

26 Earlham Street

Historic Survey,
Design and Access Statement

Application for
planning and listed building consent
01.12.16

Gundry & Ducker

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Introduction.

This statement is to propose amendments to the shopfront to the ground floor of number 26 Earlham Street and to make alterations to the interior on the basement, ground, first, second and third floor levels.

The statement gives a detailed description of the proposed works and provides a statement on access.

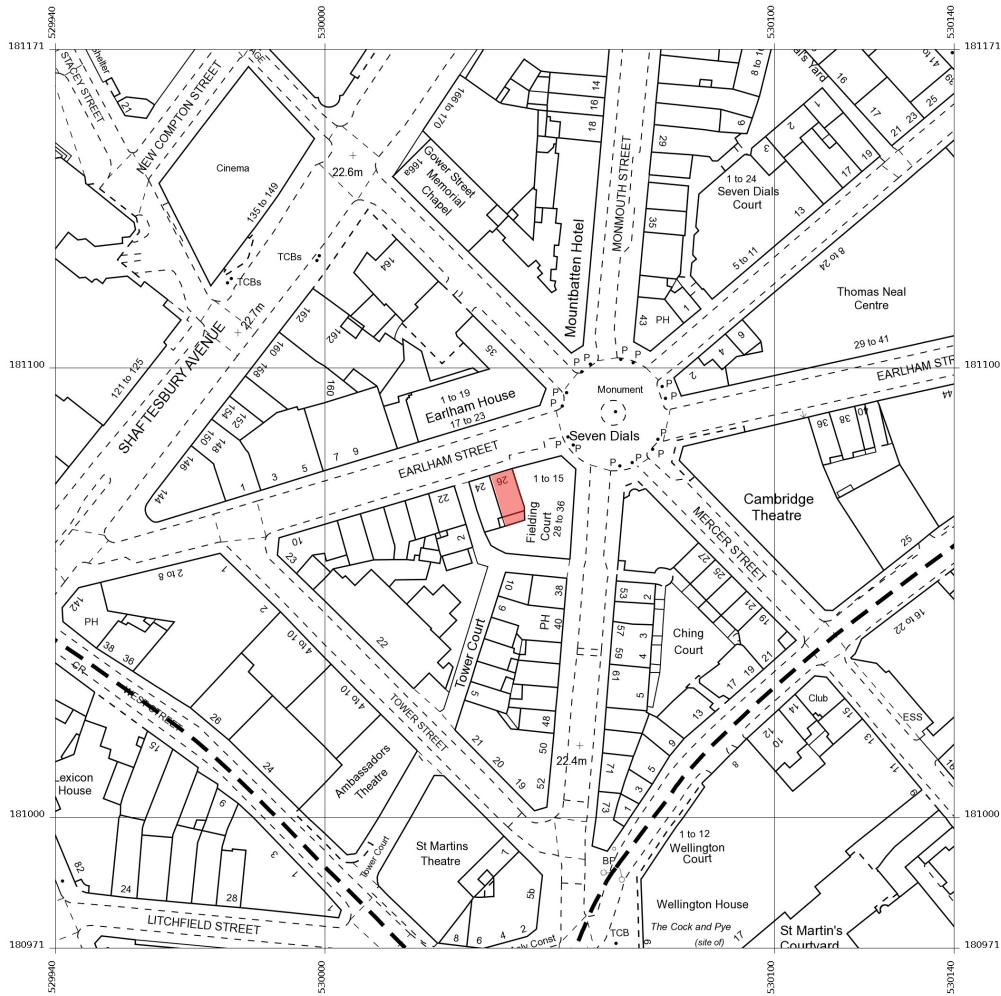
Please note the signage will be dealt with under a separate planning application.

- 1** Site Context
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1.0 SITE CONTEXT

1.1 Location & Setting.



Site location plan (NTS)

The site, 26 Earlham Street, is located within the London Borough of Camden and Greater London County. The property is Grade II listed and situated on Earlham Street.

Historic England listing (no. 1342093):

2. 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.

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1.0 SITE CONTEXT

1.2 Existing Site External Photographs.



View of existing Earlham Street shopfront elevation.



View of existing Earlham Street upper floors elevation.

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1.0 SITE CONTEXT

1.4 Existing Site Context.



View from shopfront south east along Earlam Street towards Shaftsbury Avenue.



View from shopfront north west towards Seven Dials Monument.



Adjacent No.28 shopfront on Earlam Street.



Adjacent listing No.24 painted shopfront on Earlam Street.



Opposite shop front Le Coq Sportif Earlam St.

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1.0 SITE CONTEXT

1.3 Existing Site Internal Photographs.



View of existing Basement kitchen



Existing Basement Vaults



View to rear of existing Ground Floor restaurant



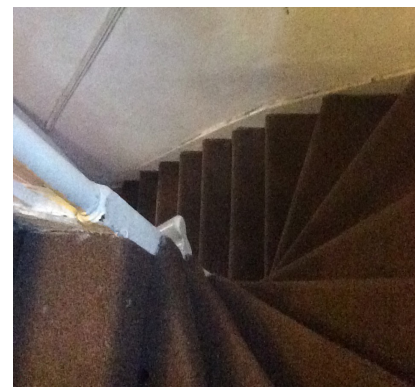
View to front of existing Ground Floor restaurant



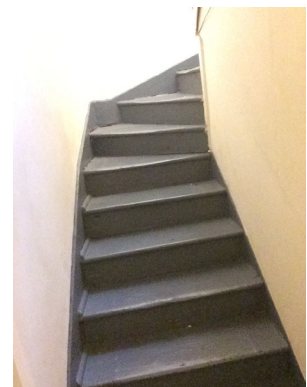
Stair to Basement and First Floor



First floor restaurant dining



Existing original staircase to second and third floor



1.0 Site Context

1.5 Historical Images



26 Earlham Street circa. 1974

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2.0 THE PROPOSAL

2.2 Design & Access Statement



Proposed 26 Eltham Street Shop Front elevation

Design Statement

Existing Exterior

The current shopfront, below fascia level, is modern (see picture circa.1974) and of poor quality, there is an inappropriate acrylic sign fixed to the original fascia. At fascia level and above, there are a pair of scrolls (the pilasters below the scrolls are missing) and there is a traditional blind box along the top of the sign, we believe these additions date from the early twentieth century.

Proposed Exterior Works.

Remove existing box sign and light fixtures etc. Remove existing shopfront below fascia level and install a completely new shopfront. The shopfront will be traditional and will comprise the following, 2no. new traditional timber box sash windows with a panelled timber stall riser below the windows. A traditional timber framed door and fan light above. The existing fascia and blindbox will be refurbished and pilasters reinstated. All timber will be painted.

Existing Internal

Basement Level- Other than a cast iron column there are no visible historic features. All internal walls, fixtures and fittings etc are modern. The original staircase has been lost. There is a modern staircase rising from the basement to ground level.

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2.0 THE PROPOSAL

2.2 Design & Access Statement

Ground Level- There are no visible historic features, joinery, coverings and surfaces etc are all modern. There is a modern staircase rising to the first floor with modern screen partitions creating an internal lobby at the entrance.

First Floor- The first floor retains a wall in the location of the original spine wall. There is a part original staircase rising from this level. There are no other visible historic features, coverings and surfaces etc are all modern.

Second Floor- The second floor retains a wall in the location of the original spine wall . There is a part original staircase rising from this level. There are no other visible historic features, joinery, coverings and surfaces etc are all modern. Existing sash windows to be repaired.

Third floor-The third floor retains a wall in the location of the original spine wall There is a part original staircase rising to this level and a number of modern partitions. There are no other visible historic features, joinery, coverings and surfaces etc are all modern. Existing sash windows to be repaired.

Proposed Internal

Strip out all modern partitions, joinery, modern metal staircases wall and floor finishes through out. Install a new timber staircase to serve basement to first floor levels in original location. Install new stud walls to approximate original location to perimeter of staircase, install modern light weight partitions to form WC enclosures. Repair the fabric of the original staircase

We have not detailed the internal fit out for consent, which will consists of lightweight and removable elements as this will be sought by a seperate application in due course.

Access Statement

The existing restaurant ground floor is to be retained, which is currently level with the external street level and will incur no changes. The new staircases have been made as accesbile as possible within the confines of the listed building.