



CATHOLIC CHAPLAINCY
for London's Universities

DESIGN, ACCESS AND HERITAGE STATEMENT

Window Repairs at Newman House 107 -113 Gower Street London WC1E 6AR

1.0 Introduction

1.1 Building Description

1.2 Site Pictures

2.0 Proposed Works

2.1 Description of Window repair work

3.0 Heritage Statement



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1.0 Introduction

Newman House is a group of 4 grade II listed terrace buildings comprising 3 storeys, attics and basements on the west side of Gower Street. It has been in use as a single building since the mid-20th century.

The building has been in use by the Roman Catholic Diocese as boarding for students and a chapel for students and visitors.

The site is located within the Bloomsbury Park Conservation Area, and more specifically within Sub-Area 5: Bedford Square/Gower Street.

The building suffered bomb damage during WWII and has been subject to substantial alterations and extensions since the construction of the terrace and its function as four separate residential units. Various previous uses, including a hotel, have linked the four units at each level and each has received internal alterations to create bedrooms and bathrooms. There are additions to the rear of each unit at ground floor level and at upper levels to No.111 and No.113 Gower Street.



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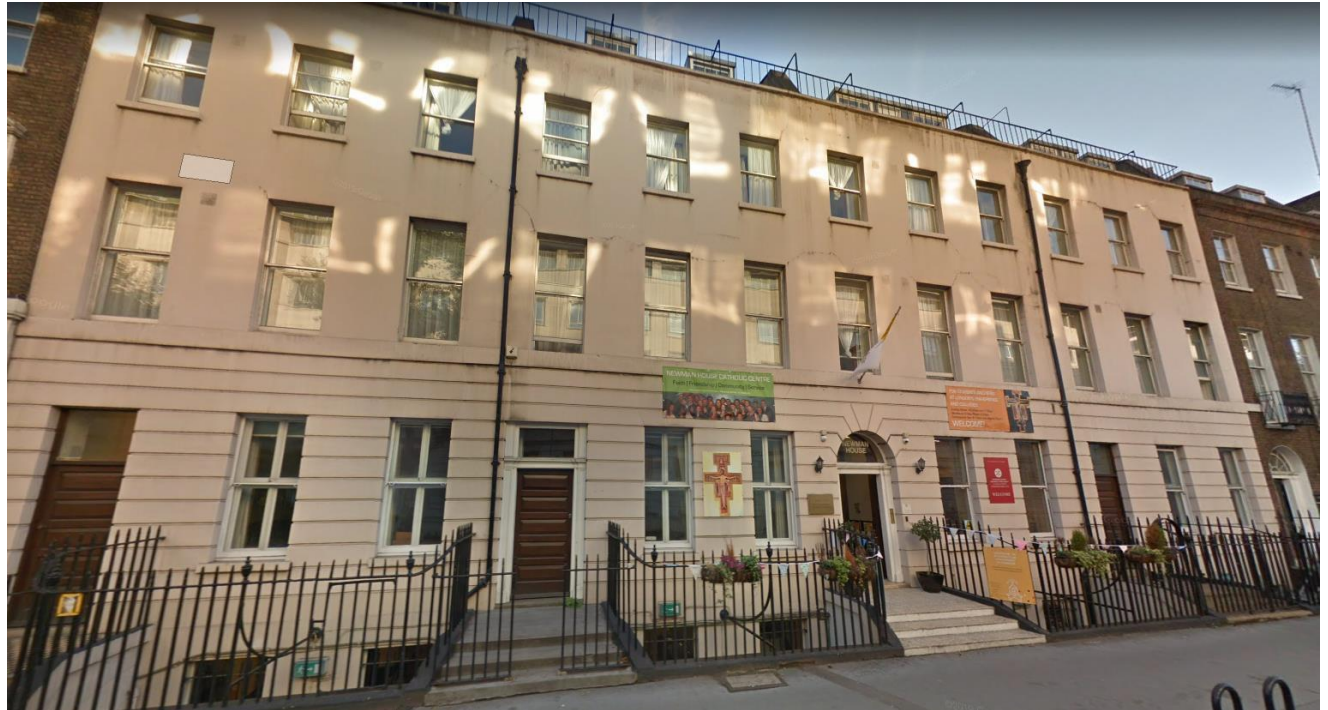
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1.1 Building Description

Newman House is of architectural and historical interest as part of a terrace of late 18th century town houses, formed in a typical polite Georgian architectural style.

Architectural interest is illustrated by the composition of the individual houses, which are still discernible from both the front and rear of the building, and internally. The building envelope conforms to the rest of the terrace in terms of a hierarchy of detailing, traditional dormer windows and slated mansard roof with regular fenestration across the whole building.

The elevations to Newman House are rendered with banded stucco at ground floor, with cast iron railings bounding light wells, and three steps up to the four no. entrances. Each former unit has a three window range with 1/1 timer sashes and a timber horizontal panelled entrance door. The main entrance is through the former No. 111 Gower Street.



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1.2 Site Pictures



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Cut out render 50mm each side of crack and make good with new sand and cement render 6 parts sand, 1 part cement, 1 part lime



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2.0 Proposal

- To carry out symmetric repair work to the Sash windows shown on Front Elevation drawing NH/LBC/001, as described in the Description of works section below.
- To carry out local repair work to the existing sand and cement Render.
- To Redecorate the front Elevation:
 - White Gloss to the Sash Window frames
 - Magnolia to the rendered sections.

2.1 Description of Window Repair Work.

Although the windows at the front do not *appear* to be in bad condition, we want to make sure that they are properly refurbished so that they will not require any additional work for at least 10 years (scaffolding costs etc). Therefore, we will dismantle each window, open up any joints where we feel they might be weakening, make a 'conservation joint' repair with DRYFLEX, thoroughly sand and paint with at least 1 x primer and 2 coats of undercoat + 2 coats of top coat. For a full description of what we would include as 'refurbishment' see below.

Description of 'Refurbishment'

Removal of sliding sash openers, staff and parting beads

Burn off all paint (or sand if condition reasonable) on external surfaces of the box frame (sill and linings).

Burn off all paint (or sand if condition reasonable) on all surfaces of the sashes

Sand all internal surfaces and architraves.

Remove any rotten material, treat with DRYFLEX primer / hardener and fill with DRYFLEX Repair Care filler (Making 'conservation joints' where any joints between sash rails have become weakened

Replace any rotten timber sections as necessary (replacing with hardwood timber)

Re-sand and prime

Caulk and Paint all internal and external surfaces with acrylic micro-porous paint (eggshell finish) - in White. 2 coats of undercoat + 2 coats of top coat.

Fit new sash cords and check weights (adding additional if necessary)

Re-hang sashes (planing to fit if necessary)

Fit new timber parting and staff beads with brush-pile draught proofing along all moving surfaces.





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Fit new window furniture
Remove all waste from site.

Lower Ground Floor Windows W1 – W6

Remove metal bars outside windows to enable access (to be re-fitted once work completed)
Some windows cannot open (eg Kitchen) - sand / paint in situ.
No Secondary glazing on this floor, and not required.
Refurbish 6 No. sash windows in total (including 2 fixed ones)

Ground floor Windows W7 – W14

Do not remove timber-framed secondary glazing
Do not dismantle sash windows
Sand, repair as necessary and paint 8 x sash windows (inside and outside - from scaffolding and within building)
Do not Install new secondary glazing (Meeting room and Library)

First floor Windows W15 – W26

Remove secondary glazing
Refurbish 12 No. sash windows in total
Install new secondary glazing

Second floor Windows W27 – W38

Refurbish 12 No. sash windows in total
Install new secondary glazing

Third floor Windows W39 – W46

Refurbish 8 No sash windows in total.



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3.0 Heritage Statement

3.1 Newman House is of architectural and historical interest as part of a terrace of late 18th century town houses, formed in a typical polite Georgian architectural style. Architectural interest is illustrated by the composition of the individual houses, which are still discernible from both the front and rear of the building, and internally. The building envelope (front, roof and rear elevation) conform to the rest of the terrace in terms of a hierarchy of detailing, traditional dormer windows and slated mansard roof with regular fenestration across the whole building. To the rear the architectural interest is less, with the addition of a number of later extensions having filled the plots of the original buildings. Only two narrow areas of former garden survive across the plot.

3.2 Changes to the front elevation have eroded the architectural interest of the building in comparison to the individual town houses in the rest of the terrace. Most notably the replacement of multi-light sash windows to 1 over 1 sashes and the rendering of the entire front elevation, leaving no sense of the rubbed brick arches over the former front doors or the flat brick arches over the windows. To the rear, the modern Chapel building sits outside of the footprint of the listed building (specifically behind no.107-109) but is internally linked to it. This chapel does not form part of the special interest of the building. It has a series of raised roof lights and sits abutting the closet wings of the properties, which have been rebuilt in places and partly rendered. It's location leaves small areas of lightwell no longer accessible or usable for anything but plant and providing dank spaces to look out onto at basement and ground floor level.

3.3 To the rear the architectural interest of the listed building has been eroded by the rendering of some of the closet wings and in some cases the extension of the closet wings upwards. In addition No.111 and No.113 have large rear extensions, added in the early 20th century and now highly altered, such that they detract from the setting of the listed terrace.

3.4 Historical interest is derived from the group value of this building in the wider terrace and street scape. The building, once four separate houses and now one interlinked property, still illustrates the development of Gower Street and the key principles of the architectural styles of the period. It has historical interest due to its conversion from four to one building and the subsequent users of the building as a hotel, girl's residential club and Catholic Chaplaincy. Historical interest is also illustrated in the plan form and hierarchy of spaces within the building indicated by the low floor to ceiling heights at basement and upper floors in contrast to the grand ground and first floor rooms. This hierarchy has been eroded by later internal alterations and a general removal of interior decorative features but is still legible.

3.5 The building does not possess specific archaeological or artistic heritage values.

