

Design, Access & Heritage Statement For:
26 Earlham Street
Covent Garden
London
WC2H 9LN

This Design, Access and Heritage Statement has been prepared by Compass Print & Design Ltd on behalf of Moffazul Ali owner of the Grade II listed 26 Earlham Street, formerly known Sartaj Restaurant.

The planning application along with the listed building and conservation area consent application and this document is to be read in conjunction with the detailed architectural plans.



Introduction

Seven Dials Historical Context

History & Heritage

The Seven Dials was built between 1693 and 1714 with a design based on a street system of a six-pointed star of which a seventh point was added later. At the centre of the star a sundial Pillar was erected, made by stonemason Edward Pierce. William III granted Thomas Neal MP freehold of the land in 1690 then known as 'Marshland' or Cock and Pye Fields' after a pub in the area.

The development of the seven dials was known as one of London more affluent areas and attracted the residence for such Lawyers and Merchants. Further down the years and in the following century the area went into decline and became one of the more well-known London slums. This then culminated in the removal of the sundial in 1773.

Attempts were made to enhance the area by the introduction of the Covent Garden Market but this seemed to have little effect and was not till the early 1970 when the market moved to Wandsworth allowing the Council to deal with the issues.

In 1974, Seven Dials was declared a conservation area and since then 200 buildings were listed in the area of Covent Garden and Seven Dials was given outstanding status by the Greater London Council and efforts have been made to upgrade the area to this current date.

Architectural significance

The Seven Dials conservation area is found in a mix range of building types and their uses in its current street scene / layout. Earlham Street has buildings mainly of four storeys and in-keeping with the original scale and style of Seven Dials. The special interest lies in the diversity in character and style, alleys and concealed yards provide surprising interest of its surroundings and land use.

18th and early 19th century terraced buildings remain in the south side and are noticeable of properties 14-26. These four storey buildings have wooden shop fronts with stucco style brickwork and first floor wooden sash windows continuing on the upper floors, a stone cornice at third floor level.

In the 1880s Most of Earlham street and adjoining streets had to be rebuilt as part of the Wood yard Brewery. During the first and second world war the buildings on Earlham Street had to undertake some major repairs. In particular 24 Earlham Street had some bomb damage to the side of the building and roof. This also resulted in the rebuilding of the roof to 26 Earlham Street.

Site Context

Overview

26 Earlham Street known as the Sartaj Restaurant is a Grade II listed building situated within the Seven Dials Conservation area and is located west of Shaftsbury Avenue and north of Covent Garden. The rear of the property faces the Tower Court which leads South onto Monmouth Street.

Objectives

The objective of this project is to improve the use of the property, its commercial shop space and residential parts. And bring the property up to better living standards for the continued use.

Justification

We would like to comply and assist Camden council with all aspects of the planning process, working hand in hand with their regeneration of the local area in keeping with the Integrity of its architectural heritage and conservation.

Conserving the historic fabric of the Grade II listed building has huge importance as it contributes to the local Area as one of the earlier conserved properties. The proposal includes minimal alterations to the main external fabric of the building. The internal alterations are to be made for the continuity of its current use and we seek to enhance this.

We must understand and consider the building in relation to the National Planning Policy Framework and the conservation of English heritage. The policies require us to assess the significance of the building through its proposed alterations, appearance and its harmfulness to these.

Below a site plan and on the right an Ariel view of Seven dials and Earlham Street.



<https://www.google.co.uk/maps/place/26+Earlham+St>

Design & Appearance:

Existing Out look

The shop front is made up of two large single pane glass windows with a wooden style frame painted black either side of a central large wooden door with stucco style brickwork and first floor wooden sash windows continuing on the upper floors. A stone cornice at third floor level.

Existing Interior

The basement walls made up of brickwork with the ground floor shop that appears to be lacking of original historic features. The ground floor shop and the remaining upper floors of this four storey building structure are modern with 21st century style partitions painted plastered walls and modern floor boards are laid throughout. The sash windows and stair case leading to the 2nd and 3rd floor (balustrades & banisters) believed to be dated from an earlier period.

The building currently is used as a mixed use commercial and residential premises with one main access from the shop front to the restaurant. The first floor part of the restaurant and residential parts are accessed via a spiral metal staircase from the ground floor. The Metal staircase leads to the first floor restaurant seating area and a second stairwell onto the residential area on the 2nd and 3rd floors.

Proposed External Works

A new shop front to include extra door for access to the residential parts of the property as shown on proposed front elevation drawings. The main door is to move to the right and a centralised window to be installed. The shop front is to match existing style and materials.

Proposed Internal Works

Basement

The existing metal staircase is to be carefully removed and the floor boards and structural supports to be installed in a safe and considerate manner. All necessary repairs and decorating to be undertaken. Basement toilets are to be demolished and moved to rear of the property. A new wooden staircase to be installed to the rear of the property for access to toilets and kitchen facilities.

Ground floor

Proposed alteration is to create a new staircase from ground level to first floor level including new partitions to create a division between restaurant and the residential entrance.

First floor

To install new partitions as shown in the architectural floor plans including the change of use on the first floor from restaurant class A3 to C3 residential one bedroom self-contained unit.

Second & Third floor

The second and third floor consists upon new internal partitions floor arrangements shown on the architectural drawings including minor refurbishments to bring to good living standards.

Access

The property has a single front door accessing the ground floor restaurant from Earlham Street. The proposal for an alternative door for access is to allow the separation of the residential from the commercial because of its inconvenience and privacy.

The site is located within the controlled parking zone CA-C, which operates from 08:30-18:30 Mondays to Saturdays. Resident parking bays operate 24 hours a day, 7 days a week. The Public Transport Accessibility level score is 6b.

The council may require any additional unit created to be car free and we would like to secure this by a S106 legal agreement.

Waste Management

We would like to control the management of waste by adopting recycling and general waste bins within a contained kitchen area of each flat. The resident of the flats will be responsible to dispose of the waste in the current collection area which is located to the front of 26 Earlham Street at street level.