

Design and Access Statement for Minor Works

Address:

13 Shorts Gardens
London,
WC2H 9AT

Proposal:

Change of use from retail to dual/alternative use for retail (Class A1) and residential (Class C3) comprising 2x1 bedroom flats and alterations to the rear 2x windows at first floor level.

Planning Portal Reference: PP – 02697913 and LPA Ref. 2013/4642/

1. Proposal:

Change of use from retail to dual/alternative use for retail (Class A1) and residential (Class C3) comprising 2x1 bedroom flats and alterations to the rear 2x windows at first floor level.

2. Location of proposal:

The property is located on the southern side of Shorts Gardens close to the junction with Neal Street within the primary residential building Seven Dials Court. The property is not listed but is located within the Seven Dials Conservation Area.

3. Relationship to existing building:

The property comprises retail (Class A1) at basement, ground and first floor level with residential (Class C3) above and forms part of the extension residential complex of Seven Dials Court. Should the proposed residential use be implemented, two windows will be reinstated to the rear of the first floor adjacent to the Seven Dials Court walkway.

4. Impact on amenity:

The surrounding properties are all currently residential at first, second, third and fourth floors, with predominately retail to the surrounding ground floor premises. 13 Shorts Garden is the only first floor property in existing retail use.

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

N/A – this application relates to a change of use to the first floor only for either continued retail (Class A1) or residential (Class C3)

The proposed rear windows, should residential be implemented under the permission, will be constructed from timber and double glazed. The proposed windows will match those existing on the rear of Seven Dials Court, as such we consider the proposed windows will be sympathetic to Conservation Area. Furthermore we consider the removal of the existing louvered screens will significantly enhance the access area to the rear of Seven Dials Court.

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

N/A

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

The proposed retail use at first floor will retain access from the ground floor. Should residential be implemented, the existing internal staircase shall be removed with access provided from the rear passageway of Seven Dials Court.

8. Relationship between proposal and public routes:

N/A – this application will not affect any of the existing public highways or routes.

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

N/A – This application does not propose any external landscaping treatment.

10. Choice of materials:

The proposed windows will be constructed from timber to match the existing window frames to the rear of Seven Dials Court.

11. Impact on street scene:

N/A – The proposal will have no impact to the existing street scene of Shorts Gardens. The proposed alterations to the rear of the property it is considered will significantly enhance the existing passageway.

12. Sustainability of proposal:

N/A – this application relates to a change of use to the first floor only for either continued retail (Class A1) or residential (Class C3)

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

Storage will remain as existing for the proposed retail (Class A1) use. Should residential (Class C3) be implemented, residents will be provided with storage space for both waste and recyclables under the kitchen sink.
