

Design and Access Statement for Minor Works

Address:

St. Martins House, 73-75 Monmouth Street,
London, WC2H 9DG

Proposal:

Installation of up-lighters to the south façade of
St. Martins House, 73-75 Monmouth Street.

Planning Portal Reference: PP -

1. Proposal:

Installation of eight numbered up-lighters to the south façade of St. Martins House, 73-75 Monmouth Street.

2. Location of proposal:

The proposed up-lighters will be located on the south elevation of St. Martins House, where both Monmouth Street and Shelton Street merge together. Please see the submitted photo indicating the proposed elevation.

3. Relationship to existing building:

The property is located in a prominent location, situated at one of the seven entrances to Seven Dials. In order to make the entrance into Seven Dials as attractive and welcoming as possible the applicant seeks the installation of eight numbered up-lighter to provide subtle feature lighting to the building. Two small lights shall be placed either side of the existing windows at first, second, third and fourth floors.

4. Impact on amenity:

Following careful guidance stipulated within CPG 6 – Amenity, Sediton 8 ‘Artificial Lighting’, there will be no impact upon nearby residential amenity. The proposed up-lighters will be cast a narrow beam of light upwards towards the sky providing gentle illumination of the building at night.

5. Design e.g. scale, mass and bulk:

The proposed subtle up-lighters will measure approximately 160 mm x 120 mm and finished in a dark brown complimenting the existing brick work, with the final two fourth floor up-lighters finished in white to match the existing white render.

6. Consideration of CABE and Council’s guidance on inclusive access:

N/A – This application relates to the instalment of up-lighters only.

7. Consideration of accessibility to and between parts of the proposed works:

N/A – This application relates to the instalment of up-lighters only.

Design and Access Statement for Minor Works continued/...

8. Relationship between proposal and public routes:

The proposal will provide a greater sense of security at night-time, allowing increase night-time activities and footfall, providing greater natural surveillance and therefore helping to reduce crime.

9. Proposed landscaping treatment or other treatment to enhance and protect existing amenities:

N/A – This application relates to the instalment of up-lighters only.

10. Choice of materials:

The proposed lights are finished in colours which will suite the existing buildings façade finishes; these being brown brick and white render.

11. Impact on street scene:

It is considered the proposed gentle lighting will not give rise to any demonstrable harm to the building or its occupiers but will positively contribute to the character of the Seven Dials Conservation Area. The property occupies a prominent location which is visible from a far field down St. Martins Lane. It is further importantly located at one of the seven entrances into Seven Dials and therefore plays an important role in welcoming both day and night time visitors to contribute to the area's attractive and vibrant districts of Central London.

12. Sustainability of proposal:

N/A – This application relates to the instalment of up-lighters only.

13. Provision for the storage of waste and recyclable material:

N/A – This application relates to the instalment of up-lighters only.
