

## Design & Access Statement

Application: LISTED BUILDING APPLICATION FOR INTERNAL AND EXTERNAL REFURBISHMENT WORK.

Address:

THE ROYAL GEORGE  
8-14 EVERSOLT STREET  
EUSTON  
LONDON, NW1 1DG

### 1. Introduction

This statement should be read in conjunction with the application forms, design and access statement and accompanying drawings.

### 2. Assessment of Significance

The Royal George was first listed as Grade II on 11th January 1999  
The English Heritage ID number is 1342046



### 3. Introduction

This Design & Access Statement has been prepared to accompany the Listed Building Application for the alterations at the above property.

The purpose of this statement is to provide further information on the design and its relationship in terms of its character and the surrounding area.

The purpose of the application is for general internal and external refurbishments and upgrade.

#### **4. Assessment - Site Location**

The Royal George, 8-14 Eversholt Street, London, NW1 1DG

#### **5. Movement & Circulation**

The movement & circulation will not increase due to the development.

#### **6. Evaluation and Opportunities**

The proposed development seeks to enhance the appearance and improve the local amenities for both the community and visitors.

The design will be undertaken to minimise the effect on the existing structure and layout whilst maximising the commercial potential for the premises which are deemed essential for the business to develop.

Subject to approval the development will commence mid-September 2016

#### **7. Design Proposal**

The internal alterations as detailed on the submitted plans consist of:

##### New Entrance Lobby

- Provide new timber / glazed entrance lobby consisting of polished stained 1100mm high timber panelled screen with 1300mm high safety glazed clear toughened glass timber screen above & polished stained timber panelling up to ceiling level.
- Provide new timber / glazed polished timber lobby doors, frames & architraves.

##### Bar Servery Alterations

- Remove / adapt masonry walls in the wash up area making good as necessary. retain & extend the existing polished timber dado boarding, timber skirting & cornice using materials to match existing. all dado boarding & skirtings to be a polished finish.
- Remove 2no. areas of existing bar counter making good & extend the bar counters in 2no. areas using polished timber boarding to bar fronts together with polished timber bar top & skirting all to match existing.
- Provide new sections of bar backfitting with upper backfittings to comprise of polished timber counter top, timber pilasters, timber display shelves & a combination of mirror & tiled finishes.
- Adapt the existing bar backfitting with new timber pilasters, timber display shelves & a combination of mirror & tiled finishes.
- Provide a polished brass footrail to the bar counter areas.
- The column & hoist walls are to be tiled full height above the bar counter tops using a 150 x 75mm tile, laid in a brick bond pattern.
- Provide new Altro vinyl flooring to bar servery areas.

##### Flooring Works

- Provide a new 800mm wide tiled bar apron consisting of 100 x 100mm black & white floor tiles laid in a chequerboard pattern.
- The existing timber flooring is to be stripped & re-polished.

##### Accessible Toilet

Form new accessible toilet with full height timber partition wall, new cornice, picture rail, dado rail & skirting all to match existing. new part m compliant sanitaryware. toilet.

##### Generally to all bar & public areas

Redecorate all existing painted ceilings & cornices.

Re-decorate all painted walls & re-wallpaper all wallpapered walls.

Form new polished timber drink shelves where shown.

Re-polish all existing polished timber boarding, bar counters, screens & skirtings

Retain existing fireplaces - no decorations.

Retain existing fixed seating & re-upholster.

New replacement entrance matting provided where indicated.

New replacement loose furniture & external furniture.

Replace all existing decorative light fittings (pendants & wall lights) retaining existing lighting points.

Re-decorate all existing painted window frames / cills. Re-paint or re-polish all existing doors / architraves & skirtings to match existing as applicable.

Confirmation is given that the setting and character of the site is to remain as existing.

### **8. Appearance**

The general form and layout of the proposals has already been described and is as indicated on the application plans.

The proposals include external re-decorations as detailed below:

Provide full 'like for like' re-decorations to all previously painted areas consisting of all ground & first floor windows, window surrounds, doors / frames / architraves, pilasters & cornicing painted with colour to match existing.

### **9. Access**

Vehicular access not effected

Pedestrian access not effected

### **10. Neighbourhood Consultation**

To our knowledge the applicant has not been in contact with his immediate neighbours.

### **11. Summary**

The existing character and appearance of the property accompanied by the surroundings has been taken into account therefore on the basis of the information provided - a grant listed building approval is justified.

Finally, additional improvement measures can be incorporated to the scheme as considered necessary by the listed building officers.