

Heritage Impact Assessment

Project Title:
Staircase and Partition Reinstatement Works

Site Address:
Academic House, 24-28 Oval Road, London, NW1 7DT

HIA REF	AREA/ ITEM OF WORK	HERITAGE SIGNIFICANCE	REQUIREMENT FOR THE WORKS	MITIGATION OF HERITAGE IMPACT	HERITAGE IMPACT	CORRESPONDING DOCUMENTATION	PHOTO SCHEDULE REFERENCE
1.00	Ground Floor						
1.1	Remedial Works						
1.1.1	<u>Metal Staircase</u> Removal of metal staircase and balustrade and infilling of openings to first and second floors with new timber floor structure to match original floor removed in 2016/17	Low	To reinstate open plan layout at lease expiry	The existing staircase is a modern installation - installed circa 2016/17, and is of no heritage significance. The new floor structure will be reinstated using material to match the original removed in 2016/17	Medium Positive	Refer to Drawing No 9100-DRG-(72)100 Rev AB1 - Furniture and Joinery Plan, Ground Floor - Existing Layout Drawing No 9100-DRG-(72)101 Rev AB1 - Furniture and Joinery Plan, First Floor - Existing Layout Drawing No 9100-DRG-(72)102 Rev AB1 - Furniture and Joinery Plan, Second Floor - Existing Layout Drawing No 9100-DRG-(22)100 Rev AB2 - Partitions Plan, Ground Floor - Proposed Layout Drawing No 9100-DRG-(22)101 Rev AB2 - Partitions Plan, First Floor - Proposed Layout Drawing No 9100-DRG-(22)102 Rev AB1 - Partitions Plan, Second Floor - Proposed Layout Drawing SK002, Rev 02 - Structural Infill Details - 1st Floor Reference Plan Drawing SK003, Rev 02 - Structural Infill Details - 1st & 2nd Floor Stair Void)	1-5, 7-9 and 12
1.1.2	<u>Plasterboard stud and glazed partitions</u> Take down and remove plasterboard stud and glazed partitions between existing Palmer meeting room and existing café and within café to suit new layout	Low	Existing plasterboard stud and glazed partition removal is required to remove modern alterations	The existing plasterboard stud and glazed partition are a modern installation - installed circa 2016/17, and are of no heritage significance	Medium Positive	Refer to Drawing No 9100-DRG-(72)100 Rev AB1 - Furniture and Joinery Plan, Ground Floor - Existing Layout Drawing No 9100-DRG-(72)101 Rev AB1 - Furniture and Joinery Plan, First Floor - Existing Layout Drawing No 9100-DRG-(72)102 Rev AB1 - Furniture and Joinery Plan, Second Floor - Existing Layout Drawing No 9100-DRG-(72)103 Rev AB1 - Furniture and Joinery Plan, Third Floor - Existing Layout Drawing No 9100-DRG-(72)104 Rev AB1 - Furniture and Joinery Plan, Fourth Floor - Existing Layout Drawing No 9100-DRG-(72)105 Rev AB1 - Furniture and Joinery Plan, Fifth Floor - Existing Layout Drawing No 9100-DRG-(72)106 Rev AB1 - Furniture and Joinery Plan, Sixth Floor - Existing Layout Drawing No 9100-DRG-(22)100 Rev AB2 - Partitions Plan, Ground Floor - Proposed Layout Drawing No 9100-DRG-(22)101 Rev AB2 - Partitions Plan, First Floor - Proposed Layout Drawing No 9100-DRG-(22)102 Rev AB1 - Partitions Plan, Second Floor - Proposed Layout Drawing No 9100-DRG-(22)103 Rev AB2 - Partitions Plan, Third Floor - Proposed Layout Drawing No 9100-DRG-(22)104 Rev AB2 - Partitions Plan, Fourth Floor - Proposed Layout Drawing No 9100-DRG-(22)105 Rev AB2 - Partitions Plan, Fifth Floor - Proposed Layout	10

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1.1.3	<u>Existing plastered and plasterboard ceiling</u> Reinstate areas of ceiling removed in 2016/17 staircase installation works	Low	Reinstated plasterboard ceiling is required to suit the new layout and match existing ceilings	Install new ceiling sections to match original design	Medium Positive	Refer to Drawing No 9100-DRG-(72)100 Rev AB1 - Furniture and Joinery Plan, Ground Floor - Existing Layout Drawing No 9100-DRG-(72)101 Rev AB1 - Furniture and Joinery Plan, First Floor - Existing Layout Drawing No 9100-DRG-(72)102 Rev AB1 - Furniture and Joinery Plan, Second Floor - Existing Layout Drawing No 9100-DRG-(72)103 Rev AB1 - Furniture and Joinery Plan, Third Floor - Existing Layout Drawing No 9100-DRG-(72)104 Rev AB1 - Furniture and Joinery Plan, Fourth Floor - Existing Layout Drawing No 9100-DRG-(72)105 Rev AB1 - Furniture and Joinery Plan, Fifth Floor - Existing Layout Drawing No 9100-DRG-(72)106 Rev AB1 - Furniture and Joinery Plan, Sixth Floor - Existing Layout Drawing No 9100-DRG-(22)100 Rev AB2 - Partitions Plan, Ground Floor - Proposed Layout Drawing No 9100-DRG-(22)101 Rev AB2 - Partitions Plan, First Floor - Proposed Layout Drawing No 9100-DRG-(22)102 Rev AB1 - Partitions Plan, Second Floor - Proposed Layout Drawing No 9100-DRG-(22)103 Rev AB2 - Partitions Plan, Third Floor - Proposed Layout Drawing No 9100-DRG-(22)104 Rev AB2 - Partitions Plan, Fourth Floor - Proposed Layout Drawing No 9100-DRG-(22)105 Rev AB2 - Partitions Plan, Fifth Floor - Proposed Layout	
1.1.4	<u>Floor Finishes - Ground Floor</u> Reinstate parquet floor where not installed following staircase removal	Low	Existing floor finishes are soiled and worn and have reached end of life	The existing floor finishes are a modern installation - installed circa 2016/17, and are of no heritage significance	Medium Positive	Refer to Drawing No 9100-DRG-(72)100 Rev AB1 - Furniture and Joinery Plan, Ground Floor - Existing Layout Drawing No 9100-DRG-(72)101 Rev AB1 - Furniture and Joinery Plan, First Floor - Existing Layout Drawing No 9100-DRG-(72)102 Rev AB1 - Furniture and Joinery Plan, Second Floor - Existing Layout Drawing No 9100-DRG-(72)103 Rev AB1 - Furniture and Joinery Plan, Third Floor - Existing Layout Drawing No 9100-DRG-(72)104 Rev AB1 - Furniture and Joinery Plan, Fourth Floor - Existing Layout Drawing No 9100-DRG-(72)105 Rev AB1 - Furniture and Joinery Plan, Fifth Floor - Existing Layout Drawing No 9100-DRG-(72)106 Rev AB1 - Furniture and Joinery Plan, Sixth Floor - Existing Layout Drawing No 9100-DRG-(22)100 Rev AB2 - Partitions Plan, Ground Floor - Proposed Layout Drawing No 9100-DRG-(22)101 Rev AB2 - Partitions Plan, First Floor - Proposed Layout Drawing No 9100-DRG-(22)102 Rev AB1 - Partitions Plan, Second Floor - Proposed Layout Drawing No 9100-DRG-(22)103 Rev AB2 - Partitions Plan, Third Floor - Proposed Layout Drawing No 9100-DRG-(22)104 Rev AB2 - Partitions Plan, Fourth Floor - Proposed Layout Drawing No 9100-DRG-(22)105 Rev AB2 - Partitions Plan, Fifth Floor - Proposed Layout	6

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1.1.4	Floor Finishes - First and Second Floor Reinstate carpet tile floor where not installed following staircase removal and following reinstatement of floor structure.	Low	Existing floor finishes are soiled and worn and have reached end of life	The existing floor finishes are a modern installation - installed circa 2016/17, and are of no heritage significance	Medium Positive	Refer to Drawing No 9100-DRG-(72)100 Rev AB1 - Furniture and Joinery Plan, Ground Floor - Existing Layout Drawing No 9100-DRG-(72)101 Rev AB1 - Furniture and Joinery Plan, First Floor - Existing Layout Drawing No 9100-DRG-(72)102 Rev AB1 - Furniture and Joinery Plan, Second Floor - Existing Layout Drawing No 9100-DRG-(72)103 Rev AB1 - Furniture and Joinery Plan, Third Floor - Existing Layout Drawing No 9100-DRG-(72)104 Rev AB1 - Furniture and Joinery Plan, Fourth Floor - Existing Layout Drawing No 9100-DRG-(72)105 Rev AB1 - Furniture and Joinery Plan, Fifth Floor - Existing Layout Drawing No 9100-DRG-(72)106 Rev AB1 - Furniture and Joinery Plan, Sixth Floor - Existing Layout Drawing No 9100-DRG-(22)100 Rev AB2 - Partitions Plan, Ground Floor - Proposed Layout Drawing No 9100-DRG-(22)101 Rev AB2 - Partitions Plan, First Floor - Proposed Layout Drawing No 9100-DRG-(22)102 Rev AB1 - Partitions Plan, Second Floor - Proposed Layout Drawing No 9100-DRG-(22)103 Rev AB2 - Partitions Plan, Third Floor - Proposed Layout Drawing No 9100-DRG-(22)104 Rev AB2 - Partitions Plan, Fourth Floor - Proposed Layout Drawing No 9100-DRG-(22)105 Rev AB2 - Partitions Plan, Fifth Floor - Proposed Layout	6
1.2	Retained Elements						
1.2.1	Existing external single glazed metal windows and external doors	Medium	No proposed works except for redecoration	Retention of historic fabric	Medium positive		
1.2.2	Existing structural columns	Medium	No proposed works except for redecoration	Retention of historic fabric	Medium positive		
1.2.3	Existing floor structure	Medium	No proposed works	Retention of historic fabric	Medium positive		
1.2.4	Existing lighting	Low	No proposed works except for recommissioning and redecoration	Retention of installations installed as part of 2016/17 works	Low positive		
1.2.5	Existing cable trays, floor boxes/grommets and small power installation	Low	No proposed works except for recommissioning and redecoration	Retention of installations installed as part of 2016/17 works	Low positive		
1.2.6	Existing parquet flooring	Medium	No proposed works except for reinstatement as noted above	Retention of historic fabric	Medium positive		