

Heritage Statement for 98-102 North Street, Romford

Description

The premises are currently a solicitors office having previously been owned by BMS Ltd.

The building possibly dates back to the 1700's and is a traditional timber framed construction.

The building has in the past had large ground floor display windows introduced and the external walls are a paint pebble dash finish.

The proximity of the premises is close to the town centre on one of the main roads into the town being North Street.

Statement of Significance

The building has a grade 2 listing which was placed on the building as it is understood to have one of only a few early examples of an original WC which was located at 1st floor level and has been identified to be located to the right-hand side of the building next to the existing flank wall chimney.

There is nothing else relating to this building that is regarded as having any significance to our knowledge.

Design Concept

The design requirements have been governed by what measures can be introduced to strengthen and stabilize the existing structure as it stands as well as showcasing more the existing structure as part of a redecoration programme.

All works proposed are based on non-intrusive site inspection by ourselves and the requirements of the client to have a smarted internal space.

The extent of works were clearly identified to Havering Planning Department who did not express any initial objection to any of the proposed redecoration and repair works proposed.

Further investigation of certain areas will be required when works commence on site but most of what will be required has been identified on our drawing 220063 D01, D02 & D03 along with photos and an original structural report we carried out in July 2017.

Assessment of Impact

Visually there will be minimal external impact from the required work. As items such as the replacement of the toilet window are not visible to anyone and are part of a later rear extension.

Areas where any original structure does need to be replaced will be carried out in a manner that will be sensitive to the original construction.

It is intended at all times to respect the existing structure and showcase where possible any item of historic interest.