

# Brooks & Brooks

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Heritage Statement - 28 Great Queen Street, London, WC2B 5BB - 22/02/2023

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## OFFICIAL LIST ENTRY

**Category:** *Listed Building*

**Grade:** *II\**

**List Entry No:** *1113213*

**First Listed:** *24<sup>th</sup> October 1951*

**Entry Name:** *27, 28 & 29 Great Queen Street*

**Statutory Address:** *27, 28 & 29 Great Queen Street*

**County:** *Greater London Authority*

**District:** *Camden*

**Parish:** *Non-Civil Parish*

**Nation Grid Ref:** *TQ 30446 81292*

### Noted Detail:

#### External:

- Moulded brick band at 2<sup>nd</sup> floor level.
- Tiled roof with dormers.
- Red dressings and segmental arches to flush frame sash windows.
- 3 windows at first and second floor.
- Basement, ground, first, second & third (roof level) floor.
- 19c shopfront with console bracketed entablature – window altered.
- Wood doorcase with Doric pilasters with triglyphs over and an open pediment.
- Archivolt and key to semi-circular fanlights.
- Panelled front door.
- Lead rainwater head and pipe between nos. 28 & 29.

#### Internal:

- Original staircase.
- Near complete panelled interior.
- Moulded plaster ceiling to first floor front room.
- Some H-L hinges (all over-painted).
- Interesting collection of locks, latches and a chain on the internal face of the front door.



## THE PROPERTY

The property is located in the Seven Dials conservation area in the London Borough of Camden, and forms part of a terrace along the northern side of Great Queen Street. The listing covers a terrace of 3 houses built around 1733. No.28 is mid terrace with five storeys. The top floor of no.28 is joined with the corresponding floor of no.29.

The property was originally a townhouse, used as a refining and smelting yard around 1875, changed to office use during 20th century and refurbished as a hair salon in 2006. It was last redecorated externally in 2016.

The building comprises solid load bearing brick perimeter walls, and a mixture of solid masonry and timber stud partitions to sub divide the internal accommodation, weathered beneath two double pitched roof covered with clay tiles which are divided by a central valley gutter. The house rises above ground in red stock brick, with a painted finish to the ground and basement levels, perforated with double hung timber single glazed sash windows. The finishes in no.29 are of more modern appearance including casement windows, woodchip or embossed wallpaper and flush faced doors.

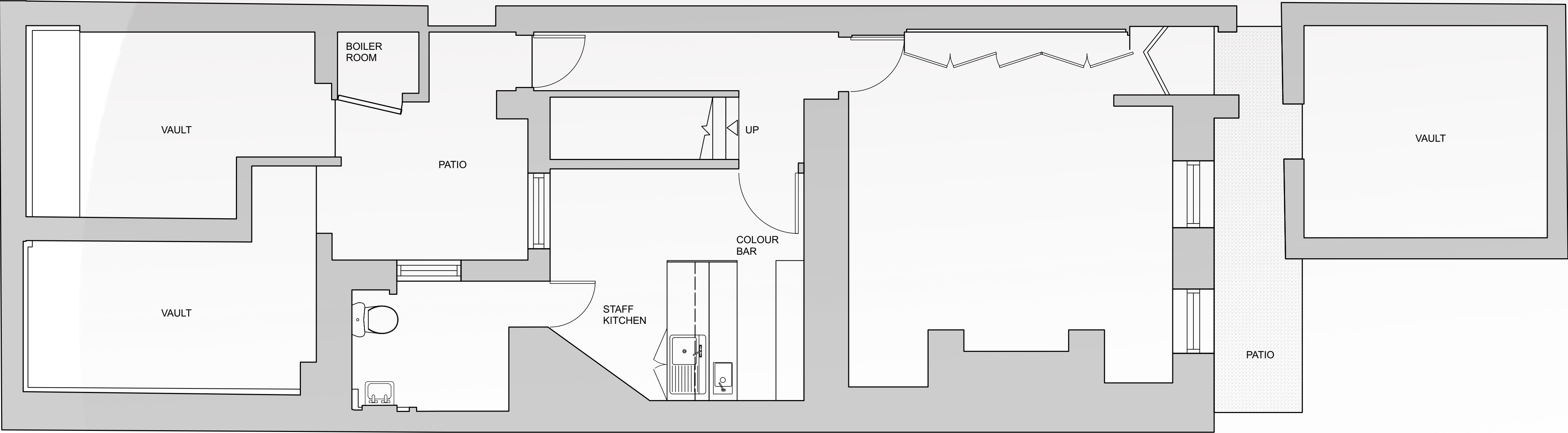
The main house follows the original plan form comprising principal reception rooms to the front and rear of the ground and upper floor levels accessed from a hall containing the single timber staircase which rises to third floor. The property extends to the rear at basement and ground floor, where the rear yard was infilled with a single storey construction with traditional slate covered pitched roof, laid over battens and rafters set on purlins with a central lantern light, inside which we suspect most of the earlier refining and smelting operation was undertaken.



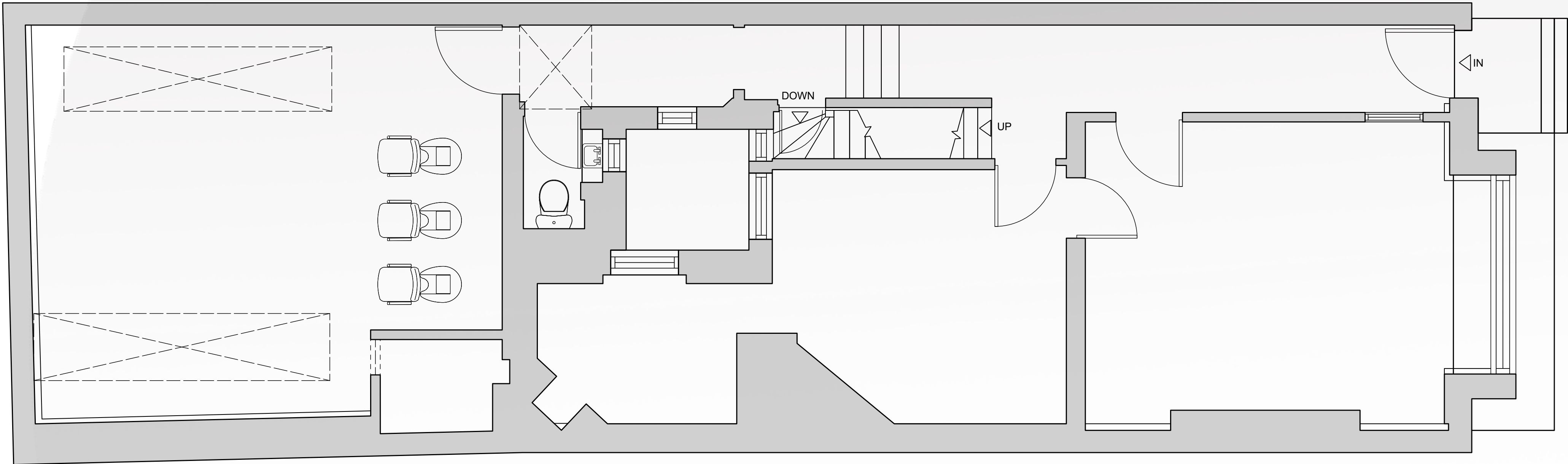
## LOCATION



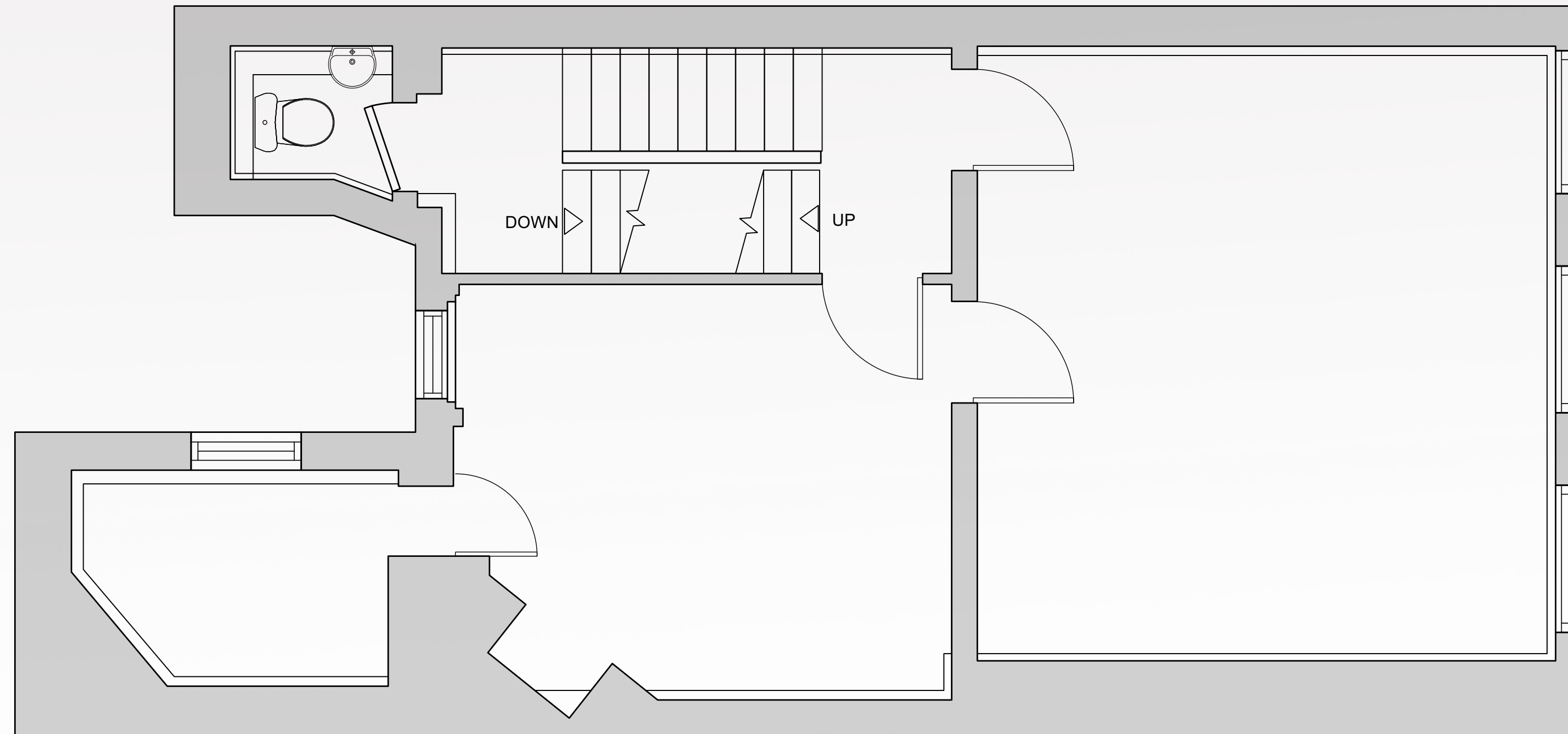
BASEMENT - EXISTING



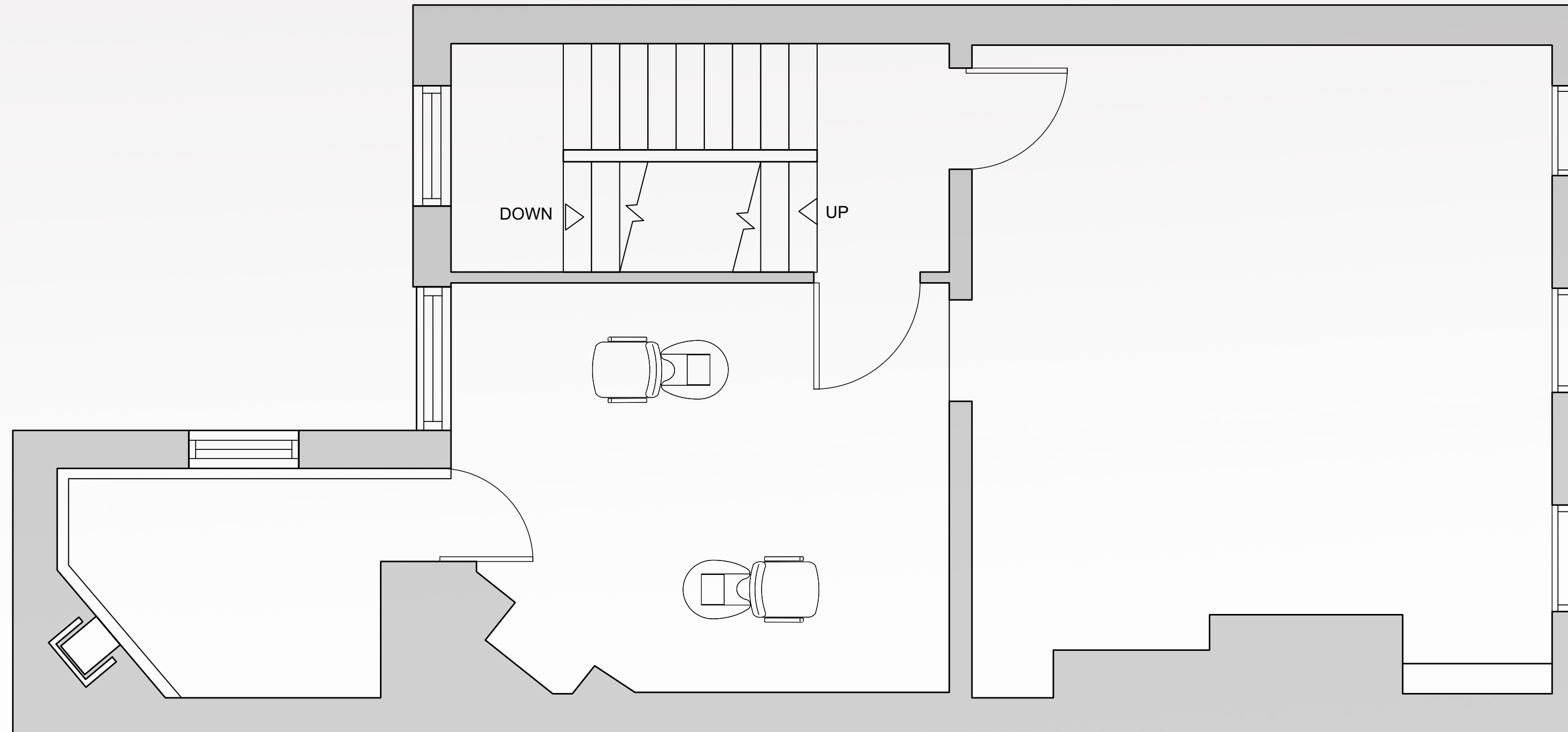
GROUND FLOOR - EXISTING



## FIRST FLOOR - EXISTING

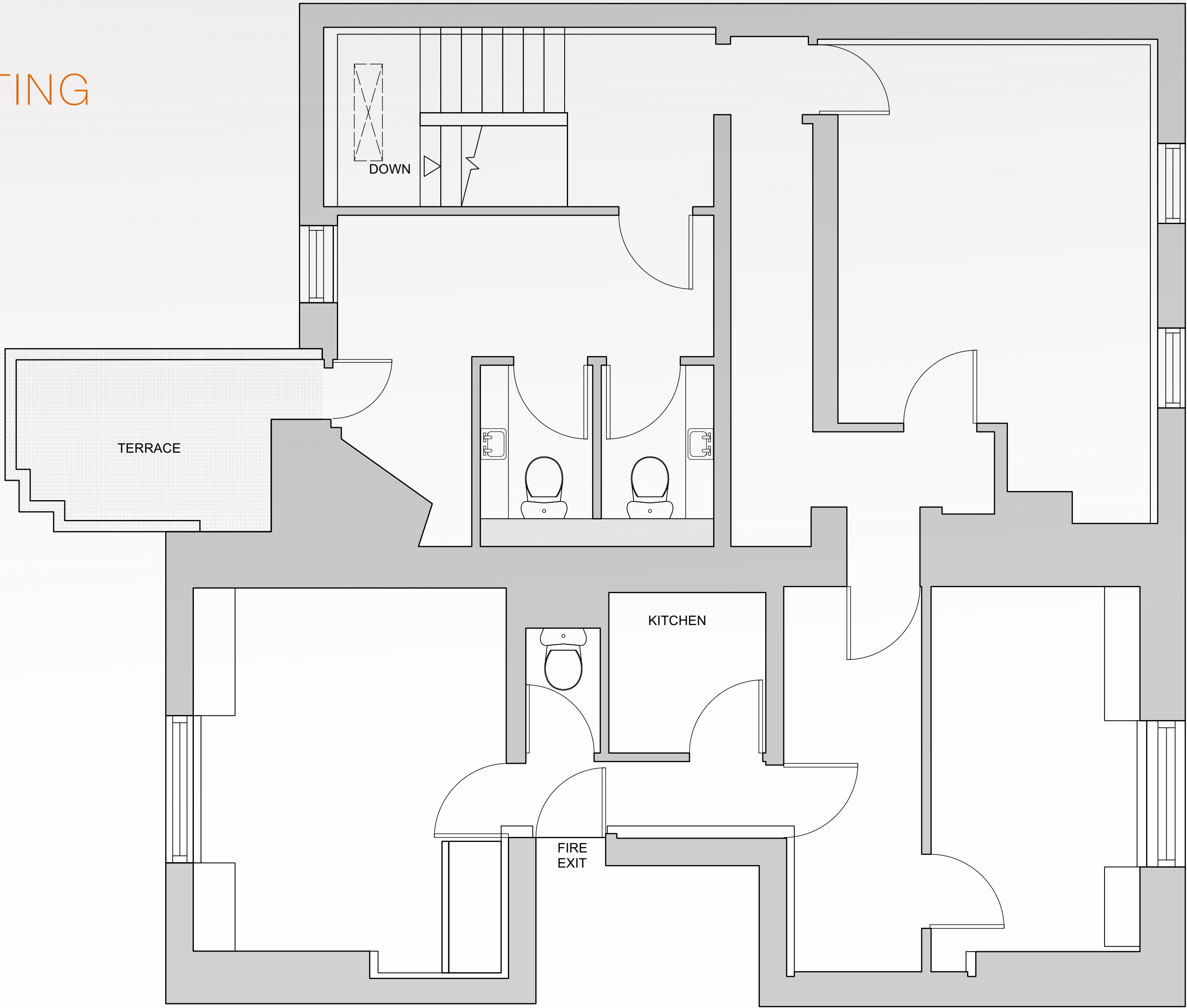


## SECOND FLOOR - EXISTING





THIRD FLOOR - EXISTING



## CURRENT STATUS

An application for listed building consent was made in 2006 for a hair salon refurbishment by Charles Worthington, subsequent to which the building has been used exclusively for that purpose without further refurbishment.

The structure of the building appears to be in reasonable condition for its age, but there is evidence of water ingress across the main roof and rear conservatory roofs. The Landlord will be carrying out repairs to the roof and other external works under a separate application.

The existing fitout is in poor condition.

Our client, Brooks & Brooks, intend to take a 15 year lease on the building and it will continue to be used as a hair salon. They are a very well-respected local business and have traded successfully for over 20 years. They currently occupy a Grade II listed property in Sicilian Avenue and are familiar with the responsibilities inherent in the utilisation of a listed building.

PROPOSAL

In general, this will be a light touch refurbishment with no structural alterations, and to avoid any unnecessary disruption we will be reusing elements of the existing fit-out.

Ground, first & second floors will be redecorated and refitted as customer space, removing the intrusive joinery and fittings of the last fit-out and installing workstations and furniture that enable greater visibility of the original and existing fabric of the building.

The third floor and basement will be retained largely as existing and used for staff & management.

We are seeking consent for the following works:

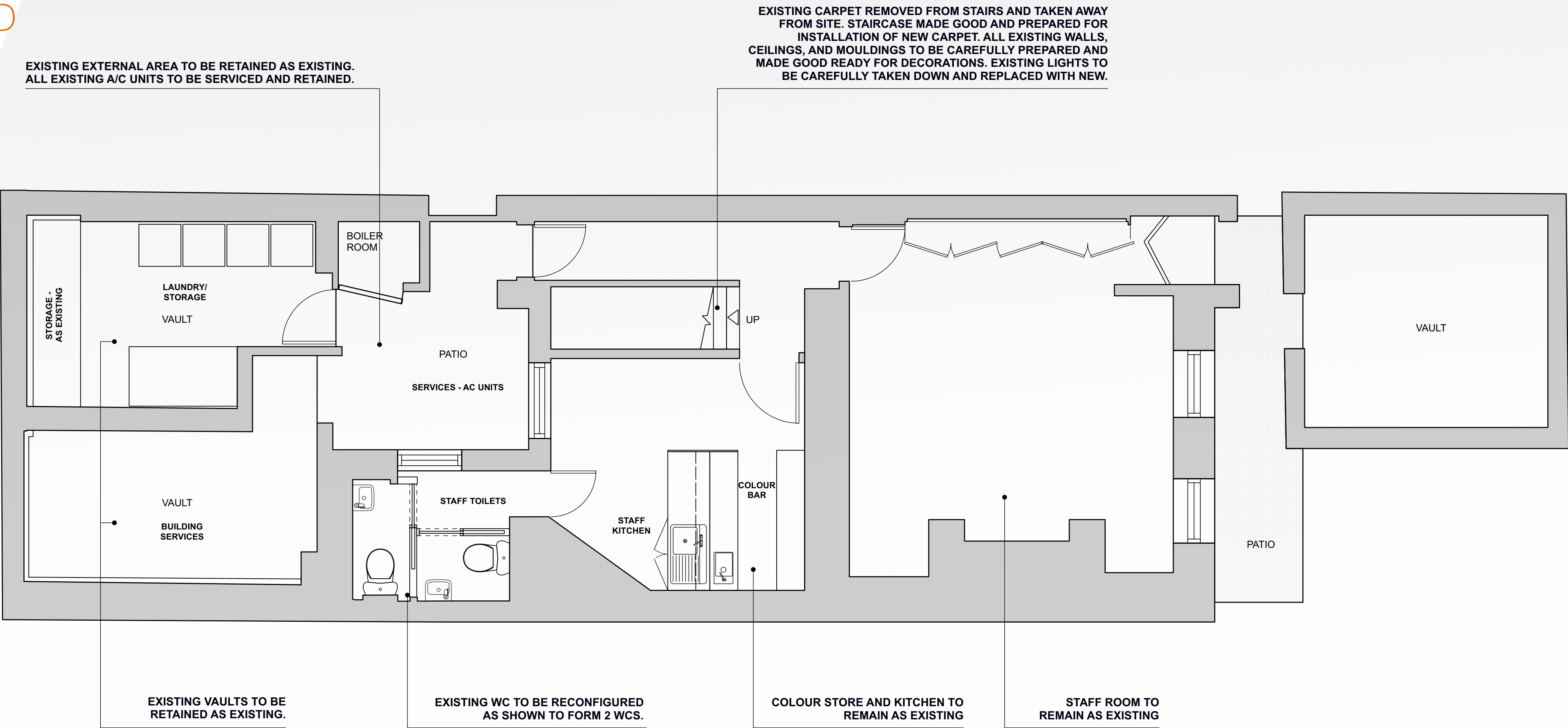
Illuminated signage on shopfront	..... details on Page 18
Alterations to air-conditioning system	..... details on Page 19
Internal Doors	..... details on Page 20
Alterations to toilet layout in basement	..... details on Page 21

Alongside the above proposals we will also be undertaking the following general works:

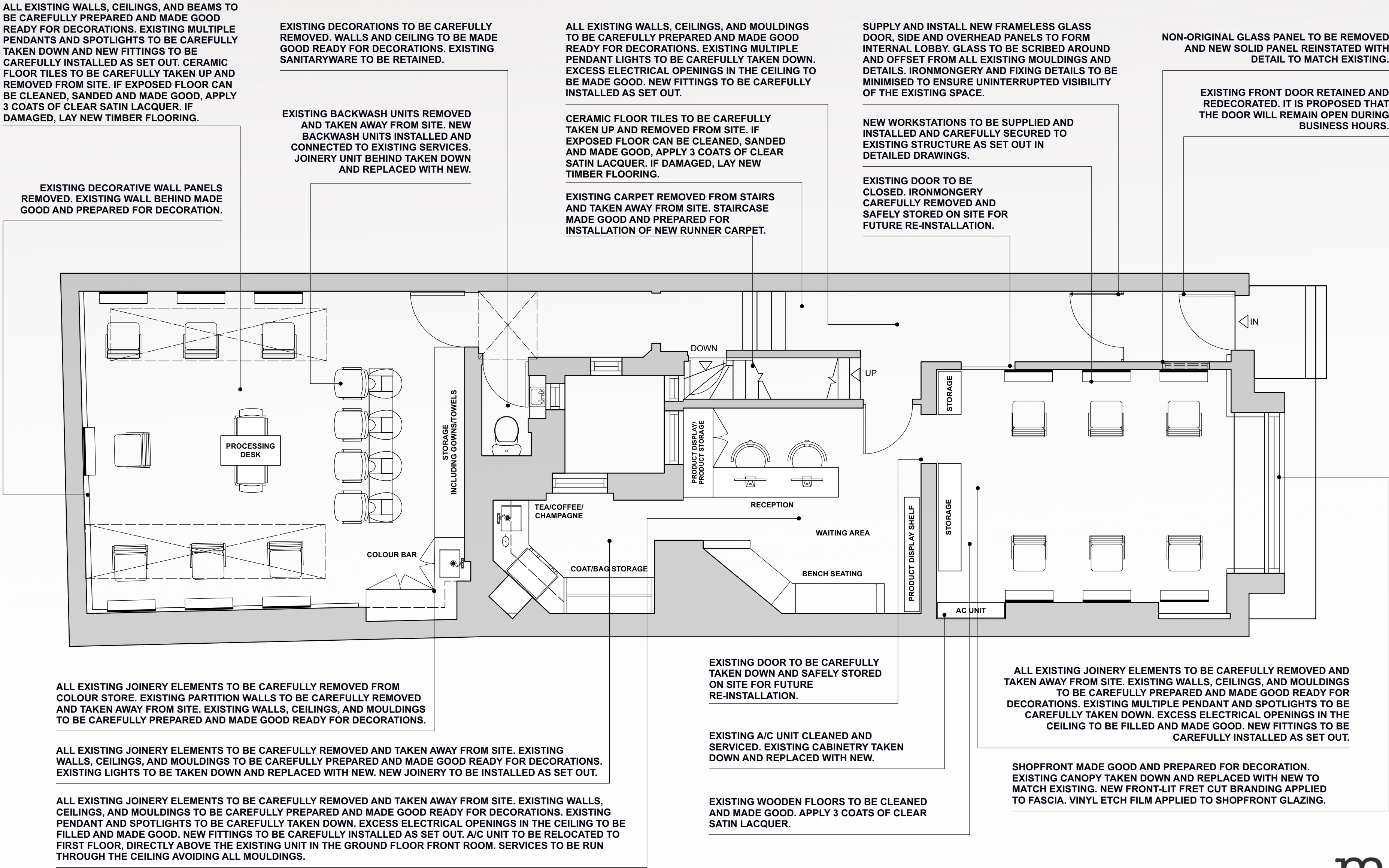
General works : Shopfront	..... details on Page 23
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General works : Basement & Vaults	..... details on Page 27
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General works : Toilets & Hair wash units	..... details on Page 29



BASEMENT  
PROPOSED

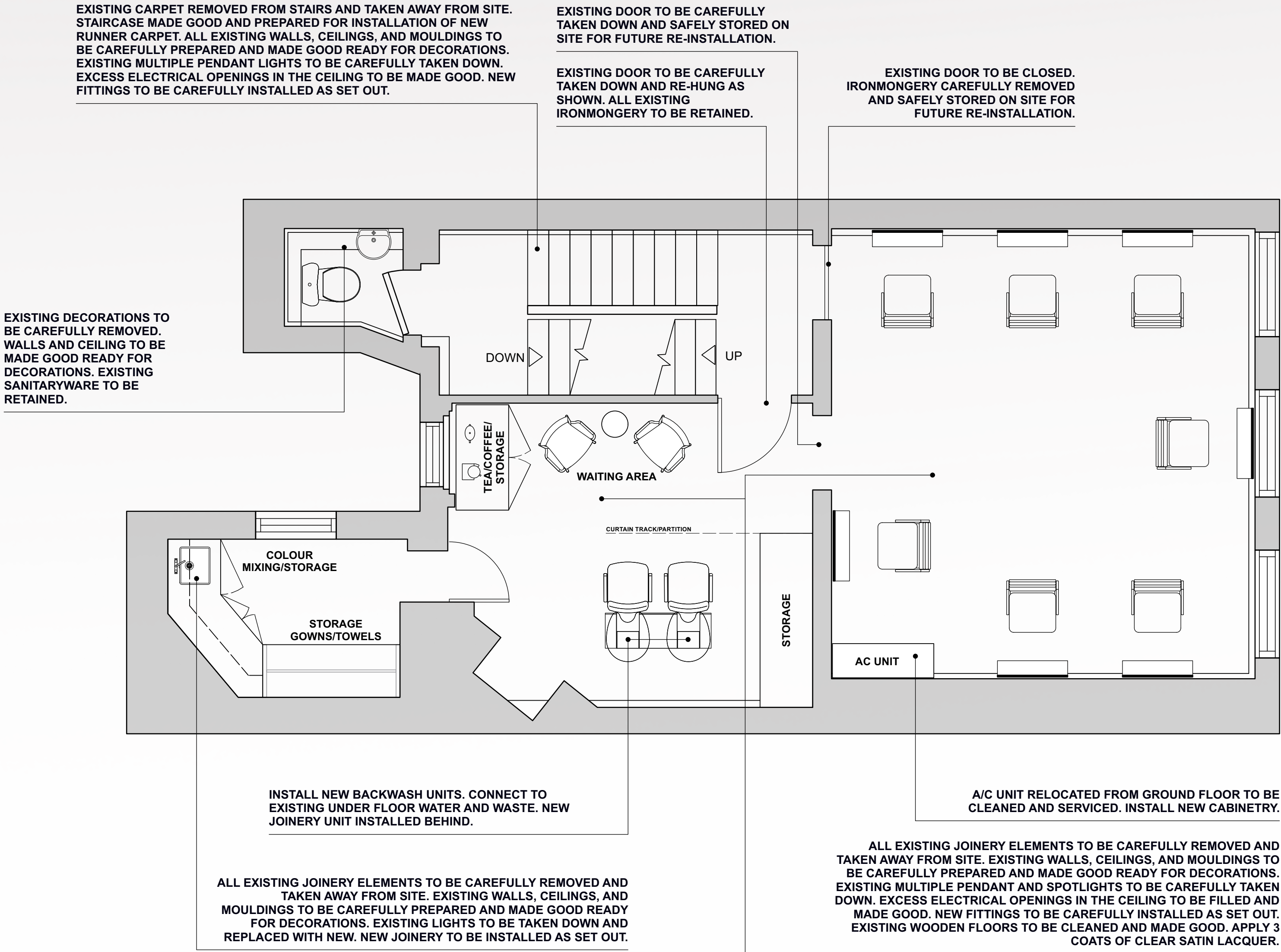


GROUND FLOOR  
PROPOSED



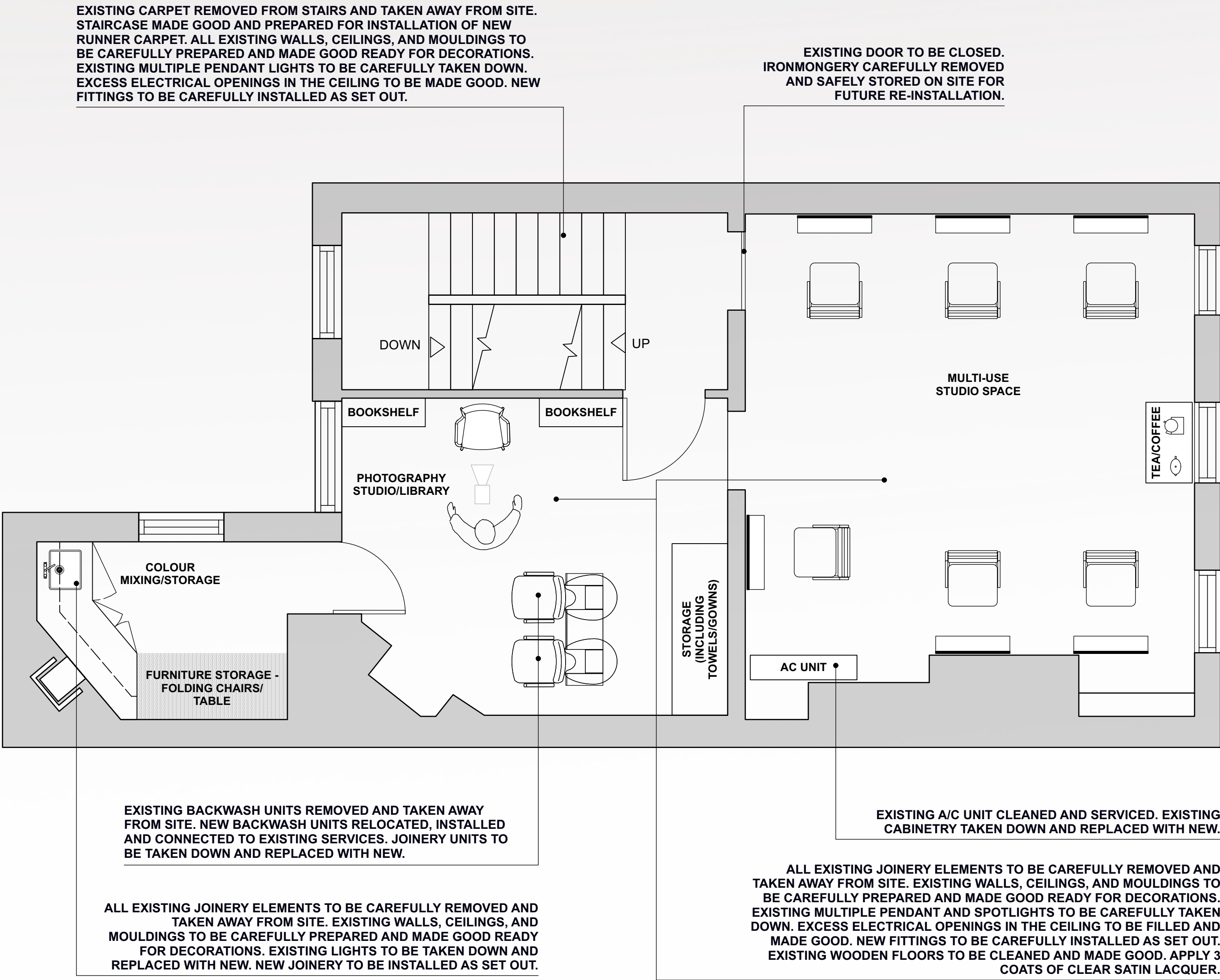


FIRST FLOOR  
PROPOSED





SECOND FLOOR  
PROPOSED



THIRD FLOOR  
PROPOSED

EXISTING CARPET REMOVED FROM STAIRS AND TAKEN AWAY FROM SITE. STAIRCASE MADE GOOD AND PREPARED FOR INSTALLATION OF NEW RUNNER CARPET. ALL EXISTING WALLS, CEILINGS, AND MOULDINGS TO BE CAREFULLY PREPARED AND MADE GOOD READY FOR DECORATIONS. EXISTING MULTIPLE PENDANT LIGHTS TO BE CAREFULLY TAKEN DOWN. EXCESS ELECTRICAL OPENINGS IN THE CEILING TO BE MADE GOOD. NEW FITTINGS TO BE CAREFULLY INSTALLED AS SET OUT.

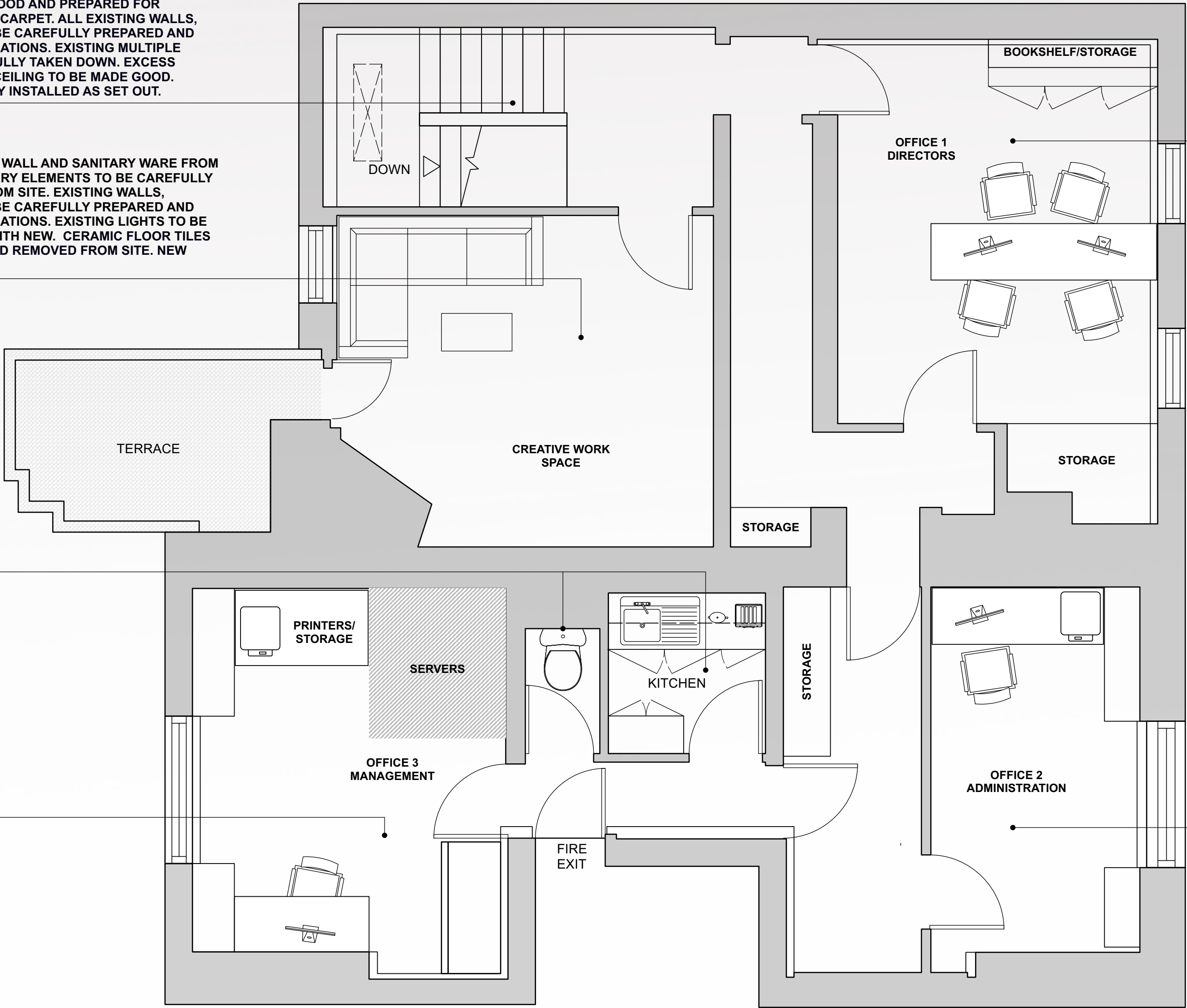
CAREFULLY REMOVE PARTITION WALL AND SANITARY WARE FROM BOTH WC'S. ALL EXISTING JOINERY ELEMENTS TO BE CAREFULLY REMOVED AND TAKEN AWAY FROM SITE. EXISTING WALLS, CEILINGS, AND MOULDINGS TO BE CAREFULLY PREPARED AND MADE GOOD READY FOR DECORATIONS. EXISTING LIGHTS TO BE TAKEN DOWN AND REPLACED WITH NEW. CERAMIC FLOOR TILES TO BE CAREFULLY TAKEN UP AND REMOVED FROM SITE. NEW TIMBER FLOOR LAID.

KITCHEN & WC  
RETAINED AS EXISTING.

OFFICE TO REMAIN  
AS EXISTING

OFFICE TO REMAIN  
AS EXISTING

OFFICE TO REMAIN  
AS EXISTING



# Works requiring consent



## ILLUMINATED SIGNAGE ON SHOPFRONT

The existing signage is made up of fret cut lettering applied on studs to the shopfront signage fascia, an illuminate projecting sign and a branded canopy.

### Proposed works:

Signage will all be replaced like for like to the new client's branding.

We would like to add halo effect lighting to the fret cut letters on the shopfront signage fascia.

This will be achieved by fitting controlled LED strip behind each letter set to a warm colour temperature. The power will be surface run from the supply to the existing project signage.

### Impact:

This will create a subtle, warm backlit halo behind each letter, enhancing the appearance of the branding on the fascia.

**MINOR VISUAL IMPACT WITH NO LOSS OF FABRIC.**



Existing External





## ALTERATIONS TO AIR-CONDITIONING SYSTEM

The building is currently served by freestanding air-conditioning units set in the corner of the majority of the main rooms. Additional heat is generated through electric fan heaters concealed in the joinery beneath the windows.

### **Proposed works:**

The existing systems will be serviced and cleaned.

On the ground floor there are free standing air-conditioning units in the front and middle rooms, on the second floor there are none.

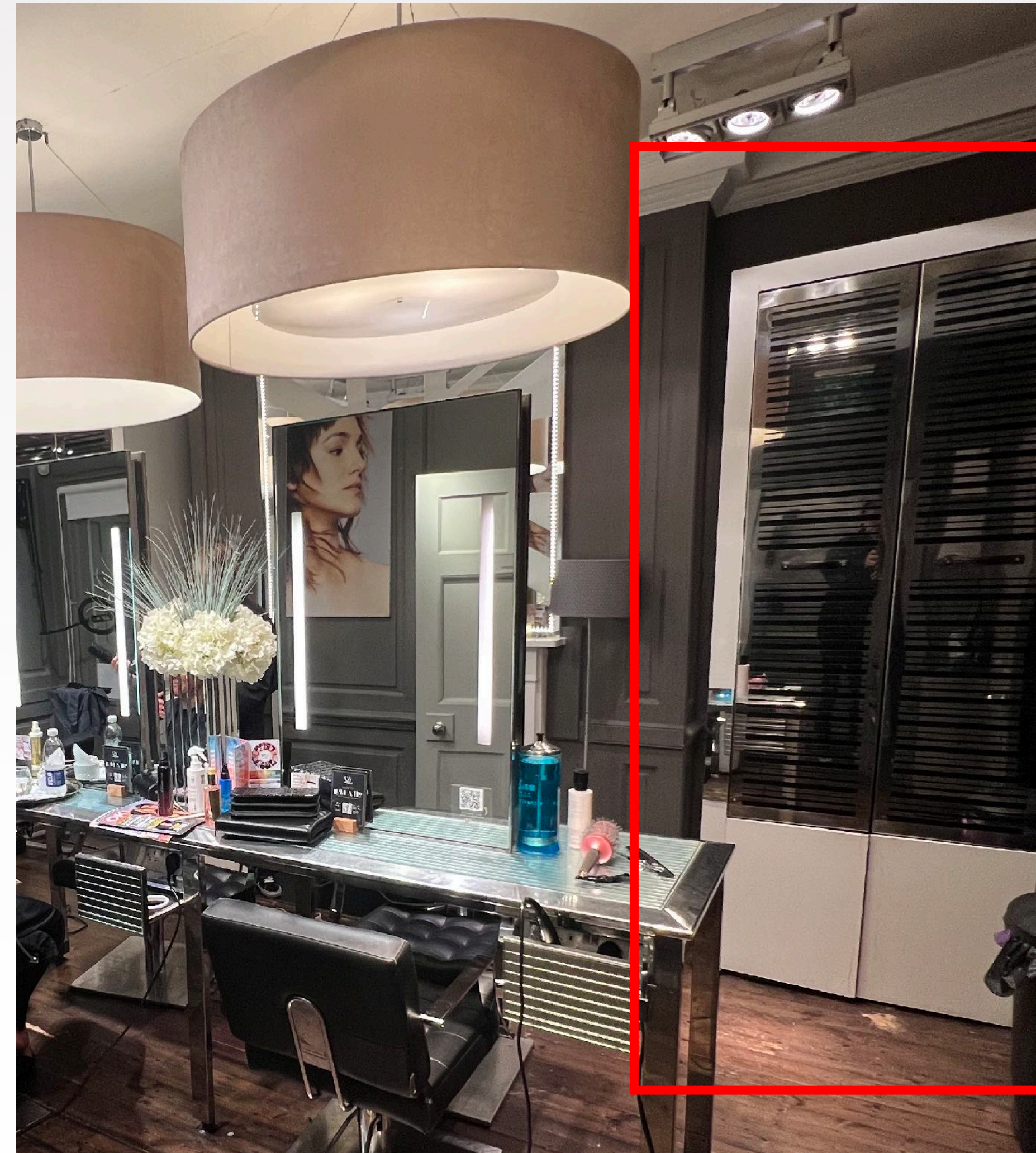
We proposed moving the existing unit in the ground floor middle room to the first floor front room.

All existing cabinetry will be simplified in detail and finished to be visually less intrusive.

### **Impact:**

The relocation of one of the air-conditioning units will require the installation of new pipework which will pass through existing ceiling & floor. This will be routed to avoid damage to any mouldings and to minimise visual impact.

### **MINOR VISUAL IMPACT AND MINOR LOSS OF FABRIC.**



Typical existing air-conditioning cabinetry



## INTERNAL DOORS

We are proposing alterations to some of the existing internal doors:

Ground floor: Removal of the door between the front and middle room. This will be carefully taken down and stored on site for re-installation at the end of the lease period. All hinge and latch mortices will be retained.

First floor: Removal of the door between the front and middle room. This will be carefully taken down and stored on site for re-installation at the end of the lease period. All hinge and latch mortices will be retained. We also propose to rehang the door between the staircase and middle room, to match the same at ground and second floor.

The doors from the staircase and hallways into the front room at ground, first and second floor will remain closed and not be used for access. The current non original ironmongery will be removed.

The doors leading onto the staircase require some upgrades to enable as much fire protection as the original door can provide. This will include the replacement of the existing intumescent strips and the installation of fire skirts along the bottom edge.

We are also proposing the installation of a new frameless plate glass door, overhead panel, and strike panel to form an internal lobby beyond the front door. The glass will be offset from the wall by approximately 15mm and scribed around all existing mouldings to ensure no impact on the original fabric.

### Impact:

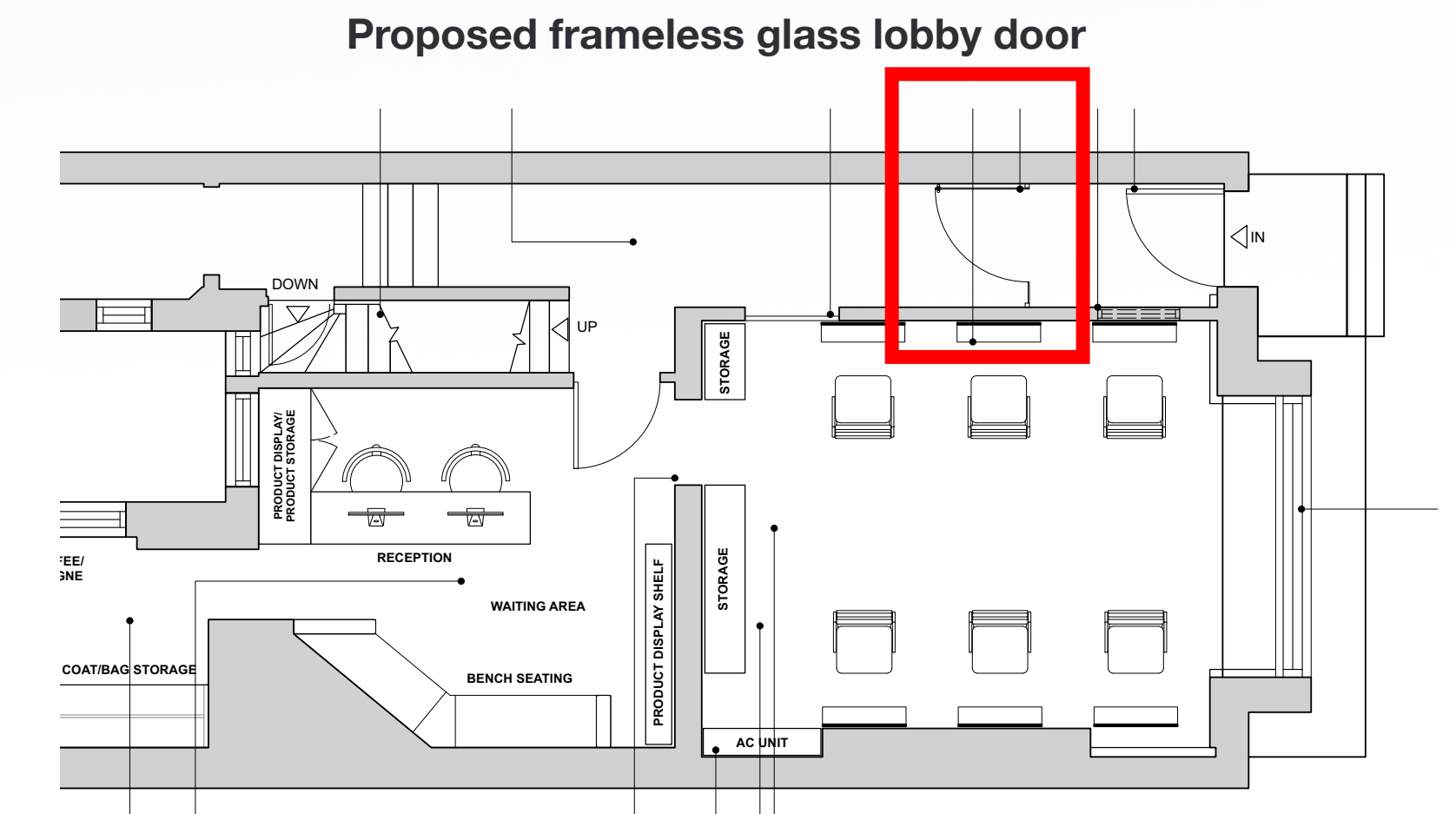
The alterations to the existing doors at ground and first floor are all reversible and have no detrimental impact on the fabric or space. The alterations bring consistency to the layout across the three customer facing floors.

The proposed glass door will create a lobby and allow the space to function more efficiently. The clear and frameless nature of the design will allow full visibility of the original space with no alterations to existing and is fully reversible.

**MINOR VISUAL IMPACT WITH NO LOSS OF FABRIC.**



Typical gap at foot of 'fire doors'





## ALTERATIONS TO TOILET LAYOUT IN BASEMENT

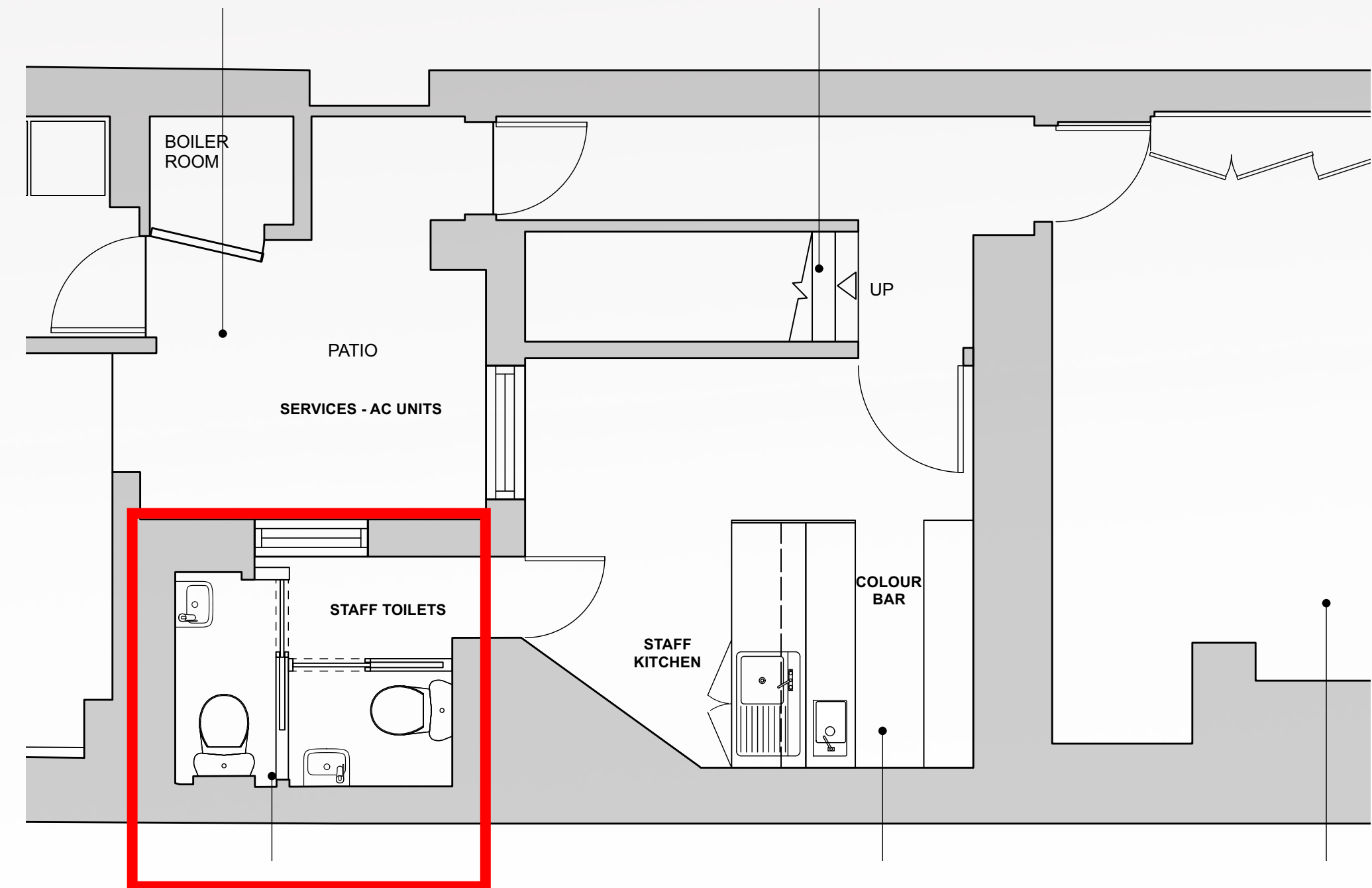
The existing staff toilet in the rear room of the basement is made up of one toilet & one hand wash basin.

### Proposed works:

Remove existing sanitary ware, and refit to accommodate two cubicles.

- ▶ All pipework & waste to be surface run.
- ▶ Lightweight cubicle system panels and doors finished short of ceiling and floors.
- ▶ Close coupled WCs and wall hung HWBs.

**MINOR VISUAL IMPACT WITH NO LOSS OF FABRIC.**



Proposed alterations to staff toilets

# General works



## GENERAL WORKS - SHOPFRONT

The existing shopfront is painted up to and including the signage fascia. There is a fixed fabric canopy (this has been temporarily taken down by the outgoing tenant) and an illuminated projecting sign. There is fret cut branding on the fascia & projecting sign and printed branding on the canopy.

### Proposed works:

Repaint shopfront and install new canopy with printed logo to front edge and top to match existing. Install new fret cut signage to fascia (halo lit - pending application) and new fret cut logo to projecting sign. Install partial vinyl etched film to shopfront glazing.

### Impact:

These works represent a general tidying up of the shopfront with no material changes beyond existing.

### POSITIVE VISUAL IMPACT



Existing Shopfront



## GENERAL WORKS - CEILINGS & LIGHTING

The existing lighting installation consists of between 6 & 8 large surface mounted adjustable spotlights in each room, individually fed from within the ceiling void, and a further set of pendant fittings to the centre of each space.

### **Proposed works:**

Carefully remove all existing fittings terminating all but one of the electrical feeds. Make good where existing fittings have been removed matching original materiality & technique.

Apply two coats of Beeck mineral silicate emulsion.

Install new lightweight lighting track, trimmed to float below the line of the ceiling on rods and fed from a single electrical source.

Install new pendants to existing electrical points in hallways and staircase.

### **Impact:**

The visual impact of the lighting systems & fittings will be significantly reduced allowing greater visibility of the original ceilings and mouldings. The light sources will enable a more efficient and sympathetically focused light around the rooms and the functions within.

### **POSITIVE VISUAL IMPACT**



Typical Existing Ceiling



## GENERAL WORKS - WALLS & WORKSTATIONS

Throughout the building the walls are painted and have had signage, mirrors and graphics fitted, in some cases by screws, in others by tape and Velcro.

The workstations are largely freestanding, albeit visually intrusive, and are positioned against the walls and secured to prevent dangerous movement.

Various joinery units have been installed, the majority of which are freestanding.

### **Proposed works:**

Carefully remove all existing mirrors, graphics and signage.

Remove all existing workstations and joinery.

Make good where necessary, matching original materiality & technique.

Apply two coats of Beeck mineral silicate emulsion.

Install new workstations. Where possible, secure using existing fixing points.

### **Impact:**

Removal of the existing visually intrusive fitting and replacement with the proposed details will greatly enhance the visibility of the original space.

### **POSITIVE VISUAL IMPACT**



**Typical Existing Workstation**



## GENERAL WORKS - FLOORS

Existing Basement: Ceramic tiles.

Existing Ground floor: Ceramic tiles in hallway and orangery, exposed floorboards in all other rooms.

Existing Staircase & landings: Carpet throughout

Existing First Floor: Exposed floorboards in all rooms.

Existing Second Floor: Exposed floorboards in all rooms.

Existing Third floor: A mixture of carpet, tiles and other floor coverings

### **Proposed works:**

Basement: Retained as existing

Ground floor: Carefully take up small section existing ceramic tiles and investigate substrate. If that reveals original floorboards, they will be sanded and coated with satin finish varnish. If not, the tiles will be replaced with solid hardwood flooring.

Staircase and landings: remove all existing carpet and replace with new.

First Floor: Exposed floorboards will be sanded and coated with satin finish varnish.

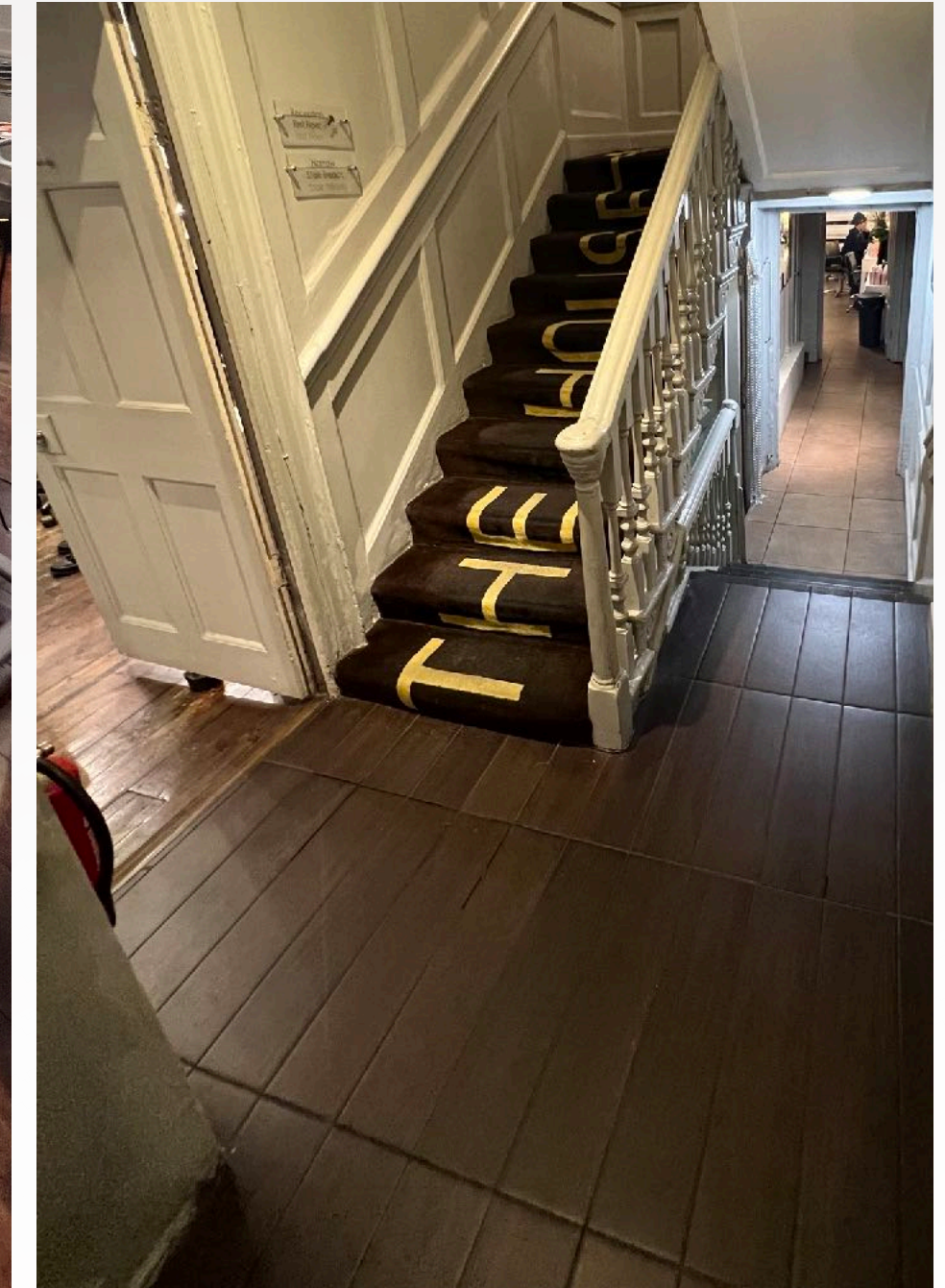
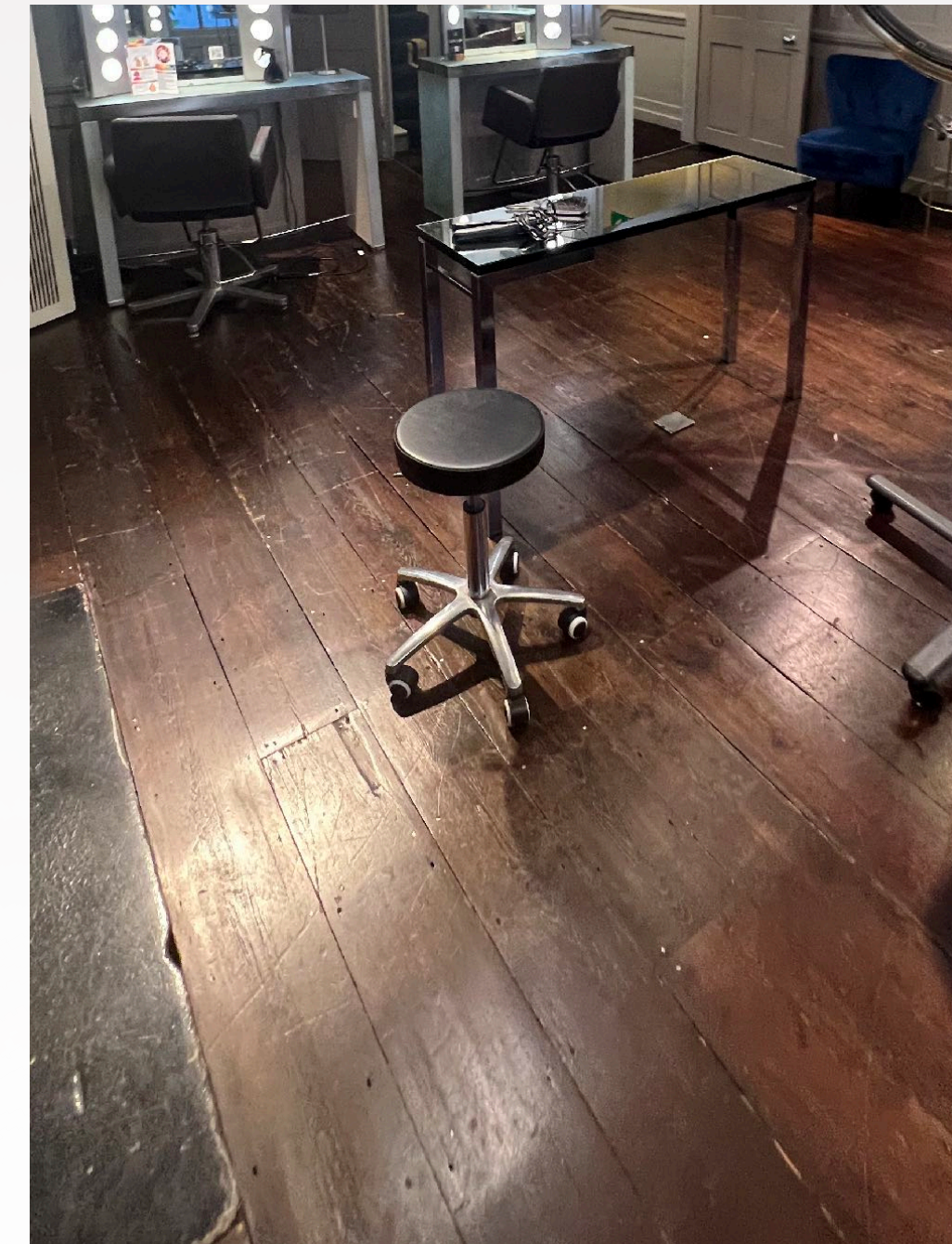
Second Floor: Exposed floorboards will be sanded and coated with satin finish varnish.

Third Floor: Carefully take up small existing ceramic tiles, original floorboards to be sanded and coated with satin finish varnish. Elsewhere retained as existing.

### **Impact:**

Beyond the removal of the none original ceramic tiling and replacement of the heavily branded staircase carpet, the works to the floors are a refurbishment and improvement of the original existing boards.

### **POSITIVE VISUAL IMPACT**



**Typical Existing Floors**



## GENERAL WORKS - BASEMENT & VAULTS

The vaults to the rear contain laundry, storage and water tanks. The vault at the front is unused.

The front room is currently used as a staffroom.

The middle room contains colour storage and staff kitchen.

The rear room is a single staff toilet.

### **Proposed works:**

The vaults will remain entirely as existing.

Beyond redecoration, the front and middle room will remain as existing.

Pending approval of application, the rear room will be reconfigured to accommodate two toilets.

### **Impact:**

The basement and vaults will only be accessible to staff and beyond the additional toilet remain as existing.

### **NO IMPACT**



Existing Staff Toilet



## GENERAL WORKS - TOP FLOOR

The existing use of the top floor is primarily office space and storage. The room at the head of the stairs has had two toilets fitted and appears to have been used as a customer area.

### **Proposed works:**

The toilets in the room at the head of the stairs will be removed and the room will be redecorated and used as a creative space for staff.

The remainder of the third floor will remain entirely as existing.

### **Impact:**

Removal of the toilets in the room at the head of the stairs will return the space to its original volume.

### **POSITIVE VISUAL IMPACT**



Non Original Toilets



## GENERAL WORKS - TOILETS & HAIR WASH UNITS

The building currently has WC facilities in the basement and on the ground, first/second & third floors. The existing Salon also has hair wash units in the orangery at the rear of the ground floor, and in the middle room on the second floor.

### **Proposed works:**

The toilets in the basement will be adjusted as previously set out.

The toilets in the room at the head of the stairs on the third floor will be removed (as set out above), the others on the third floor will remain as existing.

The toilets on the ground floor and on the landing between the first & second floor, will be redecorated.

New hairwash units will be fitted throughout utilising the existing services and pipework, including on the first floor.

### **NO IMPACT AND NO LOSS OF FABRIC.**



Typical Existing Client Toilet



matter.