

Design and Heritage statement

Ground and lower ground shop unit at 24,
Earlham Street, London WC2H 9LN

April 2016

revision A - 22.04.2016

revision B - 09.06.2016

Unit 221, Hornsey Town Hall,
The Broadway,
London N8 9BQ
020 79231559

www.thearchitects.co.uk

Summary:

The building is grade II listed, with listing details as follows:

- *TQ3081SW EARLHAM STREET 798-1/105/352 (South side) 15/01/73 Nos.24 AND 26: Terraced houses with shops. Early C19, altered mid C19. Multi-coloured stock brick; No.26 painted. Slate mansard roof with dormers. 3 storeys. 2 windows each: No.24 with 4-window return, blank windows alternating. C20 shopfronts. Architraved sash windows with 1st floor console bracketed cornice. No.24 with stucco cornice inscribed "R PORTWINE". Original lead rainwater head. INTERIORS: not inspected.*
- The overall intention with alterations here are to minimise any interventions to the building, and particular to the elements listed above, of which only '20th century shopfront' is the only key area of relevance, but the amount of intervention here too is minimal.

Design and Heritage notes

- **Layout:** The original use of this part of the building was a butcher's shop. With the layout designed as such, the patterns of the public using the building under the proposed use is not dissimilar, with short visits the overwhelming majority of use by the public.
- **Shopfront alterations:** The existing fascia is retained largely in its current form. The colour and advertising naturally reflect the proposed use but with trough lighting that could be seen as more traditional than modern, this should not be to the detriment of the building. A projecting sign is also proposed, which can be seen on drawing ELH 32. Black and white victorian tiling is proposed for the steps to the shop, which should be seen as an improvement on the existing plain tiles.
- **Internal alterations:** There will be minimal change here, save for taking out recent panel and plasterboard additions along the party wall and replacing this with new layer of plasterboard in timber studwork, to be decorated. A brick effect wall finish is proposed to the wall immediately behind the serving area. This will also be supported by a timber stud frame. A timber 'swing' seat will also be supported off this wall.

Further planning matters

- Permission exists for external seating (ref. 2014/3926/TC). It is proposed to make a small increase on this area of external use, to include the shop front facing Earlham Street.
- Air-conditioning units are proposed to sit at lower ground floor level within the rear lightwell. Refer to the independent acoustic report for further details.
- Opening hours:
Monday to Thursday, Sunday : 11am to 11pm
Friday, Saturday : 11am to 12midnight

Photographs

Lightwell



Existing shopfront



Example of shopfront design





External view



View facing party wall



View of swing seat