

Our ref. 1719-4.1-set-heritageA
27 NOVEMBER 2015

REVISION A 21/12/15

NORTH SEA FISH, 7-8 LEIGH STREET, CAMDEN, LONDON, WC1H 9EW

REMOVE MODERN BAY WINDOW STYLE TIMBER SHOP FRONT AND REPLACE WITH NEW TRADITIONAL TIMBER SHOPFRONT COMPLETE WITH ASSOCIATED DOORS AND FABRIC AWNINGS.

HERITAGE STATEMENT

SIGNIFICANCE OF THE ARCHITECTURAL AND HISTORICAL INTEREST OF THE BUILDING

The existing building is Grade II Listed (forming part of the larger parade numbers 4-8).

The existing 4 storey building (with Basements) has its frontage onto Leigh Street and is set back from the pavement behind steel railings and a small forecourt.

The building was originally two separate properties (now combined at Ground Floor level to form a fishshop and restaurant with residential over).

The frontage includes the two entrance to the Ground Floor business as well as two doorways to the residential use at the upper levels.

The building was constructed circa 1810-1813 and is faced in yellow stock brick with an inappropriate modern timber bay window shopfront at Ground Floor level and large timber sash windows at the upper levels.

Although not part of an Asset Grouping the larger street scene along Leigh Street and environs is generally good with a number of shopfronts that make a positive contribution to the street scene.

PRINCIPALS OF THE PROPOSED WORKS AND JUSTIFICATION

The proposed works are simply to remove the existing modern bay window shopfront and replace with a new timber shopfront, in a traditional style, much better suited to the building and it's wider context.

The replacement of the existing bay window shopfront design with a flat shopfront reinstates the depth of the original forecourt and provides the operators with the option of placing two small tables between the line of the shop front and the railings.

The new shopfront maintains a large area of glass providing views of the interior (rather than a blind shopfront) and the two large opening lights within each side of the shopfront provide the option of partially opening the shopfront during better weather; further activating the street scene.

The design of the shopfront closely follows other "original" and well executed replacement shopfronts in the area and includes a fixed panelled stall riser, pilasters with simple capitols, a fascia panel with traditional style non-illuminated lettering applied over, and traditional black fabric awnings carefully designed into a recessed shutter box to conceal when not in use.

The new awnings do not over sail the pavement and will provide shade to the large glazed shopfront.

The signage to the fascia avoids the use of visible trough lighting by carefully concealing a warm white LED tape within the downstand at the top of the fascia.

EXPERTISE CONSULTED

The application has enjoyed extensive discussion between the operators of the unit, the owners and the Design Team.

The proposal has been adjusted following feedback from the Council.

IMPACT ASSESSMENT

The replacement shopfront sits within the existing structural opening and will necessitate no structural works.

The works have no affect on the existing entrance/egress points or thresholds.

The style of the new shopfront is in keeping with the building and the wider streetscape.