

Appendix A:

Photographic Audit with Heritage Survey of 37 Doughty Street

January 2021

Appendix A: Introduction



This Photographic Audit with Heritage Survey has been prepared by Claire Humphreys of Shu Architects, an RIBA Conservation Registrant.

The report is based upon two visits to the property on the 17th December 2020 and 19th January 2021.

This Report is to support the Heritage Statement and the Planning Application and Listed Building Application for the proposed internal and external alterations to 37 Doughty Street.

Appendix A: Front Façade & Lightwell (not mansard)



Arriving at no. 37 the 6-panel entrance door and decorative knocker matches the neighbouring properties and is presumed to be original (E-1). Visual comparison with no. 36 suggests the door surround is missing some features; the side pilasters are missing the framing detail, the reeding is present but the decorative entablature above is missing (E-5). The glazed radial fanlight is also missing.

Two external steps and landing at pavement level have tiles missing (E-3). The arrangement is a diagonal red and grey pattern in modern tiles while other neighbouring properties have a black and white orthogonal arrangement (E-6).

The painted metal railings to the front are original as is the decorative remains of the metal lamp stand however it needs some attention and a repaint. There has been some modern waterproofing works around the base of the railings.

The brickwork to the front of the property looks in poor condition with patches of spalling (E-5). On close inspection the mortar is very rigid and pronounced and presumed to be cement based (E-7).

The rainwater pipe adjacent to no. 36 is in reasonable condition and has a decorative hopper. There are various wires running up the façade adjacent to the rainwater pipe and horizontally across the front of the property at each level which detracts from the heritage brickwork.

The windows to the Upper Ground, First and Second floor are all consistent with the age and style of neighbouring properties as are the painted balconies to the first floor.

There is white render to the front of the parapet, to the first floor band and to the basement lightwell. This is a cement based render and there is loose paintwork. There is a vertical crack to the lower ground floor render adjacent to a black paint cast iron venting pipe (E-4).

To the head of the render to the lower ground floor is a line of modern slates, one of which is partly missing.

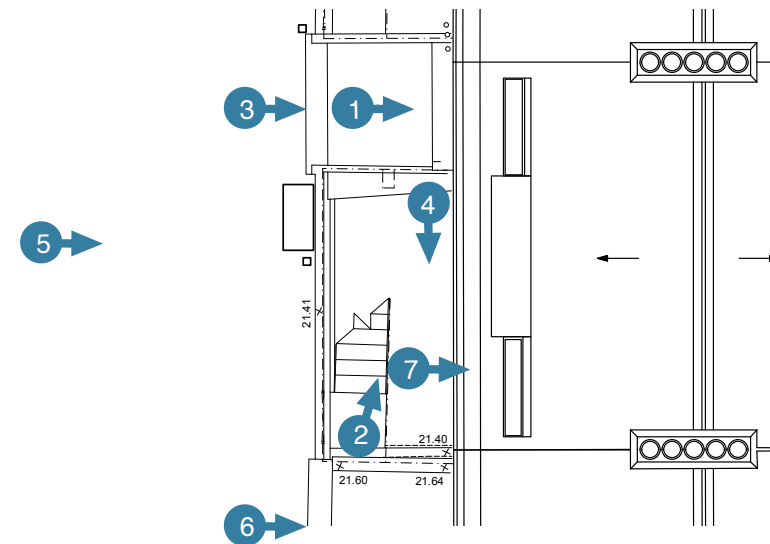
The lower ground floor window openings have a higher lintel height and arrangement than neighbouring properties with a flat lintel rather than an arch (E-2). The windows themselves are steel framed modern glazing.

The steps down to the lower ground floor light well to the front are modern black painted metal (E-4). Under the stairs there is access to an original

arched void which extends under the pavement. This has the remains of part of the timber door. The arch has an infilled opening to the soffit suggesting it was used as a coal hole at one time. There are utility meters located under the stairs to the lightwell both within and above a modern brick housing.

To the base of the steps is an entrance to the lower ground floor with a timber modern door with a glazed panel and an adjacent modern timber window (E-2).

The floor to the lightwell is a modern red tile.



Plan with location & direction of photographs with prefix "E"

Appendix A: Front Façade & Lightwell (not mansard)



E-6 Note this is no. 38



E-7

Appendix A: Rear Façade & Garden (not mansard)



The access to the rear garden is via a modern timber walkway spanning across and above the lower ground floor courtyard (E-9). The timber to the walkway is deteriorating in places. Adjacent to the walkway is the white painted façade of the rear of the Victorian extension to no. 36. This looks to be in reasonably good condition, although there are minor cracks.

The façade to the main building is brickwork to the upper ground, first and second floor. The brickwork has carbon build up to the surface and the mortar looks significantly older than to the front of the property (E-8). There are numerous patches of modern infill with a more yellow London Stock brick. The lower ground floor courtyard is a patchy white painted cement render with areas of painted brickwork visible.

The windows to the internal stair landings adjacent to no. 36 are both painted timber 6-over-6 sashes and consistent with the style and arrangement of neighbouring properties (E-12). The remainder of the windows to the main building are more modern painted timber casements. The rear entrance doors at both the upper ground floor and the lower ground floor are 20th century in style (E-15).

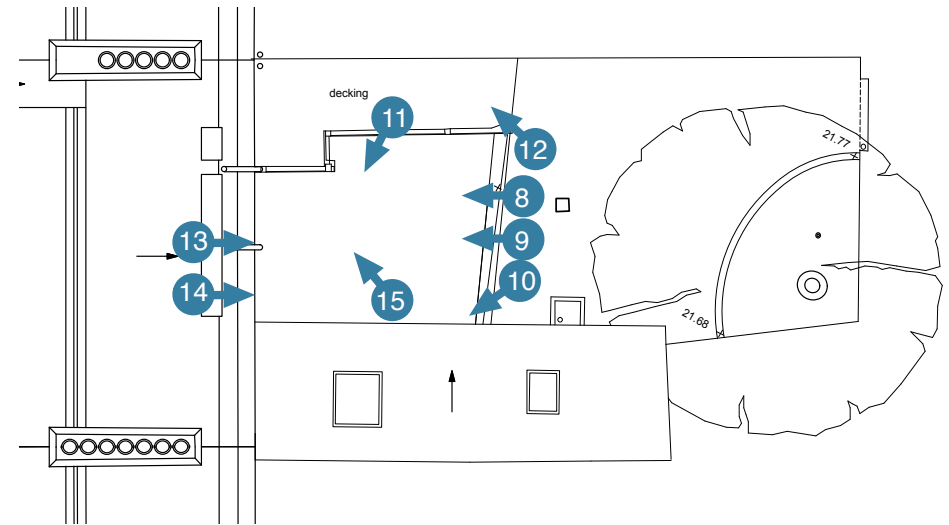
The Victorian extension is white painted brick to the upper level and cement render to the lower level (E-11). The windows are modern painted timber to the upper level and heavy set heritage style windows to the lower level. The roof to the Victorian extension is modern slate and has two roof lights and several roof vents (E-10). There is an extensive amount of moss to the slates. The fascia is painted timber and the gutter is black uPVC.

There are numerous soil pipes to both the rear façade of the main building and to the Victorian extension. They are a mixture of black painted metal and uPVC and vary in condition. The rainwater pipe which serves both nos. 36 and 37 has a relatively new heritage style painted metal hopper. However, the associated painted metal downpipe looks to be in extremely poor condition.

There are numerous vents and flues to the rear of the main building and to the Victorian extension. There are also numerous wires to the main building with a service box located adjacent to the rear entrance at the upper ground floor.

The floor finish to the lower ground floor courtyard is cast concrete and there is a large shed located in the space (E-13).

The garden to the rear has concrete paving with a raised brick bed with a small tree and a Camelia bush (E-14)



Plan with location & direction of photographs with prefix “E”

Appendix A: Rear Façade & Garden (not



Appendix A: Roof



The roof to no. 37 has a double pitched mansard with an internal / hidden valley roof (R1-R5). Assessment from google earth shows this is consistent with the neighbouring properties. To the mansard there are central front and rear dormers located behind parapets with steel framed windows (refer to third floor). The front façade has additional windows to each side of the dormer that sit in line with the mansard (E-5). The rear facade has an additional small dormer to the right of the main dormer (E-8).

The valley to the main roof is accessed via a staircase and dormer with a modern door with glazed light from the third floor mansard.

The roof looks to be in good condition with evidence of having been fully refurbished recently with modern slate tiles and lead lined gutter. All the chimney pots are relatively new.

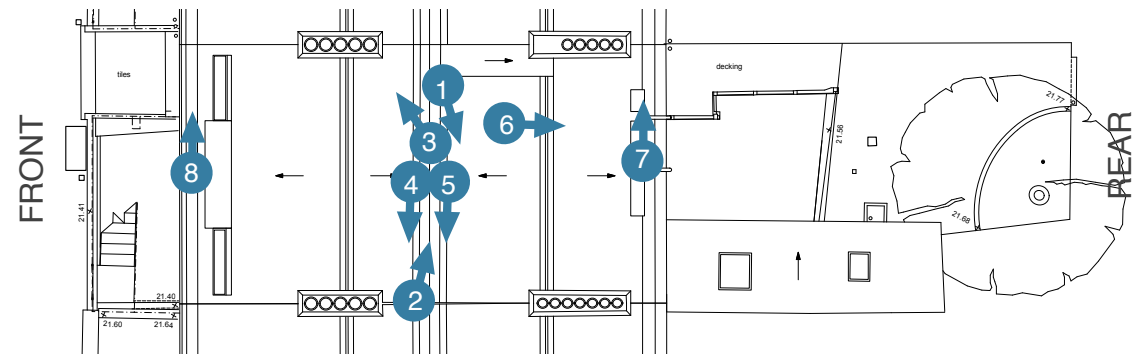
The loft area has a modern membrane above the existing rafters. These rafters are old and may well be original. There is a lead-lined open gutter

to this space taking the rainwater from the central valley gutter to the rear parapet gutter (R-6).

The loft space has a lot of debris but it has been partially boarded to form the support for a water tank which has an overflow pipe to the open gutter. There is evidence of water damage from the pipe on the local timber due to broken clips.

The coping to the rear parapet has a lead covering over it (R-7). Several soil vent pipes from the rear façade below wrap over the parapet. There is evidence of some staining to the tiles on the rear mansard thought to be from the valley gutter overflow.

The front parapet has white render to the inner face with a lead lining to the gutter (R-8). There are no visible outlets but there is no standing water and all looks to be in relatively good condition.



Plan with location & direction of photographs with prefix “R”

Appendix A: Roof



Appendix A: Lower Ground Floor



The lower ground floor is arranged as two bedsits; the larger front room forms one bedsit with a series of smaller rooms for kitchen, storage and access to the shower room located under the external landing to the entrance. The second bedsit is to the smaller back room with the Victorian extension housing the kitchenette, shower room and store.

Access to the lower ground floor from the entrance level is under the main stair. The door swings over the staircase in a style and arrangement that is consistent with accessing the severance areas and kitchens. The door at the head of the stair has had the top panels of the four panel door glazed when they would have originally been timber (Page 13 G-5).

The stairs leads down to the basement and the handrail and spindles are simple in style and there is an end post at the base. All look to be original (LG-1 & LG-3).

Underneath the stair there is a small area for a laundry with an adjacent sink as well as a modern louvred cupboard. The back door is low and modern but the opening is original and there is an older steel security swing bar to the left of it (LG-2).

To the lobby at the base of the stairs there are few features, the walls are plain and have a gloss paint finish, presumably due to high moisture levels. The skirtings are tall and square edged in profile. There is no cornice. The area has many services runs and pipes some of which are boxed out.

There are two doors to the base of the stairs both set in deep masonry walls with simple four panel doors, with simple beading to the panels and are presumed to be original (LG-4 & LG-10). The opening to the doors to the stair side have very simple mouldings which is consistent with their location within the building. The architraves within the rooms are modern.

The front room is plain and simple with a modern skirting and no cornice (LG-5). The ceiling is plasterboard. There are signs of damp to all the walls. Adjacent to no. 36 there are a series of rooms forming the room entrance area, a kitchen (LG-8) and a lobby with cupboards leading through to the shower room (LG-9). The rooms are formed by modern partitions with arched openings (LG-6). There is bulkhead to the rear of these rooms for service runs. The whole area is devoid of any historic

features. The fireplace & mantelpiece are absent and blocked up. The windows to the front are steel with internal modern security bars (LG-7).

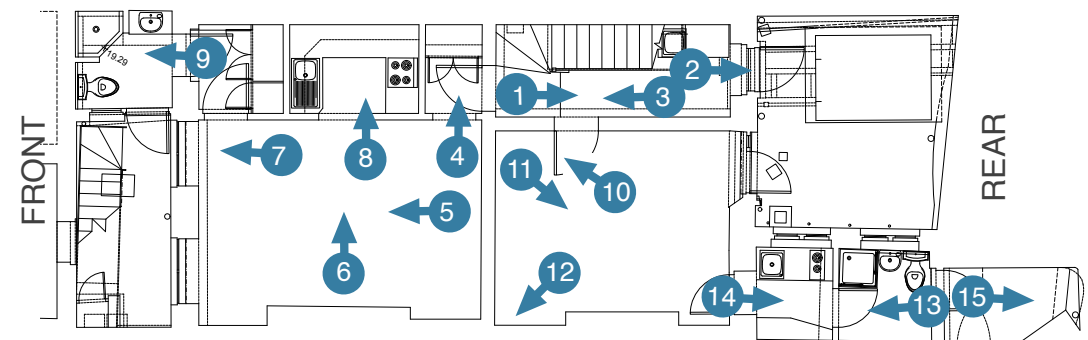
There is an external entrance to the lower ground floor from the front of the property via the shower room with a modern door.

The rear bedsit is similar to the front in style with plain walls, modern skirting, plasterboard ceiling, no cornice and evidence of damp (LG-11 & LG-12). The fireplace and mantelpiece are absent and blocked up.

The rear windows have a double glazed door with adjacent side light and security shutter, this leads out to the rear courtyard. At high level to the external wall and to the chimney breast wall there is a modern pelmet hiding services and with feature lighting.

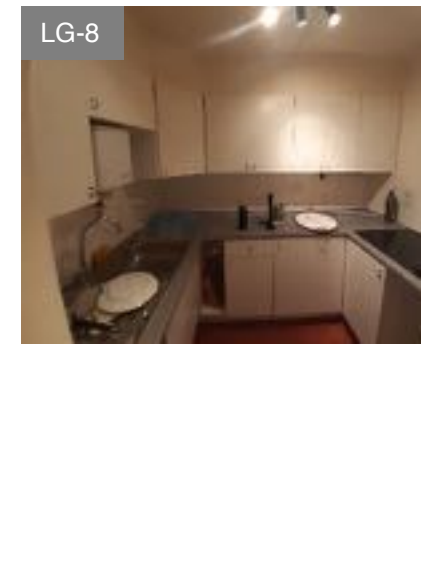
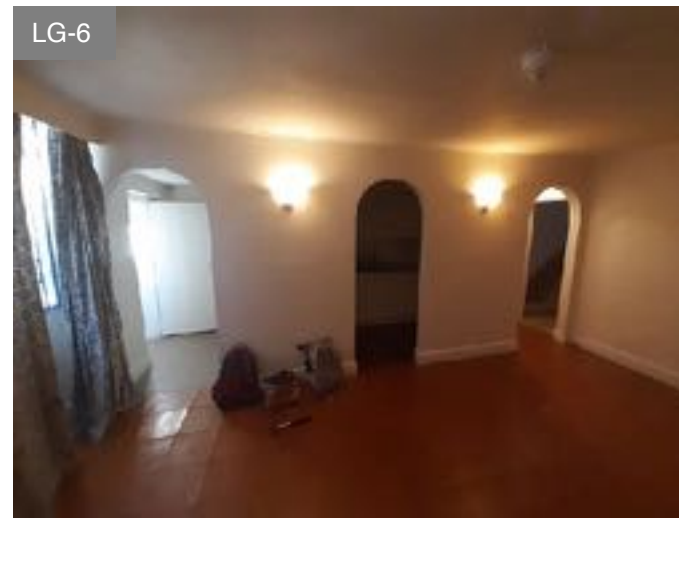
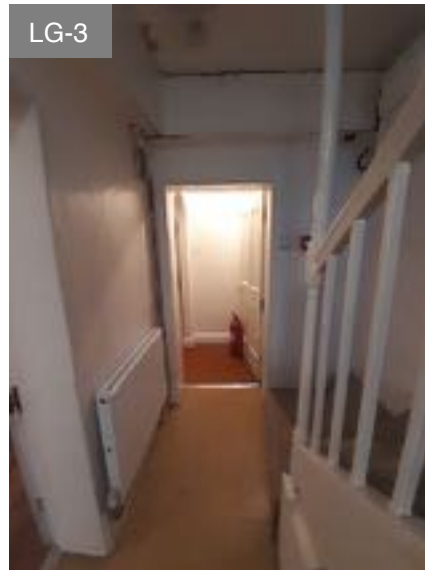
A four panel door different in style to the room entrance leads to the rear rooms. There is a very small kitchen a high level masonry arch and modern partition infill forming a shower room (LG-13 & LG-14). The windows to both these spaces are heavy set and possibly early 20th Century. To the rear of the shower room is a store room with no windows (LG-15). To the ceiling there is evidence of a previous chimney. To the very rear of the space there is a heritage clay pipe.

The door to these areas are old and presume to be Victorian, possibly reclaimed.

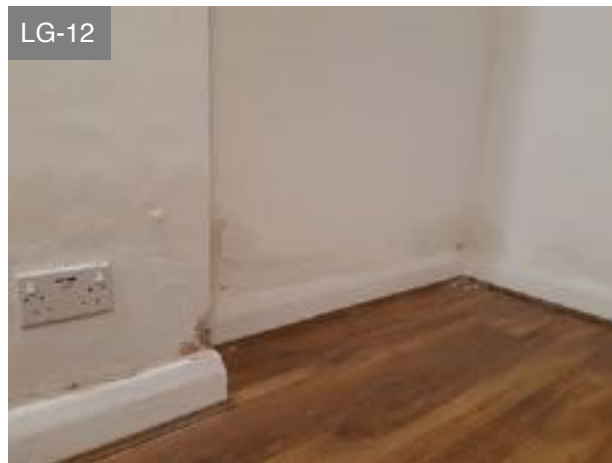


Plan with location & direction of photographs with prefix "LG"

Appendix A: Lower Ground Floor



Appendix A: Lower Ground Floor



Appendix A: Upper Ground Floor



The upper ground floor is arranged as a one bedroom apartment with a communal entrance hall and rear stairwell adjacent to no. 36. There is a large living/ dining room to the front, connected with doors to a bedroom to the rear. This then leads through to a kitchen and a shower room in the Victorian extension.

Immediately when entering the entrance hall at the upper ground floor it is noticeable that there are numerous utility meters in cupboards and services adjacent and above the door (G-1).

The hallway has an ornate dado rail to both sides which, from where it is cut through by services, looks to be relatively new. Observation to no. 38 shows this is dado is a modern intervention (E-6). The entrance hall has an elegant arch above as you enter to the stair well area (G-2). The stair and handrail are original with a simple profile and elegant curved dado rail to the side. To the far right of the stair well is the remains of original timber wainscot panelling (G-4). The rear door is a glazed 1930s door with security mesh on the upper section (G-6). Under the stair is an original panelled partition with the door which leads to the lower ground floor (G-5). The ceiling to the entrance hall and stairwell is lath and plaster with some original cornice although in very poor condition in places due to water damage and service runs (G-7).

The door and architrave that leads to the front room is an original 6-panel door although the inner side has been over boarded presumably for fire protection reasons. The door that leads to the rear room from the stairwell has been blocked up although the architrave remains (G-4)

The front room is light and spacious however it has a significant bow to the floor which is of concern. The room has a curved entrance and this is symmetrically arranged with a curved cupboard to the opposite corner (G-12). This cupboard looks original but the door has been over-boarded to match the room entrance door. The curved entrance has a meter cupboard above it with a lath & plaster wall.

The ceiling to the stairwell is lath and plaster with the original cornice. A Victorian style picture rail has been introduced and looks out of place.

The sashes are original, although in poor condition (G-10). However they have working panelled shutters to the lower portion (G11). The window architraves are original in both style and arrangement

Between the windows the central wall shows signs of significant deterioration. A small investigation showed there are layers of wallpaper

on a timber panel with a battened void behind before the external brickwork wall. The depth of the wall lining to the front of wall is approximately 60mm. The depth of wall is consistent with the architraves & skirting.

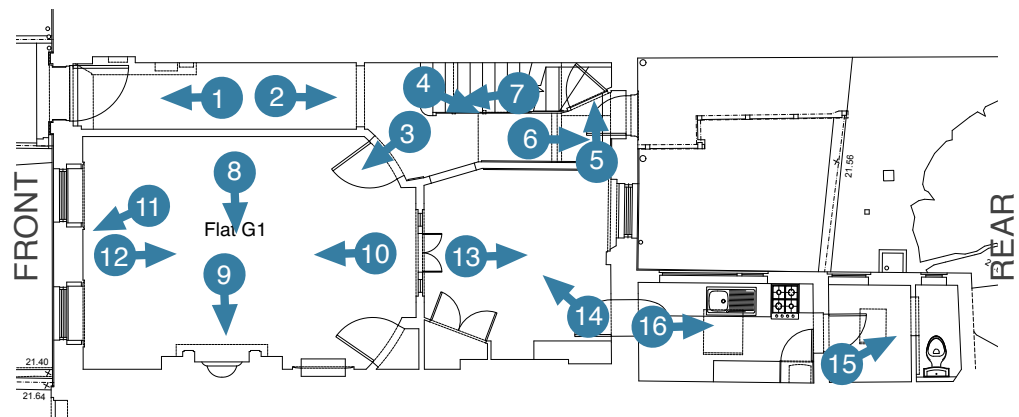
The marble mantelpiece is original and in good condition (G-8&9). The marble hearth stone has been overlaid with a black finish and has damage. Several of the curved fire bricks to the fireplace are cracked.

To the left of the chimney breast is a recess which may once have lead to the neighbouring property. It is known that both properties were once in the same ownership. The front room is joined to the rear room by a modern timber and glass panelled door with a low head height and narrow door.

The rear room has built-in furniture and within the furniture the skirting has been removed (G-13). The ceiling is plasterboard although the original cornice remains. To the wall with the blocked-up door there is modern panelling to the wall to form a headboard for a bed (G-14).

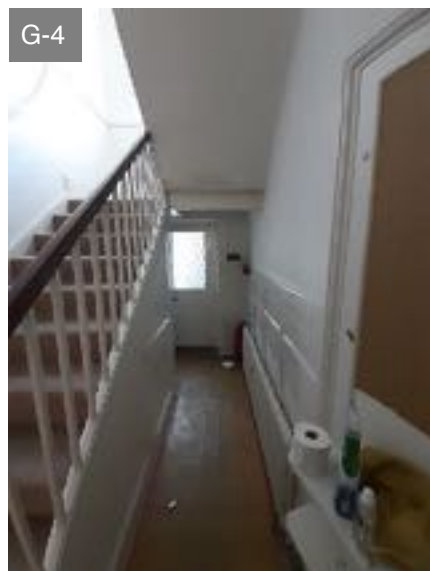
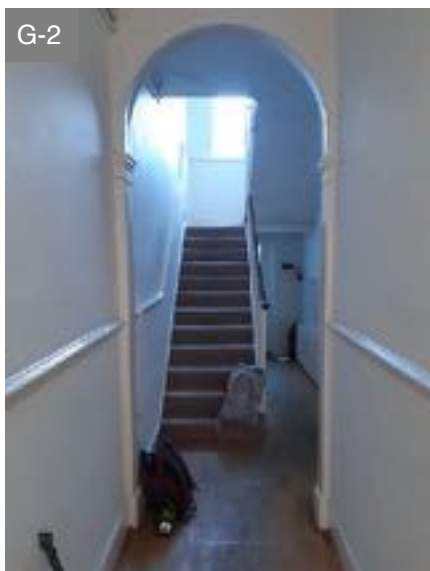
The window is modern although the panelling below may well be original. The architraves are absent and replaced by boxed service runs.

A three panel door of uncertain age leads to the rooms to the extension with the kitchen and shower room. This has a sloped plasterboard ceiling with roof lights and no heritage features. There is a modern partition within the shower room for the WC with a modern sliding door. All the windows are modern and double glazed.

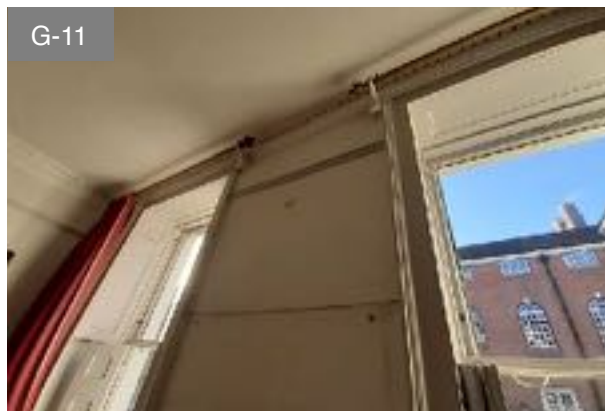
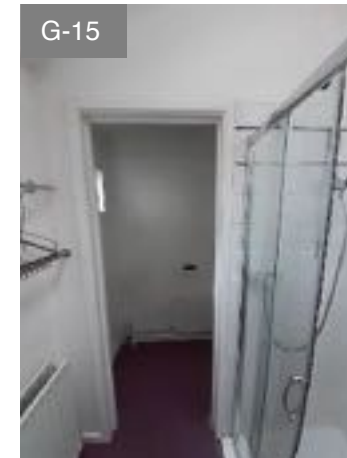


Plan with location & direction of photographs with prefix "G"

Appendix A: Upper Ground Floor



Appendix A: Upper Ground Floor



Appendix A: First Floor



The first floor is a one bedroom apartment arranged as a kitchen living / dining room to the front room with a lobby to the rear leading to a large shower room and a small bedroom.

The window to the half landing to the stair as you rise up to the first floor appears to be original with the dado rail to the stair smoothly transitioning into the cill. There are original painted timber panels to either side of the window (F-1). Looking at the side of the stringer of the first flight to the next floor there are several visible painted bolt heads. This indicates structural repairs have been required to the stair in the past.

To the landing when arriving at the first floor, is a modern cupboard for the electrical meter. This is not full height and inside there is a skirting profile visible consistent with the remainder of the stairs (F-3). The ceiling above is lath and plaster with original cornice but this has been affected by service runs (F-2).

There are two entrance doors to the landing, one directly ahead, a 4-panel which has been fixed shut and one to the left, an original 6-panel door leading to a lobby (F-4). The architraves are original in style and arrangement. The hinges to the fixed 4-panel door are inset from the architrave suggesting that the door, although old, is not in its original location. This blocked door would have been the original entrance to the principal front room.

Going through the 6-panel door leads to a small lobby with modern partitions to form a shower room and rear bedroom. These spaces would have once been a single space. The rear has few features with plasterboard ceilings, modern doors, skirting and cornice (F-13,14&15). The architraves to the rear windows are absent and the windows modern timber (F-12). There are channels to the reveals indicating previous windows. To the bedroom there is a sleeping deck accessed by a hatch.

The entrance to the front room from the lobby is via a 4-panel door. It would be expected that if this door leaf had been original it would have been a 6-panel door (F-5). Within the front room the the door has an ornate architrave which does not match the rear lobby. The door that is fixed shut to the stairwell has a plain boxed architrave. This suggests the architrave has been relocated and the doorway is a modern intervention.

The front room is noticeable for a modern mural painted to the wall adjacent to no. 36 (F-6). This wall also have a service riser to the corner.

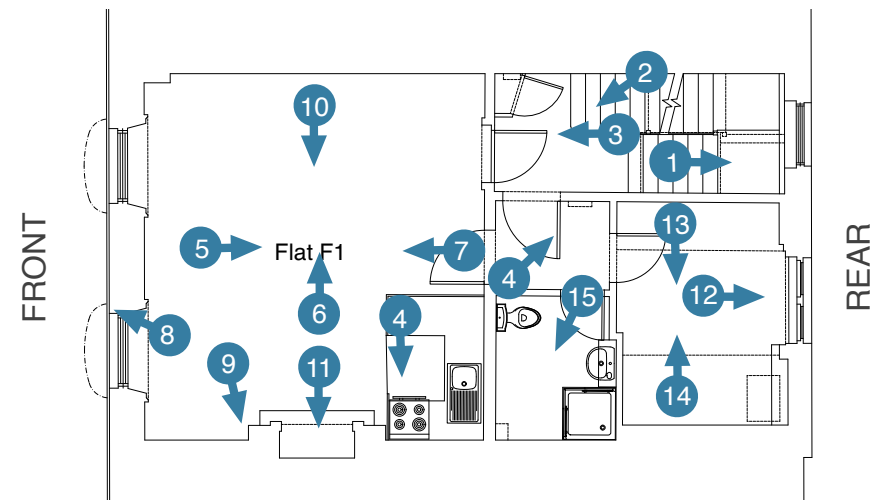
The ceiling is plasterboard with a modern egg and dart cornice (F-9). Below is a Victorian style picture rail which sits uncomfortably high within the room.

The original windows are full length and the most dramatic feature in the room (F-7). The paintwork and chains are in need of some attention and both of the lower sashes have steel bars to their top rails, presumably as a simple repair (F-8). The reveals have panelled shutters which have been painted shut, although the hinges are visible.

The kitchen is located to one side of the chimney breast with a raised surround (F-4 & 10). Its position is cramped and detracts from the arrangement of the room.

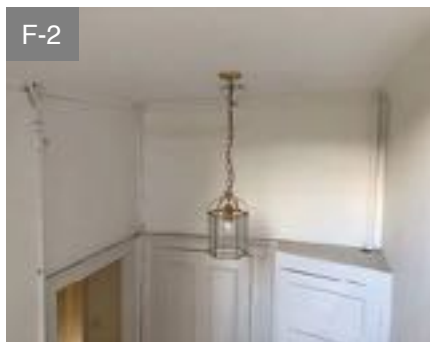
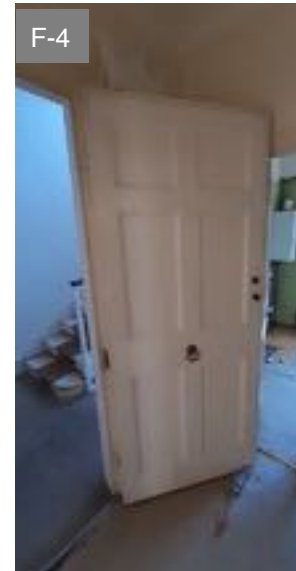
The fireplace has a marble mantelpiece and hearth stone consistent with the age of the property although there have been some repairs to it in the past (F-11). The fireplace is missing with the brick interior visible and modern boarding to the soffit.

The floor to the front room has a significant bow to it.

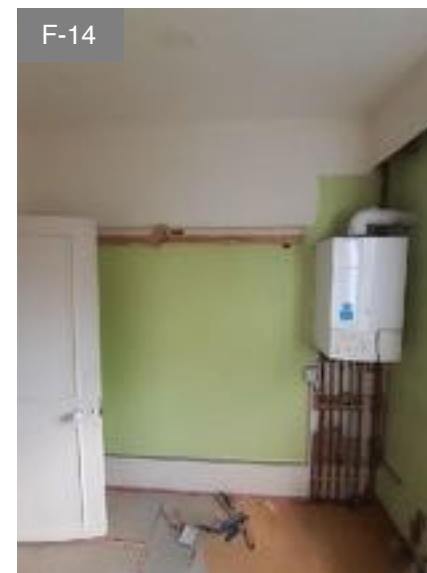
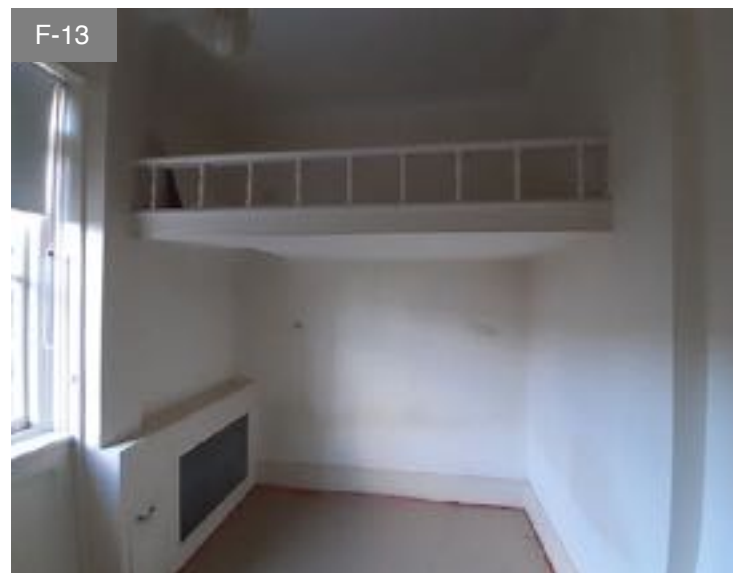
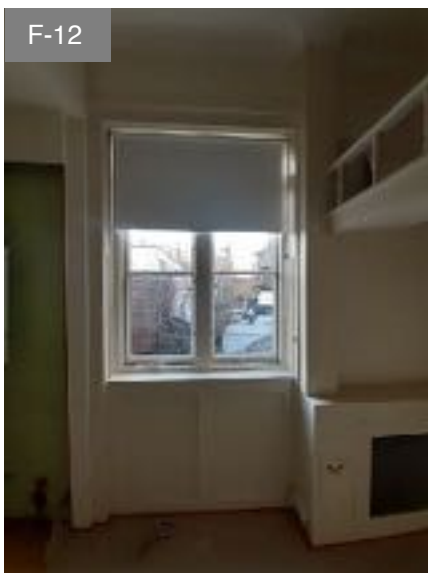


Plan with location & direction of photographs with prefix "F"

Appendix A: First Floor



Appendix A: First Floor



Appendix A: Second Floor



The second floor is arranged as two bedsits with the bedrooms of each to the front. The rear has been divided into cellular rooms with lobbies, shower rooms and kitchens. There is also a separate stair access to the third floor apartment.

The window to the stair as you rise up to the second floor appears to be original (S-1). Above it is noticeable that the ceiling has been badly water damaged and only part of the simple style cornice remains, other parts have been boxed out (S-3).

There are 3 doorways at the head of the stair (S-2). The access to the third floor is to the right at the head of the stairs. This is adjacent to the top landing guarding which has been replaced by a modern panel. The stair to the third floor is boxed off with a timber structure with fixed steel framed windows. The door entry to the third floor stair is a step up and has been overboarded, presumably for fire reasons giving it a plain appearance (S-4). The boxed structure looks to have been a 20th century intervention. The doorway directly opposite the stair head seems to also date from 20th century and incorporates similarly glazed panels. This leads to the bedsit adjacent to no 36. The door to the left at the head of the stair is a 20th century intervention and has no door leaf. The opening leads to the other bedsit, adjacent to no. 38.

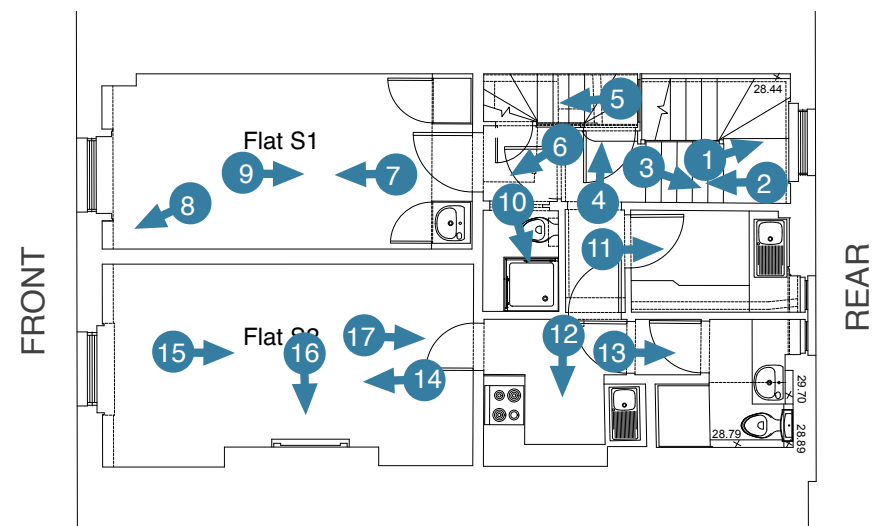
The door opposite the head of the stairs leads to a small lobby. This has the door to the front room with an original 4 panel door (S-9), the door to the understair cupboard with an original door and a door to a small shower room with a modern plastic concertina door (S-10). The architrave to the shower room is original and matches the adjacent door to the bedroom in style and position (S-6). It can therefore be assumed that this was the original doorway through to the rear room.

When entering the bedroom adjacent to no. 36 the window is opposite (S-7). The frame and architrave have been stripped of paint but look to be original in their style and arrangement. The window architrave has a deep profile. To the right of the window is a boxed service riser. To the left of the window is the remains of part of an arch (S-8). This strongly suggests the partition wall to the front room is not original. The tall skirting looks to be of style appropriate to the age of the house, as does the cornice. However, the skirting has clumsy joints, suggesting it may have been

relocated. The room has a Victorian picture rail around the perimeter of the room which sits uncomfortably with the older door architrave.

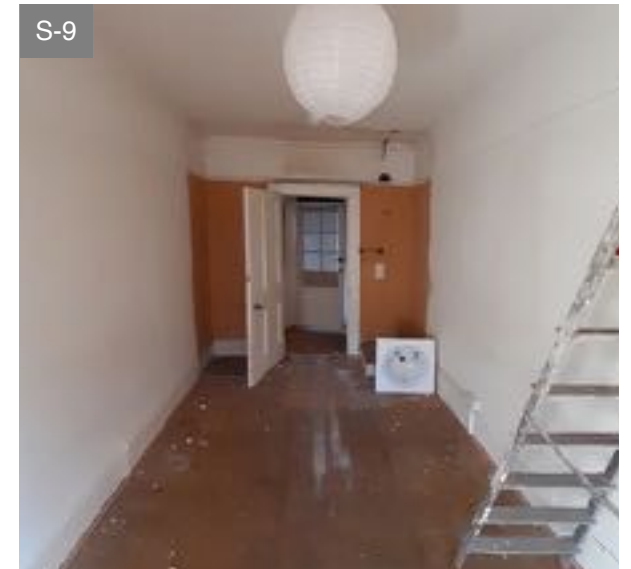
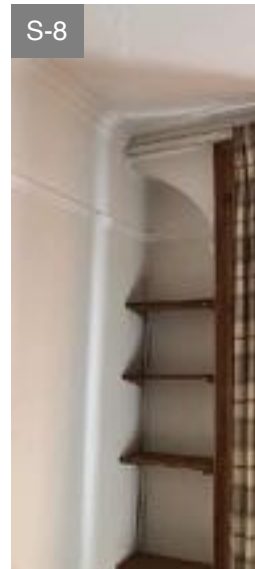
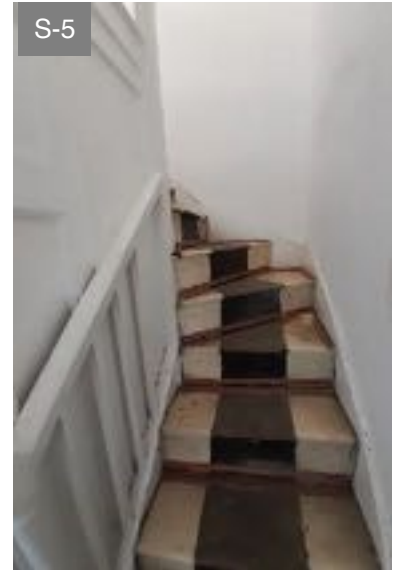
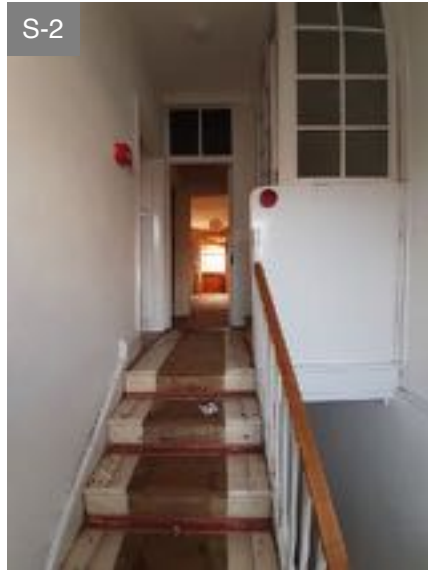
The modern opening from the stairwell leads to a series of rooms all formed by modern partitions. This includes the kitchen with some remaining original architrave to the modern window (S-11). There are ventilation pipes running across the head of the space. None of these rear cellular rooms have any significant historic features (S-12 & 13). There is an older 4 panel door to the lobby but the style does not match the first bedroom so it is presumed to be reclaimed.

It is noticeable when walking into the second bedroom that the door is narrow and overly plain in style with 4 panels and no panel beading (S-17). The architrave is likewise plain and austere. Inside the room the simple features continue and it is in stark contrast to the other bedroom (S-14 & 15). The skirting and cornice to the partition wall to the other bedroom is mis-matched to the rest of the room. There is a Victorian picture rail. The windows have lost any decorative architraves and have many service pipes above and to the side. The fireplace has been boarded in and the mantelpiece is very plain in style (S-16).

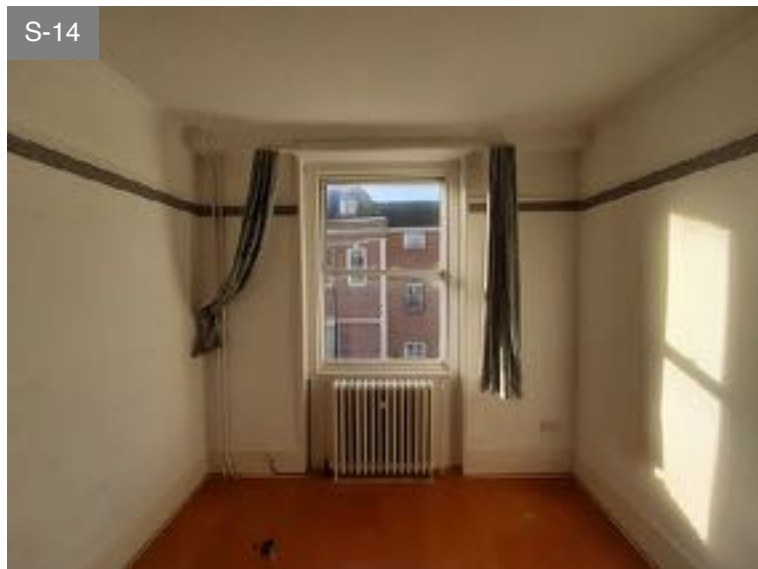


Plan with location & direction of photographs with prefix "S"

Appendix A: Second Floor



Appendix A: Second Floor



Appendix A: Third Floor



The third floor is arranged as a two bedroom apartment with the two bedrooms to the front of the property and a kitchen /dining room and a bathroom to the rear. There is no living room to this apartment.

The stair rising up to the third floor is more narrow than the main stair. There is a painted timber handrail to the left with a spindle missing to the handrail (S-5). This confirms the stair may well have once been open to the second floor.

The stair winds to arrive on a central landing (T-1). The ceilings are relatively low but the area is bright due to the glazed doors. It is assumed this was once the servants' quarters. The walls appear to be lath and plaster, the architraves and skirtings are plain in style.

The doors are two or single panel in style. The door to the bathroom and kitchen has glazed panels and looks more contemporary (T-14 & T-12).

There is a modern stair that has open treads and rises to the access door to the roof (T-2 & 3). Half way up this stair is a plain faced door providing access to the loft space (T-4).

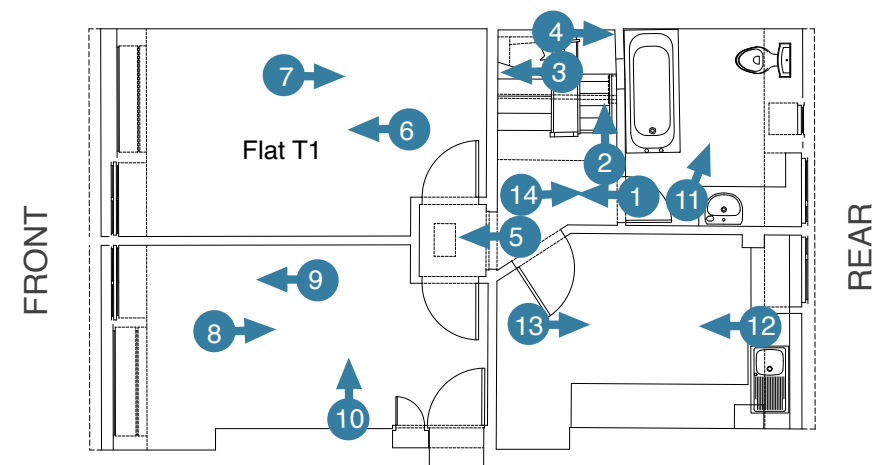
A doorway leads from the central lobby of the apartment to a small lobby to the two bedrooms (T-5). The architraves vary in style suggesting they vary in age. The front rooms are broadly similar and are within the mansard roof with the two bedrooms sharing the dormer. The dormer has steel windows with internal secondary glazing. To each side of the dormer there is also a larger fixed steel window also with secondary glazing (T-6 & 9). This is a modern addition and provides good views to Doughty Street. The partition wall appears to be old, possibly Victorian. The doors to the front rooms have been overboarded with a single panel in a clumsy manner, presumably to provide some fire protection.

In terms of the additional features to the front rooms the bedroom adjacent to no 36 has some historic timber panelling to the rear (T-7). The bedroom adjacent to no. 38 has a recess adjacent to the doorway where it looks like it may have been joined to no. 38 (T-8).

To the rear there is a bathroom with half the dormer window (T-11). The opening to the room is very narrow and the door is shorter than others to the floor. There is a top light above the door. Like the bedrooms, the rear rooms have the slope of the mansard and share the dormer. The window to the dormer is a modern steel framed single glazed window. There is an

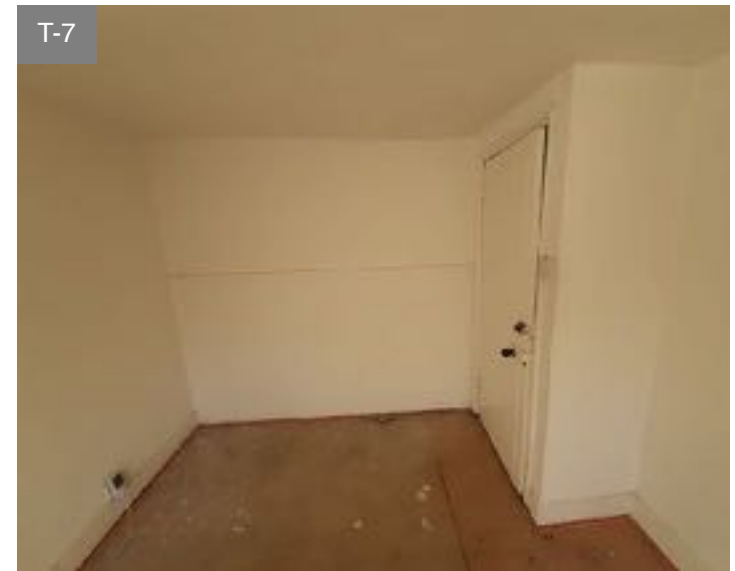
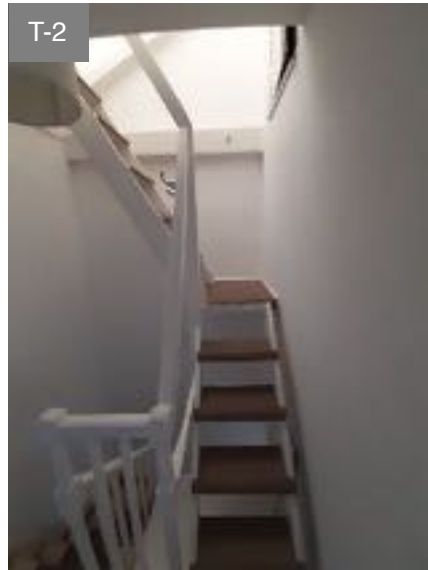
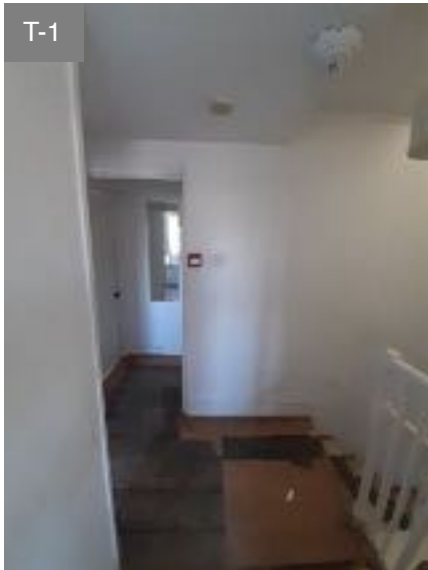
adjacent smaller timber framed window which is presumed to be Victorian. This suggests the room had been subdivided in the past. The ceiling and the inner face of the mansard are modern plasterboard.

The last room to the floor is the kitchen/dining room with a fitted kitchen (T-12 & 13). This has a modern single glazed steel window. It also houses a gas boiler and there is extensive modern boxing around the window. There are no historic features to this room. The floor to this room has a noticeable bow.



Plan with location & direction of photographs with prefix "T"

Appendix A: Third Floor



Appendix A: Third Floor

