstrate that such plant could operate within the Council's acceptable noise thresholds in line with policy A4 (noise and vibration). These thresholds are set out within Appendix two of the Local Plan. The NIA should be completed in line with British Standard 4142:2014 and should evidence that the use of the plant would not result in disturbances to surrounding occupiers.

This document represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.

If you have any queries about the above letter or the attached document please do not hesitate to contact me direct.

Thank you for using Camden's pre-application advice service.

Yours sincerely,

John Diver
Senior Planning Officer
Regeneration and Planning
Supporting Communities
London Borough of Camden
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Appendix 4- Morphological Drawings of number 20

The following morphological plans are based on tentative assumptions, informed by visual surveys of the site and the limited archive research available for the building in question. Only limited 20th century plans have been found and no original plans. Only the main structure has been assessed - internal features have not been included in this study.



Figure 12: Morphological drawing of number 20 Theobalds Road. All external and party walls are original. The spine walls and other partitions (as indicated) are also thought to be original however there is a lack of archive evidence to confirm this. All windows on the front elevation have been replaced. It is assumed that these are mid 20th century, possibly required as a result of war damage. The rear windows are a mixture of originals and replacements, and require further investigation. Various internal alterations have been made throughout the 20th century, with partition walls added and altered, and additional bathroom facilities added. The origin of some internal walls is inconclusive due to the limited information available and their thickness, which is unlikely to be of recent construction.

APPENDIX 6: Heritage Impact Schedule

20 Theobalds Road, London WC1

Heritage Impact Schedule

To be read in conjunction with Architect's Drawings

The schedule contains a summary of the remediation, repair and alteration works proposed in the Planning and Listed Building Applications for the conversion of the property from a house in multiple occupation to 4 dwelling flats.

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

Directions / locations of building elements, i.e. left, right, front, back are given as if facing the property from Theobalds Road.

Building Survey & Recording of the interior by Mike McGill MRICS, MSc (Hist Cons), IHBC
February 2018.

Schedule Ref: 1806.601a

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Ref	LOCATION/ ELEMENT	PROPOSED WORKS	IMPACT ON HERITAGE ASSET
DEMOLITIONS & STRIPPING OUT			
1. Basement Level		Front Bedroom and Adjoining Storeroom: Dismantle modern built-in cupboard to LH wall and remove. Demolish partition forming storeroom and back of shower room and W.C.	Positive / Neutral impact on significance of the building. This alteration removes modern accretions which undermined the reading of the plan form of the former domestic space.
		Shower Room: Strip out and disconnect shower cubicle and associated pipework. Modern flush-finished timber door removed and timber framed and plasterboard partition demolished.	Positive / Neutral impact on significance of the building. The removal of the small cubicles opens the plan form to bring it closer to its original layout while still providing necessary sanitary facilities.
		WC: Strip out and disconnect toilet pan and hand basin and associated pipework. Modern flush timber door removed and timber framed and plasterboard partition demolished.	Positive impact as described above.
		Kitchen & Dining Area: Unauthorised timber framed plasterboard nib partition and partition to lobby carefully dismantled and removed. Associated flush faced timber doors removed.	Highly positive impact on the significance of the building; this will recover the original plan form layout of the original kitchen / domestic room.
		Back Bedrooms (3nr): Unauthorised timber framed plasterboard partitions carefully dismantled and removed. Associated flush faced timber doors also removed.	Highly positive as described above.
2. Ground Floor		Front Bedroom: Unauthorised timber framed plasterboard partition carefully taken down. Associated poor quality modern door removed.	Highly positive impact on the significance of the building; this will recover the original plan form layout of the principle rooms. Removal of partition will allow original chimney piece and hearth to be properly read within the room.
		Shower Room / WC: Strip out and disconnect toilet pan, hand basin, shower cubicle and associated pipework. Dropped plaster-board and timber ceiling taken down and disposed. Modern 4 panel door removed and unauthorised timber framed partition demolished.	Highly positive impact on the property, will recover the original plan form layout and height of a principal room; will also reveal original spine wall with its high quality door case and wall paneling. Original timber paneling to left and back walls will also be revealed.

Ref	LOCATION/ ELEMENT	PROPOSED WORKS	IMPACT ON HERITAGE ASSET
		Flat Lobby and Kitchen: Unauthorised timber framed plasterboard nib partition and worktop dismantled and removed. Partitions and shelving to lobby, water heater cupboard (and its over-cupboard) and kitchen carefully dismantled and removed. Kitchen units removed from original historic wall panelling. Associated poor quality flush faced timber doors and panelled door to over-cupboard all removed.	Highly positive impact. These removals will allow the surviving high quality door case and cornice to be fully read along with wall paneling to front and right walls. Revealing the blocked lateral doorway to Nr22 will also articulate the earlier commercial use of the building
		Back Bedrooms (3nr): Unauthorised timber framed plasterboard partitions carefully taken down and demolished. Associated poor quality flush faced timber doors removed. Unauthorised timber mezzanine structure and its associated supporting posts and balustrade all dismantled and removed.	Highly positive impact on the significance of the building; will recover the original plan form layout of a principle room. The original wall paneling and chimney piece will be fully revealed to the room.
		Generally: Strip out redundant and/or poorly fitted services from walls and ceilings. e.g. cabling, plastic conduit, light fittings etc	Positive impact on the aesthetic appearance of the interior through the removal of piecemeal services clutter. The original high quality joinery and decorative plasterwork will be clearly expressed without incongruous features.
		Entrance Hall: Take down and remove the partition that forms ground to first floor stairwell enclosure. The return partition and blocked doorway enclosing the top of the ground to basement stairwell is to be also taken down.	Highly positive impact on the significance of the ground floor space. The original spatial qualities of the main entrance hall to the house will be restored. The original cast iron stair balustrade will also be revealed and fully seen within the hall.
3. First Floor		Front Bedroom: Unauthorised timber framed plasterboard partition carefully taken down. Associated poor quality flush-faced timber door removed.	Highly positive impact on the significance of the building; this will recover the original plan form layout of a principle room.
		Shower Room / WC: Strip out and disconnect toilet pan, hand basin, shower cubicle and associated pipework. Dropped plaster-board and timber ceiling taken down and disposed. Modern flush-faced timber door removed and unauthorised timber framed partition demolished.	Highly positive impact as stated above. The original full room height will also be restored.

Ref	LOCATION/ ELEMENT	PROPOSED WORKS	IMPACT ON HERITAGE ASSET
		Stairwell & Landing: Modern timber-framed and plasterboard partitions to be demolished to full height and removed.	Positive. Will restore the openness of the original stairwell planform and allow the original balustrade to be seen.
		Flat Lobby and Kitchen: Unauthorised timber framed plasterboard nib partition and worktop dismantled and removed. Partitions and shelving to lobby, water heater cupboard (and its over-cupboard) and kitchen carefully dismantled and removed. Kitchen units removed from original historic wall panelling. Associated poor quality flush faced timber doors and panelled door to over-cupboard all removed.	Highly positive impact. These removals will allow the surviving pair of high quality door cases and cornice to be fully read along with wall paneling to front and right walls. Revealing the blocked lateral doorway to Nr22 will also articulate the earlier commercial use of the building.
		Back Bedrooms (3nr): Unauthorised timber framed and plasterboard partitions carefully taken down and removed. Associated poor quality flush faced timber doors removed. Unauthorised timber mezzanine structure and its associated supporting posts and balustrade all dismantled and removed. Dismantle and dispose the 2nr integrated cupboards fitted at each end of the back (bay) wall.	Highly positive impact on the significance of the building; this will recover the original plan form layout of a principle room. Removal of fittings will reveal the original composition of the internal elevation. Removal of mezzanines and partitions will allow to entirety of the original decorative plasterwork patterns to the ceiling. The high quality carved stone and marble chimney piece will also be properly seen within the room.
		Generally: Strip out redundant and/or poorly fitted services from walls and ceilings. e.g. cabling, plastic conduit, light fittings etc	Positive impact on the aesthetic appearance of the interior through the removal of piecemeal services clutter. The original high quality joinery and decorative plasterwork will be clearly expressed without incongruous features.
4. Second Floor		Front Left Room: Take down unauthorised timber framed plasterboard partition. Construct new full height timber-framed partition further back to room to form new kitchen space. Reverse existing door swing and replace modern door with new six flat-panel painted timber door. Install new free floor-standing kitchen units.	Positive / Neutral impact on the significance of the building. This removal will enlarge the room, closer to its original layout.

Ref	LOCATION/ ELEMENT	PROPOSED WORKS	IMPACT ON HERITAGE ASSET
		Shower Room / WC: Strip out and disconnect toilet pan, hand basin, shower cubicle and associated pipework. Partially take down separating timber framed plasterboard partition. Poor quality timber doors with planted mouldings removed. New painted timber six flat-panel door to be fitted.	Positive / Neutral Impact as stated above. Poor quality and faux Georgian joinery fixtures removed.
		Landing & Stairwell: Partially cut back and take down balustrading partition to align with flat entrance lobby enclosure. Poor quality modern timber door (with planted mouldings removed). New painted timber six flat-panel door fitted with swing reversed inwards.	Positive Impact. Will partially restore the openness of the original stairwell planform and allow the original balustrade to be seen. Incongruous looking modern door removed.
		Kitchen and Flat Lobby: Unauthorised timber framed plasterboard partition and nib taken down and removed. All kitchen units, wall cupboards, shelves and worktops dismantled and removed. Poor quality flush faced timber door removed. Laminated plank floor covering stripped up and disposed.	Positive Impact. This will help recover the original plan form layout this back room. Removal of fittings clutter will reveal the internal elevations.
		Back Bedrooms (3nr): Unauthorised timber framed plasterboard partitions carefully taken down and demolished. Associated poor quality flush faced timber doors all removed. Modern fixtures removed from under-stair alcove.	Highly positive impact on the significance of the building; this will recover the original plan form layout the original back room. Partitions removal will allow the reading of the original moulded plaster cornice around the room. Removal of fittings will reveal the timber dado paneling to the walls. The original stone and marble chimney piece will also be properly seen within the room.
		Back Left Room: Carefully remove book-shelving fitted within original chimney piece opening.	Positive: Will remove an incongruous looking feature to the original chimney piece.
		Generally: Strip out redundant and/or poorly fitted services from walls and ceilings. e.g. cabling, plastic conduit, light fittings etc	Positive impact on the aesthetic appearance of the interior through the removal of piecemeal services clutter. The original high quality joinery and decorative plasterwork will be clearly expressed without incongruous features.

Ref	LOCATION/ ELEMENT	PROPOSED WORKS	IMPACT ON HERITAGE ASSET
5. Attic Storey		Front Left & Front Middle Rooms: Modern timber framed plasterboard dividing partition taken down and removed. Built in cupboard over chimney piece carefully dismantled and removed.	Positive impact on the significance of the building. This will help recover the original plan form layout of the room which would have been the original domestic servants living quarters. Removal of the incongruous cupboard from a good quality marble chimney piece will allow this historic feature to be properly seen within the room.
		Front Right Room: Remove poor quality room-interconnecting double doors and infill the opening with insulated timber-framework with skimmed plaster-boarded facing.	Positive / Neutral impact. The doors are poor quality so removes a feature that is not in keeping with the architectural style of the house.
		Bedroom Corridor: Modern timber framed plasterboard dividing partition taken down and removed. Associated 2nr flush faced timber doors removed.	Positive impact on the significance of the building. This reverse the muddled plan form to recover the original plan form layout. The modern doors are poor quality so removes features that are not in keeping with the architectural style of the house.
		Kitchen and Entrance Lobby: Timber framed plasterboard partitions separating back room taken down and removed. Associated flush faced timber door removed. Kitchen floor and wall units removed.	Positive Impact: This removal reinstates the original plan form of the back room and the incongruous looking modern door removed. Wall clutter is also removed.
		Back Left Room: Modern timber framed plasterboard (perpendicular to party wall) partition carefully taken down. Associated 2nr panelled doors removed.	Positive impact as described above.
		Back Right Room: Strip out water heater and associated services and demolish storage cupboard. Strip out bathroom, handbasin, WC and shower cubicle.	Positive / Neutral Impact: The cupboard removal partially reinstates the original plan form of the back room.
		Landing Area: Remove modern door (with planted mouldings) and door-stops from the top of staircase.	Neutral impact. The door is of poor quality and not in keeping with the interior. There is a question mark as to whether there was originally a simple 4 panel door in this position.

Ref. LOCATION/ ELEMENT	PROPOSED WORKS	IMPACT ON HERITAGE ASSET
ALTERATIONS, ADDITIONS & REPAIRS		
6. Generally	Joinery & Decorative Plaster Work: Missing elements to be pieced into match the profiles of the adjoining work. Paint removed from ceiling cornice to recover their mouldings using chemical poultice.	The ground and first floor rooms retain nearly all of their high quality architectural features which contribute significantly to the buildings special interest. Their careful restoration will greatly reinstate the architectural integrity on the interior.
7. Basement Level	<p>Replace all internal flush modern doors with traditional four-flat-panel painted timber doors.</p> <p>Construct new timber framed and plasterboard partition to form new bedroom and to enclose doorway into former WC. Emulsion on plaster skim finish. Fit painted wood skirting fitted to partition both sides, profile to match existing adjacent.</p> <p>Back Room: Freestanding kitchen units and shower room to be fitted adjacent to right hand wall. Skirtings to be retained.</p>	<p>Positive / Neutral Impact: Replacement four panel doors will be more in keeping with original joinery style to these lower status rooms.</p> <p>New partition will provide necessary sanitary facilities to the dwelling while simplifying the previously muddled plan- form.</p> <p>Kitchen and shower room units location will have no impact on architectural features.</p>
8. Ground Floor	<p>Front Room: Repair moisture damaged historic panelling within the removed shower room / WC. Fix permanently shut the door separating the front room from hallway and apply white intumescent paint as undercoat to both sides.</p>	Neutral / positive impact. Replacement features on a like for like basis. Reuse of the existing service riser for new service runs will reduce the need to make new openings or cutting into historic fabric.
	<p>Front / Back Room: Make and hang new 6 panel timber door into original opening frame. Profile and mouldings to match the surviving historic door adjacent (which leads from the hall to the back room).</p> <p>Back Room: Install free standing kitchen and shower room unit. Services to be run behind free standing units on top of existing floor. Overhaul sash windows to ensure proper opening to ventilate Living / Dining Room.</p> <p>Fit air extractor grill at high level above WC, finished flush with panel.</p>	<p>Highly positive impact on the significance of the interior. Reinstatement of a reproduction door in facsimile to the original will reinstate the designed symmetrical pairing with the adjoining surviving door.</p> <p>Kitchen units freestanding location will have no impact on architectural features. Fully operational sash windows critical to achieving ventilation/ air change requirements of the Building Regulations.</p> <p>Some minor loss of fabric to create opening for soil pipe extract and</p>

Ref. LOCATION/ ELEMENT	PROPOSED WORKS	IMPACT ON HERITAGE ASSET
		mechanical air extract. Visual impact is mitigated as it would be at high level and set behind the freestanding units.
9. First Floor	Front / Back Room: Make and hang new 6 panel timber door into existing original frame. Profile and mouldings to match surviving door adjacent.	Highly positive impact on the significance of the interior. Reinstatement of a reproduction door in facsimile to the original will reinstate the designed symmetrical pairing with the adjoining surviving door.
	Back Room: To the retained fixed lateral door to Nr 22 Theobald Road: Paint door face with clear intumescent paint to achieve 60 minute fire resisting construction. Overhaul sash windows to ensure proper opening to ventilate Living Dining Room.	Retention of the later door opening provides physical evidence of the building's former lateral connection to Nr20 Theobalds Road. Fire upgrading prevents fire spread between the buildings without harming visual appearance.
	Back Room: Install free standing kitchen and shower room unit. Services to be run behind free standing units on top of existing floor. Overhaul sash windows to ensure proper opening to ventilate Living / Dining Room. Fit air extractor grill at high level above WC, finished flush with panel.	Kitchen units freestanding location will have no impact on architectural features. Fully operational sash windows critical to achieving ventilation/ air change requirements of the Building Regulations. Some minor loss of fabric to create opening for soil pipe extract and mechanical air extract. Visual impact is mitigated as it would be at high level and set behind the freestanding units. Overhaul sash windows to ensure proper opening to ventilate room.
10. Second Floor	<p>Front Left Room: Construct new full height timber-framed partition into room to form new bathroom and bedroom; emulsion on plaster skim finish. Fit painted wood skirting to partition both sides, profile to match existing adjacent. New painted timber four flat-panel door to be fitted. Overhaul sash windows to ensure proper opening to ventilate room.</p> <p>New bathroom: New sanitary fixtures to be installed, using existing ducting and service runs. New painted timber four flat-panel door to be fitted</p>	<p>Minor impact: Second floor rooms are less architecturally important; so some intervention in plan form can be considered. The subdivision of the room is justifiable in order to provide sanitary facilities to the dwelling.</p> <p>The existing room has no surviving chimney piece; thus bathroom units will not impact on architectural features or loss of fabric. Chimney breast would still be readable within the room.</p> <p>Fully operational sash windows critical to achieving ventilation/</p>

Ref. LOCATION/ ELEMENT	PROPOSED WORKS	IMPACT ON HERITAGE ASSET
		air change requirements of the Building Regulations. Replacement panel doors have a positive impact as their style will be in keeping with the character of the house.
	Front Left Room Contd: Existing door, separating the front room from stair landing, to be replaced with traditional panelled fire door to comply with building regulations, used only for emergency escape. New entrance door - four flat-panel painted timber door - to replace modern existing door.	Fire door will be kept shut and will allow the door to be opened for emergency use (and used again in the future; thus this has neutral impact).
	Back Room: Make and hang new painted timber four flat-panel door to doorway of reinstated back room. Install free standing kitchen units along the left (party) wall with the units scrolled cut to accommodate the retained dado rail and skirting joinery. Services to be run through floor voids. Existing opening from the landing to be infilled. Door frame to be retained if historic.	Replacement panel door here will have a positive impact as the style will be in keeping with the character of the house. The kitchen units are a reversible addition to the wall. Existing opening infilled to allow entrance formation for third floor flat will have a minor impact on the plan form, but the architrave will be retained to articulate former opening as part of a layer of the house's history.
	Landing & Stairwell: New painted timber four flat-panel doors fitted to existing openings to form flat entrances to second and third floor flat (with door swing reversed inwards). Door and frame to match existing details/appropriate for house of this age and type.	Positive impact as stated above.
11. Third Floor	Front Right Room: Remove poor quality room-interconnecting double doors and erect a new partition further to the right (to allow a wardrobe space to the master bedroom) with insulated timber-framework with skimmed plaster-boarded facing. New painted timber four flat-panel door and architrave surround to be installed and fit new painted timber skirting to both sides of new partition	Neutral impact. The modern doors are poor quality so this removes a feature that is not in keeping with the architectural style of the house. Third floor is less architecturally important; so intervention in plan form can be considered. New partitions allow better use of the two rooms as separate bedrooms. The works will remove the muddled plan form and return it closer to its original layout.

Ref. LOCATION/ ELEMENT	PROPOSED WORKS	IMPACT ON HERITAGE ASSET
	<p>to match adjacent moulding profile.</p> <p>Front left room: existing wall between front and rear room to be moved slightly to the back to accommodate new ensuite bathroom and a main bathroom. New bath and sanitary fixtures to be installed, using existing ducting and service runs.</p> <p>Back Room: Remove existing modern partitions and create an open plan kitchen/dining/living area. Central wall nib retained to indicate historical plan-form. Kitchen units installed along the right-hand side party-wall, reusing the existing service runs.</p> <p>Make opening in new partition to form new doorway to rear room.</p> <p>Rear casement windows and front sash windows to be overhauled and refurbished.</p>	<p>The minor loss of fabric and subdivision of the room is justifiable at 3rd floor level in order to provide adequate sanitary facilities to the dwelling – neutral impact. Reuse of service runs will have a neutral impact on the fabric of the building.</p> <p>Neutral Impact: Simplifies the muddled plan form of this lower status floor while better utilising the space for the dwelling.</p> <p>Positive impact as this will conserve the authentic window types to this attic storey.</p>

END OF SCHEDULE

APPENDIX 7: Method Statement for Partitions & Fixtures Removal

Method Statement

For the Removal of Internal Partition-Walls and other Fixtures at:

20 Theobalds Road, London WC1

Document Ref: 1806.602.

Prepared by Mike McGill, Chartered Building Surveyor, Assembly Associates

INTRODUCTION

This document sets out the building works methodology for the removal of a range of partition-walls and other fixtures to the interior which have been deemed illegal or unauthorised by Camden Borough Council. The property is a Grade II listed building and as such is statutorily protected under the Town and Country Planning (Listed Buildings and Conservation Areas) Act of 1990.

1. PRELIMINARY WORK

1.1 The building contractor who is to undertake the works shall conduct a full health and safety risk assessment of the project prior to the commencement of the demolition and stripping out works. In accordance with Health and Safety Executive (HSE) guidelines, a suitably competent person must assess the likely presence or asbestos containing materials at the property and carry out a "Refurbishment / demolition survey" for asbestos containing materials prior to the commencement of the works. Where asbestos containing materials are identified, these are to be removed prior to the commencement of the works by a licensed asbestos contractor.

1.2 The works described below are classed as a "Construction Project and are therefore required to comply with the Construction (Design and Management) Regulations 2015 (CDM). In accordance with the CDM regulations, the contractor undertaking the works is to produce a health and safety risk assessment and method statement for the execution of the works. The document is to be supplied for the attention of the building owner, employer, (or their agents) and any property occupants at least 7 days prior to the commencement of the works. The contractor is required to notify the Health & Safety Executive by completing and submitting the HSE Form F10 "Notification of construction project" before the commencement of the works.

1.3 Clear all floors and rooms of all loose materials, rubbish, furniture and fittings to allow full and unhindered access to execute the works. Cut and lift all floor coverings adjacent to the partitions to be removed, including underlay timber sheeting. Cart all away to a licensed dump.

1.4 The contractor undertaking the demolition of the internal partitions shall review the supplied drawings and take down only those partitions shown on the architects drawings. Any enquiries with regards to the scope or method of the demolitions are to be made directly to the supervising surveyor or architect.

2. ACCESS, SAFETY AND SECURITY PROVISIONS

2.1 Provide and maintain while the works are being carried out, all boarding, screens and barriers necessary to keep the building secure, to contain/ control dust emanating from the demolitions and to remove all waste material from the property using safe and controlled methods so not to cause hazard or harm to occupiers or pedestrians. All waste material must be transferred to a licenced waste facility. Provide and run mechanical dust extraction direct to atmosphere for the duration of the demolitions.

2.2 .Where electrical, water, waste, gas services run close to or are connected with the partitions to be demolished, ensure all the relevant existing supply services are capped off, disconnected and made safe. Note that services may be hidden with the partitions.

2.3 Provide safe access platforms and / or robust step ladders to allow for the safe working at height to carry out the works herein described.

3. DEMOLITION WORKS

3.1 Expose Partition Abutments:

Using a knife and fine toothed mini-saw carefully scroll-cut sections of the facing plasterboard where it abuts the ceiling cornice, dado rail, chimney piece, skirting, panel moulding or other architectural features. Carefully remove the opposing sides of plasterboard to reveal the abutment of the timber framework / noggins. Leave the framework insitu for inspection by the project surveyor or architect for further instruction.

Following the verification that the partition timbers are not fixed to the architectural features by either mechanically or adhesive means, take down the partitions as follows:

Cut back and remove the plasterboard to fully reveal the near-most vertical stud to its full height. Carefully cut through the stud at approx 500mm centres working from top to bottom and carefully remove the sections and ease away the attached noggins from the abutting wall, skirtings, cornice, dado rail etc. Continue to remove approx 600mm wide section of partition to its full room height.

Following the removal of the vertically abutting sections, carefully cut and remove the plaster board to both sides where it is fixed to the head plate and sole plate timbers along its full length. Reveal sufficient areas to establish the method of the plates' abutment to projecting architectural features, i.e. decorative ceiling mouldings. Leave the timber plates in situ for inspection by the project surveyor or architect as previously described. Ensure that the head and sole plates are firmly fixed into the ceiling / floor joists above prior to the removal of the supporting studwork.

3.1 Take Down Partitions: Carefully strip off the remaining plaster board from both sides, noting the presence of any services and make safe as previously described and in 4.1. Carefully cut and dismantle the partition framework using hand tools only and remove and bag-up any in-filled mineral wool insulation. Ensure due care when dismantling the framework so not to cause damage to adjoining architectural features. Provide suitable propping from floor to head plate where necessary to stabilise. Strip off any skirtings to the partitions, de-nail all removed timbers, and cart all away.

3.2 Take down Mezzanine Floor Structures

Lift off and dispose the soft furnishing material from the mezzanine floors to expose the supporting timber framework. Note any service runs and where in-situ, disconnect and strip out as described in 4.1. Dismantle the timber framework, carefully releasing all screwed or nailed connections where they are fixed to the main (party) walls, floor and ceiling. Ensure all the adjacent timber and plaster finishes to be retained are not damaged during removal. Remove all fixing screws and nails from the removed structure and cart all timbers away.

4. SERVICES

4.1 Strip Out Electrical Installations: Prior to the demolition works, locate the consumer unit / fuse board and isolate the electrical supply to installations fixed to or adjacent to the partition to be demolished. During the removal of plasterboard and timbers, tie and secure back any electrical cabling, switches, sockets etc that are fixed to the partition so that they present no hazard to persons.

Following the removal of all partitions materials from site, an NICEIC registered electrician shall within 48 hours strip out all the residual electrical cabling and disconnect and remove all the electrical installations previously attached to the partitions; the electrician is to leave all remaining electrical installations safe.

5. REINSTATEMENT AND MAKING GOOD

On the completion of the above works, any historic architectural features that have been removed or damaged due to the installation of the partitions are to be reinstated or repaired; the works should be undertaken in for each architectural feature / element as follows:

5.1 Make Good Surfaces: Infill all fixing or services-run holes in ceilings, walls and floors where exposed by the removal of the partitions. To the walls and ceilings in-fill holes and indents using a proprietary plaster of Paris or similar paste and run in level and smooth to the adjacent surface. Rub down when cured to match surface finish of the adjacent ready for decoration.

5.2 Repair & Reinstat e Decorative Plaster Features: For damaged or missing sections of decorative ceiling work, remake and reinstat e in facsimile in plaster of Paris using a combination of or either of fine-hand tools, silicone mould and timber / zinc template of the adjacent work. Notwithstanding the template method, copy and form the original profile or embellishment (dentils etc) by removing all paint from an adjacent matching section. The location to be used to make for the template is to be approved in advance by the local authority conservation officer. The paint shall be removed from the plaster feature using a chemical poultice such as Peelaway and finally cleaned off with fine pick tools and soft brush with warm soapy water. Strictly follow the manufacturer's guidance and health and safety requirements for the application of the Poultice sheet. Reinstat e the plaster detail as above described, and for new cornice, run-in situ in a minimum 2 coat work with hessian backing, Ensure perfect jointing to the adjoining work. When fully cured, remove any surface imperfections from the plasterwork to ensure a smooth finish, ready for decoration.

5.3 Make Good / Reinstat e Joinery: Piece in missing or repair damaged joinery features that are original to the building. i.e. skirtings, dado rail, panel mouldings, architraves etc Make suitable template and reinstat e in facsimile to perfectly match the adjacent profile in kiln dried slow-grown softwood. Fix the new joinery element using lost head stainless steel nails into the existing timber-grounds. Where grounds are missing, glue or mechanically fix new slow-grown softwood grounds direct to brickwork to ensure the secure fixing of reinstat ed joinery. Ensure perfect mitred jointing between the new and old work. For damaged joinery, infill holes or indents with 2-pack resin and bring level and smooth to match the adjacent surfaces. Remake damaged mouldings using 2-pack resin or piece in new softwood to match the existing profile, ensuring good jointing. Rub down with fine grade sandpaper ready for redecoration.

5.4 Clean Chimney Pieces: Carefully lift off the adhered caulk, plaster or silicone sealant residues from the marble surface of the chimney pieces using a plastic edged scraper. Gently use a plastic tipped tool for removal of the sealants from fine carved details. Metal edged scrapers and filling knives are not to be used. Clean down the surface using a small soft bristle brush or tooth brush in warm soapy water.