# 6.0 IMPACT ASSESSMENT AND PROPOSAL JUSTIFICATION

## 6.1 Overview

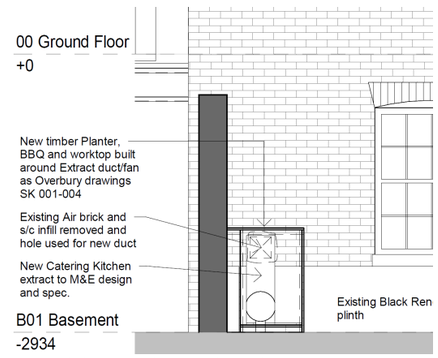
This statement is supporting Planning and Listed Building Consent applications in connection with proposed alterations to the property. Most of the proposed alterations requiring planning permission result from a partial change in use from purely residential to a 'Sui Generis' classification. UCL will use the property for accommodation and Business Meeting purposes with the Ground and Basement floor being allocated for accessible meeting purposes, centrally bookable for the University. This ancillary use, although limited in scope (probably 35-40 occasions per annum) means that, in line with its commitment to making all University life accessible, the University wish to improve accessibility to the meeting space, and increase its sustainability, by improving its thermal performance. The proposed changes that require planning permission include:

- Installation of a wheelchair platform lift, providing level access from the pavement to both the basement and ground floor entrances. This has the following knock-on impacts:
  - The railings around the basement courtyard to the street elevation will be altered. Two sections of the iron railings will be carefully cut out and converted to gates, allowing access to the platform.
  - The entrance door and sidelight from the basement courtyard into the property will be replaced with a wider door. The existing door is not original, probably dating from the late 20th century.
  - The raised paved area connecting the pavement to the ground floor entrance will be re-tiled (replacing the modern red quarry tiles with something more sympathetic in appearance), and ramped gently from the landing area adjacent to the new platform lift, to ensure a level access threshold at the front door.
  - As noted previously, the controls settings will ensure that the lift car will return to basement level when not in use to minimise the visual impact on the external appearance of the building from the street.
- Provision of two new wheelchair accessible toilets, one in the basement and one in the ground floor of the two storey closet wing to the rear.
- Installation of an extract fan (with attenuators to reduce the noise) to a Servery adjacent to the Business Meeting Room in the basement. The Servery will be used to 'finish' food that is mainly prepared off-site in one the University's main catering facilities in surrounding area. The extract fan will be located on the ground in the rear garden and disguised by a new timber planter and external storage facility for use by the occupants. The duct connected from the Servery to the external fan has been sized to use an existing opening in the historic external brick wall that currently houses a modern air brick approximately 250mm x 250mm. This intervention will be reversible without any damage to historic fabric, at which time a more sympathetic infill could be made.

Existing red quarry tiled paving leading to main entrance basement entrance

Existing modern door and sidelight to

Existing iron railings and differing levels to be altered to provide wheelchair access




Photograph of existing modern air brick in rear elevation and drawing showing how the new extract fan will be disguised and use the existing opening

## 6.2 Basement Level

6.2.1 The proposed refurbishment at basement level is arguably the most significant area of proposed works, as the existing fabric here is in the worst state of repair and is furthest from the aspired finish quality, or aesthetic desired to take the space from storage or utility spaces to habitable rooms. The bulk of such works will need to address the damp and water-ingress issues currently apparent from a mere visual inspection and confirmed by the Damp Survey. The finish quality of walls in this area is largely unfinished brickwork that has previously just been painted. During the pre-application consultations, the conservation officer suggested it was likely that the walls would have been plastered originally as the basement would have been used to house the kitchen and living quarters of the cook/housekeeper. The removal of the plaster sometime in the past possibly suggests that the damp ingress has occurred for some considerable time and the removal of 'damp' plaster was inspired by a desire to improve the environment of the spaces by allowing the brickwork to 'breathe'. The current finish is not acceptable for the desired end proposal, which seeks to return the basement to habitable use as a servery and business meeting room space with associated stores and a toilet. See 5.7.1.

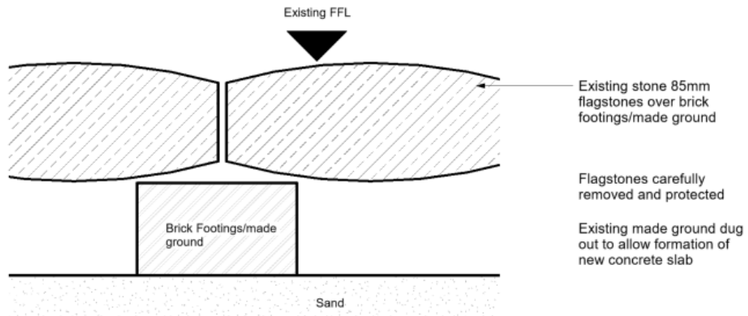
6.2.2 The closed off fireplace in Utility 1, which is to become Business Meeting 1, has the potential for partial restoration but very little of the original remains. It is therefore proposed to highlight the original 'form' without adding any modern embellishment or attempting to return it to a functioning fireplace. The other two fireplaces at this level are even less complete and, under the proposed new functions, would not warrant the same treatment.

6.2.3 The replacement of the boiler and associated gas and electrical connections will better serve the building to both expel damp and water ingress, as well improve the comfort and wellbeing of users. The new boiler will be located on the ground floor.

6.2.4 The over-boarding with plasterboard to all the ceilings of the rooms within the basement is required in order to achieve a 60 minute fire rating compartmentation between floor levels, in a way that causes minimal damage or alteration to the existing building. A reversible necessity to ensure the building can meet the legislative requirements of its new usage. The glazed screen at the top of the stairs presents an issue in terms of fire integrity. The screen does not appear to be an original feature, to the extent of appearing an out-of-place material surrounded by so many panelled and moulded timber details at ground floor level, leading to the conclusion it could be replaced without detriment. The replacement will be an appropriately detailed spandrel timber panel solution that could take its reference from the original doors at ground floor level. Fire integrity could be ensured, whilst a panelled aesthetic achieved on both sides.

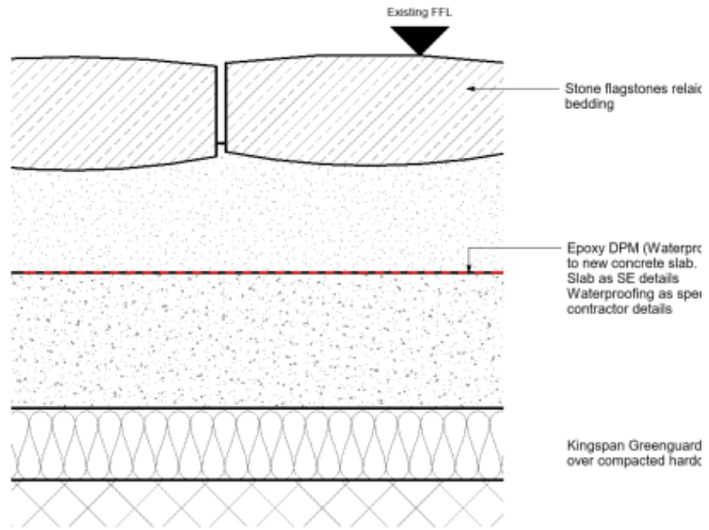
6.2.5 The stone slab floor is proposed to be carefully lifted, so a new slab, Damp Proof Membrane and insulation can all be laid, before the stone is re-laid on top. The existing stone slabs will be laid in a dry sand bedding and will form the final floor finish in the Servery Store, maintaining the existing floor level. In all other rooms in the basement the stone will be re-laid slightly lower (approximately 60mm) than the current finished floor level in order to accommodate new floor finishes, i.e. engineered hardwood in a traditional diagonal parquet style to the Business Meeting room and Hall and vinyl to the Servery, Store 2 and WC. In all cases this new floor finish will be laid on a 'floating' plywood substrate with a polyethylene foam separation layer used to protect the re-laid stone slabs and to accommodate some of the unevenness of the stone surface. All of this would mean that the stone will be protected and could be revealed again in the future and could be used as the exposed floor finish if a future user of the building desired. At this point, the stones could be lifted again and returned to the current finished floor level by increasing the thickness of the dry sand bedding. The sketches below are extracts from drawings submitted as part of the application illustrating the current floor construction and proposed works described above:

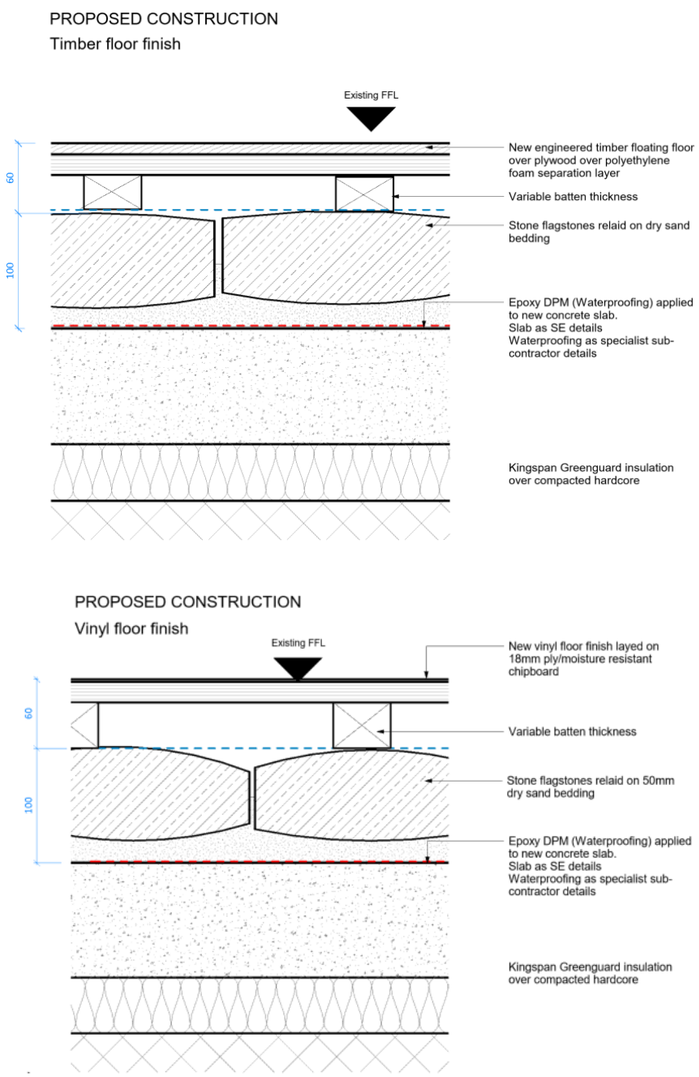
EXISTING CONDITION




PROPOSED CONSTRUCTION

Stone floor finish






6.2.7 The Servery Store contains an original feature consisting of a stone shelf (known as a ‘thrawl’ in some parts of England) supported on simple brickwork walls. Whilst the proposed design retains the use of this room as a pantry, the spacing of the brickwork walls makes it difficult to house ‘fridges and freezers’, which is a modern hygienic necessity. The proposal to lift and relay the stone floor means the brick and stone feature needs to be taken down and rebuilt. The rebuilding proposal will see all of the original materials re-used but in a different configuration.

6.2.8 The external stair from pavement level to the basement courtyard is in reasonable condition. The stone steps are to be cleaned and the metal balustrade refurbished by resetting the spindles in new poured lead to the sockets and re-painted.

## 6.3 Ground Floor (Main Building)

6.3.1 The proposals to the ground floor are more focused on stripping back and rationalising in order to restore some of the original clarity of the spaces. The removal of the numerous wall mounted units relating to various mechanical, electrical and security services detract spatially from the entrance hall, giving a cluttered first impression upon entering the building. The relocation of some, if not all services to either the under stair cupboard, or into the rear storage / cloakroom will enhance this space significantly. The removal of the ductwork and associated boxing out in what was until recently the kitchen will restore the original ceiling height and volume of the room.

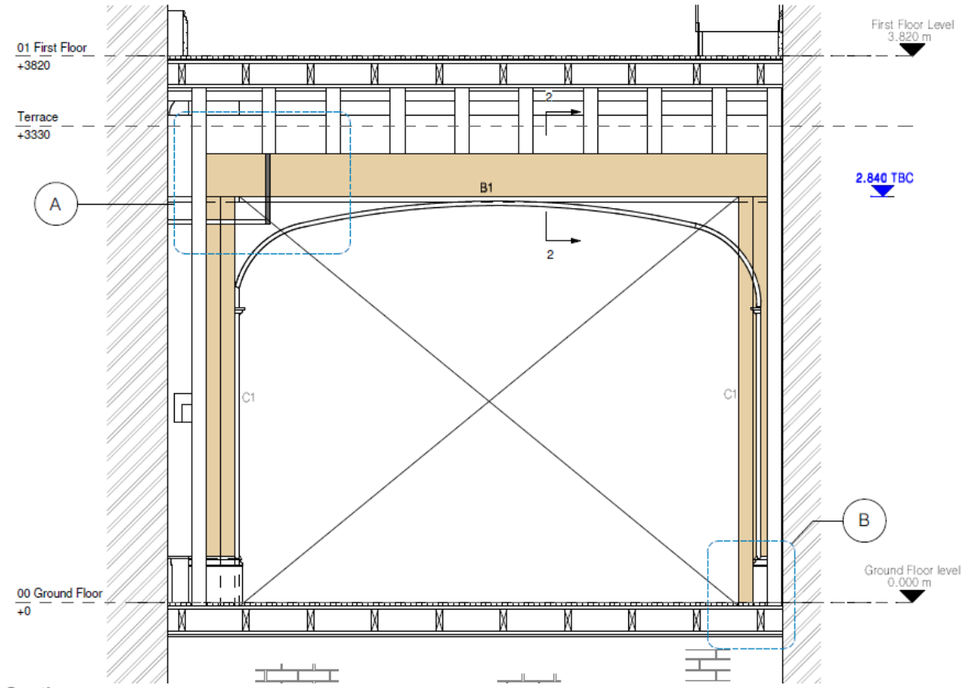
6.3.2 The only proposed intervention at ground floor level that removes historic fabric, is to enlarge the opening, which is currently a servery hatch to form a large arched opening connecting the two spaces. The servery hatch is clearly a modern addition, which dates the use of the rear room as a kitchen to the 20th century. This is not in keeping with the use or character of the rooms either side. Whilst it involves some loss of fabric, the change will enhance the reading of the two spaces, as entering the rear room is currently via the rear section of the hall, which can only be accessed through a very narrow gap between the bullnosed bottom step of the stairs and internal wall.

The new opening will permit the rooms to function together, but as two distinct spaces with differing characters, in what could be seen as a contemporary interpretation of the rooms’ original function – a restoration of use. The lost fabric is of low material significance, its value being in its room bounding capacity, which the proposed alteration can also offer. The arched form of the proposed opening is inspired by a similar arched opening on the first floor which previously joined the two main rooms on that floor but has subsequently been in-filled (see photo overleaf). The downstand and nibs formed either side of the arched opening will allow the original plan form to be clearly read.

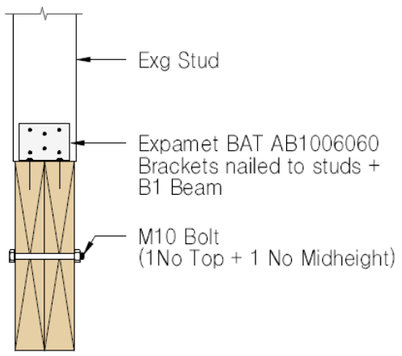
Photograph of the infilled arched opening in the wall dividing the two reception rooms on the First Floor

Visualisation of the proposed opening between the two reception rooms on the Ground floor using a flat arch to reflect the existing form in the photograph above

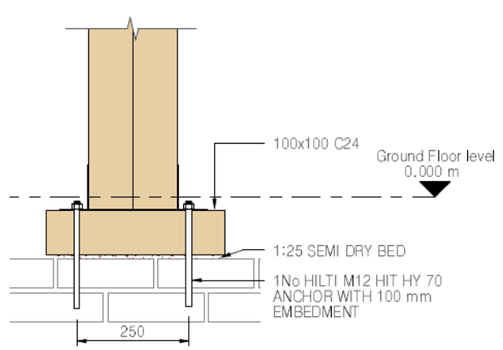
The structural details for creating this opening are included on drawing 2020-RP-XX-))-DR-S-201 Rev P01 by Ross & Partners and indicate how this will be formed using timber beams and posts, with the posts bearing on the existing masonry wall below floor level, as the extracts below:




Section




Beam Detail




Column Base Detail

6.3.3 In the ground floor front room, the Endsleigh Street elevation windows still have their historic internal shutters and unlike elsewhere, have not had secondary glazing added within the window reveals; presumably to preserve the shutters and lining joinery. The proposals would be to continue this principle in other rooms, looking to employ alternative less invasive solutions to improving the glazing's performance (see section 6.10) .

6.3.4 The closet wing is in poor condition and has few remaining historic features, if any, and is currently lacking in a defining purpose, cluttered by contemporary storage cupboard additions, which compete with attempts at an office function. Originally it is likely to have had a service or back-of-house type function, which the proposals return it to. The proposals include replacing the existing WC with an accessible WC, as well as a cloakroom..

## 6.4 First Floor

6.4.1 The proposal is to restore the first floor as the primary living space in the house – i.e. the "Piano Nobile" as the original design intended. The large front room will be used as a main living space for the occupants, away from the business spaces on the Basement and Ground Floors. This offers the best solution in terms of restoration of historic features and retaining or reinstating their intended functionality. The room will be largely unchanged and access out to the balcony overlooking the street will be maintained via the three French Window doors. Use of the balcony will however come with a safety warning, as, although it is in fair condition, the structural capacity and height of the railings do not conform to modern standards. Despite this it is not proposed to make any alterations as the feature is important to the architectural character and history of the building, and indeed the whole terrace.

6.4.2 The rear room in the main house is proposed to be a kitchen with dining space, providing maximum convenience by keeping cooking, dining and relaxation spaces adjacent. The new fitted furniture in both rooms would not reach the ceiling level. This is so architectural features such as cornices, picture and dado rails and skirtings' can be maintained unaltered, with the linguistic separation of old and new clearly legible.

6.4.3 At the back of the rear room French Windows currently lead out to a Juliette balcony and beyond that, via a rather poor and awkward modern timber addition, to the roof of the two storey closet wing, which has clearly been used as an outdoor roof terrace. An earlier proposal sought to rebuild the balcony and steps to provide safer access from the door out onto the terrace, which itself would have been improved with new surfacing and screening. Pre-application discussions with the Conservation and Planning Officers established that this current use of the roof as a terrace does not have permission and the proposal to continue the use, albeit with improved and safer access, would be resisted. This proposal has therefore been omitted from the current application but a simple reconstruction of the Juliette balcony is proposed because it is currently structurally unsound and unsafe. The proposal is to reuse the existing York Stone Slab forming the floor of the balcony but replace, on a like for like basis, the existing retrofitted steel gallows bracket and frame that supports the stone slab. The iron railings will also be replaced (they are

severely corroded and sections are missing) with new steel railings of matching profile that conform to current structural and height restrictions. This will enable the balcony to be used as originally intended. The only alternative would be to retain the existing ugly and unsafe construction in its current state and make the doors impossible to open. The terrace currently features a parapet upstand and extremely simple, utilitarian railing. Given the intricacies of the stair balustrades and railings to the first floor front balcony, this represents a poor later addition, which will be removed if consent is granted to rebuild the balcony as submitted. The roof of the closet wing (currently covered with modern roofing felt) will be resurfaced to ensure it continues to be waterproof for the next 20 years or more. A clip-on 'mansafe' harness system will be included as part of the re-roofing works to enable safe access for future maintenance. This will have minimal visual impact and will be lower than the parapet.

Photograph of current Juliette balcony WITH modern timber alterations and metal balustrade to parapet

Sketch drawing of proposed replacement balcony

## 6.5 Second Floor

6.5.1 The room to the front is proposed to serve as the master bedroom, reopening the door through to the current bathroom, which will be subdivided to create the master en-suite to the front elevation, accessed through this door. The picture rail and coving should also be retained.

6.5.2 The fireplace will be opened up and restored for its aesthetic value as an attractive feature of the room. The mantle is a later addition, though the grate and cheeks are likely original and should be preserved along with the flush marble hearth in front.

6.5.3 The proposals include the installation of a fixed wardrobe in this room also. This will be a standalone, lidded box that remains below picture rail height, will be clearly defined itself as a later addition and will allow the existing features to not only be retained but to be restored and visible.

6.5.4 The remainder of the bathroom will form a WC accessed off the landing via the entrance door to the existing bathroom. There is nothing that is not of detrimental value to the building left within the bathroom, except the coving detail at ceiling level, which will be retained. It is proposed to mimic the original coving, and skirting profiles to match the existing applied to the new walls.

6.5.5 The room to the rear of the second floor is also proposed to remain in use as a bedroom. The fireplace will be restored and retained as a feature. In term of original features worthy of retention this room only has the skirting, door and window architraves, plus the fireplace. The proposals include the installation of a fixed wardrobe. This will be a standalone, lidded box that remains below picture rail height, will be clearly defined itself as a later addition and will allow the existing features to not only be retained but to be restored and visible.

## 6.6 Third Floor

6.6.1 The third floor proposals seek to rationalise some existing small spaces.

6.6.2 The main room to the rear is be a bedroom. The ceiling to the back elevation has suffered significant water damage and requires repair. In term of original features worthy of retention this room only has the skirting, door and the fireplace. There is no picture rail (the ceiling height on this level is much lower) or cornice and the windows are modern replacements with modern cills and no architraves. The proposals include the installation of a fixed wardrobe in this room, which will be a standalone and clearly defined as a later addition.

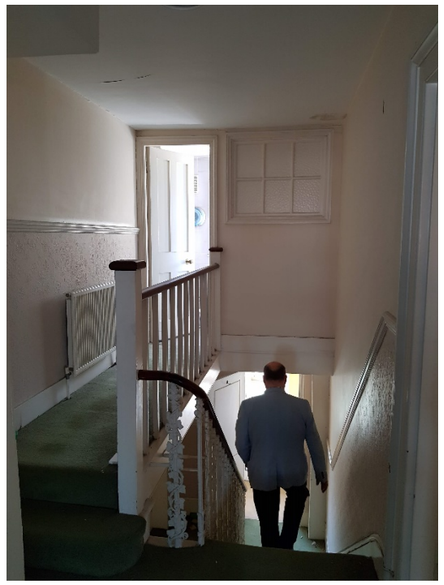
An en-suite shower room is proposed in the south-west corner of the room, making use of an existing drainage point that served a previous basin in the room. Care will be taken to ensure that the new walls and door are fitted so as to not damage the existing skirting and the new skirting will match the existing.

6.6.4 The front room at third floor has survived with more features intact, with a picture rail and the original windows, as well as the skirting and fireplace but again there is no cornice. The window surrounds have however been altered to accommodate modern secondary glazing, which will be removed and the original surrounds restored. The proposal is to retain this room as a bedroom with no significant change other than replacement of a fitted wardrobe.

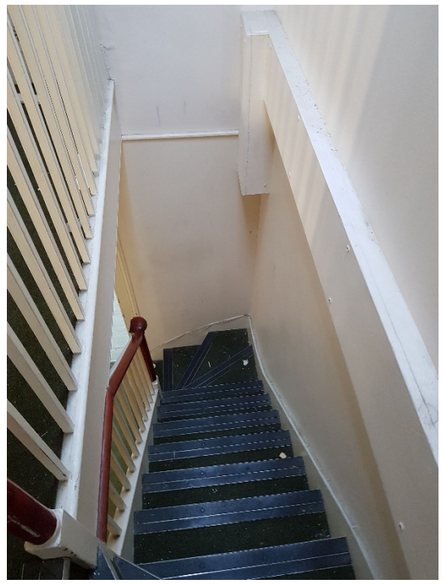
6.6.5 The bathroom to the front is to retain its use. The skirting, door and window architraves will be retained, everything else is of detrimental value.

6.6.5 A bathroom, currently accessed via two steps and a short return landing, appears to be a relatively modern addition. It is proposed to repurpose this room as a Utility/Laundry room with new fittings including a sink, washing machine and tumble dryer, making use of the existing services. The tumble dryer will be a condensing type to avoid the need to form an opening in the external wall for a vent. The existing door and in-filled internal window will need to be upgraded to provide 30 minutes fire resistance, but as these are modern interventions no historic fabric will be lost.

6.6.6 It is proposed to replace the balustrade to the return landing using matching spindles at compliant spacing and re-using the existing handrail, but at a compliant height.



The third floor return landing



The final flight of stairs leading to the fourth floor, viewed from the top

6.6.6 The balustrade to the return landing, and the final flight of stairs up to the fourth floor, are of low significance compared with the main stairwell. Apart from removal of the unsightly services boxing, no changes are proposed.

## 6.7 Fourth Floor

6.7.1 The fourth floor has restricted possibilities due to the height restrictions imposed by the roof profile. The proposed design is to largely retain the existing layout, but add some shelving and storage fittings. The use of the rooms will be flexible and could be either single bedrooms or a study/sitting rooms depending on the requirements of the occupants. These would have been the servants' quarters in the original house so there would have been few aesthetic features at inception, and evidence of water damage from previous roof failures explains why little historic fabric remains.

6.7.2 A modern aluminium double glazed skylight over the stairwell, maximises daylight and refracted light reaching the third floor landing below, as well as the fourth floor landing itself. Other than removal of the unsightly boxing around a small water tank fitted directly below the skylight and obscuring much of the light - no changes are proposed to this.

6.7.3 As at the floor below, the stair balustrades are of considerably lower significance than the main stairwell balustrades. It is proposed to replace the balustrade using matching spindles at compliant spacing and re-using the existing handrail, but at a compliant height.

## 6.8 Finishes

6.8.1 The basement walls are rough brickwork with a painted finish that is peeling and badly affected by moisture ingress. As noted in section 6.2.1, the Conservation Officer has suggested it was likely that the walls would have been plastered originally, as the basement would have been used to house the kitchen and living quarters of the cook/housekeeper. The removal of the plaster sometime in the past suggests that the current damp ingress has been on-going for some considerable time, and the removal of 'damp' plaster was inspired by a desire to improve the environment of the spaces by allowing the brickwork to 'breathe'. As it is proposed to convert the basement into habitable space, a tanking solution is required to address the current damp environment. It is proposed to inject a damp proof course and apply a waterproof render to the lower section of the existing brickwork walls, after they have been cleaned down and all obvious sources of water ingress rectified. A drylined plasterboard, plus skim, system will then be applied to achieve the desired plaster finish and significantly improve the thermal comfort performance of the spaces.

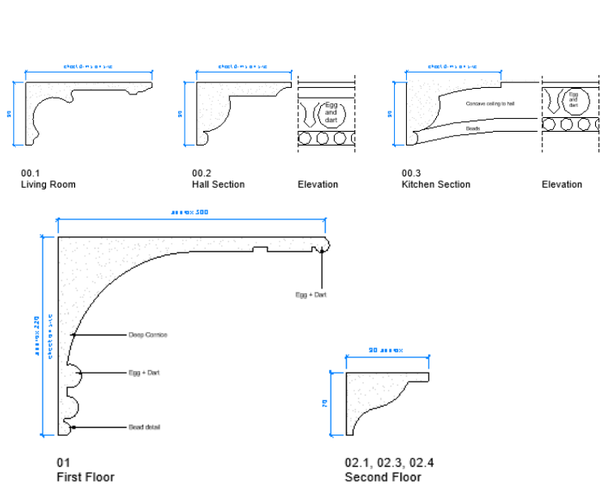
The drylining to the servery walls, in keeping with its function, will be covered in a hygienic vinyl wall covering. One wall in the Business Meeting room and accessible toilet will be finished with painted feature timber panelling as shown on the drawings.

6.8.2 In order to restore the internal surfaces to a smooth finish (from ground floor to fourth), it is proposed that localised repairs and a skim finish be made on a like for like basis, i.e. lime plaster if historic fabric is encountered and modern materials if not, to all walls and ceilings, taking care to protect historical features, such as cornices and ceiling roses.

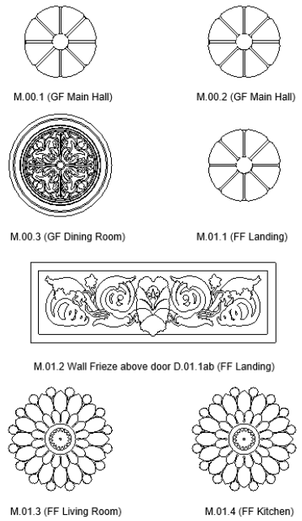
6.8.3 In multiple places throughout the property modern, textured wallpapers have been used. This is unsuitable for a property of this era, and looks badly dated to a contemporary user, so will be removed. Care will be taken not to damage the plaster behind, as well as any adjacent joinery such as dado or picture rails and skirting boards during its removal. Localised repairs and a skim finish, as 5.8.2, will then be required.

6.8.4 Many of the rooms still have original plaster cornices, a few still have decorative ceiling roses, and there is one plaster entablature on the wall above the door leading to the Living Room on the first floor. All of these will be preserved and repaired if necessary. Any freshly exposed or created perimeters to rooms, or where the existing is too badly damaged to repair, new cornices of matching profiles will be installed. To facilitate this we have carried out a survey and recorded the profiles of all of the existing decorative plaster items, as the following extracts from the record drawings illustrate.

6.8.5 The existing metal balustrade to the stairs from Ground floor to the Third floor will be repainted only to avoid the health and safety issues that would be involved if this was to be removed.




Extract from Cornices record drawing

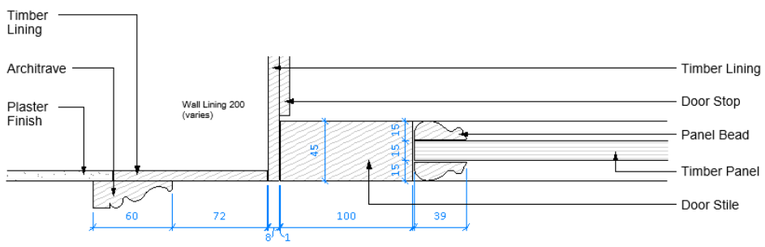



Extract from Ceiling Roses record drawing

## 6.9 Doors

Several of the basement doors are modern replacements, the originals possibly having succumbed historically to the damp, and those that may be originals are in such poor condition that it is proposed to use new doors throughout. These new doors will be in a panelled style to match existing details within the property.

Many of the doors to the ground, first and second floors are in relatively good condition, and appear to be the panelled originals. The proposed works aim to restore the doors to good working order, and adequately protect the doors from the spread of fire. Generally the doors will be eased, and adjusted, stripped back and redecorated, retaining their original ironmongery, if possible, and compatible with the new Fire Resisting status. See section 6.15 for details of the impact of the fire strategy on the doors.

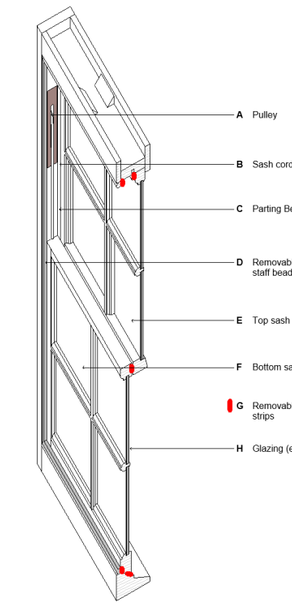



00, 01, 02
Ground, First and Second Floors

Extract from survey of existing doors and frames

## 6.10 Windows

6.10.1 The aim is to restore all of the original sash windows to full functioning order. The sashes will be removed, and taken off site for a full overhaul by a sash window specialist, as per the specification below (see also drawing 1802-760). Once complete the sashes will be returned to site for installation in the existing frames, which will be refurbished in-situ. The survey of the windows by the specialist has identified that 3 windows are beyond repair. W 01.4a on the half landing between the ground and first floors has rotted because it is installed too low relative to the flat roof of the closet wing it overlooks. A 'shorter' replacement window will be installed to prevent this recurring. W 02.6, the window to the smaller of the 2 bedrooms on the second floor, and W 01.4 in the ground floor WC, are also rotten and will be replaced with faithful replicas. The existing windows to both dormers on the fourth floor and all three of the windows to the rear elevation on the third floor are timber casement windows and vary in age but the oldest probably date from the early 20th century. These will also be overhauled and the single glazing replaced with slim double glazed units, but these are of less historic significance.




Section through a typical sash window showing the proposed refurbishment works

1. Sand down and replace any rotten timber
2. Replace pulleys & chords
3. Re-weight sashes and install correct weights
4. Install ventrolla draft strips to top, middle, and bottom rails and staff bead as indicated **G** on diagram
5. Replace parting beads and staff beads
6. Install new brass hardware ironmongery:
   - Sash catch - hook catch brass
   - Sash lifts brass
   - Sash pulley brass
   - Sash pulls brass
   - Security lock brass
   - Child restrictor brass
7. Replace existing single glazing **(H)** with new ultra-slim double glazed units (specialist has confirmed this can be done within existing rebate dimensions). New units secured using triangular timber beads disguised to look like putty pointing.
8. Redecorate as per **M60/130** and **M60/131**
9. Refix into existing openings
10. Mastic sealant internally and externally

Sash Window Overhaul specification

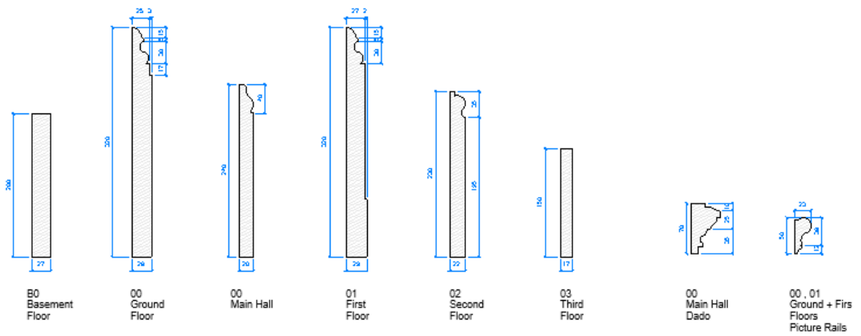
6.10.2 Virtually all of the existing windows have existing poor quality secondary glazing units installed, which not only look unsightly but impede access to the window itself. The hindrance of access is particularly frustrating in the main rooms such as the ground floor Business Meeting 2 and the first floor Living Room, both of which have

well preserved and fully functioning original shutters located between the secondary glazing and the windows. On balance we feel it would be better to remove the secondary glazing and replace the glazing in the windows with new slim double glazed units. A specialist sash window restoration company has surveyed the windows and confirmed that this can be done within the existing rebate dimensions. The units will be secured using triangular timber beads, shaped and decorated to resemble the original putty pointing (putty pointing cannot be used as this would draw moisture from the seal between the 2 glass sheets eventually leading to fogging). We feel this proposal will balance the desire to improve comfort and thermal performance with preserving the original experience and architecture of being able to freely use the shutters and operate the windows.

6.10.3 Unfortunately the rebate to the individual glazed panes of the French windows at first floor, that give access to the front and rear balconies, are not capable of taking the slim double glazed units but these would benefit the most from an alternative solution to the existing secondary glazing, which currently interrupts, and deters, the original experience and architecture of passing out onto the balcony and using the shutters. To restore this we propose to install a single sheet of acrylic to the inside of each individual window leaf using a magnetic fixing system. 13mm wide white metal strips on self-adhesive strips are fixed to the frame, which secure the acrylic sheet, which is framed with a white faced magnetic strip.

## 6.11 Joinery

Existing dado rails, picture rails and skirting boards have suffered minimal chipping and damage over the years. It is therefore proposed to repair and redecorate these wherever possible. Any freshly exposed or created perimeters to rooms, or where the existing is too badly damaged to repair, new dado rails and skirting boards of matching profiles will be spliced into place. To facilitate this we have carried out a survey and recorded the profiles of all of the existing joinery items, as the extract from the record drawing illustrates.




## 6.12 Fireplaces

The existing fireplaces are generally in good condition and will be preserved as historic features of the building. The surrounds become less elaborate and use simpler materials as one rise up the floors, with marble on the ground, first and second floors and timber on the third floor.

The fireplaces on the third floor were boarded over but removal of this was possible with only superficial damage to the decoration, which will be made good. The basement and fourth floors do not have surviving surrounds and the fireplaces themselves have either been bricked up or masked by a new wall lining. The fireplace to the second room on the ground floor (last used as a kitchen) has also been covered up as part of the kitchen installation. When this area is uncovered a survey of what is revealed will inform the next step, but currently it is assumed that nothing remains and a new fireplace is not created.

Grey marble surround on ground floor

Carved white limestone surround on first floor

Plain white marble surround on second floor

Plain painted timber on third floor with overboarding removed

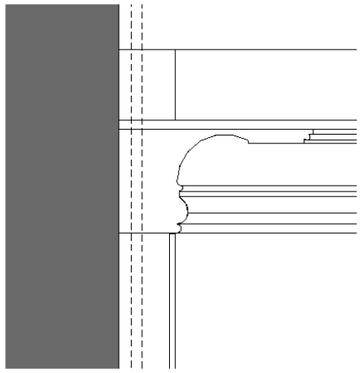
## 6.13 Services

In order to improve the efficiency of the building, the proposals include the stripping out of existing mechanical and electrical services and the installation of new systems. The design of the new system will seek to re-use the existing distribution routing of pipes and cables, and make changes where this will improve on the existing conditions.

The existing Soil and Vent pipes will be re-used and any new above ground horizontal drainage will be run above the floors and boxed in so no new damage to

the historic fabric will result. Vertical risers for small pipework and cables on the first floor (in the proposed kitchen) are located to take advantage of the existing projecting cornice detail that typically would have accommodated shallow cupboards at the side of the fireplaces – see photograph and detail below.

Photo of existing projected cornice detail



Proposed detail of service riser taking advantage of the projection to avoid damage to the cornice

In other locations the same opportunity does not exist and pipes and cables will be routed around the cornices to avoid damaging the fabric.

The existing radiators are modern but still dated and in poor condition. The proposed replacement 'column' radiators will be more aesthetically in keeping with the age of the property.

Existing radiators

Proposed radiators

### 6.14 Roof (Main Building)

Pre-application consent for the erection of scaffolding has enabled detail inspection of the existing roof and it was found to be in reasonable condition despite some slipped, cracked and friable slates. The proposal, therefore, is to largely retain the slate covering in place and carry out isolated replacement of damaged slates and to renew the flat section of the mansard roof by installing a new GRP covering on top of the existing felt roofing, replacing lead flashings as required. Any replacement slates will be carefully selected to match the existing.

The lead lined parapet gutters and abutment flashings are generally in good condition, despite evidence of several poorly executed emergency repairs on the rear elevation, where the parapet gutter has clearly failed in the past. The existing gutters and flashing will be retained unaltered but a lead dressing detail will be installed over the top of the rear parapet wall, matching the existing detail to the front elevation.

As part of these works it is proposed to add insulation to the roof in line with the pitch to improve the building's environmental performance, long-term user comfort, and to reduce the building's future energy demands. This will be achieved from underneath by replacing the existing plasterboard ceiling and installing rigid insulation between the roof joists, (maintaining a clear 50mm ventilation gap above the insulation). Insulated plasterboard will then be fixed to underside of the roof joists. Ventilation will be achieved by introducing purpose made vents into the slate covering at the top and bottom of the joists (3 No., at each end).

Photograph of the front section of slate roof, including the lead cladding to the dormer, the lead parapet gutter and the lead dressing over the top of parapet wall

Photograph of the rear section of slate roof, including the lead parapet gutter. The top of parapet wall does not have a lead dressing unlike the adjacent property beyond and the front parapet wall

## 6.15 Fire Strategy – Fabric Implications

6.15.1 It is assumed that the building will be classified as a single 'domestic' dwelling for the purposes of building regulations in the proposed use. The building rises to 6 storeys (including the basement and attic rooms), with the top floor over 14metres above the exit level. A fire strategy has been developed to keep the occupants a safe as possible in the event of a fire and to comply with both Building Regulations and the UCL Fire Officers requirements.

6.15.2 The ceiling and entrance spandrel to the basement (See 5.1.4) will be upgraded to provide 60 minute separation between the ground floor and basement.

6.15.3 The staircase will be treated as a 30 minute fire protected shaft. It is assumed that existing wall construction is sufficient without upgrading. Allowances will be made for investigating junction of floor joists and walls in floor void and fire stopping as necessary, to achieve this shaft.

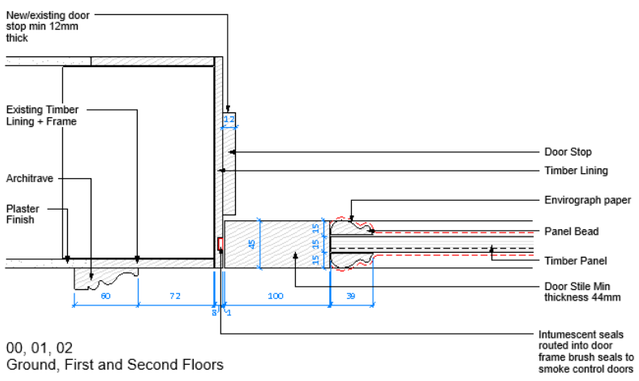
6.15.4 A hybrid domestic/LD1 standard Fire Alarm will be fitted.

6.15.6 Small and discrete Emergency lighting will be installed to the stair landings at every level.

6.15.7 All retained existing doors onto the staircase will be upgraded to achieve 30 minute separation with the application of Envirograf intumescent paper to panels, intumescent strips routed into the frames and new hinges.

The doors on the third and fourth floors are considerably thinner than the doors on the 3 floors below and it is not technically possible to upgrade these to 30 minutes Fire Resistance without installing a complete panel of fire proof boarding to one face or the other. It is therefore proposed to install new fire doors on the top two floors. All the doors, frames and architrave have been surveyed and record drawings prepared to facilitate repairs, or production of new items to match.

The doors will be fitted with free swing closers that will shut the doors on activation of the alarm.




00, 01, 02
Ground, First and Second Floors

Detail of proposed fire upgrading of existing doors

## 6.16 Visual Impact

6.16.1 The majority of the works relate to the refurbishment of internal elements and as such have little visual impact upon the property.

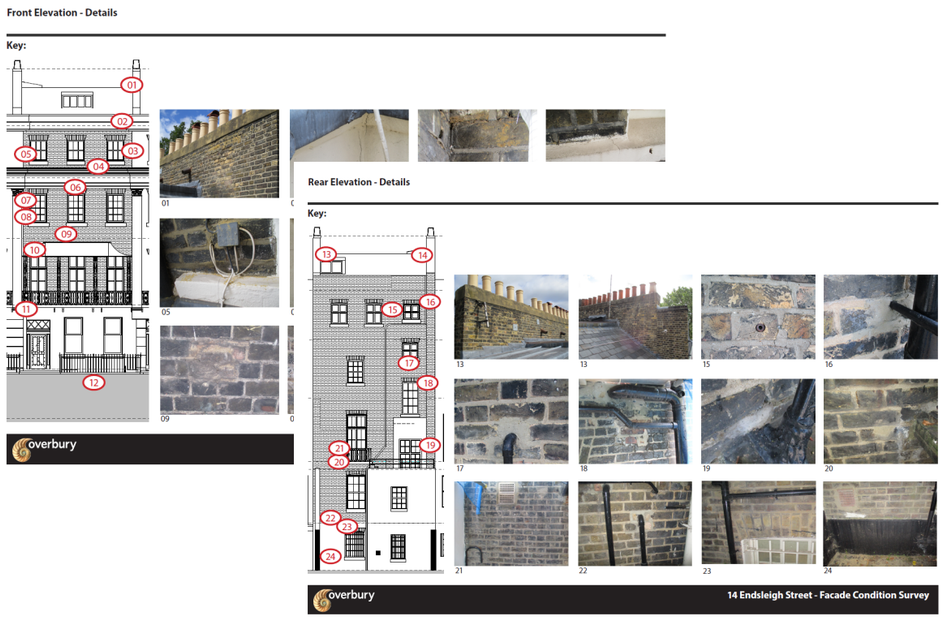
6.16.2 At basement level the visual impact of the external proposals will have a positive effect on the overall aesthetic of the building by repairing and restoring order to a garden that had become rampantly over-grown and unmanaged.

6.16.3 From street level, the proposals will have no visual impact on the historic setting of Endsleigh Street.

6.16.4 Pre-application consent was given erection of scaffolding to provide safe access for a facade Condition Survey to be carried out. A detailed survey report has informed the proposed schedule of repairs, extracts from which are included opposite.

The works resulting from the survey include localised repairs to the pointing and masonry, which will be completed in line with the following overall specification/scope of works:

- Carefully remove ~~all~~ redundant pipework and cables.
- Clean stained brickwork, including rear façade and projecting party wall parapets at roof level and chimneys.
- Make good existing brickwork where redundant drainage pipework removed.
- Brush down facades and mouldings to remove friable material ready for redecoration and make good
- Make good defective sections of window sills to front and rear elevations
- Clean canopy to copper roof and replace mechanical fixings where missing
- Make good scaffold fixing points with mortar to colour match.



# 7.0 SUSTAINABILITY AND WELL-BEING

7.1 This project is largely concerned with updating tired and out-dated accommodation, to provide desirable, practical residential accommodation, which meets contemporary comfort standards, as well as providing some business meeting spaces. The historic fabric adds aesthetic gravitas and elevates the attractiveness of all the spaces in both use capacities. In this respect every effort has been made to maximise usage of daylight and access to natural ventilation.

7.2 The design ensures best use is made of existing fabric, to minimise intervention required to meet the brief. Reuse makes best use of the embodied energy within the building's fabric, as well as sustaining the cultural capital value of the building's history and contribution to the areas identity.

7.3 The design proposals allow for good quality lighting and heating, and generally aim to create a comfortable and safe living and potential working environment with as low energy input as practical, given the historic building setting.

7.4 On a more specific basis, upgrading of materials used to insulate (thermal and sound) the exterior of the building, even only following the existing strategy will result in significant improvements in environmental performance, for example, replacement of the internal secondary glazing.

7.5 Following on in the same manner, when works to restore or rectify past lack of maintenance to areas such as the roof are so extensive, they offer the opportunity to add in additional insulation when being reinstated. This will have both statutory benefits, as well as enhanced end user comfort, and reduction in long-term energy demands drawn by the building.

7.6 The waste storage and management of the building will comply with UCL's wider policies on this, currently achieving around 60% of waste being recycled and aiming to increase this number to 85%. None of UCL's office waste is sent to landfill. This reflects UCL's commitment to sustainable operational principles.

# 8.0 CONCLUSIONS

8.1 The proposed works aim to improve the internal and external conditions of 14 Endsleigh Street, while preserving the historic character of the site. As such, the majority of the design proposals comprise internal works to update the current use of the building for contemporary private residential use.

8.2 Externally, there will be no change in scale or form to the existing building, and minor works are proposed to repair and upgrade the existing elements. As such the works will not have a detrimental impact on the character of the area.

8.3 The proposed upgrading of the roof insulation, and secondary glazing will improve the internal comfort level for the users and protect against further decay of the existing fabric.

8.4 The potential of the site is optimised in providing high quality housing for the UCL Residential Team's portfolio. The building in its current poor state of disrepair, especially the rear exterior, has a detrimental impact on the surrounding UCL buildings. As such, the proposed scheme makes a positive contribution to all the user-groups of Endsleigh Street, Endsleigh Place and Taviton Street as well as the general context.