

Design and Access Statement – Sovereign House

FEATURES ON THE EXISTING SITE

Generally:

- Shops with former showrooms and offices over.
- 1902-8. Almost certainly by C Fitzroy Doll, surveyor to the Bedford Estate and the local District Surveyor.
- Brick with exuberant terracotta dressings and decorations, slate roofs with high stacks dressed in terracotta.
- Angled plan of 2 intersecting ranges with central courtyard serving flats reached under No.210 Shaftesbury Avenue.

Exterior:

- 5 storeys and attics.
- Profoundly asymmetrical composition. Angled 2-bay range with projecting 2-storey oriel adjoins Shaftesbury Theatre (qv), then 13-window range to Shaftesbury Avenue. Corner bartizans with projecting turrets, that and its adjoining bay to Grape Street with machicolations, as has a similar turret to right of centre of main composition and two 3-storey oriels.
- These and oriel set over entrance to chambers at right of composition are all mounted on fat columns set between shopfronts and first-floor former showrooms, and with undersides embellished with organic decoration.
- The other shops separated by fluted Roman Doric engaged columns with dentil cornice, over which are first-floor former showrooms separated by engaged Ionic columns. The shopfronts largely renewed in sympathetic fashion: that to No.218 may be original; first-floor showrooms, now offices, with large plate glass windows under small-paned toplights, little altered.
- All windows to upper floors mullion and transom casements in terracotta surrounds, with notched lintels linked as bands across composition, and with many projecting bands, moulded cornice and parapets. Attic dormers inserted mid-C20 and not of interest. Balcony over entrance to offices.
- Return to Grape Street (King Edward Mansions) similarly treated though with higher stacks, with broad, square bartizan on corner, a round one in the middle and one of each at far end, all with machicolations. 3 oriels in-between, one round on moulded plinth, one canted (both with balustraded tops) and one square which rises to the line of a heavy modillion cornice.
- Shop fronts to ground floor, some with cast-iron grilles, have simple mouldings and tripartite toplights. First floor former showrooms with small top lights in broad mullion and transom casements.
- Flats served by courtyard to rear of No.210 Shaftesbury Avenue, with stone access balconies on cast-iron brackets, sash windows and part-glazed doors.

Interiors:

- Not inspected. Included primarily for the quality of its street facades, an exceptionally powerful example of Doll's work for the Bedford Estate using fine terracotta.

ACCESS

- Works are external repairs and redecorations only. No works to modify access arrangements will be undertaken.
- Scaffold and temporary access equipment will be used. This will be installed in such a manner so as to not affect the access to and around the building.
- In line with local authority requirements the contractor shall apply for a scaffold licence.

LAYOUT OF PROPOSED DEVELOPMENT

- The existing layout will not be altered in anyway.

SCALE/APPEARANCE OF THE PROPOSED DEVELOPMENT

- The existing scale and appearance will not be altered in anyway.
- Materials to be used are like for like and can be found in our schedule of works document attached.

LANDSCAPING

- No landscaping is to be undertaken.

HERITAGE ASSETS

- The works are repairs and redecorations to the external areas of a Listed Building, therefore, the proposed works will enhance and maintain the heritage assets.
- No alterations or demolitions are to be undertaken.
- The impact of the proposed works is therefore positive.