

February 2009



**PLANNING & LISTED BUILDING
CONSENT APPLICATIONS**

**Supporting Documentation
Justifying Proposals**

**Ground/Basement Retail Space
207 HIGH HOLBORN**

Prepared for
Cards Galore

By

David Quigley Architects
2 Albemarle Way, Clerkenwell
London, EC1V 4JB
Ph: 020 7251 1880 Fax: 020 7251 1889
Email: quigley.dqa@virgin.net

C o n t e n t s

1.0 Introduction

- 1.1 Introduction
- 1.2 Site Location

2.0 History & Development

- 2.1 History
- 2.2 English Heritage Grade II Listing
- 2.3 Recent Planning History

3.0 Architectural Audit Present Condition

- 3.1 Retail - Basement & Ground Floor
 - 3.1.1 Basement
 - 3.1.2 Ground Floor

4.0 Architectural Proposals

- 4.1 General Aims
- 4.2 Principle Proposals

5.0 Conclusion



Internal view towards shopfront



Internal view towards safe

SECTION 1 Introduction

1.1 Introduction

The shop has been empty for almost 3 years with a number of aborted attempts by prospective occupants to achieve Listed Building Consent to modify the interior. Cards Galore are proposing to use all the existing hardwood cabinets and fitout the interior to respect the historic character of the space.

The proposal is for Listed Building Application and Planning Consent for minor alterations to the listed building.

The proposals include:

- Minor modifications and restoration of existing hardwood cabinets
- Relocation of existing cabinets on the ground floor
- Restoration of existing floor finishes

1.2 Site Location

The site is located on the south side of the west end of High Holborn. No 207 is a five storey high, end of terrace building currently comprising a disused jewellery shop at basement and ground floor levels. Residential accommodation occupies the remaining four storeys above.

SECTION 1 History & Development

1.1 History

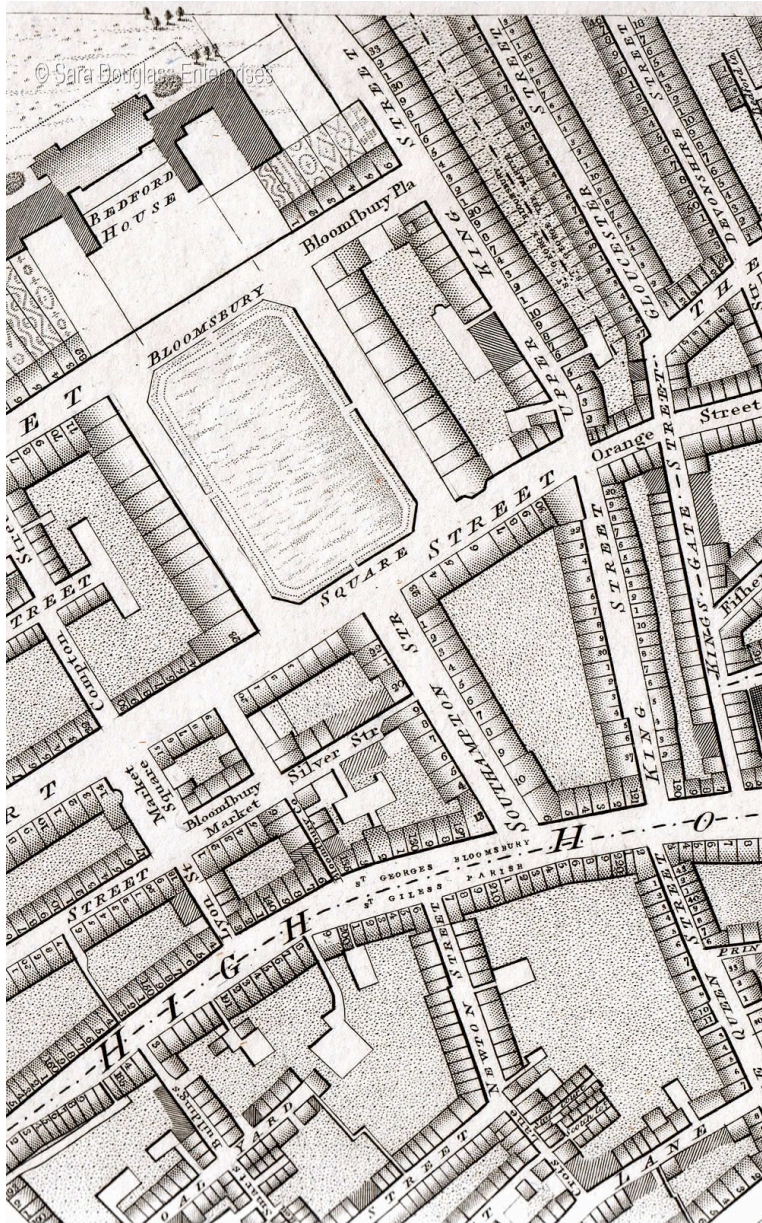
Though little detailed information can be found on the history and construction of this building, it appears to be late Georgian style and the contrasting use of Italianate stucco surrounds to the windows suggests that it dates from around the second quarter of the 19th century. The shopfront, fascia and brackets most likely dates from the latter part of the 19th century, while the more modern windows were likely a 1960s installation.

Internally the shop retains a remarkably complete bespoke fitout (see Architectural Audit for details). This installation likely dates from the turn of 19th and 20th centuries: the general style, based on break-fronted bookcases, references late 18th century design and is one of many styles fashionably revived around this time. A secondary, face-fixed gas light bracket on one of the pilasters emphasises its relatively early date. The manner of fixing and scribing the cabinets around the chimney indicates the fittings were made off site and cut around the feature- they may have originally been manufactured for other premises.

1.2 English Heritage Grade II Listing

Date listed: 15 January 1973

Terraced house and shop. C19 earlier. Yellow stock brick with stucco cornice and blocking course. Plain stucco 3rd floor sill band. 5 storeys 2 windows with 4-window right return, some blocked. Wooden shopfront with entablature with iron cresting flanked by consoles. Altered shop window, with large panes. House doorway at return with pilasters carrying entablature. Architraved sash windows with original glazing bars, the 2 above the shopfront having consoles carrying projecting cornices. INTERIOR: not inspected, however a surviving late 19th century bespoke jeweler's shop interior exists.



Copyright © Sara Douglass Enterprises Pty Ltd 2006

From www.OLDLONDONMAPS.COM



Frontage to 207 High Holborn

1.3 Recent Planning History

2008/1704/L

Approval for Listed Building Consent was granted on 04/06/2008 for internal and external alterations including the installation of new shopfront, ground level side entrance door, and sash windows at ground and fourth floor level, and alterations at roof level including the relocation of a dormer window and new decking.

2008/1308/P

Approval for Planning Permission was granted on 27/05/2008 for internal and external alterations including the installation of new shopfront, ground level side entrance door, and sash windows at ground and fourth floor level, and alterations at roof level including the relocation of a dormer window and new decking.

2006/2592/P

Certificate of Lawfulness granted on 16/08/2006 for proposed use of premises as a sandwich bar (Class A1).

2005/1693/P

Approval for Planning Permission was granted on 15/09/2005 for change of use from offices at first to third floor levels and residential flat at fourth floor levels to a single residential maisonette at first to fourth floor levels.

2005/1696/L

Approval for Listed Building Consent was granted on 15/09/2005 for internal alterations at first to fourth floor levels in association with the change of use to a single residential unit.

AS9804615R1

Approval for Advertisement granted 05/10/1998 for alterations to the existing shopfront, fascia and advertising panels.

LS9804614R1

Approval for Listed Building Consent granted 05/10/1998 for alterations to the existing shopfront, fascia and advertising panels.

SECTION 2 Architectural Audit Present Condition

2.1 Retail Basement & Ground Floors

2.1.1 Basement

The retention of the fire surround will be required and sensitive treatment of the existing materials and finishes. Glazed bricks flanking the staircase were noted and should be retained and left exposed.

The existing Yorkstone paving in the main room and toilet passage is to be cleaned and retained as it is an important feature.



BASEMENT Retail Unit



Basement rooms

2.1.2 Ground Floor

Wall Cabinets (A, B, C, D, E, F & G)

The wall cabinets are the most significant architectural features of the interior and are a rare and unique example of purpose built joinery for a jeweller's shop. They clearly form part of the fittings of the building and are of a special architectural interest.

Safe

The existing safe forms part of the historic fabric (the hardwood pilasters each side cover the safe which indicate it was installed prior to the display cabinets on each flank). Original drawers remain and are to be kept.

Ceiling

The existing ceiling appears to be fairly recent (visual evidence of plasterboard joints). Care will be required in resolving a detail at the abutment with the existing cornice.

Jewellers Workbench (N)

It is clearly fixed to the building and therefore part of the listing, however it is not a key feature of significant interest.

Safe and Fitted Cabinets (L & M)

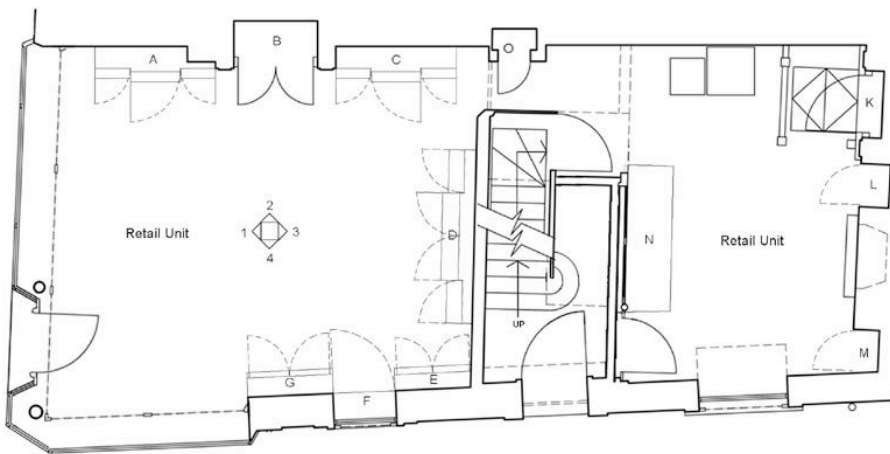
The safe flanked by stone pilasters and capped by a pediment are a significant architectural features together with the two glazed cabinets each sided of the fireplace.

Steel Posts, Balustrade and Floor Grillage

These elements are rare and clearly fixed to the building and therefore part of the listing.

Notable domed toggle switches were identified and should be retained.

Shop front window is contemporary and was last altered in the 1970s.



GROUND FLOOR Retail Unit

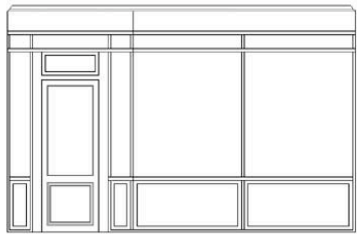


Safe on ground floor

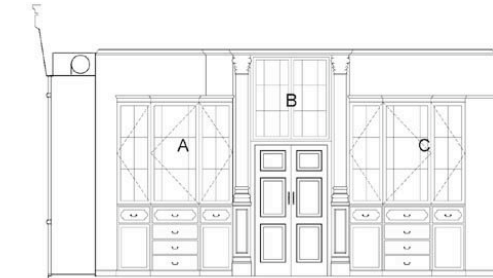


Ground floor back/store room

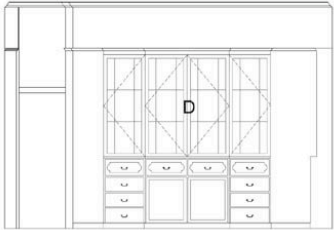
2.1.2 Ground Floor cont.



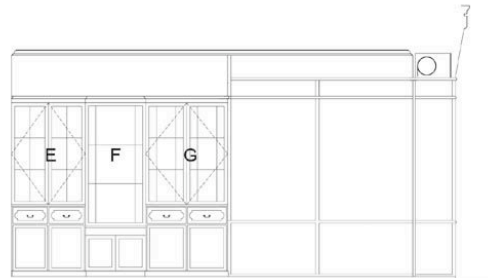
ELEVATION 1



ELEVATION 2



ELEVATION 3



ELEVATION 4

Existing Internal Elevations



Wall cabinets (A & B) with safe in chimney breast and glazed cabinet above



Wall cabinets (A, B & C) including safe



Wall cabinet (D)



Window display cabinet (J)



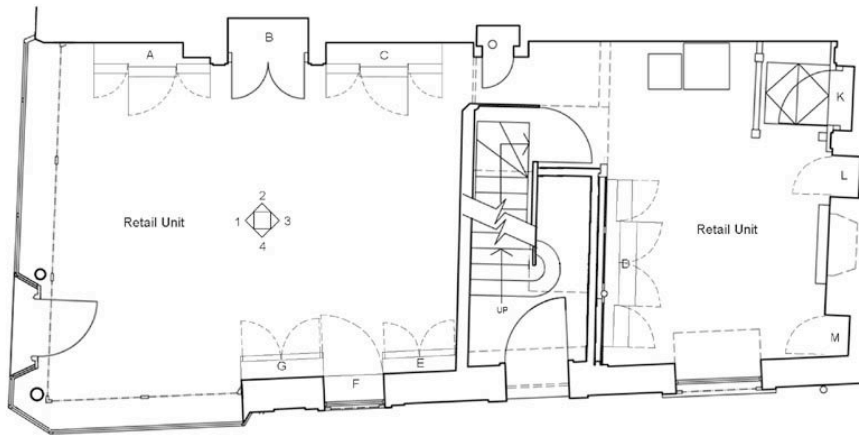
Work bench (N)

SECTION 3 Architectural Proposals

3.1 General Aims

The proposal generally aims to:

- Restore existing internal features in ground floor retail space for practical use as a retail shop.
- Bring shop up to modern standards for fire protection, means of escape and hygiene requirements.
- Replace shopfront/fascia in style consistent with interior and historic features (as previous consents no. 2008/1704/L & 2008/1308/P).



Proposed Ground Floor Plan

3.2 Principle Proposals Basement & Ground

By the following principle proposals:

- Careful dismantlement and relocation of display cabinet (D) to the rear of the shop and its relocation to the position currently occupied by work bench (N) in the rear store room. Once in the new position to be fully restored and used for storage.
- Full restoration of cabinets A, B, C, E, F & G with new glass shelving and mirror backing added to glazed units along with low voltage accent lights. All existing joinery to remain unaltered- mirror backing and internal LV lighting to be fully reversible. All wiring to be concealed in wireways behind cabinets.
- Safe to remain together with safe drawers with over boarding to allow new merchandising system to be fitted in position. Overboarding and new merchandising system will be fully reversible.
- Existing timber floor to be fully restored, sanded, stained & sealed.



Proposed Internal Elevations

4.1 Summary

The proposal is for minor modifications and restoration of existing cabinets, and the relocation of one cabinet in the retail space at 207 High Holborn.

The scheme aims to transform the interior into a viable retail space while retaining and respecting the historic character of the space. All cabinets will remain and be restored with additional glazed shelves, mirrored backs and low voltage lighting added.

Cabinet D is proposed to be carefully dismantled and relocated into the rear space of the retail unit. A 'memory' of its position will remain with a proposed new hardwood timber surround tracing the outline of the relocated cabinet.

The safe will remain in its current position with temporary, fully reversible boarding over to create space for suitable merchandising system to be put in place.

The proposals fully respect and restore the existing fittings and will bring them back in to daily commercial use.