

**Internal works - 1st floor - Fitting Rooms
Warehouse, 42-56 Seven Dials, Earlham St
London
WC2H 9LJ**

For

URBAN OUTFITTERS

DESIGN, ACCESS AND HERITAGE STATEMENT



1. INTRODUCTION

- 1.1.** This Design, Access and Heritage Statement has been prepared to support the Listed Building Consent Application for the internal works, including the removal existing fitting rooms and the construction of new fitting rooms in the same location on the 1st floor at the 'URBAN OUTFITTERS' shop, 42-56 Seven Dials, Earlham St, London WC2H 9LJ.
- 1.2.** The purpose of this document is to demonstrate the consideration given to the architectural significance of the building and the surrounding conservation area, and to illustrate that the proposal is appropriate to the building. It takes into consideration the existing character of the public realm and the Nation Planning Policies (NPPF)

2. THE SITE:

- 2.1.** 42-56 Seven Dials, Earlham St is sited in the Seven Dials shopping area just north of Covent Garden on the border of Camden Council to Westminster Council in the south. The site sits on the narrow end of a triangular shaped block between Earlham and Shelton Street facing a small public square on Neal Street. The site is part of the Seven Dials Conservation area. The shop is part of a larger building complex known as the "Former Brewery Building. 27-33 Shelton Street and 42-54 Earlham Street". The building is listed as Grade II.
- 2.2.** Former Brewery Building. 27-33 Shelton Street and 42-54 Earlham Street. Mid-19th century, designer unknown. Yellow stock brick with granite dressings; roof not visible. Occupying a narrow wedge-shaped site, narrowing to the east, (at which end the shop is located) this former brewery building comprises a five-storey structure with a granite plinth, a granite impost band, a brick cornice and parapet. The narrow three-window wide east front has a large central opening (Shop entrance) with a pedimented door surround, retaining a gas lamp bracket to the centre. The longer side elevations have a mixture of window openings, generally with sash windows, some of which have been enlarged in recent times, but which retain their brick arches.
- 2.3.** The site lies within the Seven Dials Conservation area, the Conservation Area sits north off Covent Garden and stretches from West Street to Newman Street.
- 2.4.** Seven Dials is primarily a retail and night life area, comprising of a number of red brick and stone-built buildings of various sizes and constructed from the Victorian period to the later part of the 20th century, providing ground floor retail, food and drink and entertainment units with a mixture of residential and offices on the upper floors.
- 2.5.** The unit at 42-56 Seven Dials, Earlham St comprises a ground floor retail space with large mezzanine and 1st Floor sales areas and back of house spaces at the 1st Floor.
- 2.6.** The shopfront to the ground floor facing a public space as part of Neal Street consists of a large shop entrance with a glazed overhead window recessed in a painted stone surround. To the side of the entrance are two smaller windows. Existing Signage is located above the entrance door in front of the glazed window. The shop front is made of yellow London Bricks.
- 2.7.** The shop has two more larger shop windows one to Earlham Street and another to Shelton Street. Both facades have several smaller ground floor windows, which look into the shop.

3. THE NATURE OF THE PROPOSAL:

- 3.1.** The proposal is for internal works, including the removal existing fitting rooms and the construction of new fitting rooms in the same location on the 1st floor.
- 3.2.** The area of the proposed works is located at 1st floor level to the back of the shop at the existing fitting rooms and between the stockroom to the back and between the plant rooms either side.

3.3. Demolition

- 3.3.1. carefully remove the internal partitions forming the existing fitting rooms,
- 3.3.2. carefully remove all Doors, architraves and frames in the fitting room area,
- 3.3.3. carefully remove any column boxing,
- 3.3.4. carefully remove all fixtures, shelving merchandising displays and cloth rails,
- 3.3.5. isolate, cut back and carefully remove all electrical installations, cables and sockets to the existing fitting room walls,
- 3.3.6. carefully remove all existing lighting fixtures in the existing fitting room area, isolate and cut back any cables and fixings,
- 3.3.7. carefully remove all existing ceiling decorations (horizontal braces) including their fixings,
- 3.3.8. carefully remove all existing speakers, isolate and cut back any cables and fixings,
- 3.3.9. carefully remove all existing emergency lighting, isolate and cut back any cables and fixings, store in a safe place for reuse,
- 3.3.10. make good any corners and junctions to the surrounding surfaces, with similar materials.

3.4. Proposed works

- 3.4.1. Install a new fire rated partition wall, with 1 and a half timber door along the corridor in front of the existing stockroom.
- 3.4.2. Install a new fire rated storage closet with timber access door to the BOH corridor.
- 3.4.3. Install new vinyl floor on top of the existing floor, to the BOH corridor.
- 3.4.4. Install new oak timber floor on top of the existing floor, to the new fitting room area, including a steel transition ramp between the finishes.
- 3.4.5. Install new partial height fitting room timber walls, including timber doors and frames, to form 9 Nos fitting rooms, including one accessible fitting room.
- 3.4.6. All partitions walls to be lined with Douglas fir plywood.
- 3.4.7. Install all new fitting room fixtures including, mirrors, benches, hooks, cloth rails etc.
- 3.4.8. Install new 'go back' desk and cloth rail to the centre of the fitting room area.
- 3.4.9. Install new power and data to the new 'go back' desk and cloth rail wall.
- 3.4.10. Install new Shop fixtures, shelving, to the new fitting room wall and to one existing wall.
- 3.4.11. Install new FOH mirror to existing internal wall.
- 3.4.12. Install new suspended track lighting to the ceiling, including electrical cables back to the main distribution board, use existing cables where possible.
- 3.4.13. Install new Smoke detectors, as per the engineer's location and specification, connect back to existing fire alarm system, use existing cables where possible.
- 3.4.14. Install the existing Emergency lighting including existing exit signs (green running man), as per the engineer's location and specification, connect back to existing fire alarm system, use existing cables where possible.
- 3.4.15. Install new fire stopping to all penetration to fire rated walls.

4. DESIGN & ACCESS

- 4.1.** The works of the proposal are confined to the internal fitting rooms area at 1st floor, therefore:
 - 4.1.1. it does not alter the amount of development,
 - 4.1.2. it does not alter the scale of the existing building,
 - 4.1.3. it does not alter the appearance of the building,
 - 4.1.4. it does slightly alter the internal configuration in the 1st floor fitting room area by introducing a new fire rated partition to separate the BOH corridor from the sales area and new fitting rooms. The works are confined to the existing fitting room area.
- 4.2.** The proposal is designed to respect and not to alter the listed fabric of the existing building. The proposal is only affecting internal partitions which are not part of the structural or listed fabric of the building. Any impact to the surrounding surfaces will be repaired and made good using similar materials and techniques as existing.
- 4.3.** The proposal does not materially alter the accessibility as the entrance and layout remain as existing.

5. COMPLIANCE:

- 5.1.** The proposed are restricted to the interior of the host building, and will not be visible to the outside. Therefore, the proposal does not intrude into the outlook of nearby residents and does not have an adverse impact on the public or highway safety.
- 5.2.** In terms of demolition, the proposal is restricted to previous shop fittings installed by the same tenant. The demolition works will respect the historic substance of the building and if possible, not touch this substance. The internal walls to be removed do not directly connect to historical parts of the building, they are connected to other plasterboard stud Partitions or to a suspended plasterboard ceiling and to the shop's timber floor. The same applies for the fixtures to be removed. The flooring and the ceilings will not be removed. In the unlikely case historical substance is discovered during the removal works, the historical substance will be left in place and carefully freed from the elements to be removed. In any case all surfaces adjacent to the removal works will be made good using similar materials and techniques.
- 5.3.** In terms of new construction, the proposal is restricted to the area of the existing fitting room area. The proposed works will respect the historic substance of the building and if possible, not touch this substance. The new internal walls to be constructed do not directly connect to historical parts of the building, they will connect to other plasterboard stud Partitions or to a suspended plasterboard ceiling and to the shop's existing timber floor. The same applies for the new fixtures to be installed. The ceilings will not be altered. New timber flooring will be installed on top of the existing shop flooring. In the unlikely case historical substance is discovered during the construction works, the historical substance will be left in place and not altered. In any case all surfaces adjacent to the removal works will be made good using similar materials and techniques.
- 5.4.** The proposal will not affect the conservation area in which it sits, as it is restricted to the inside of the building.
- 5.5.** As requested in the Camden local plan 'Policy D2 Heritage - Listed Buildings' the Proposal "preserve's ... the listed building, ..." and it "resist the total or substantial demolition of the listed building" and it does not "... cause harm to the special architectural and historic interest of the building; and" it does not "cause harm to the significance of the listed building..."