

Design and Access Statement

for

The Proposed Refurbishment of Apartment "C" 40 Earlham Street, London WC2H 9LH

- ***Introduction:***

40 Earlham Street, together with numbers 36 and 38, is of interest as a surviving example of an early C19 terrace situated within the Seven Dials Conservation Area. The building consists of a basement floor, a ground floor and three upper floors.

Thought to have been originally constructed as a terrace of three dwellings, this building has undergone a number of changes. The building was constructed using a red/brown stock brick and the parapet has been rebuilt using a yellow stock brick. The windows within the building consist of eight-over-eight pane hornless sash windows with cambered arches. The ground floor of 40 has been knocked through to provide vehicular entrance to the rear of the properties and the ground floor of 36 and 38 has been remodeled in the C19, possibly more than once, to provide retail accommodation. The upper floors have remained as residential units but have undergone numerous changes internally. The major changes to the building to provide a number of apartments appears to have been approved in 1978.

- ***The design process:***

It is clear that apartment "C" was formed, possibly as two separate one bedroom units, under the 1978 planning approval and since has undergone other internal changes to provide the two bedroom apartment as indicated on the drawing within this Listed Building Application. The floors are presently covered with sheet vinyl finish, the main brick division walls are of painted brickwork and the timber stud partitions are in a poor condition. It is clear that internally there is nothing left of the original features of the building and any changes or modifications made, as part of the refurbishment of the apartment, can only be an improvement will help to ensure that the main building does not deteriorate.

- ***Use:***

The internal arrangement of the existing apartment is to be altered to provide a new three bedroom apartment. The main structural brick walls will not be altered in any way. The alterations to the apartment will be achieved through the proposed changes/additions to the timber stud partition walls. The proposed newly refurbished three bedroom apartment will provide a beautiful family home which can only be beneficial to this area of Covent Garden.

Historic Building Impact Assessment:

All of the Grade II Listed features of this building appear to relate to the external appearance of the building. There is no reference to any internal features noted within the details of the listing as provided by National Heritage. As stated previously, none of the external features of the building will be affected by our proposed refurbishment of the apartment.

We are of the opinion that there nothing within this apartment that warrants any concerns with respect to conservation. The completion of the refurbishment of this apartment can only make living within the building more desirable and thus help to conserve the use of this Grade II Listed Building.