



Design and Access Statement

for
Office and External Refurbishment Works
at

Eddisons
Pound Hill House, Pound Hill
Cambridge
CB3 0AE

36 Great Queen Street
London
WC2B 5AA

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File No: 169882

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 internal and external refurbishment works at 36 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 36 Great Queen Street is a Grade II listed four-storey, with attic, terrace property, constructed C18 with commercial unit at ground floor level and office space over, which is accessed via a separate front entrance, ground floor corridor and stairs at the rear left-hand corner. The listing also includes the adjacent property at 37 Great Queen Street, which appears to have been constructed at the same time.

- 2.2 The official listing detail from Historic England is below.

2 terraced houses. No.36: C18 earlier, with alterations. Multi-coloured stock brick. Slated roof with dormers behind parapet. 3 storeys and attic. 2 windows. C20 shopfront in Regency style. Gauged flat arches to recessed windows, 1st floor with casements, 2nd sashes. INTERIOR: not inspected but noted to be altered although retaining square balusters and columned newels to small well stairs. Some internal panelling above ground floor. No.37: C17 late, with alterations. Multi-coloured stock brick. 4 storeys 4 windows. Parapet. Earlier C19 shopfront with diaper pattern cast-iron frieze below C20 fascia masking entablature. INTERIOR: not inspected but noted to retain heavy open well staircase with solid string, turned balusters, square 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 project includes refurbishment works to the external elevations and roofs and refurbishment works to the internal office areas of the building known as '36 Great Queen Street' to enable the future letting

on the office space. A summary of the work is provided below (see the internal and external work schedules for further details).

- Repairing pitched roof, parapet, coping stones etc
- Repairing damaged brickwork, mortar pointing and render
- Repairing and decorating timber windows and doors.
- Full Refurbishment to internal areas including the demolition of existing partitions, removal of WCs, replacement of sanitaryware, new kitchen, replacement of floor finishes, redecoration and replacement of M&E installations.

3.2 Some of this work would be defined as repair but we have included for completeness.

4.0 SCALE

4.1 The proposed works have been designed to be in keeping with the 'domestic scale' of the building whilst creating usable space for an office environment.

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 Repairs to the roofs are to be undertaken to match existing. A liquid applied coating is proposed on top of the existing asphalt flat roof to the second-floor flat roof required to prevent internal water ingress.

5.3 Repairs to the external brickwork, mortar and render are to match the existing appearance.

5.4 Repairs and decorations to the timber windows and doors are to match the existing appearance.

5.5 Removal of WCs including partition walls on the first floor and removal of some partition walls on the third floor are proposed to open the space and create a more flexible office environment. The WCs and partition walls are believed to be non-original installations installed as part of previous alterations at the building. We would therefore conclude that the removal of these does not negatively impact the overall appearance and character of the building.

5.6 Installation of one new internal timber FD30 flush painted door to the first floor as noted on the plans. This will be to match previously installed doors to the building which are non-original installations and hence we would conclude that this would not negatively impact the overall appearance and character of the existing building.

- 5.7 Full redecoration and new floor finishes throughout.
- 5.8 Repairs to the existing walls due to damage to match the existing appearance.
- 5.9 Upgrading and installing new sanitaryware to the WCs and bathroom including wall tiling replacing non-original installations to suit the proposed office environment. Details of proposed specification included in the internal schedule of works.
- 5.10 Upgrading and installing new kitchen including wall tiling replacing non-original installations to suit the proposed office environment. Details of proposed specification included in the internal schedule of works.
- 5.11 Replacement of mechanical and electrical installations as per the internal schedule of works to comply with latest standards. Works include the replacement of perimeter trunking, data and small power installations, heaters, lighting, CCTV and access control systems replacing non-original installations.
- 5.12 Replacement of the existing external and internal air conditioning installation with new equipment. Existing pipework and cabling to be retained.

6.0 ACCESS

- 6.1 The existing access to the property will not change.
- 6.2 The internal proposed layout changes are noted below and as indicated on the demolition and proposed general arrangement drawings.
 - Removal of WCs including associated partition walls on the first floor.
 - Removal of partition walls on the third floor.
- 6.3 The proposed changes open the space and create a more flexible office environment. Appropriate WC facilities are retained on the second and third floors.