

Delegated Report		Analysis sheet		Expiry Date:		24/09/2007	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Charlie Rose				2007/3801/L			
Application Address				Drawing Numbers			
Site bounded by 42-50 Earlham Street & 27-33 Shelton Street London WC2H 9LA				Refer to Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Samples of materials and details of repair methods for internal and external fabric of the building, pursuant to condition 5 of listed building consent dated 13 August 2007 (ref: 2004/2895/L) for alterations involving the partial removal of roof and replacement with new roof, including works to internal surfaces, windows and doors.							
Recommendation(s):		Approve details					
Application Type:		Approval of Details (Listed Building)					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00	
			No. electronic	00			
Summary of consultation responses:	N/a						
CAAC/Local groups* comments: *Please Specify	N/a						

Site Description

The Seven Dials Warehouse is a large C19 brewery/warehouse building, one of a group of similar buildings, many of which have been converted to retail, office and other uses. The application site has prominent elevations onto Earlham Street and Shelton Street with a narrow wedge end to Neal Street.

The building is a 5 storey structure with basement in yellow stock brick with granite dressings, a granite plinth, a granite impost band, a brick cornice and a parapet. The narrow three window wide east front has a large central opening with a pedimented door surround, retaining a gas lamp bracket to the centre.

The longer side elevations to Earlham Street and Shelton Street have a mixture of window openings, generally with sash window frames, some of which have been enlarged in recent times but which retain their brick arches. The south elevation retains a loading bay with a crane hoist. Large granite lined door surrounds are found on each side elevation too, as well as smaller door openings.

Internally the building is divided into 4 bays by substantial cross walls running north to south. The areas within these cross walls are largely open plan with cast iron columns supporting a range of beam and floor construction above at the lower levels, however much of the structure at the upper levels has been altered /modernised. The basement and bays 2 and 3 on the ground, first and second floor are not included in the proposals.

The building is grade II listed and within Seven Dials Conservation Area.

Relevant History

24th October 2006 – Details approved - Details of materials and repair methods relating to the fabric of the building pursuant to part of condition 5 of listed building consent dated 13.08.04 (ref. 2004/2895/L) (for alterations involving the partial removal of roof and replacement with new roof, including works to internal surfaces, windows and doors). (ref: 2006/4038/L)

17th October 2005 Listed building consent was granted for the submission of samples of materials and repair methods relating to the fabric of the building pursuant to part of condition 5 of listed building consent dated 13th August 2004 (2005/2935/L)

30th August 2004 Listed building consent was granted for alterations involving the partial removal of roof and replacement with new roof, including works to internal surfaces, windows and doors. (2004/2895/L)

17 April 2002 Planning Permission and Conservation Area Consent were granted on for refurbishment, alteration and extension following fire damage. (PSX0004538/R2 and CSX0004582/R1)

Prior to works starting, the building was listed Grade II on 26 July 2002.

Two identical Listed Building Consent Applications (2003/1148L and 2003.1149/L) were submitted and an appeal against non determination was made to the Planning Inspectorate.

Following a challenge on a technicality the application 2003/1149 was re-registered as 2004/1909, this application was refused on 24/06/2004.

Relevant policies

B6 – Listed Buildings

B7 – Conservation Areas

Assessment

Listed building consent is sought for the discharge of information pursuant to condition 5 (samples and repair methods) of the listed building consent granted on the 30th August 2004 (ref: 2004/2895/L) The application follows 2 previous application for the partial discharge of condition 5 on the 17th October 2005 (ref:2005/2935/L) and 24th October 2006 (ref: 2006/4038/L)

Brick Tinting

Cleaning of the brickwork, approved as part of application dated 24th October 2006, has exposed significant disparity between the original red multi stock brick and newer yellow stock which has been used to rebuild parts of the Earlham Street façade. The applicants would like to tint the newer yellow stock bricks to rectify the situation and provide a more uniform appearance to the façade. It appears that the yellow stock has been used to rebuild parts of the façade and not to block older window openings. I am therefore satisfied that the tinting would not conceal the historic development of the building. Similarly other altered industrial buildings in the Seven dials area have uniform brick facades. I am therefore satisfied that the yellow stock brick is just a poor match and that the principle of tinting would not harm the special interest of the grade II listed building or the character and appearance of the Conservation Area.

The tinting ingredients include iron oxide pigments, chemicals and water mixed together and applied by brush to the face of the brick which is then absorbed into the masonry. The method does not harm the brickwork and will naturally weather. I am satisfied with the on-site sample panel and consider the proposed technique and method statement to be acceptable.

Soot Washing

I have reviewed a sample of the 'soot wash' to be used on local repairs and the reconstructed parts of the Shelton Street elevation. The wash satisfactorily blends the old and new brickwork and is considered acceptable.

External Cranes

The existing external cranes have been refurbished painted black and will be reinstated in their original location. This is considered acceptable.

Dry Riser Inlet and other matters

A dry riser with external inlet box on the Earlham street façade is required as part of the building fire strategy. The works are considered to be a minor variation to the original consent which should be included as part of the discharge of condition 5.

The inlet box itself will be recessed into the historic fabric (the new riser within the new internal structure) The opening will be formed within the brick courses with quoins to keep the bond, no retained bricks will be cut. Given that the refurbishment of the existing building has been necessary due to an extensive fire, the inclusion of a dry riser inlet is considered. The additional objects on the façade would not look out of place on the utilitarian building and are considered acceptable. The works also include surface a mounted security alarm box and push button for automatic doors which are also considered acceptable for the reasons above.

Recommendation

Approve details