

Planning application for the alteration to the first floor windows at 8-10 Neal's Yard.

Planning Portal Ref: PP-02238781

Design and Access Statement

- **An assessment of the site and its surroundings**

The property is a three storey building located in Neal's Yard in 'Seven Dials'. The ground and first floor are used as a restaurant (Class A3) with offices above. The property is accessed via the front entrance on Neal's Yard. The property is not listed but is within the Seven Dials Conservation Area.

- **Design, appearance and sustainability**

What is the purpose of your proposal?

The application seeks the alteration of the first floor windows, increasing them in height to improve views into Neal's Yard from the first floor restaurant.

How will the proposed works relate to the existing building?

The proposal will only affect the first floor windows and no other part of the existing building. The awning at fascia level will be carefully retained during works to the windows.

Have you discussed your proposal with your neighbours? What measures have been taken to reduce impact on your neighbours considering shadowing/ lighting/ visibility/ proximity/ overbearing/ noise issues?

No. The proposals will not impact on the neighbouring properties. The extension has been sensitively designed to ensure it does not impact on the surrounding properties. The new windows will enhance the appearance of the property and is in-keeping with the design and appearance of the first floors of other properties within Neal's Yard.

The existing windows are already fully openable. The only alteration is the height of the windows.

What thought has been given to siting and appearance of the works, where they are placed, visual impression, architecture, materials, decoration, lighting, colour and texture?

Careful consideration has been given to the design of the windows to ensure they integrate well with the existing building and surrounding properties. It is considered that the alterations improve the appearance of the existing buildings and conservation area. The proposed materials are in-keeping with the original materials used on the property.

Explain the scale, height, width and length of the proposal and its relationship to the existing building.

The first floor windows are currently 1500mm, with the proposal these will increase by 600mm, making the new windows 2100mm in height.

How have you followed the advice provided by CABE* and Westminster City Council** on the issue of inclusive access? If not explain the reasons for your departure from this guidance.

The proposal does not alter the access to the building. Access will remain as existing.

What consideration has been given to accessibility to and between parts of the proposed works? Has disabled access been considered?

N/A

What is the relationship between the proposed works and public routes and do they have any impact?

N/A.

Have you considered any landscaping treatment or other treatment to enhance and protect existing amenities?

N/A.

Describe the materials you propose to use and why you chose them. Have environmentally friendly materials been considered? What consideration has been given to maintenance?

The proposed materials are sympathetic to the existing materials on the building. The new windows are double glazed timber framed incasement. Please refer to drawings for further details on materials.

Does your proposal have an impact on the street scene? Is it improving street views, if not, what measures have been taken to minimise visual impact?

The windows material is sympathetic to the area. The windows are set back from the front façade as they were previously and open outwards as existing. The awning will be retained in their original position. The existing shop front will also be carefully retained.

How sustainable is your proposal? How has your proposal addressed the need for energy efficiency? How does it reduce carbon emissions? What consideration has been given to low-energy and renewable energy technologies?

The design of the windows is sustainable as they allow optimal natural ventilation. The windows are also double glazed, timber framed.

What provision has been made for the storage of waste and recyclable material?

N/A