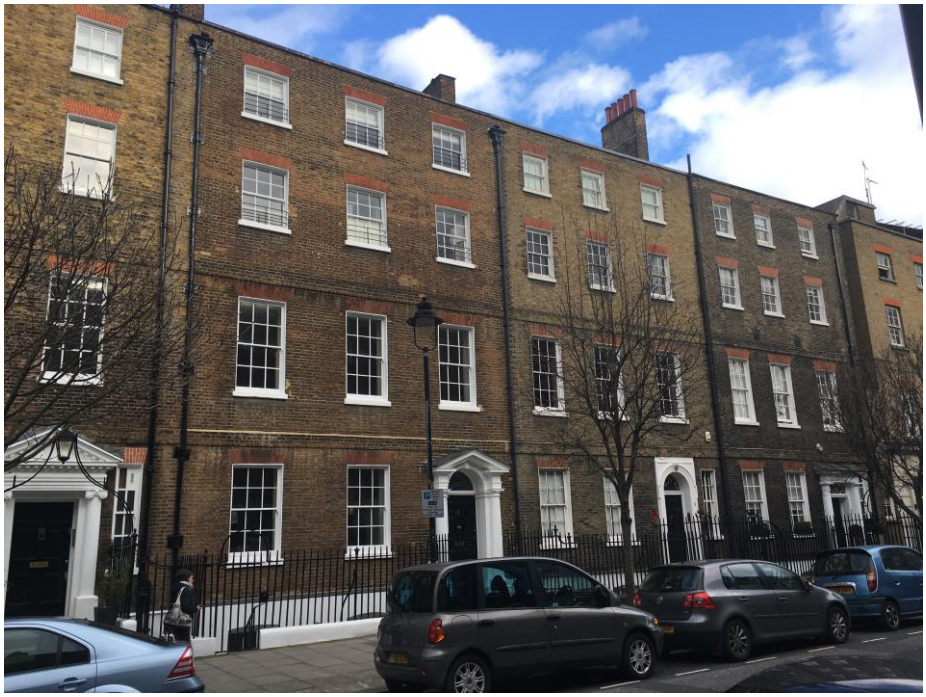
Project:	4 John Street, London	**Ref:**	Jcsm.15/SHS
Applicant:	James Moores	**Date:**	09.06.2020



1.0 Introduction

1.1 This Supplementary Heritage Impact Statement is to be read in conjunction with the Heritage Statement dated 03.03.2020 submitted with the application for listed building consent for façade repairs at 4 John Street.

This statement makes particular reference to the impact of the proposed works on the interior of the building. Whilst it is in the nature of the proposed scheme of repair that the full extent of disruption cannot be accurately predicted, the statement is based upon a prediction of the likely impact using the best available information at the time of writing.

It is anticipated that, as the repair works proceed, the condition of underlying structures are revealed and the full scope and detail of necessary repairs are finalised, then further updates of this statements will be prepared and submitted as appropriate.

2.0 Outline of proposed repairs

2.1 The proposed repair works aim to rectify bulging brickwork of the house façade and will entail taking down and rebuilding sections of the de-bonded outer leaf of brickwork and the replacement of failed brick arches. What is unknown is the condition of the inner leaf of brickwork and consequently the what extent of remedial work to the inner leaf and, therefore, to what degree interior fabric and finishes are likely to be disrupted. In order to execute the outer leaf repairs some limited internal disruption can be predicted relating to the need to safely support the structure during the repair works.

3.0 Previous alterations and repairs

3.1 The property has been subject to previous repairs and alterations during the period of the applicant's ownership and this provides us with useful knowledge of some elements of the fabric and finishes. In particular, a major scheme of repair was undertaken in 2004-2008 which included structural strengthening of floors and structural tying of the principal façade.

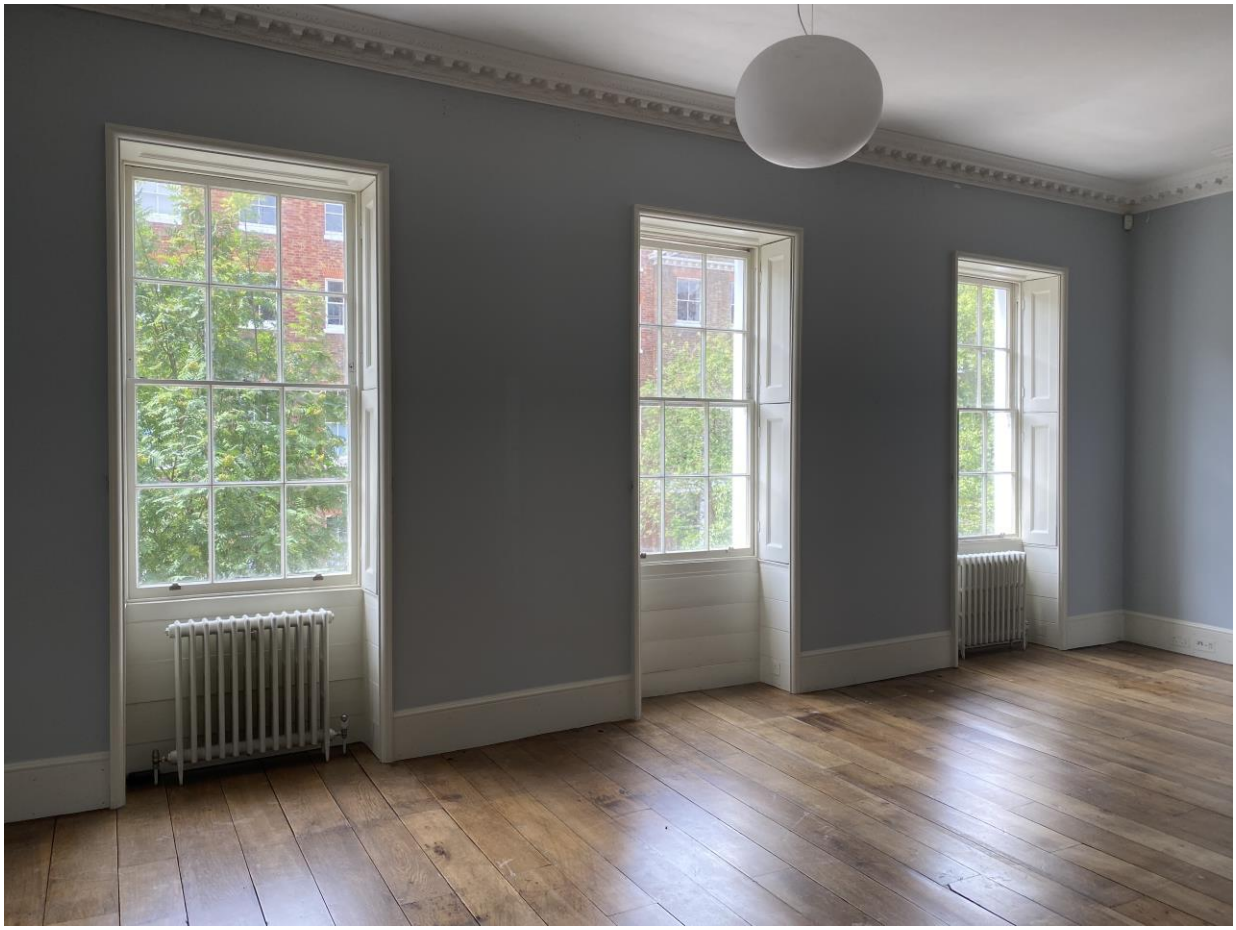
4.0 Outline description of interior rooms.

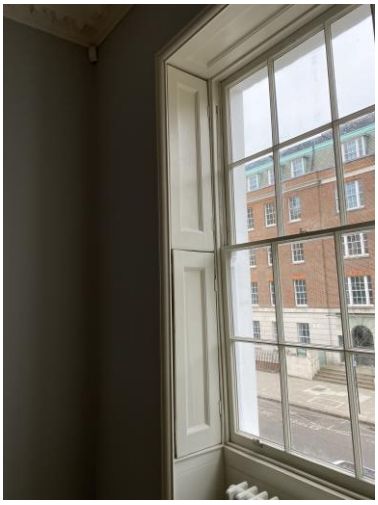
4.1 The descriptions below focus on the rooms which comprise the interior face of the front façade.

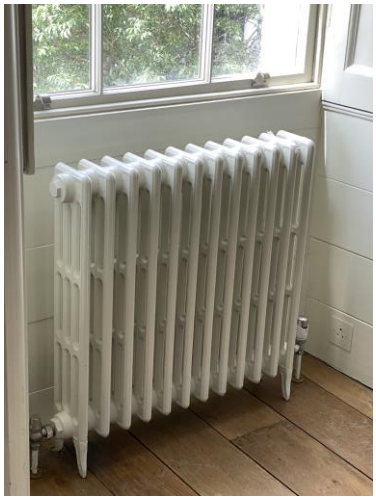
Ground floor and basement

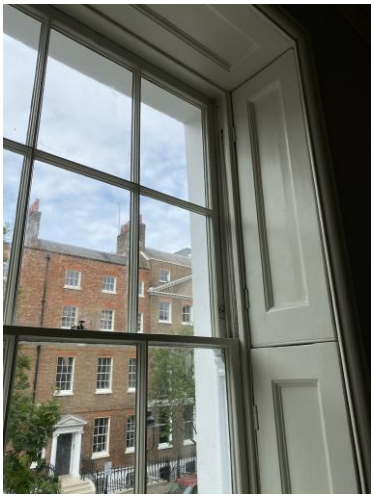
4.2 We do not envisage any significant disturbance of ground floor or basement rooms. Minor disturbance caused by temporary props may be required and the impact of this will be described where appropriate.

First floor



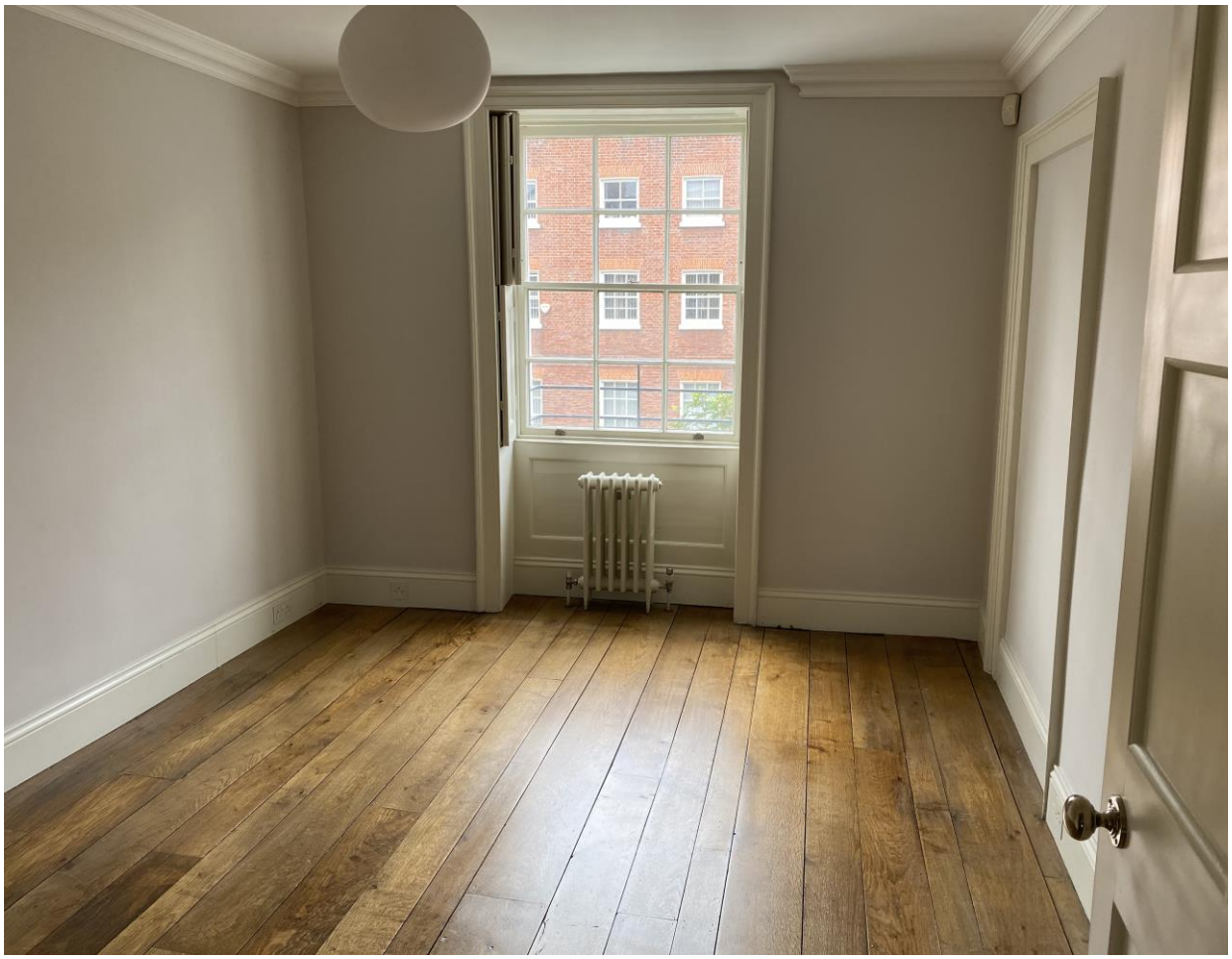


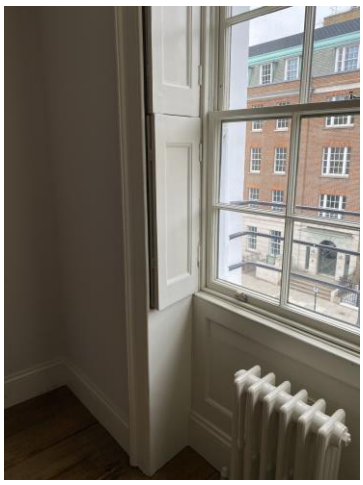


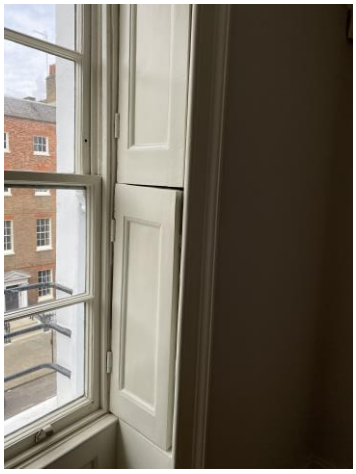


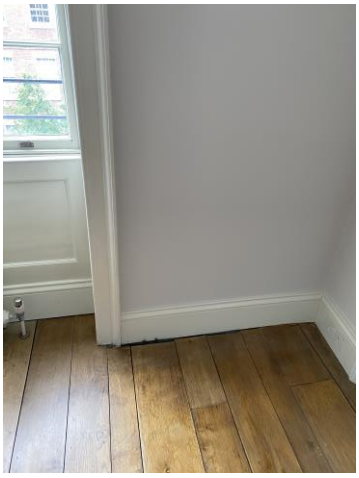
4.3 **First floor drawing room.** Lath and plaster ceiling; painted plaster walls; modillion cornice; three 6/6 double hung sliding sash windows; ovolo moulded panelled shutters and soffits; boarded recess down to floor; ovolo moulded architraves; bead moulded skirting boards; butt-jointed oak floorboards; cast iron column radiators in two window recesses.

Second floor

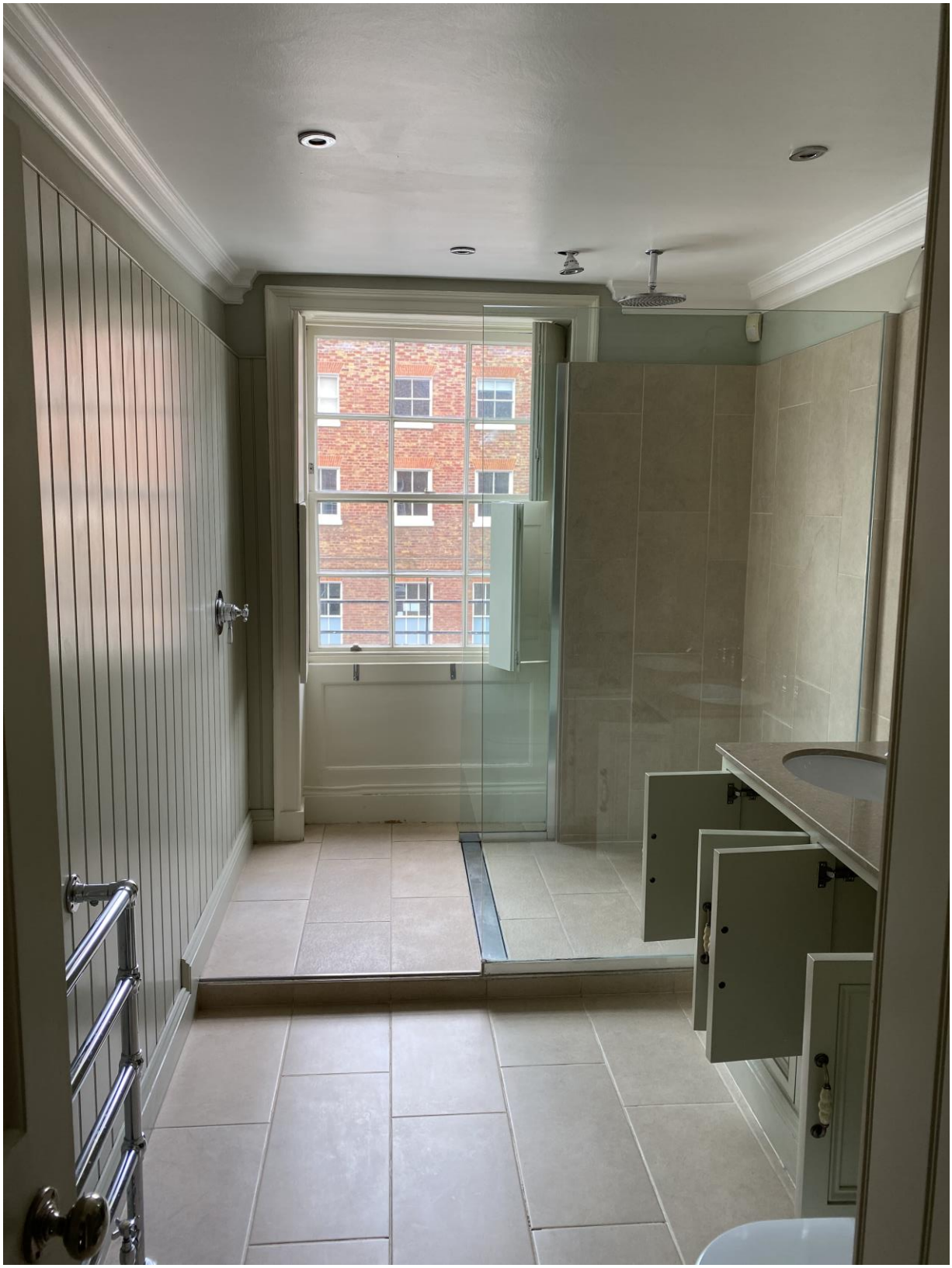






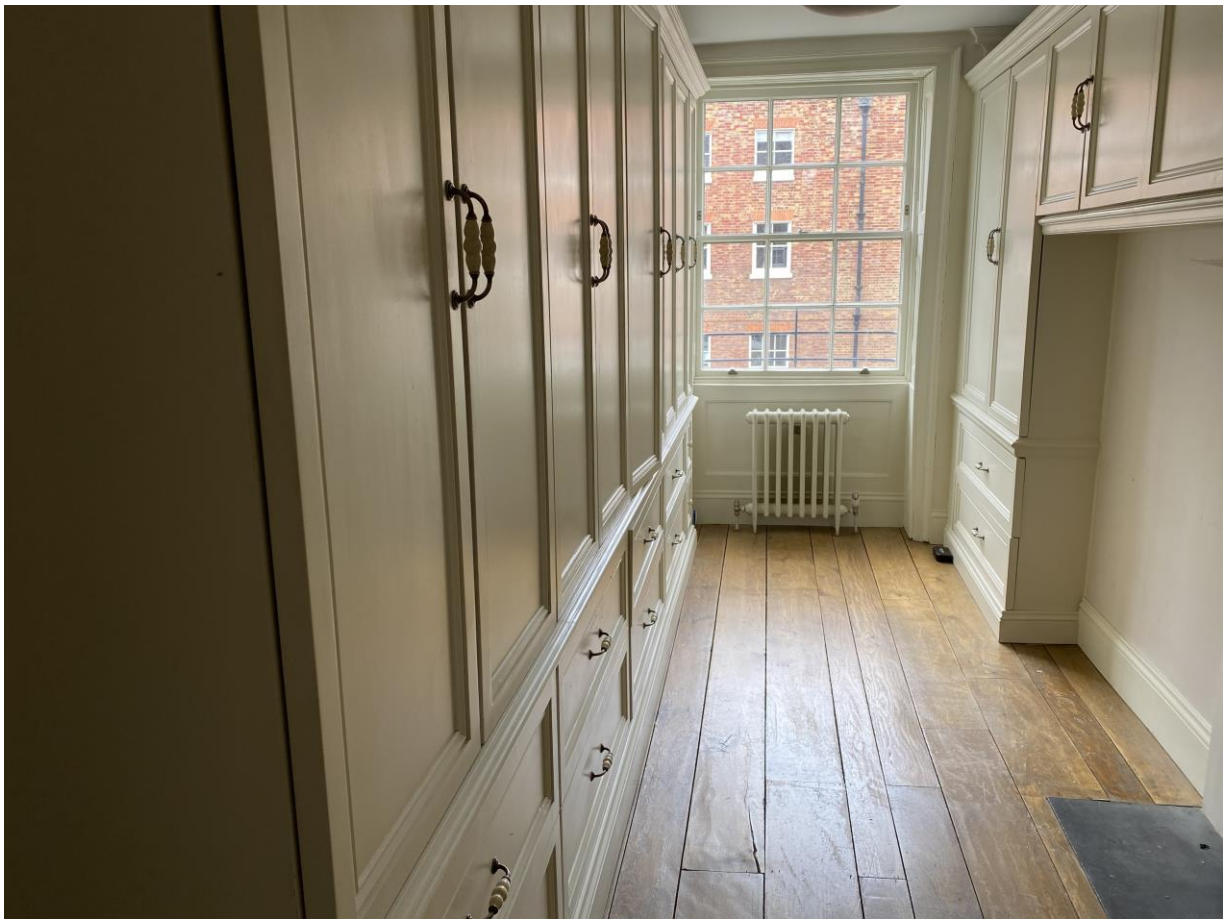


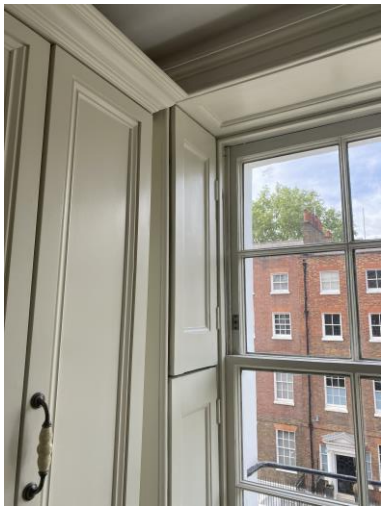
4.4 **Second floor bedroom.** Lath and plaster ceiling; painted plaster walls; moulded plaster cornice; 6/6 double hung sliding sash window; ovolo moulded panelled shutters, soffit and recess down to floor; ogee moulded architraves; ogee moulded skirting boards; oak floorboards; cast iron column radiator in window recess.



4.5 **Second floor bathroom.** Lath and plaster ceiling; painted plaster walls; moulded plaster cornice; 6/6 double hung sliding sash window; ovolo moulded panelled shutters, soffit and recess down to floor; ogee moulded architraves; ogee moulded skirting boards; ceramic tile floor.

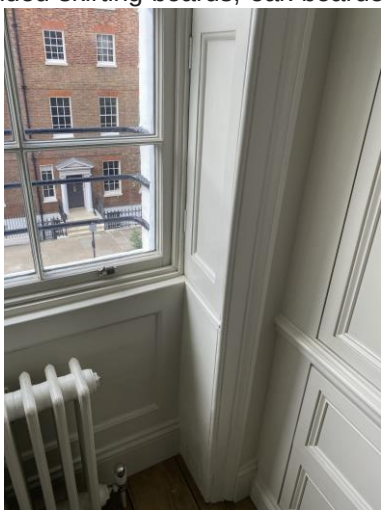
Second floor





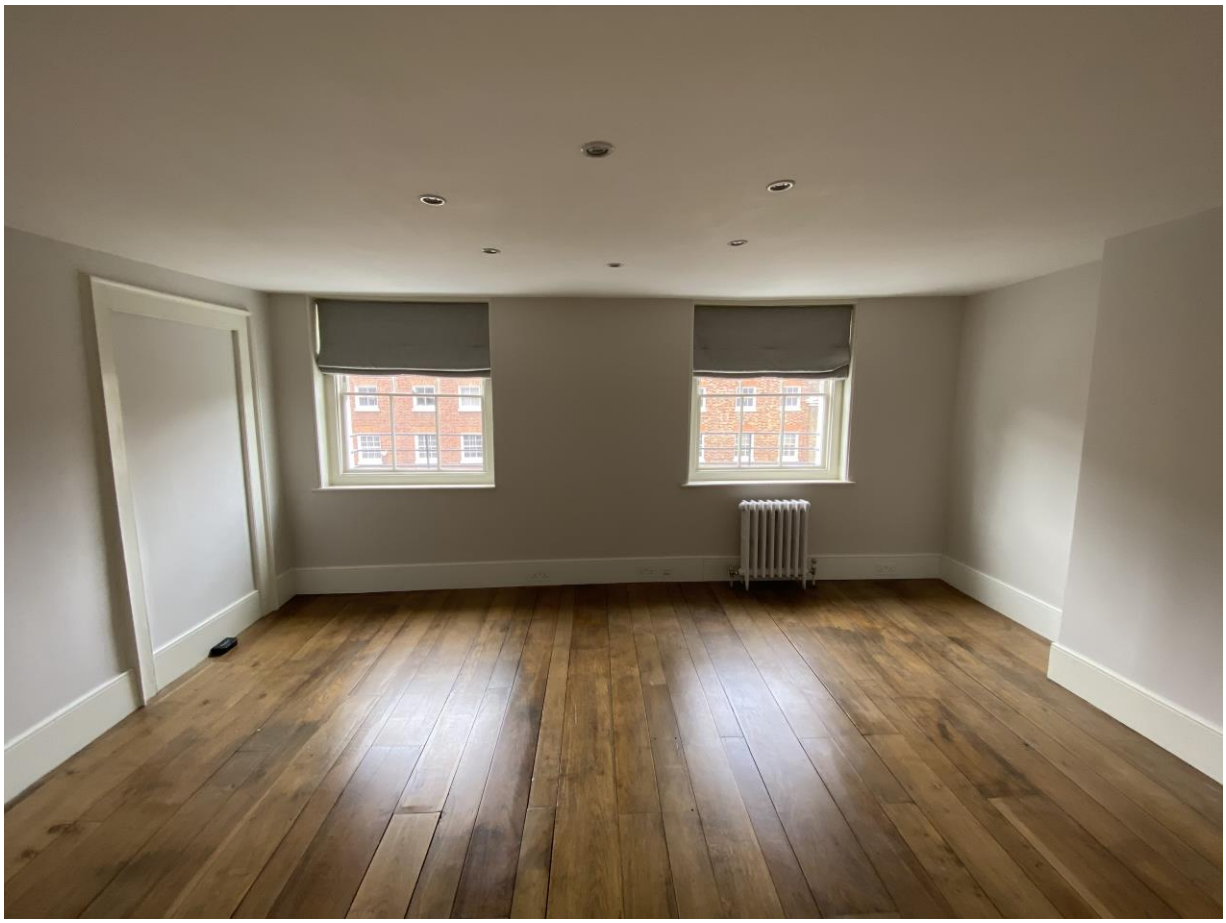
Lath and plaster ceiling; painted plaster walls; moulded plaster cornice; 6/6 double hung sliding sash window; ovolo moulded panelled shutters, soffit and recess down

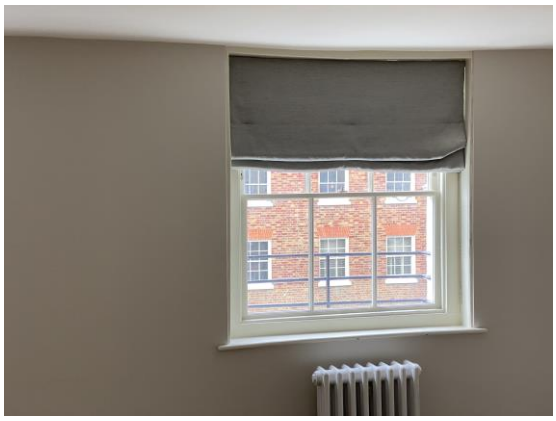
to floor; ogee moulded architraves; ogee moulded skirting boards; oak boarded floor; cast iron column radiator in window recess; fitted wardrobes.

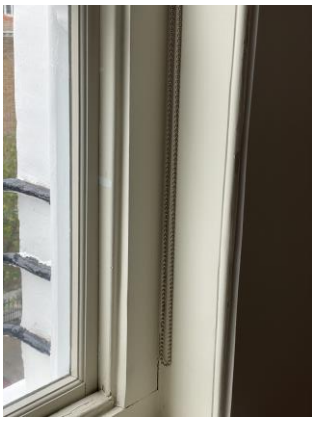


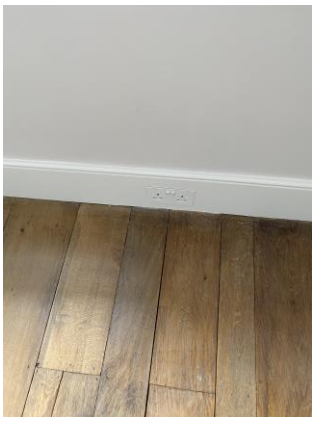
4.6 **Second floor walk-in wardrobe.**

Third floor



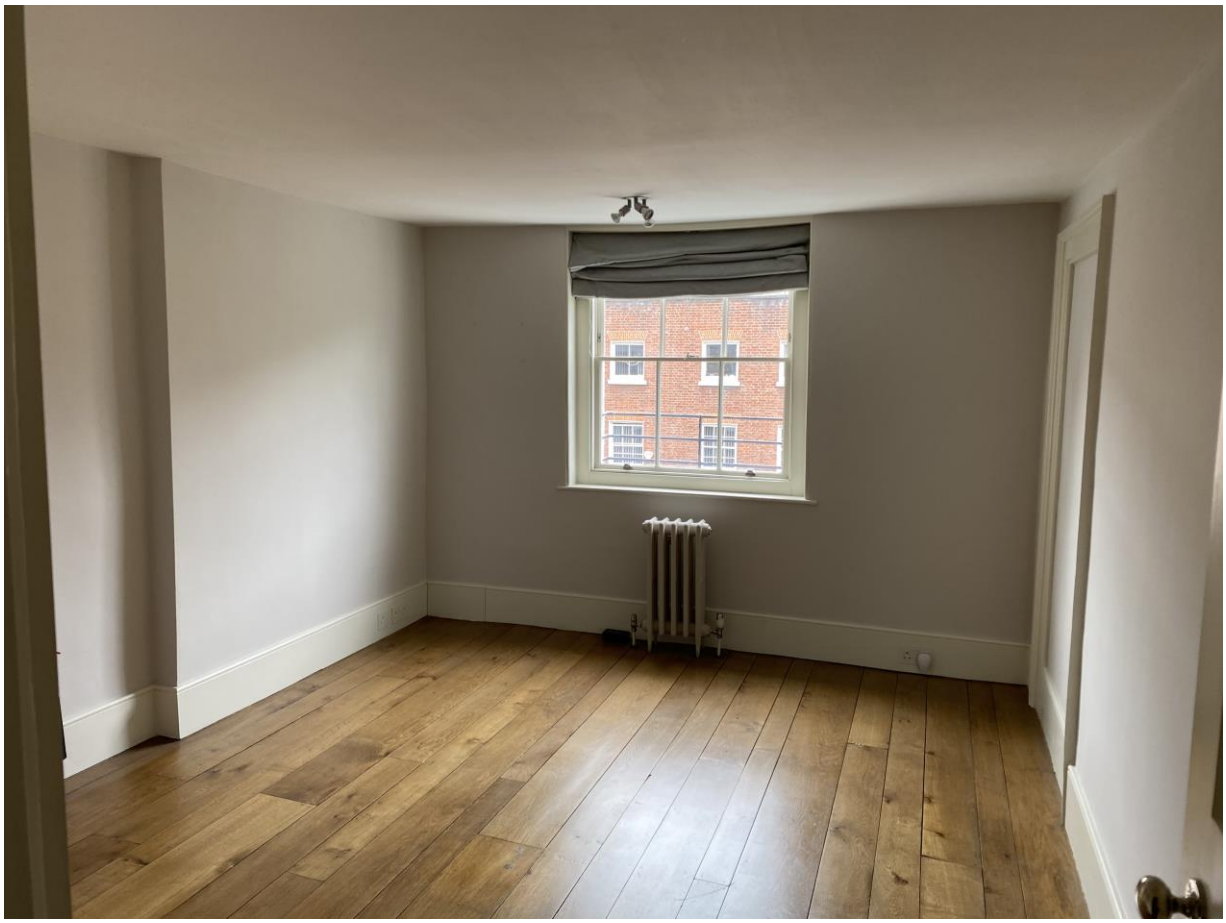


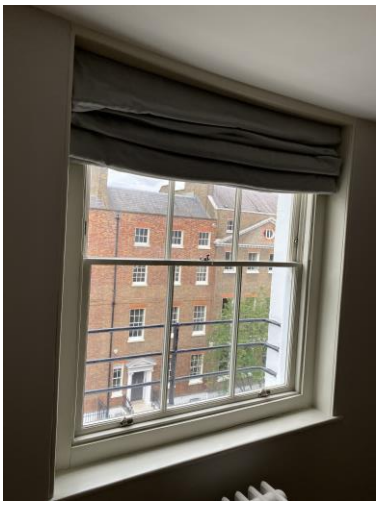


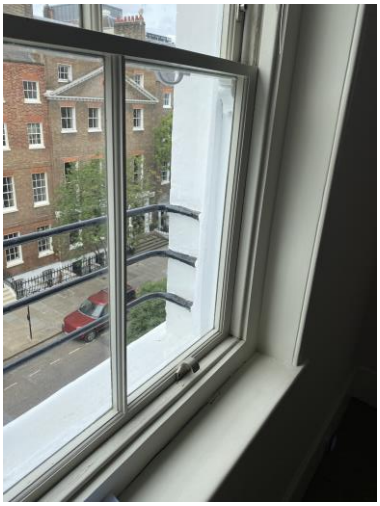


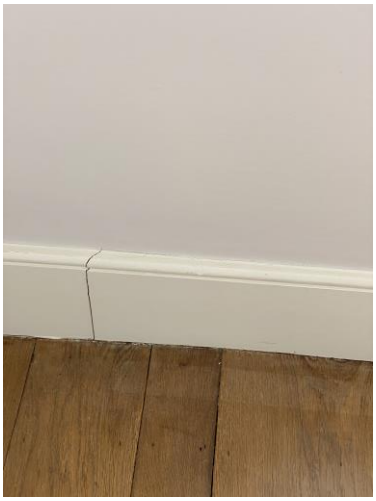
4.7 **Third floor large bedroom** Lath and plaster ceiling; painted plaster walls; 3/3 double hung sliding sash window; roll bead moulded lining and soffit; bullnosed window board; bead moulded skirting boards; oak boarded floor; cast iron column radiator below window.

Third floor









4.8 **Third floor large bedroom** Lath and plaster ceiling; painted plaster walls; 3/3 double hung sliding sash window; roll bead moulded lining and soffit; bullnosed window board; bead moulded skirting boards; oak boarded floor; cast iron column radiator below window.

5.0 Heritage Impact

5.1 Until the outer leaf of the bulging brick façade is taken down, the condition of the inner leaf of the façade brickwork cannot be assessed nor can the consequent disruption of the inner fabric be predicted. However, various scenarios can be envisaged, and the likely impact anticipated:

5.2 **Scenario One: No internal works**

WORKS: If, upon opening the outer leaf of the brick façade, the inner leaf is found to be in structural sound, stable and plumb condition and deemed by the structural engineer capable of supporting the floor beams without temporary supplementary support, then no disruption of internal fabric or finishes will occur.

IMPACT: None.

5.2 **Scenario Two: Internal temporary support works**

WORKS: If, upon opening the outer leaf of the brick façade, the inner leaf is deemed by the structural engineer to be insufficient to support the floor beams then a scheme of temporary structural support will be implemented involving propping each of the principal floor beams down through the building to basement floor level. The supporting props will need to take the bearing of the timber beams directly, necessitating local removal of ceiling plaster from the beams at the point of propping. Upon completion of the remedial works and removal of the props, the ceiling plaster be reinstated on a like-for-like basis (presumed to be haired lime plaster).

IMPACT: Minimal; localised loss of small areas of ceiling plaster to ceilings that have previously been subject to patch repair during 2004-2008 alteration and repair works. Reinstated plaster will match the original and the patches will be invisible when completed and redecorated.

5.3 **Scenario Three: Rebuilding of inner leaf brickwork**

WORKS: In the (considered to be unlikely) event that the inner leaf brickwork is found to be structurally unsound, some rebuilding may be necessary which will disrupt interior finishes.

The area of the bulging external brickwork extends from first floor mid window height to the top of the second floor windows and this describes the zone within which rebuilding of the innear leaf of brickwork could become necessary.

Taking down and rebuilding of sections of the inner leaf of brickwork may disrupt elements of the internal fabric and finishes in varying degees depending on the extent of brickwork requiring rebuilding:

a) Plaster ceilings: Some disturbance may occur at wall/ceiling junction.
b) Cornices: If the brickwork behind plaster cornices requires rebuilding and is directly supporting the cornices then the cornices will need to be taken down in sections and reinstated upon completion.
c) Wall plaster: If parts of the inner leaf brickwork require rebuilding then the loss of internal plaster finishes will be inevitable. Where this occurs, replastering to be on a like-for-like basis, assumed to be haired lime plaster.
d) Windows: If small areas of inner leaf brickwork require rebuilding, the sash windows and assoiated shutters, linings, soffits and architraves may be retained *in situ*. If extensive rebuilding of the inner leaf brickwork is found to be necessary then windows and associated components will be carefully removed and reinstated upon completion of the brickwork repairs. The intention would be to reinstate the joinery without any loss of historic material but any damaged parts will be repaired with matching materials and details.
e) Skirting boards: If sections of inner leaf brickwork behind skirting boards require rebuilding then the skirting boards will be rmoved and reinstated upon completion of the brickwork repairs without any loss of historic material.
f) Floorboards: No disruption of floorboards is expected, apart from lifting and relaying as necessary for access. The floorboards are modern.
g) Radiators: If sections of inner leaf brickwork behind radiators require repair then the radiators will be removed to allow the works to proceed and re-fixed upon completion.

IMPACT: Moderate. If found to be necessary, structural rebuilding of sections of the inner leaf of the brick façade will cause inevitable loss of interal wall plaster. However, reinstatement with haired lime plaster will ensure that the internal chacacter of the affected rooms will remain unchanged. Where temporary removal of joinery and other architectural elements is necessary to allow the works to proceed, these elements will be reinstated without loss of historic material.