

Camden Council  
Planning - Development Control  
Camden Council  
Camden Town Hall  
London, WC1H 8ND  
Planning  
*Uploaded to Planning Portal only.*

Our Ref  
420-CA-DAHIS-01

Date  
03/10/2024

Dear Case Officer,

**Re: Design, Access and Heritage Impact Statement – 56 Warren Street (the “Site”)**

The Applicant has approached our firm to assist with the production of the Planning Application and Listed Building Consent application and ancillary documentation comprising proposals for external alterations to a ground floor retail unit and the step leading to it. The applications seek consent to:

1. Remove the existing low-quality signage comprising hanging sign, fascia and advertising boards.
2. Alter a section of the existing step to the front of the site located between the public highway and the site.

**Listing**

CAMDEN TQ2982SW WARREN STREET 798-1/93/1678 (North side) 14/05/74, Grade II

“Terraced house. c1792, altered; refronted late C20. Red stock brick with stucco 1st floor sill band. 4 storeys 2 windows. C20 wooden shopfront in C19 style of projecting bay with pilasters supporting entablature. To left, round-arched doorway with radial fanlight and panelled door. Upper floor have gauged brick flat arches to recessed sashes. Parapet. INTERIOR: not inspected.”

## Design

### Existing

The existing property presents a series of historically inappropriate interventions at ground floor level. They encompass acrylic signage with low quality framing, or no framing, low-quality paint finishes and generally adhere to a design standard not befitting of this location and the aspirations of Westminster City Council.



Fig 1, 2

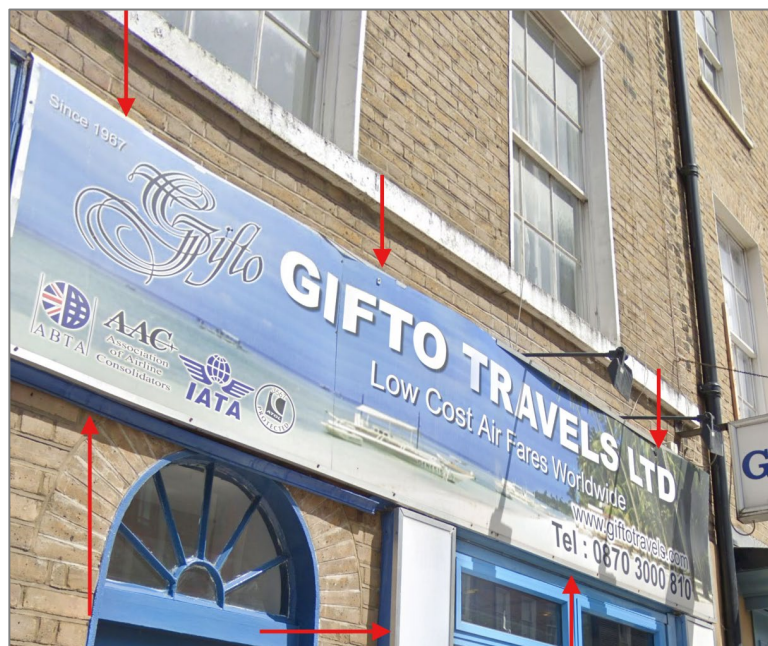


Fig 3

Above, red arrows: various signs, poor quality fixings and untreated metal frames.

### Proposal and Heritage Impact

The proposal does not seek to alter the sites historical features or form. Instead it proposes to remove the inappropriate additions added by the previous tenant and replace them with signage of a more appropriate form, size and scale encompassing graphic design which is more minimalist.

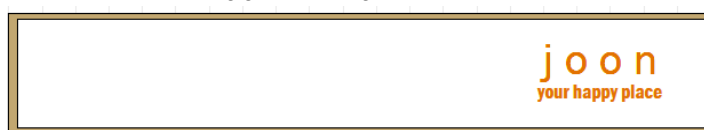


Fig 4

The proposal leads to a more legible façade that does not detract from the historical significance of the site by replacing the bold and low-quality paint with more neutral tones.

The proposal improves the legibility of the site by restoring the balustrades and railings currently dividing the site from its neighbour through removing large signage fixed below eye level.

The proposal seeks to lower the step which is currently double the height of a normal riser to ensure improved accessibility for those with children/prams and using wheelchairs. Currently the incline is steep and results in risks to both vehicles users. The step to the main residence would be retained and so too a small 150mm section either side of the railings – ensuring that the original character continue to be visible in any event.

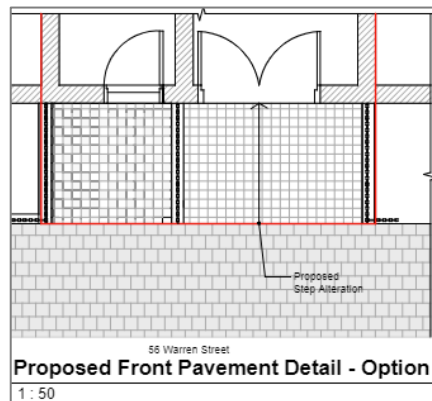


Fig 5

Balustrades and railings will be repaired with like-for-like finials where they are missing.

The wooden shopfront will become prominent once again with traditional text applied manually in appropriate font sizes. These are currently concealed by acrylic and steel boards which significantly detracts from the street scene.

### Pre-existing

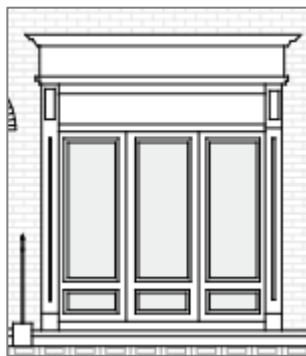


Fig 6

Regretfully, the historical doors have been removed and replaced with low grade steel doors. Our proposal comprises high quality aluminium doors with a brushed bronze patina. This solution enhances the street scene relative to the existing situation and is a net improvement which goes some way to restoring the listed buildings character. It is not possible to propose a three-door solution given anticipated traffic volumes.

Fanlights above the proposed doors are proposed to be provided to maintain the character of the street which continues along several of the properties on Warren Street including the immediate four adjoining neighbouring buildings and is defined by its proportions and consistency. In this case, those proportions remain true to the listing.

### Archaeological Impact

N/A

### Access

No change other than improved accessibility by lowering the height of the existing step and retiling with a similar floor tile but in a chequered pattern to integrate with the character of the immediate historic neighbours which also boast of this feature. Site step shown with red arrows below. Blue arrows show neighbouring properties access.



Fig 7

### Refuse and Parking

No change to refuse arrangements. Parking N/A.

### Lighting

Soft downlighting will be installed above the sign in warm white to complement the border and colours of the signage. This will not be excessively bright.

### Conclusion

This proposal unlocks the integrity of the building by removing garish signage which has been in-situ for over a decade and detracts from the current street scene. The signage is modest and minimal with no excessive graphics. It proposes neutral tones and utilises high quality materiality to ensure the integrity of Warren Street is maintained.

The proposed step alteration improves accessibility and removes a significant hazard whilst retaining the character of the property by maintaining the original height where there are boundary features and where it leads to the adjoining residential entrance.

In summary this proposal results in the improvement of the character of a listed building and should be supported.

Should you have any questions or concerns, please do not hesitate to contact me or my team who remain at your disposal throughout.

Yours sincerely,

Joshua Harrison  
Managing Director  
For and on behalf of Cohanin Architecture