



Design and Access Statement

for
Fire Reinstatement Works
at

Eddisons
Pound Hill House, Pound Hill
Cambridge
CB3 0AE

35 Great Queen Street
London
WC2B 5AA

Date: March 2023
File No: 169883

Prepared on behalf of
United Grand Lodge of England



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1.0 INTRODUCTION

- 1.0 This document has been prepared to support the Listed Building Consent Application made by Eddisons, on behalf of United Grand Lodge of England for the fire reinstatement works at 35 Great Queen Street, London.
- 1.1 This statement brings together all the supporting information submitted as part of the planning application. The statement seeks to provide a summary and overall understanding of the proposed works for this proposal.

2.0 SITE CONTEXT AND HERITAGE

- 2.1 35 Great Queen Street is a Grade II* listed four-storey, including attic, mid-terrace property, constructed circa late 1710, with commercial restaurant at ground floor level and flats over, which are accessed via a separate front entrance, ground floor corridor and communal stairs at the rear left-hand corner. The listing also includes the adjacent properties at 33 and 34 Great Queen Street, which appear to have been constructed at the same time. The property also comprises a three-storey rear projection.
- 2.2 The official listing detail from Historic England is below.

Terrace of 3 houses. c1710. Brown brick with red brick cornices below parapets. Moulded brick band at 2nd floor. Tiled roofs (No.33 slated) with dormers. 3 storeys and attics. 3 windows each. Red brick dressings and segmental arches to flush frame windows (Nos 34 & 35 C20). C20 shopfronts. No.33: C20 reproduction of original earlier C19 bow fronted shopfront. House doorway with fanlight and panelled door. INTERIOR: has good panelling. Staircase with closed string, turned balusters, column newels and moulded handrail.

- 2.3 The area surrounding the application site is characterised by a diverse mix of uses, including various cafes, restaurants, and other retail uses, located predominately at ground floor level along the western side of Great Queen Street. The application site also lies directly opposite the Grade II* Freemason's Hall, which is located on the south-eastern side of Great Queen Street.

3.0 DESIGN PROPOSALS

- 3.1 The first floor flat suffered localised internal damage at the front right-hand corner following a fire on the night of 18th March 2022. The associated damage is as noted within the Structural Inspection Report dated 29th March 2022.

3.2 The proposed works are for the strip out and reinstatement of the fire damaged elements to the first floor flat including works to the communal staircase, second floor flat and ground floor restaurant. The proposed works are described in detail as part of the Schedule of Works and include the below elements.

- Clean and decontamination of internal areas
- Strip out of fire damaged elements to first floor flat including ceiling, fireplace, wall panelling, kitchenette, sanitaryware flooring and floor structure.
- Reinstatement of timber floor structure to structural engineer's design. Works include the removal and reinstatement of the ceiling to the ground floor restaurant to facilitate the works.
- Reinstatement of ceilings, fireplace, wall panelling, kitchenette, flooring and sanitaryware to the first floor flat.
- Installation of new sash window and reglaze cracked panes to other windows on the front elevation of the first floor flat.
- New flooring throughout and full redecoration.
- Replacement fire doors, floor finishes and full redecoration to the communal staircase.
- Mechanical and electrical testing and replacements/ repairs where required.

4.0 SCALE

4.1 The proposed works have been designed to be in keeping with the 'domestic scale' of the building.

5.0 APPEARANCE

5.1 In general terms the works proposed are in keeping with the historic fabric of the building. A summary of the appearance of the proposed works is below.

5.2 Replace fire damaged timber floor structure to the first floor flat and reinstate with associated hearth in accordance with structural engineers drawing 37990SSK10-P1 - 1st Floor - Fire Damage Repair Details, including new steel and timber beams, sand/cement screed finished hearth and GypFloor Silent flooring system. Works include the removal and reinstatement of the ceiling to the ground floor on a like for like basis.

5.3 Repairs to the tie the front elevation party wall in accordance with structural engineers drawing 37990SSK10-P1 - 1st Floor - Fire Damage Repair Details. Works including to replace all damaged and defective brickwork and repoint prior to fitting wall panelling. Works will be behind the new wall panelling and hence will not be visible.

- 5.4 Replace fire damaged ceilings to the first floor flat with GypFloor Silent flooring system to underside of existing joists finished with a skim coat of plaster ready for decoration. Existing ceilings are plasterboard with insulation batts above and the replacement will be to match the existing appearance.
- 5.5 Replace fire damaged wall panelling and coving with new to match the existing as detailed on drawing 713.0000.WD.100-1st Floor Extent of Proposed Works. All new timber is to match the original species.
- 5.6 Replace fire damaged timber sash window with new to match existing. New timber is to match the original species.
- 5.7 Repair plaster where required following testing with mix to match existing plaster finishes.
- 5.8 Replace fire damaged timber surround to fireplace match existing as detailed on drawing 713.0000.WD.100-1st Floor Extent of Proposed Works. New timber is to match the original species. Fireplace to be closed off to prevent use going forwards.
- 5.9 Replace fire damaged kitchenette with new. Kitchenette to be from the Howdens Greenwich range with a gloss white finish and grey oak effect laminate worktop as detailed in the schedule of works. Walls to be finished with white tiled splashbacks.
- 5.10 Strip out and replace bathroom with new sanitaryware from Victorian Plumbing to existing locations. Specification as per the below detail to suit domestic use.
- Carlton Traditional Bathroom Suite with Bath Panels (1700 x 700mm).
 - Hudson Reed Topaz Bath Taps - Chrome - BC302HX
 - Hudson Reed Topaz Basin Taps - Chrome - BC301HX
- 5.11 Full redecoration and new floor finishes throughout. Colours are to be confirmed. Timber floor to be retained in bathroom and finished in timber wood stain.
- 5.12 Supply and install two new 60-minute fire rated timber panelled doors to the flat entrances from the communal staircase to match existing.
- 5.13 Mechanical and electrical installations as per the schedule of works to comply with latest standards. Works include the full re-wire of the first floor flat, new light fittings and replacement boiler.

6.0 ACCESS

- 6.1 The existing access to the property will not change.

- 6.2 The only proposed change to the internal layout is the removal of a bookcase between the lounge and the kitchen area, as indicated on drawing 713.0000.WD.100-1st Floor Extent of Proposed Works. This change opens up the flat floor space, and we would suggest does not negatively impact on the overall character of the property.