



Eagle House Entrance & Garage, 108-110 Jermyn Street, London
Design and Access Statement

PJMA

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1557 / Eagle House, Jermyn Street



1.0 INTRODUCTION

This application is made on behalf of MFP Eagle House Ltd. It relates to the proposed:

“Replacement of the main entrance and shopfront to the office premises from Jermyn Street, and replacement of the garage doors on Apple Tree Yard to provide an additional bike store door.”

2.0 LOCATION

Eagle House is located at 108-110 Jermyn Street in St. James's, in the London Borough of Westminster, in the Cities of London and Westminster constituency.

It is on the south side of Jermyn Street, at the corner of Babmaes Street. The main entrance for the offices and retail properties are on Jermyn Street, though it has additional escapes on to Babmaes Street and Apple Tree Yard as well as a garage accessed from the latter. The property extends down Babmaes Street to encompass the Three Crowns public house at 19 Babmaes Street.

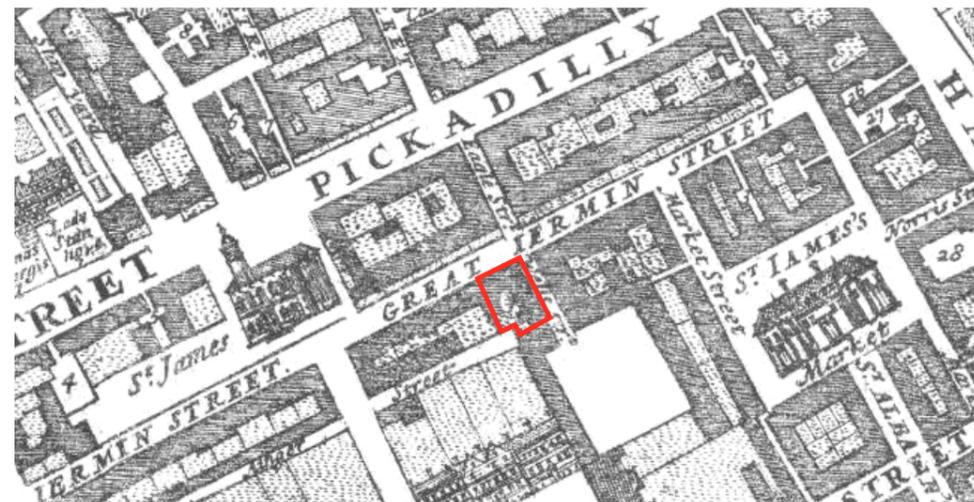
Jermyn Street is a one-way street accessible from Haymarket. The site is served by the nearest tube station at Piccadilly Square and busses on Haymarket.

3.0 CONTEXT

3.1 Site History

The street is named for Henry Jermyn, Earl of St. Albans to whom part of Pall Mall field was leased in 1661. It was first recorded in the rate-books of St. Martin's for 1667, where it is called '*Jarman Streete*'. Ogilby and Morgan's map shows that the building of houses along both sides of the street had been completed by 1682.

Jermyn Street did not originally provide access at its east end to the Haymarket, however John Nash's plan for the formation of the New Street (*now Regent Street*) from Carlton House to Marylebone Park provided for the continuation of the east end into the Haymarket, and these improvements were executed in 1819.

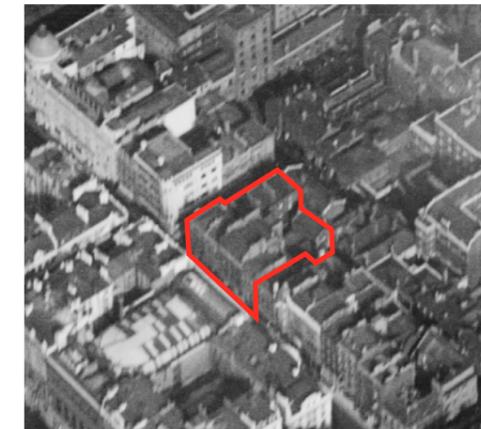


Ogilby's map 1682

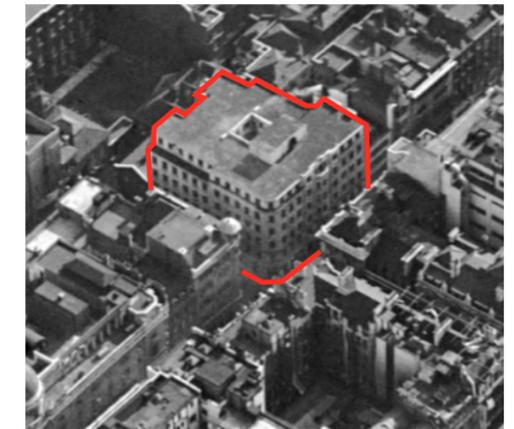
Early in the nineteenth century the second phase in the development of the club-life of the area began, but other important developments include the establishment of specialist and high class retail areas such as Jermyn Street and St James's Street. This development has continued in the twentieth century.

The sites at 108, 109 and 110 Jermyn Street were amalgamated with those of 19, 20 and 21 Babmaes Street in the construction of Eagle House in the early 1930s. This includes the pre-existing Public House at 19 Babmaes Street, now named the Three Crowns. The photo overleaf from the London Picture Archive shows the Portland stone facade of Eagle House under construction in 1931.

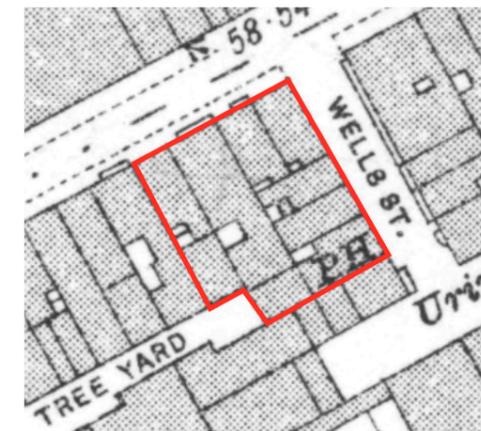
Aerial photos from 1929 (opposite) confirm that the buildings that Eagle House replaced were of similar scale to 107 Jermyn Street as pictured in 1931. It is clear that the aggregation of the sites warranted a taller development on the corner of Jermyn Street and Babmaes Street to match that already present at 112 Jermyn Street, itself built between 1900 and 1910.



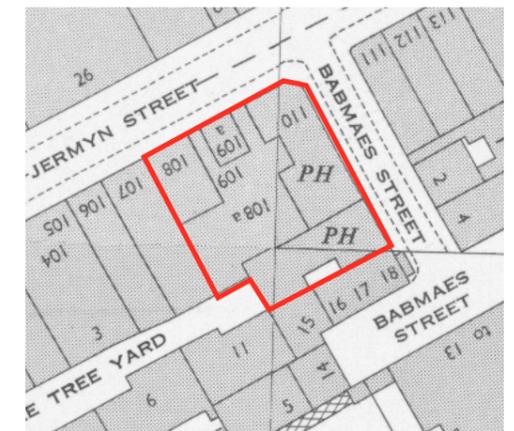
Aerial Photo, 1929



Aerial Photo, 1937



Extract of OS, 1916 Ed.



Extract of OS, 1951 Ed.

The existing building was entirely re-built in 1996, with only the original Portland stone facade retained. A slate tiled mansard roof was added at this time. The original flat roof is evident in aerial photographs from 1937 opposite.



Extract of photo of 108-106 Jermyn St., 1931
London Picture Archive

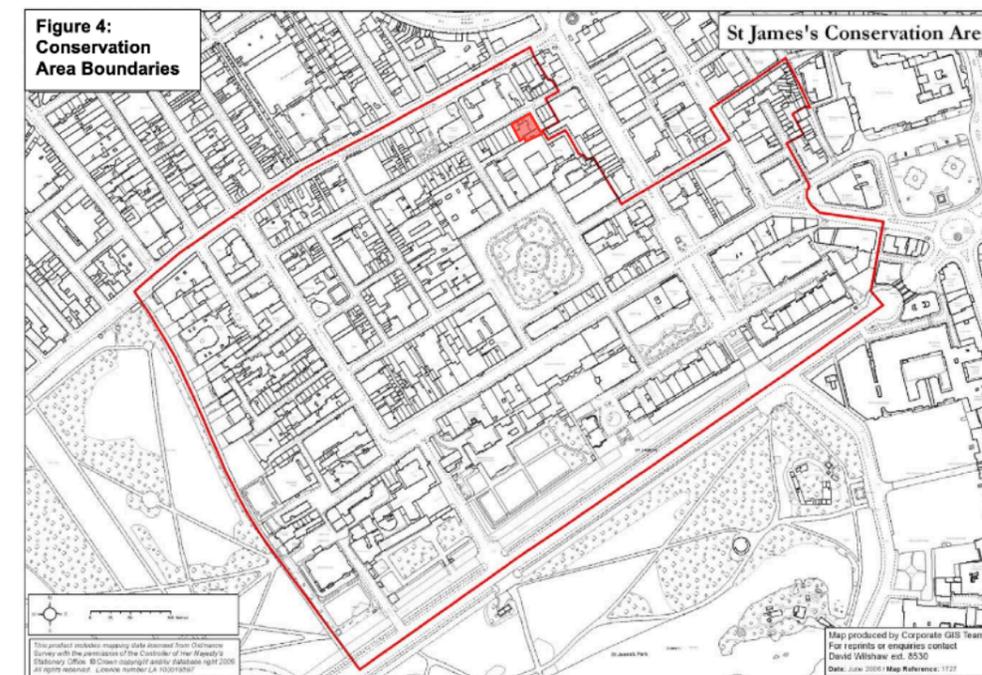
Extract of photo of 105-103 Jermyn St. , 1952

3.2 Conservation Area

The site at 108-110 Jermyn Street was added to the St. James Conservation Area with its extension in 1974. The conservation area is bounded to the north by Piccadilly and by The Mall to the south. It is bounded to the west by Green Park whilst the eastern boundary abuts Trafalgar Square.

The character assessment of the conservation area identifies the importance of secondary routes to the area, including busy commercial streets with buildings of a similar scale to those on the primary routes such as Jermyn Street. It further identifies that the overall character of the area is the result of the respect for context of successive developments over time. The contribution of buildings built in the 1920's and 30's is noted as having contributed positively to the visual cohesion of the area, despite the multitude of styles and details in evidence.

It is noted that stone dominates the principal and secondary routes such as Jermyn Street. It unites buildings from different periods. The treatment of stone varies considerably throughout from the use of ornate decorations, banding and rustication to plain flat facades. Portland stone is predominantly used with further contrast provided by the use of granite and marble at ground floor level. The other principal material to be found in the area is brick and this can be seen in all ages of development. It is principally seen in the secondary routes or used



for the smaller scale mews type developments and at the rear, such as Apple Tree Yard.

The detail and appearance of ground floor frontages is of recognised importance to the conservation area, particularly those of retail and commercial premises on Jermyn Street with disciplined signage and shop fronts. The south side of Jermyn Street has a variety of traditional and more recent shopfronts, some identified in the character assessment as being of particular significance:

“Good examples are Paxton and Whitfield, with thin mullions, panelled risers, pilasters and a moulded cornice to the fascia and Turnbull and Asser, with window bays divided by piers and decorated with carved capitals, Floris Perfumeries and Rowley’s Restaurant.”

The roof profiles in the conservation area are also considered important to its character with the ability to significantly impact the appeal of a building. Many buildings are noted to have mansard roof profiles such as was added to Eagle House in 1996.

4.0 EXISTING

4.1 Existing Building

Eagle House provides 3,671m² (NIA) of accommodation, arranged over basement, ground and six upper floors. The basement and ground floors comprise 3 retail properties, one a public house at 19 Babmaes Street; as well as containing common circulation, fire escapes, plant, maintenance and the main reception on Jermyn Street. The upper levels are occupied by a variety of office tenancies (B1). The building is not Listed, but is located in the St.James Conservation Area.

The exterior consists of a Portland Stone facade above a grey/green granite plinth retained from 1931 facing on to Jermyn and Babmaes Streets, and elevations of yellow brickwork on to Apple Tree Yard dating from the last major refurbishment of the building in the 1990s.

The 1931 Jermyn Street facade is the most architecturally articulated in a 'Deco' style and this establishes the design carried around on the Babmaes Street. The facade is highly symmetrical, originating in the central bay of the main entrance to the office premises. The central bay is flanked by two portions of typical elevation, one of which extends around the corner on the Babmaes Street with a chamfered corner bay. The Babmaes Street elevation is split equally, with a further reduction in architectural expression in the facade as it extends over the public house. The fenestration is very uniform which reduces the visual impact of the conservative 'Deco' styling of the facades.



Corner of Jermyn St. and Babmaes St.



Top of central bay

The elevations are defined by a number of heavy horizontal cornices that provide emphasis across the differing sections of the facade. One deep, lead topped and decorated cornice unites the entire building above the first floor level, broken only by the projection of a bay window above the main entrance. A heavy projecting cornice above the fourth floor is paired with a smaller one above the

shopfronts and is used to define the principal masses of the building either side of the entrance. These cornices do not extend the full depth of Babmaes Street and relate to the set-back fifth floor. This floor is set back further to form a terrace with steel balustrade above the plainest section of the facade on the Babmaes street.



Main entrance



Babmaes Street plain elevation

The principal Jermyn Street bay includes the building name carved in to a pronounced stylised 'spread wings' motif on the lintel, a three storey projecting bay window topped with a dentille frieze, and an stylised 'eagle' crowning the top parapet above the fifth floor. The bays either side of the entrance also rise to the fifth floor and are projected slightly forward of the general face of the elevation with a square, stepping edge punctuated by a regular motif of square indentations. These bays relate to secondary accesses to the building at ground floor that are surrounded by a shallow projecting flat architraves with pronounced key stones and moulded edges.

The facades of the flanking masses of the building are subtly articulated with alternating bays hi-lighted with a shallow full-height architrave around the windows up to fourth floor, where again the lintels include a prominent keystone. These bays include a small bas-relief rectangular grille motif at floor level. This motif is also present on the plainer portion of the facade on Babmaes Street albeit without the architraves.

The building is topped by a slate mansard roof with lead projecting dormer windows added in the 1990's. This is set back to the rear to form a broad roof terrace at sixth floor.

4.2 Existing Entrance



Main entrance - revolving door, recessed shopfront and pass doors



Revolving door and soffit



Pass doors with decorative bronze panel.

The existing building was fully refurbished in the mid-1990s and the entrances dates from that time. The reception is served by a centrally located revolving doorset in a deeply recessed shopfront in the central bay, together with a double swing door in the adjacent bay. The opposite bay contains a similar doorset that serves as a fire escape from an escape stair.

The entrance bays are framed by the original Portland stone and green/grey granite plinths. The doorsets and shopfront are all finished in an antique bronze finish. These are unadorned items with simple flat profiles and polished brass ironmongery.

The openings in the masonry are lined with a lowered soffit screened with a decorative bronze cladding panel of a design matching those in the adjacent shopfronts. The underside of this is lined with a coarse white aggregate textured cladding with integral recessed downlights. The openings for the secondary accesses have a matching soffit construction, however this is set back from original bronze decorative open panels.

The existing swing doors and shopfront incorporate a flat stall riser and top light with a transom set at the head of the doors and to suit the transom in the adjacent shopfronts. Existing additional luminaires are located on the face of the columns either side of the central entrance bay.

The doorbell and access control systems are located next to the swing doors to suit access outside of manned reception hours. During the pandemic the revolving doors have been taken out of operation and all access has been routed via the pass doors.

4.3 Existing Garage



Garage door shut

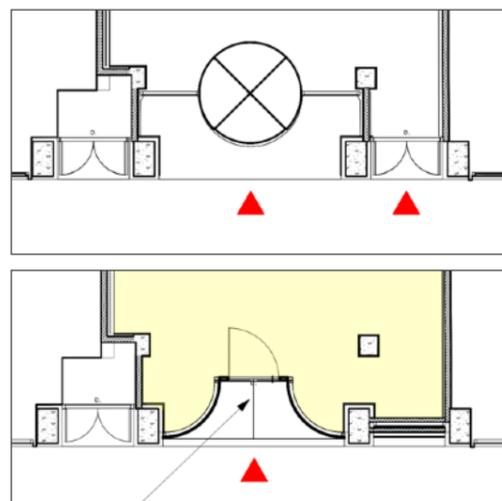


Garage door open

The existing building features a vehicle garage at the very end of Apple Tree Yard accessed by a large brown sectional automatic door. The garage is large enough for 2 vehicles to be parked side-by-side, however this is restricted by some of the plant installation relating to equipment in the basement.

The garage opening is located in a brickwork facade constructed in the mid-1990's. The detailing of the opening is unexceptional, with the only adornment being the use of a soldier course above it.

1557 / Eagle House, Jermyn Street

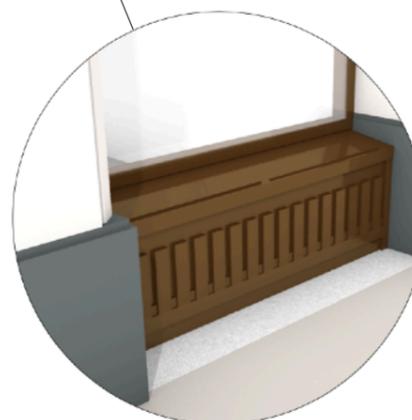


Existing (top) and proposed plan layouts

Over-door decorative fascia



Proposed entrance - front perspective



Stall riser and dentille pattern

5.0 PROPOSED

5.1 Proposed Entrance

This application is for proposed works to:

- Replace the existing reception facade with a new curved shopfront closer to the boundary, increasing the area enclosed by 3.5m².
- Install a broad, single pivot entrance door.
- Infill the existing swing door opening with additional shop glazing to match.
- Remove the existing soffit and increase the overall height of the entrance assemblies within the existing masonry openings.
- Replace the paving to the entrance with a new monochrome mosaic tile finish with inlaid lettering.

The new proposed design is intended to replace the existing heavy, over-bearing and dated entrance with a lighter, open facade that references the neighbouring shopfronts.

The new design for the main entrance bay proposes reversing the current arrangement of the reception facade whereby the door is located at the pavement with deep, shadowed recesses either side. Instead the proposal is to move the facade forward towards the pavement and curve this inwards to a recessed entrance door, in an arrangement similar to that found at 106 Jermyn Street (Aquascutum).



Shopfront at 106 Jermyn St.

The adjacent bay containing the existing double swing doors would be infilled with a new 'shopfront' facade to match that in the central bay, although the glazing would remain set back from the stall riser behind the existing bronze screen, to ensure this existing 1931 feature is retained.

The arrangement of the glazing in the facade is to remain uncluttered and contemporary, with a single plane of low-iron clear double-glazing rising from the top of the stall riser to the soffit of the existing masonry opening.

The stall riser has been designed to reference the frieze at the top of the existing bay window above it in reflection, so that the strongly modelled dentille pattern rises from the base of the stall riser. This modelling would be common to both the curved and straight portions of the stall riser. In the adjacent secondary bay the stall riser would be topped with a shallow sill, where this connects to the base of the recessed window.

The main entrance door is to consist of a single, clear-glazed, pivot door located in the centre of the 'shopfront' arrangement. Above the door would be a fascia panel with a pronounced geometric design based on that used in the original open bronze panels above the doors in the secondary bays either side.

1557 / Eagle House, Jermyn Street



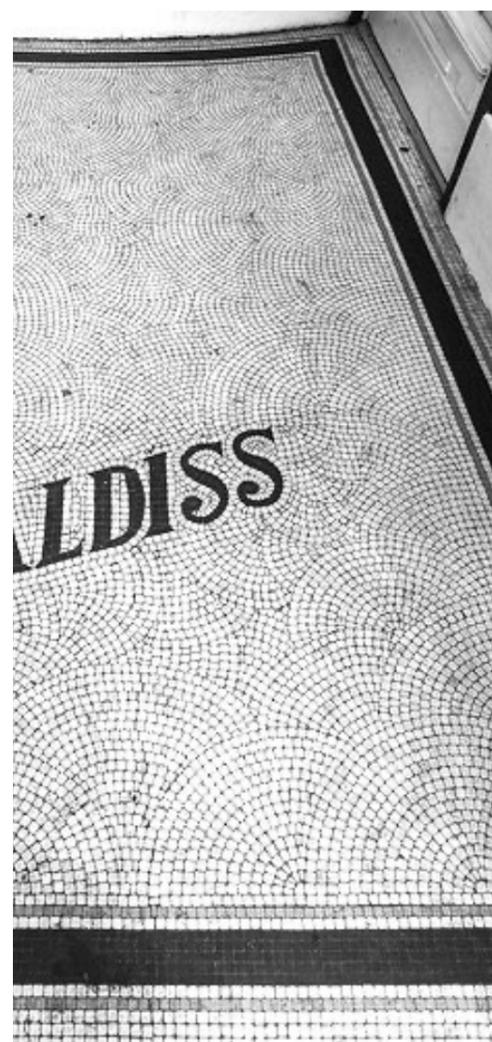
Antique bronze finish



Existing shopfront finish on Eagle House to be retained



St. James market shopfronts, Regent Street Saint James's



Example of a black-bordered, white mosaic finish

The door would be fitted with a full length vertical push/pull bar, although powered operation will also be available. The access control and intercoms are to be located in the door frame adjacent to the opening edge.

It is proposed that the entrance be subtly lit from concealed LED luminaires in the new low-profile metal clad soffit of the existing masonry opening. These would provide feature lighting to the over-door decorative fascia and to the proposed new floor surface. The existing grey paving slabs in the entrance would be replaced with a new white mosaic surface with a black tiled border and inlaid brass lettering to match that above the entrance. This feature is proposed as another reference to retail finishes and indeed such a mosaic is present at the entrance of Floris's at 89 Jermyn Street.



Entrance mosaic at 89 Jermyn St.

The new elements of the facade would be required to match the adjacent retail shopfronts in Eagle House that are to be retained. All components of the new stall riser, glazing system, fascia and door components would be finished in antique bronze. This finish not only compliments the existing assemblies, but also follows other contemporary shopfronts such as at the St. James Market development.