

**INTERNAL HERITAGE IMPACT ASSESSMENT****JOB 17-071****16 Charles Street, Newport**

FLOOR / ROOM	DESCRIPTION / COMMENT	SIGNIFICANCE	MITIGATION / ACTION	PHOTO NO.
<b>2<sup>nd</sup> Floor</b>				
Room 1	Chimney breast / fireplace	M	To be retained unaffected by refurbishment proposals	1
	Skirtings	M	To be retained unaffected by refurbishment proposals	1 – 2
	Window	H	Original windows to be retained and repaired as necessary	2
	Door / architrave	M	To be retained unaffected by refurbishment proposals	
Room 2	Chimney breast / fireplace	M	To be retained unaffected by refurbishment proposals	4
	Skirtings	M	To be retained unaffected by refurbishment proposals	4
	Window	H	Original windows to be retained and repaired as necessary	3
Room 3	Chimney breast	M	To be retained unaffected by refurbishment proposals	6
	Skirtings	M	Original skirting boards to be carefully removed for re-use	
	Door / architrave	M	Original door / architrave to be carefully removed for re-use	5
	Window	H	Original windows to be retained and repaired as necessary	7
	Tank	N	Modern addition – to be carefully removed and cart away and make good all disturbed surfaces	6
Room 4	Skirtings	M	Original skirting boards to be carefully removed for re-use	
	Door / architrave	M	Original door / architrave to be carefully removed for re-use	
	Window	H	Original windows to be retained and repaired as necessary	8
Room 5	Chimney breast / fireplace	M	To be retained unaffected by refurbishment proposals	10
	Door / architrave	M	Original door / architrave to be carefully removed for re-use	





	Window	H	Original windows to be retained and repaired as necessary	11
	External wall	M	Hack off defective render, repair disturbed area and re-plaster to match original	11 - 12
Room 6	Skirtings	M	Original skirting boards to be carefully removed for re-use	
Room 7	Stairwell enclosure / doorway	N	Modern addition to be removed	
<b>1<sup>st</sup> Floor</b>				
Room / area 8	Staircase	H	To be retained unaffected by refurbishment proposals Carefully remove stairlift and make good affected areas	33
	Spiral staircase	N	Modern addition to be removed and make good to affected areas	31 - 32
	Windows	H	Original windows to be retained and repaired as necessary	29, 34, 35
	Doors / frames	H	To be retained unaffected by refurbishment proposals	24, 27, 28
	Decorative ceiling / coving	H	To be retained unaffected by refurbishment proposals	32
Room 9	Chimney breast / fireplace	M	To be retained unaffected by refurbishment proposals	
	Window	H	To be retained unaffected by refurbishment proposals	21
	Skirtings	M	Original skirting boards to be carefully removed for re-use	
Room 10	Chimney breast / fireplace	M	To be retained unaffected by refurbishment proposals	22
	Window	H	To be retained unaffected by refurbishment proposals	23
	Skirting boards	M	To be retained unaffected by refurbishment proposals	23
	Door / architrave	M	To be retained unaffected by refurbishment proposals	23, 24
	Suspended ceiling	N	Carefully remove modern suspended ceiling and cart away Remove redundant modern extraction equipment and related pipework and make good disturbed surfaces Supply and fit new suspended ceiling system set below the original ceiling	23, 24





Room 11	Door / architrave	M	To be retained unaffected by refurbishment proposals	17
Room 12	Chimney breast / fireplace	H	To be retained unaffected by refurbishment proposals	14 – 15
	Windows	H	To be retained unaffected by refurbishment proposals	13, 18
	Timber panelling	H	To be retained unaffected by refurbishment proposals * proposed conversion works will be carefully detailed to protect existing features where new structural elements intersect with original wall and ceiling as detailed on submitted drawings	14 – 15
	Door / frame / architrave (main entrance)	H	To be retained unaffected by refurbishment proposals	16, 28
	Door / architrave (Room 10)	M	Carefully remove and store for re-use and close opening	
	Decorative ceiling / coving	H	To be retained unaffected by refurbishment proposals * proposed conversion works will be carefully detailed to protect existing features where new structural elements intersect with original wall and ceiling as detailed on submitted drawings	19 – 20
Room 13	Windows	M	Original windows to be carefully removed and external wall demolished to form new stairwell  Alignment of original external wall to external courtyard created by construction of modern 2 storey extension to be delineated at ceiling level with 'drop beam' detail	26
Room 14	Door / frame / architrave	H	To be retained unaffected by refurbishment proposals	
	Skirting	M	To be retained unaffected by refurbishment proposals	
	Decorative ceiling / coving	M	To be retained unaffected by refurbishment proposals	
<b>Ground Floor</b>				
Room 15	Glazed doors / frames (main entrance)	H	To be retained unaffected by refurbishment proposals	38
	Door / frame / glazed panel	H	To be retained unaffected by refurbishment proposals	36, 59



	Door / frame / architrave to hallway to rooms 16 – 20 ( 4 No.)	M	To be retained unaffected by refurbishment proposals	57 – 58
	Door / frame / architrave to room 17	M	Carefully remove door and frame and store for re-use	50
	Windows	H	To be retained unaffected by refurbishment proposals	44
	Door / frame / architrave (2 No.) to annex and room 21	M	To be retained unaffected by refurbishment proposals	40, 42
	Decorative ceiling / coving	M	To be retained unaffected by refurbishment proposals	
	Staircase	H	To be retained unaffected by refurbishment proposals Carefully remove stairlift and make good all affected areas	41
	Wall detailing	M	To be retained unaffected by refurbishment proposals	39
Room 16	Window	H	To be retained unaffected by refurbishment proposals	
	Skirting	M	To be retained unaffected by refurbishment proposals	
	Original doorway (currently closed)	M	Re-open original doorway	
	Suspended ceiling		Carefully remove modern suspended ceiling and cart away Remove redundant modern extraction equipment and related pipework and make good disturbed surfaces Supply and fit new suspended ceiling system set below the original ceiling	
	Access hatch to Room 15	M	Close opening to reinstate original room layout	37
Room 17	Chimney breast	M	To be retained unaffected by refurbishment proposals	51
	Window	H	To be retained unaffected by refurbishment proposals	52
	Door / architrave	M	To be retained unaffected by refurbishment proposals	50
	Suspended ceiling		Carefully remove modern suspended ceiling and cart away Remove redundant modern extraction equipment and related pipework and make good disturbed surfaces	





			Supply and fit new suspended ceiling system set below the original ceiling	
Room 18	Chimney breast	M	To be retained unaffected by refurbishment proposals	47
	Windows	H	To be retained unaffected by refurbishment proposals	46 - 48
	Skirting	M	To be retained unaffected by refurbishment proposals	47
	Dado rail	M	To be retained unaffected by refurbishment proposals	47
	Ceiling / coving	M	To be retained unaffected by refurbishment proposals	
	Doors / architrave	M	To be retained unaffected by refurbishment proposals	
Room 19	Windows	M	To be retained unaffected by refurbishment proposals	53 – 54
	Skirting	M	To be retained unaffected by refurbishment proposals	
	Doors / architrave	M	To be retained unaffected by refurbishment proposals	
	Storage unit	N	Modern addition to be removed	55
Room 20	Window	H	To be retained unaffected by refurbishment proposals	56
	Doors / architrave	M	To be retained unaffected by refurbishment proposals	
	Windows	M	Original windows to be carefully removed and external wall demolished to form new stairwell Alignment of original external wall to external courtyard created by construction of modern 2 storey extension to be delineated at ceiling level with 'drop beam' detail	26
Room 21	Window	H	To be retained unaffected by refurbishment proposals	42
	Doors / architrave	M	To be retained unaffected by refurbishment proposals	
Room 22	Window	H	To be retained unaffected by refurbishment proposals	44
	Doors / architrave	M	To be retained unaffected by refurbishment proposals	
	Decorative ceiling	M	To be retained unaffected by refurbishment proposals	45



<b>Basement</b>				
Room 23	Window	H	To be retained unaffected by refurbishment proposals	61
	Staircase	M	To be retained unaffected by refurbishment proposals Carefully remove chairlift and make good	60
	Roof arch	H	To be retained unaffected by refurbishment proposals	62
	Internal door / frame	N	Modern addition to be removed	63
Room 24	External door / frame	N	Original door and frames previously removed Fit new doors and frame to match original	64
Room 25	No features of architectural merit	N		
	Separating walls between rooms 25 and 26	M	To be carefully removed and all disturbed surfaces made good Line of original wall delineated by 'drop beam' at ceiling level	
Room 26	No features of architectural merit	N		
Room 27	Safe room	M	To be retained unaffected by refurbishment proposals	65
	Arch roof	H	To be retained unaffected by refurbishment proposals	66
Room 28	Window	H	To be retained unaffected by refurbishment proposals	
	Door / architrave	M	To be retained unaffected by refurbishment proposals	67
Room 29	Doors (external)	H	To be retained unaffected by refurbishment proposals	71
	Doors (internal)	M	To be retained unaffected by refurbishment proposals	71 – 72
	Window	H	To be retained unaffected by refurbishment proposals	
Room 30	Window	H	To be retained unaffected by refurbishment proposals	70
<b>External Works</b>				
	Roof	H	Repair / renew as necessary with salvaged matching natural slate	
	Brickwork	H	Repoint as necessary	A7, A10, A16
	Windows	H	As previously detailed Repair as necessary and redecorate	A7, A8





	RWG	H	Repair / renew as necessary in cast iron	A10
	Fascia's / Soffit / Barge Boards	H	Repair / renew matching original and redecorate	A12
	Front elevation repairs – bathstone arch above main entrance	H	Repair to Engineer's details utilising original or salvaged matching red brick	A4, A5
	Front elevation repairs – brickwork parapet above main entrance	H	Repair to Engineer's details utilising original or salvaged matching red brick	A6

