


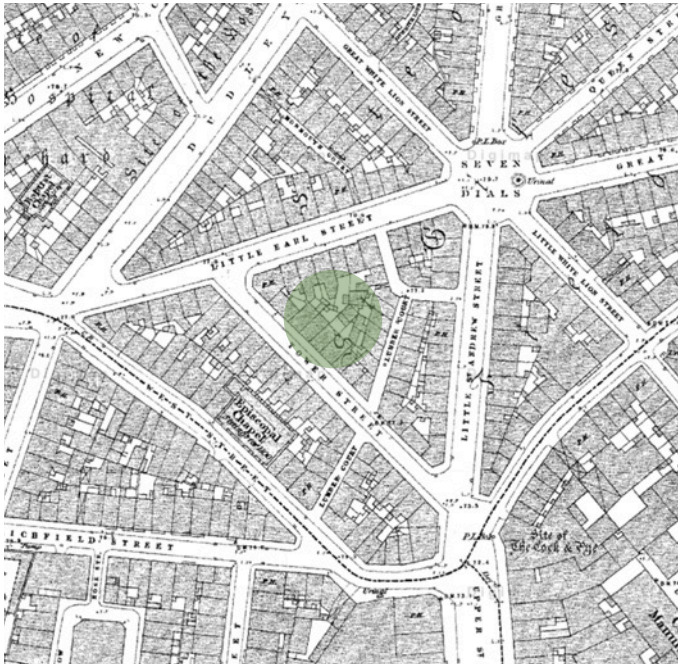


Local transport & public amenities

The site has an excellent PTAL rating of 6b. The building located is within a triangle created by Covent Garden, Leicester Square and Tottenham Court Road Underground Stations, giving easy access to the Piccadilly, Northern and Central Lines, all within a 10 minute walking distance. Bus routes along Shaftesbury Avenue and Charing Cross Road also serve the site.

-  London Underground Station
-  Future Crossrail Station
-  Bus Stop

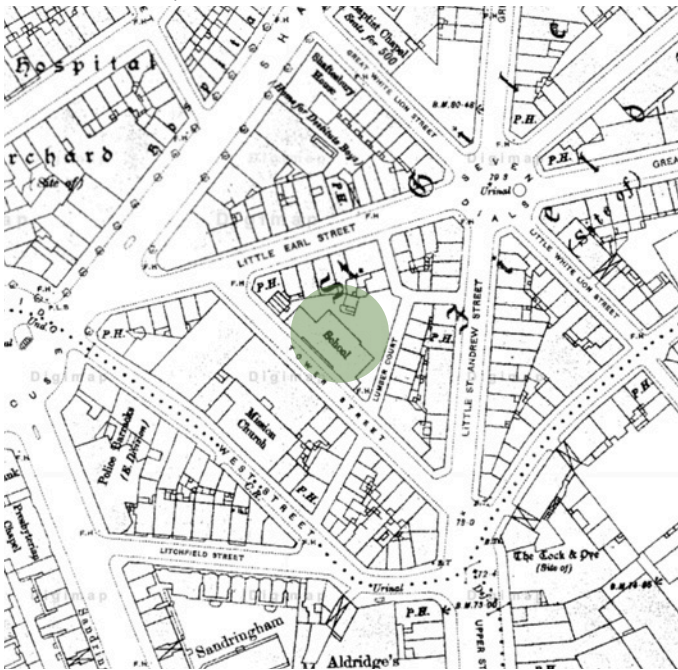
02 Site and context



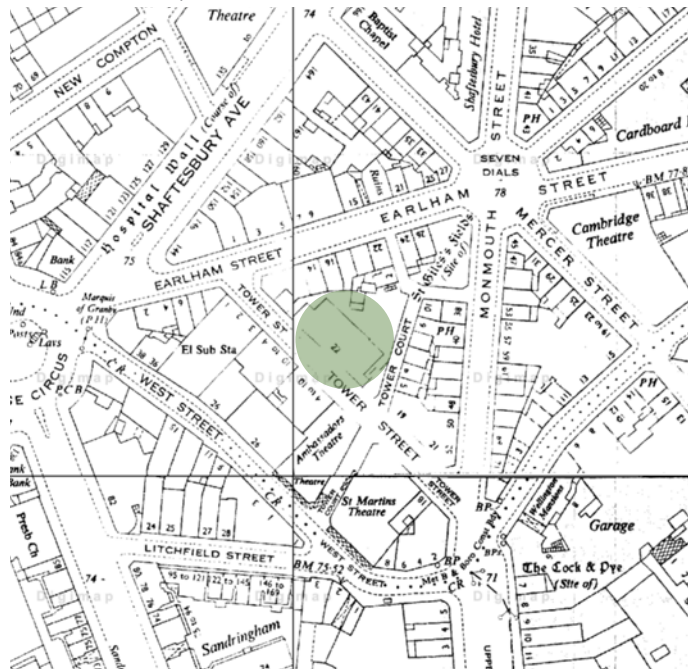
1870s Historic Map



1890s Historic Map



1910s Historic Map



1950s Historic Map

Site History

The area was developed into what is now known as Seven Dials by Thomas Neale. There was a substantial financial commitment, and it influenced Neale to settle upon a street layout which had the potential to maximise active shop fronts. The imaginative solution was the unique layout of Seven Dials – in using a star-shaped plan with radiating streets, the number of houses which could be built on the site was dramatically increased.

Neale's development created mainly domestic terraced buildings, of which a few have survived. In areas where these properties have been demolished, the plot-width, scale and depth of the original buildings are still evident.

By the middle of 18th century the area had begun to decline, and by the 19th century the character of Seven Dials had changed significantly. The area had become part of the rookery of St Giles – one of the most notorious slums in Britain. It was shortly afterwards in 1874 that the current building on the site, the Tower Street Board School, was constructed.

The school was set up by the London School Board – a local government institution set up in 1870 to build and run schools where there were insufficient places within voluntary establishments.



1 - View along Tower Court, from Tower Street



2 - View of 2 Tower Court



3 - View of Earham Street



4 - View along Tower Court

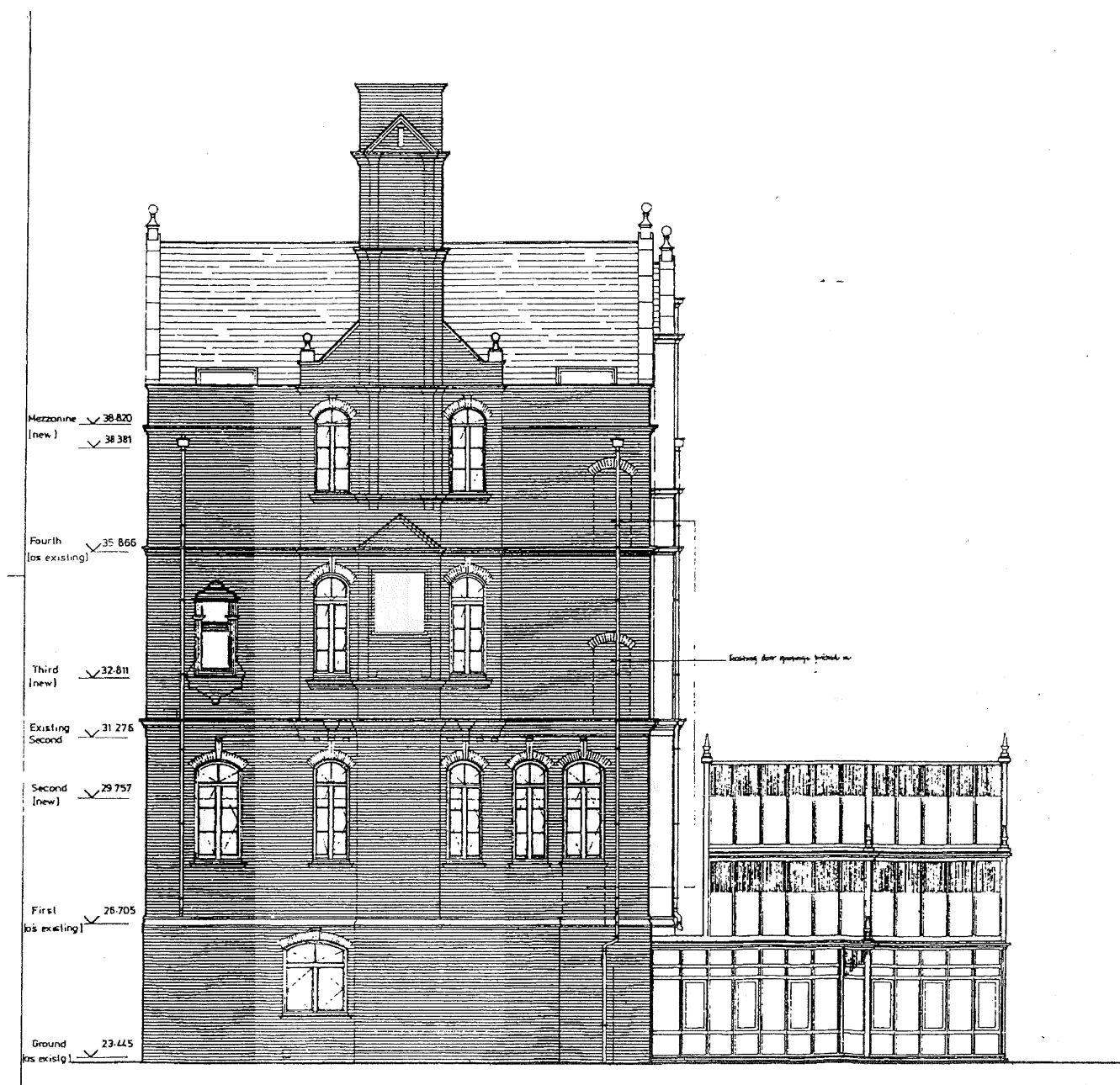
Seven Dials Conservation Area Appraisal

Extract from Camden Conservation area appraisal statement:

"The distinct layout around the Seven Dials is the legacy of an ambitious building plan devised by Thomas Neale, at the end of the 17th century. The plan was unique, the only one of the 17th and 18th century developments in the West End which departs from a grid plan. Instead a radiating plan of streets was formed around a small central polygonal circus with a Doric column at the centre surmounted by sundials

The special character of the Conservation Area is found in the range and mix of building types and uses and the street layout. The character is not dominated by one particular period or style of building but rather it is their combination that is of special interest. Most buildings appear to spring from the footway without physical front boundaries or basement areas. In this tightly contained streetscape, changes of road width, building form and land-use give dramatic character variation."





Drawing submitted as part of the 1987 application, showing existing and proposed floor levels

Relevant Planning History

A number of historic planning applications relating to the site were found, although by far the most extensive of these were confined to the years 1987-1990. During this period the building was divided up internally into office space, and nearly all of the internal heritage features were removed. The key alterations are as follows:

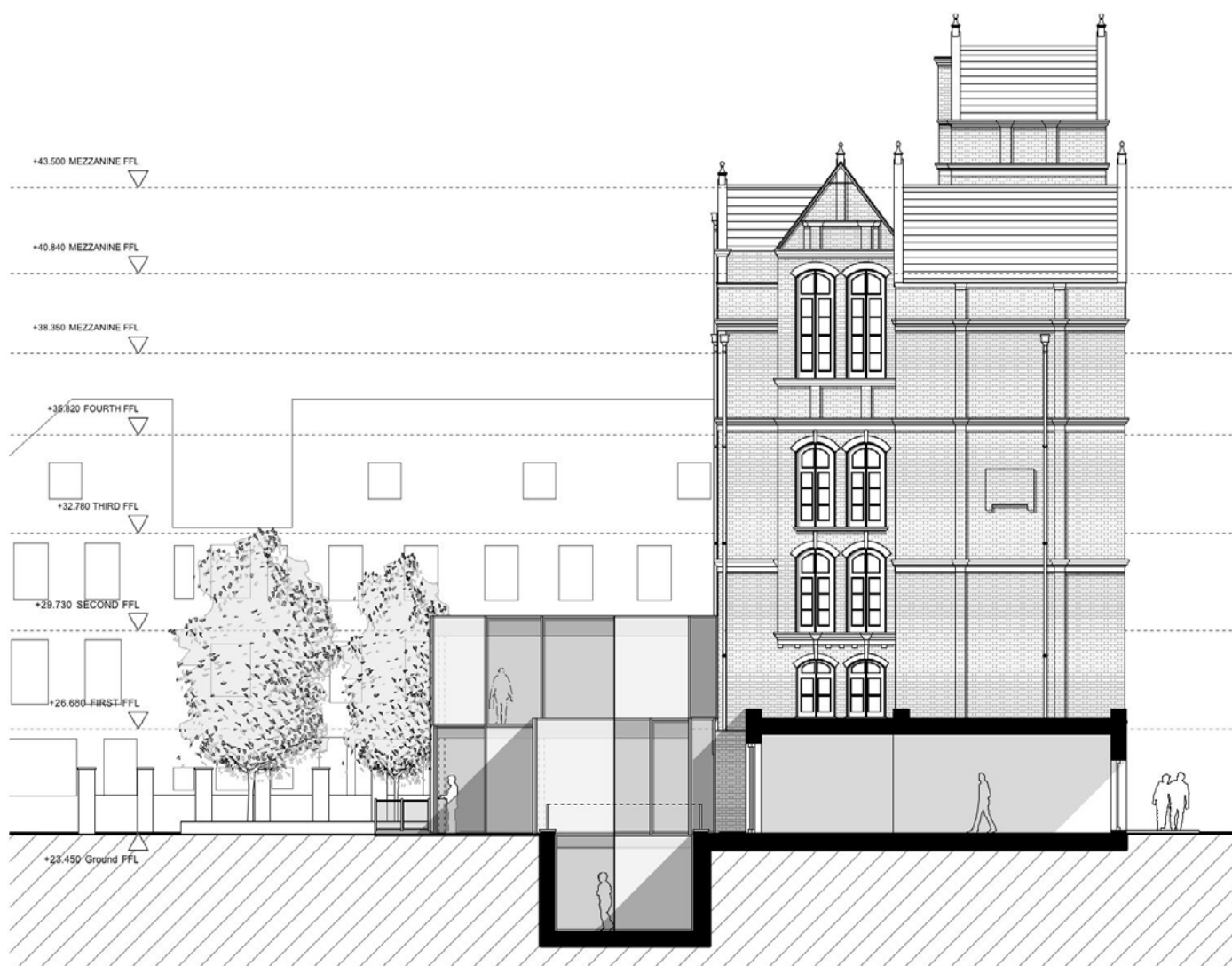
- Removal of the 2nd floor in its entirety and the installation of new 2nd and 3rd floors in its place
- Insertion of new mezzanine floor within the pitched roof
- Insertion of new partition walls on all floors
- Addition of large rear conservatory and a 'winter garden'
- Extension to the front elevation at third floor level
- Changes to the fenestration Addition of external railings to the front facade
- Replacement of windows

Claridge Architects previously gained planning & listed building approval on the site for the full refurbishment and alterations of the existing building, including change of use from B1 to form 22 high quality residential apartments.

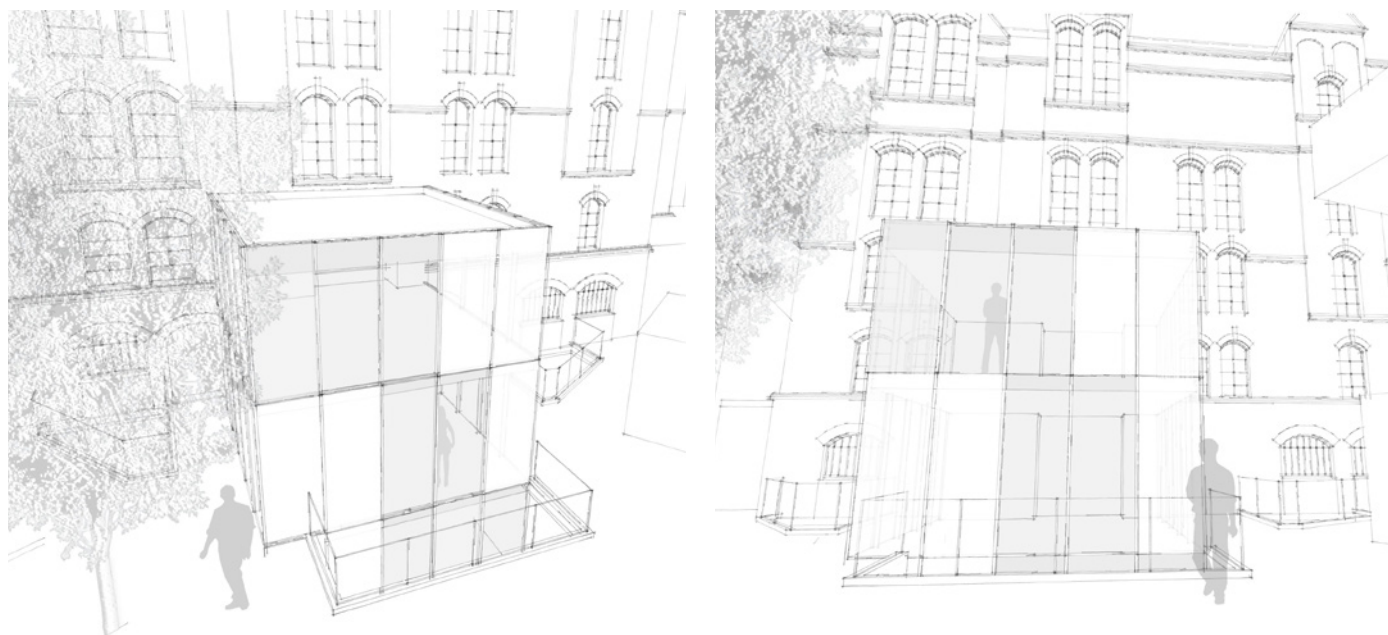
2014/3431/L - Alterations associated with change of use from offices (B1) to 22 residential units (C3) and removal of existing orangery and replacement with new two storey structure.

2014/3425/P - Change of use and conversion from offices (B1) to 22 residential units (C3) comprising 3 x studio units, 12 x one-bed units, 5 x two-bed units and 2 x three-bed unit including removal of exiting orangery and replacement with new two storey structure.

The 2014 consent establishes the principle of replacing the existing rear conservatory with a contemporary two-storey extension and the loss of office floorspace.

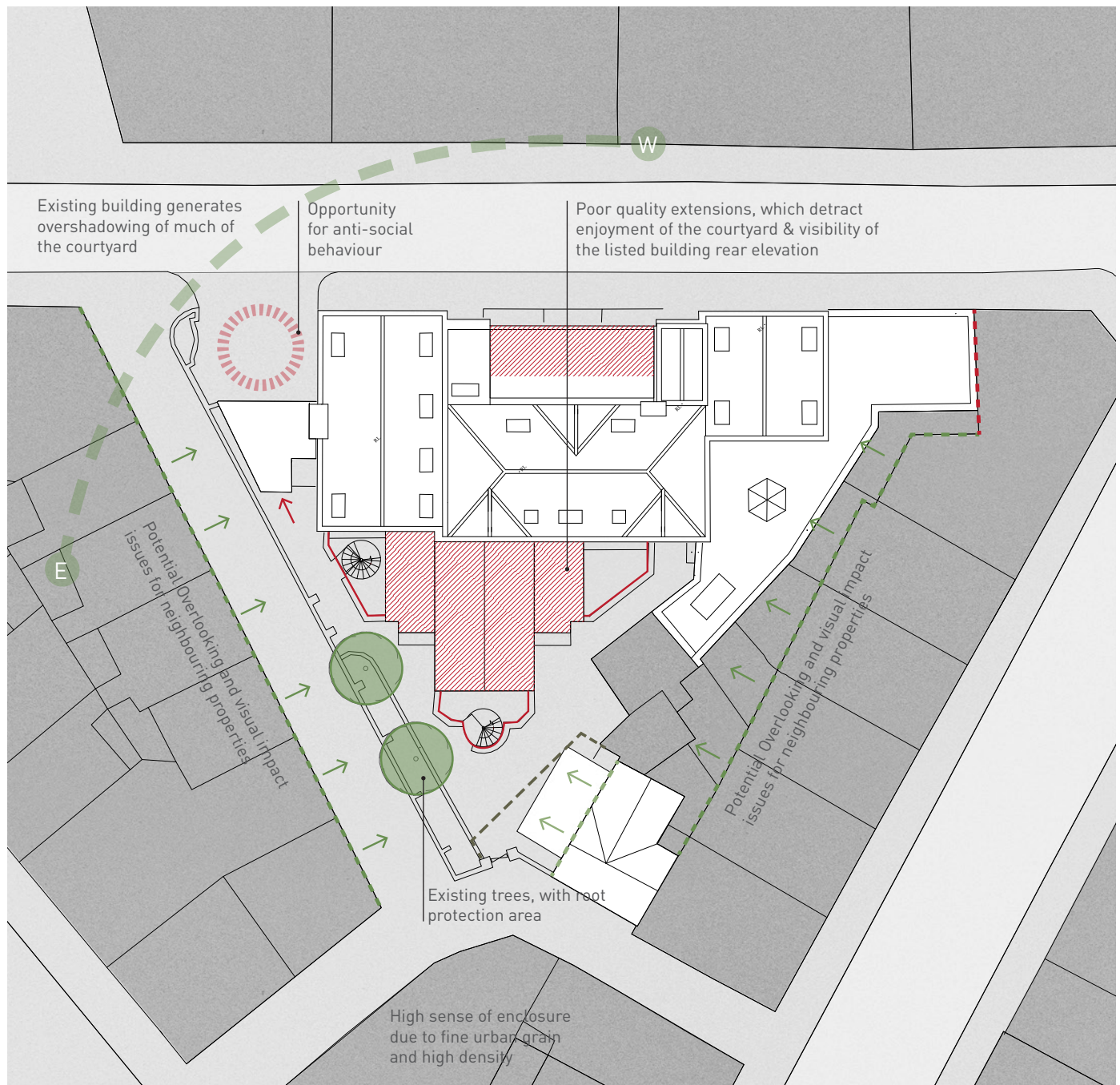


Drawing submitted as part of the 2014 application, showing proposed 2 storey rear extension and basement



Visualisations of approved glazed rear extension

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Site Constraints

- Listed building designation
- Possible overlooking from nearby residential units
- High sense of enclosure, due to dense surrounding context, as well as existing conservatory structures within the courtyard
- Currently unsightly rear end walls of 10-14 Earlham Street
- Rear courtyard is dominated by orangery and various external light-wells
- Existing trees - protected within conservation area
- Site orientation - main block overshadows most of rear courtyard
- The current parking area, to the front of the building, has been identified by the police authority as an opportunity for anti-social behaviour