



Design and Access Statement

for
External Repair and Refurbishment Works
at

Eddisons
Pound Hill House, Pound Hill
Cambridge
CB3 0AE

**28 Great Queen Street
London
WC2B 5AA**

Date: 25 July 2023
File No: 172513

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 external repair and refurbishment works at 28 Great Queen Street, London.
- 1.1 This statement brings together 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 28 Great Queen Street is a Grade II* listed three-storey, with attic and basement, mid-terrace property, constructed circa 1733, occupied by Brooks & Brooks hairdressers. The listing also includes the adjacent properties at 27 and 29 Great Queen Street, which were constructed at the same time.
- 2.2 The official listing detail from Historic England is below.

Terrace of 3 houses. c1733. Brown brick with red brick cornice below later parapet. Moulded brick band at 2nd floor level. Tiled roofs with dormers. Red dressings and segmental arches to flush frame sash windows, Nos 27 & 28 having 3 windows, No.29, 2 windows. 3 storeys, attics and basements. No.27: stucco ground floor with band at 1st floor level. Wood doorcase with Doric pilasters with triglyphs over and open mutule pediments. Archivolt and key to semicircular fanlights. Panelled door. 2 square-headed, recessed sash windows to right. INTERIOR: original stair. No.28: projecting earlier C19 shopfront with console bracketed entablature, window altered. Wood doorcase with Doric pilasters with triglyphs over and open mutule pediments. Archivolt and key to semicircular fanlights. Panelled door. INTERIOR: virtually complete panelled interior and original staircase. First floor front room has moulded plaster ceiling. Some H-L hinges. Entrance door has interesting collection of locks, latches and a chain. No.29: later C19 shopfront, window and house door altered. INTERIOR: original stair and most of original panelling. Lead rainwater head and pipe between Nos 28 and 29.2.3

- 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.

3.0 DESIGN PROPOSALS

3.1 The property has recently been fitted out by Brooks & Brooks hairdressers (see application 2023/0836/L). Prior to entering the Lease for the property, a building survey was undertaken which identified numerous issues with the exterior of the property resulting in water ingress internally. The purpose of the works is to undertake repair works to maintain the fabric of the building and ensure the building is watertight. As part of these works there will be several elements of reinstatement removing more modern repairs/ alterations and reinstating to suit the listing of the building.

3.2 The proposed works are described in detail as part of the Schedule of Works and include the below elements (excluding shopfront and entrance door).

- Clean down and repair to the pitched tiled roofs including replacement of missing/ damaged tiles, repointing.
- New lead soakers, lead flashings, and lead gulley's.
- Timber rot assessments and potential treatment of damaged roof timbers if required.
- Replacement of felt and liquid applied roofs to dormers.
- Replacement of some of the UPVC gutters with black cast iron equivalents.
- Replacement of damaged roof access doors with timber to match.
- Strip and replacement of slate roof to the rear conservatory roof retaining slates for re-use where possible.
- Replacement of rooflights with new.
- Installation of 3no. layer built up felt roofing to the roof housing the air-conditioning.
- Replacement of an existing metal roof the Eastern closet wing with lead.
- Replacement of eroded, defective, and spalled bricks to the elevations to match.
- Removal of previous cement mortar repairs to the elevations and repointing with lime mortar.
- Preparation and decoration of all previously decorated elevation surfaces.
- Repair, overhaul and decoration of windows and doors.

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 Repairs and replacement to the pitched roof tiles will be made to match the existing as closely as possible so appearance will remain the same.
- 5.3 New lead soakers, flashings and gulleys will replace existing damaged lead and mortar details. The lead gully has previously been overcoated with a liquid applied coating therefore works will bring the appearance back to how the design originally intended.
- 5.4 Should any timber rot be found then replacement/ repairs will be undertaken sympathetically. Works are within a loft space with no visual impact.
- 5.5 Where felt and liquid applied coatings have been used on the dormer roofs we are proposing to remove and replace with lead. The existing metal roof to the Eastern closet wing will be replaced with lead. These elements will bring the appearance back to how the design originally intended.
- 5.6 Where UPVC gutters are damaged we are proposing to replace these with black cast iron equivalents. This will bring the appearance back to how the design originally intended.
- 5.7 The access hatch/ door to the main roof and the door onto the Western Closet Wing are timber and are due to be replaced due to deterioration. These will be provided to match the existing doors and decorated/ stained accordingly.
- 5.8 The slate roof to the rear conservatory has had various repairs undertaken over the years including liquid applied coatings. It is proposed to fully stirp the roof and then re-roof using retain slates where possible. Where new slates are required, these will be sourced to match. This will bring the appearance back to how the design originally intended.
- 5.9 Roof lights are present on the rear conservatory roof and rear lightwell roof. Due to their poor condition we propose to replace these with new aluminium framed rooflights. The appearance of these will be retain the a traditional appearance.
- 5.10 An existing asphalt roof to the Western closet wing housing the air-condition units is currently leaking and tends to pool. We are proposing to install a 3no. layer built up felt to ensure the roof is watertight and at the same time resolve the fall issues to ensure the roof drains appropriately. Given the roofs location and the fact the a/c units are installed on this roof there will be limited visual impact.
- 5.11 Any eroded, defective or spalled bricks will be replaced with new to match as closely as possible. Any cement mortar repairs will be removed and replaced with lime mortar to match the original brickwork joints. This will bring the appearance back to how the design originally intended.



5.12 The windows and doors will be overhauled and repaired to ensure they are in working order and all previously decorated surfaces will be redecorated to match the existing. The appearance of these elements will be improved as part of the works.

6.0 ACCESS

6.1 The existing access to the property will not change.