

# **DESIGN and ACCESS STATEMENT and HERITAGE STATEMENT IN SUPPORT OF LISTED BUILDING CONSENT IN RELATION TO:**

## **Toast**

59 Lambs Conduit Street, London WC1N 3NB

## **Project Description**

The properties on Lambs Conduit Street are within the Bloomsbury Conservation Area and are predominantly independent retailers and cafes, with residential units on the upper floors. Located on the west side of Lambs Conduit Street, this property dates to the early 18th Century and is a Grade II Listed Building described as follows;

**The National Historic List for England (NHLE)** notes the following property is Grade II listed

**Location:** 59, Lambs Conduit Street

**Grade:** II

**List Entry Number:** 1379273

**Date of Listing:** 07 January 1987

**Description:** CAMDEN, TQ3082SE LAMB'S CONDUIT STREET 798-1/96/1008 (West side) 07/01/87 No.59  
GV II

Terraced house with later shop. 1702/3, refronted early C19. Yellow stock brick. 4 storeys and basement. 2 windows. Late C19 wooden shopfront with elaborate consoles and cornice. Fascia and shopwindow C20. Square-headed C20 house doorway. Gauged brick flat arches to C20 recessed 2-pane sashes; 1st floor in shallow, round-headed recesses linked by impost bands. Stucco cornice at 3rd floor level. Parapet. INTERIOR: retains original features including timber panelling, box cornices and original staircase with barley-sugar twist balusters and column newel posts.

The proposed works are to the external ground floor shop front elements of 59 Lambs Conduit Street and comprise the external redecoration of the existing timber shop front and fascia panel, part glazed entrance door and pilasters and the installation of non-illuminated signage comprising a sign written logo on the painted fascia above the entrance door.

The existing level access point at the front of the property into the shop at ground floor level is retained and unchanged and the existing part glazed timber framed entrance door leads the customer directly into the ground floor sales area. The shopfront elevation has solid panels with windowsills either side of the entrance door circa 1000mm above the pavement which clearly separates the windows from the entrance to the shop.

Internally all wall and ceiling decorations and existing timber floor finishes are retained, and new retail display fixtures and fittings will be freestanding.

The redecoration of the shop front will not affect the overall appearance of the building itself or the adjacent buildings and this is achieved by using a paint (Farrow and Ball colour 'Pitch Black') similar in colour to other Lambs Conduit shop fronts. The hand sign written logo above the entrance is sympathetic to the style of the building, so as not to detract from the ambience of the streetscape. All existing characteristics and the historic fabric of the existing building are being retained, and the redecoration of the shop front and the new signage will not affect the overall appearance of the building thus ensuring that the Listed and Conservation concerns are kept to a minimum.

A separate application for Advertisement Consent has been submitted to Camden Council.