



**Design and Heritage Statement:
Repairs to Cellar underneath front steps:
17 John Street, London WC1N 2DE**

Client: Mr and Mrs Graham
Date: 5th May 2022
Prepared by Paul Latham, AABC

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1.0 Introduction

Mr and Mrs Graham have appointed Paul Latham, AABC to advise on remedial work following an internal damp patch which has appeared in existing impervious render finishes under the front steps.

This Report has been prepared by Paul Latham, AABC for the owners, Mr and Mrs Graham.

2.0 Significance

17 John Street is Listed Grade 2:

(East side) Nos. 10-20 (Consecutive) and attached railings - John Street - Grade II

EH list entry: (798-1) 1379156

Date of Listing: 24/10/1951

GV II

Listing NGR: TQ3083982094

17 John Street is a 5-storey Grade II listed town house. It is one of 11 terraced houses built between 1799 and 1824 on the east side of John Street. Simple squared balusters and a reeded marble fireplace in the ground floor suggest the house may well be of Regency date. The terrace consists primarily of houses with a rusticated stucco to ground and lower ground, and multi coloured stock brick with yellow stock brick patching in Flemish bond to the upper storeys (street elevation). The house has a lower ground floor with a lightwell to the front and an 'M' shaped pitched roof.

The house has a **group value** as one of 11 late Georgian town houses which has retained many original features and fittings. It holds a significant **associational value**. British History online lists the following historical connections to the property:

"No. 17.—The original numbering of John Street was very irregular, and, until 1907, this house was numbered 11. The architect, Owen Jones, who was appointed superintendent of the works of the Great Exhibition of 1851, and who was responsible for much of the interior decoration of the Crystal Palace, had rooms here in 1841. Six years later William Pare, a disciple of Robert Owen, and one of the founders of the Co-operative Movement, occupied chambers here. John Scott Russell, civil engineer, was here for a short time in 1847, when he was appointed secretary of the Society of Arts. In more recent times Captain Bruce Bairnsfather, the creator of "Old Bill," Granville Barker and Cedric Hardwicke have had chambers here."

<http://www.british-history.ac.uk/survey-london/vol18/pt2/pp111-115>



Figure 1: Horwoods Map, 1799

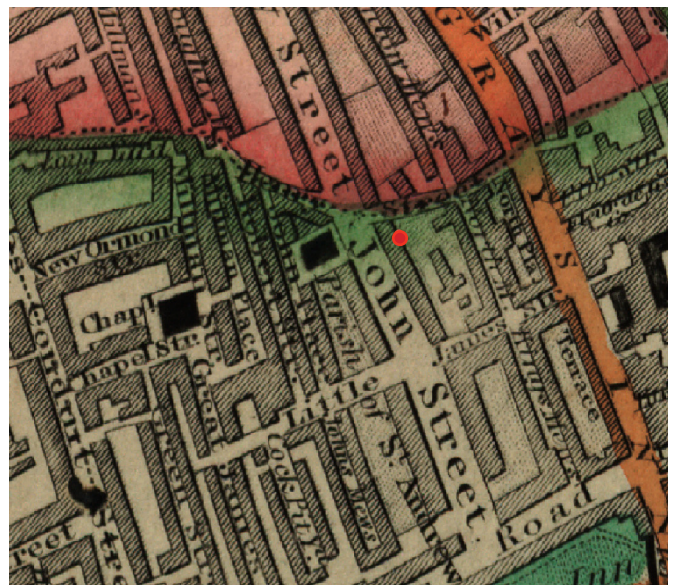


Figure 2: Greenwoods Map, 1824-28

3.0 Cause of Internal Damp ingress:

Damp has caused a breakdown of paint finishes to the front cellar under the steps (Figure 3). The cause is water ingress following shrinkage cracks which have appeared to the front, Bathstone-clad steps (Figure 4). This movement is probably related to shrinkage of the front wall following release of trapped moisture after successful replacement of inappropriate hard cement pointing with traditional non-hydraulic lime pointing last year (LB Consent 2021/3575/L dated 24-8-21).



Figure 3: Internal damp



Figure 4: open joints in Bathstone steps



4.0 Proposed Remedial Work:

It is believed the existing cellar is water-proofed in hard cement render skimmed in Gypsum plaster. Wholesale removal will damage historic brickwork. A local repair using compatible modern materials is therefore proposed;

- i) Cut out live pointing and repoint steps in Pre-mixed Fat Lime Mortar (London): <https://www.lime.org.uk/products/lime/mortars/pre-mixed-non-hydraulic-lime-mortars/pre-mixed-fat-lime-mortar-london.html>
- ii) Open up modern render finishes internally from the affected cellar walls following careful removal of services and/or protection of joinery. Leave for a minimum of 6 months to dry out.
- iii) Repair existing tanking in Sika Nr.I system in accordance to manufacturers recommendations. Redecorate in a breathable paint for example Farrow & Ball Estate Emulsion.

5.0 Impact

The impact of these proposals will be repointing the front steps to prevent further moisture ingress using correct conservation techniques and materials and repair of existing internal modern tanking system avoiding damage to historic cellar walls.

6.0 Justification

The justification is the need to maintain an historic building.

Paul Latham AABC, RIBA, IHBC, HESPR Advisor
The Regeneration Practice
5 May 2022

APPENDIX A

1989

Date of planning application: October 1989
Reference: 9401144

Development description: Internal alterations to the basement ground floor and floors 1 to 3, including the creation of openings between front and rear rooms at ground and first floor levels.

1994

Date of planning application: July 1994
Reference: 9401144

Development description: Change of use from offices (B1) and works of conversion to form a single family dwelling house.

2001

Date of planning application: July 1994
Reference: LSX0104255

Development description: Internal alterations at third floor level including removal of cross wall to move bathroom from rear of property to central location opposite staircase (creating an additional bedroom).

2005

Date of planning application: December 2005
Reference: 2005/4850/L and 2005/4845/P

Unimplemented

2009

Date of planning application: September 2009
Reference: 2009/4262/L and 2009/3934/P

Development description: Installation of glass panelling to roof of basement at rear following the removal of existing glass lantern skylight.

2015

Date of planning application: May 2015
Reference: 2015/2806/L and 2015/2561/P

Development description: Installation of 1 x rooflight and internal alterations at ground and lower ground floor levels including installation of kitchen in front reception room at ground floor, and re-instatement of historic door to rear reception room (ground floor) from hall.

2017

Date of application: May 2017
Reference: 2017/3179/L and 2017/2552/P

Erection of rear single storey extension to existing closet wing at ground floor level with terrace above; relocation of existing AC units on rear elevation to roof level and external cabinet.

2017

Date of application: September 2017
Reference: 2017/4985/L and 2017/4848/P

Variation of condition 3 (approved plans) of planning permission 2017/2552/P dated 24/08/2017 (erection of rear single storey extension to existing closet wing at ground floor level with terrace above) namely to increase the size of the rear extension and infilling of closet wing window at first floor level

2019

Dates of application: January-February 2019
Reference: 2018/3558/L and 2018/5869/P

Details of plumbing and stone basement surface materials (condition 4(a & c) in relation to 2017/3179/L (erection of rear single storey extension to existing closet wing at ground floor level with terrace above; relocation of existing AC units on rear elevation to roof level and external cabinet; and internal alterations on all levels)

2019

Dates of application: April 2019
Reference: 2019/1365/L

Discharge of condition 2 (approved drawings) of listed building consent ref 2017/4985/L (for the erection of rear single storey extension to existing closet wing at ground floor level with terrace above (as an amendment to Listed Building Consent ref. 2017/3179/L dated 24/08/2017))

2021

Date of Application: 18th May 2021
Reference: 2021/3575/L

Repointing and redecorations to frontage.

