

Application for the dual/alternative use of the first floor for either office (Class B1) or continued residential (Class C3) use.

Design and Access Statement

Assessment of the site and its surroundings

The property is located on the eastern side of Monmouth Street within Seven Dials. The property is Grade II listed and located within the Seven Dials Conservation Area and Central Activities Zone. The property comprises retail use on the ground floor and residential use on the upper floors.

Design, appearance and sustainability

<p>What is the purpose of your proposal?</p> <p>The application seeks permission for the dual/alternative use of the first floor for either office or continued residential use.</p>
<p>How will the proposed works relate to the existing building?</p> <p>Application proposes the dual/ alternative use of the existing first floor.</p>
<p>What measures have been taken to reduce impact on your neighbours considering shadowing/ lighting/ visibility/ proximity/ overbearing/ noise issues?</p> <p>N/A. The first floor is currently in residential use. No internal /external alterations are proposed.</p>
<p>What thought has been given to siting and appearance of the works?</p> <p>N/A</p>
<p>Explain the scale, height, width and length of the proposal and its relationship to the existing building.</p> <p>N/A</p>
<p>Access Statement</p> <p>Access to the upper floors will remain as existing; through a doorway at ground floor level along Monmouth Street.</p>

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?

No. Application seeks the dual use of the first floor only.