

Design, Heritage and Access Statement for Minor Works

Address:

37 Monmouth Street
London
WC2H 9DD

Proposal:

Planning and listed building consent application for alterations to the existing shopfront.

Planning Portal Reference: PP-03483409

1. Proposal:

Planning and listed building consent application for alterations to the existing shopfront.

2. Location of proposal:

The property, 37 Monmouth Street, is located north of the Seven Dials Monument and forms part of a row of terrace properties fronting the eastern elevation of Monmouth Street. The property is located within Seven Dial's Conservation area and is statutorily Grade II Listed.

3. Relationship to existing building:

The existing shopfront fronts Monmouth Street and is not recognised as a 'Shopfront of Merit'. The proposal seeks to improve the existing shopfront which sits uncomfortably along the existing street elevation, within inappropriate design proportions. The proposal will increase the overall height of the existing glazing, fascia and pilasters and cornicing to realign with the adjacent premises, 35 Monmouth Street.

4. Impact on amenity:

This proposal seeks minor alterations to improve the aesthetics of the existing shopfront. The proposal will provide a positive enhancement to the listed building, the street frontage along Monmouth Street and the wider Seven Dials Conservation Area.

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

The existing lower portion of the traditional styled timber shopfront and entrance door will be retained. The existing top cornicing, pilaster capital and fascia sign will be extended by approximately 200mm covering the existing cement render. The new top portion of the shopfront will be completed with a traditional lead dressing. Traditional timber design and detail will be mirrored from the existing shopfront and those units adjacent.

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

N/A – this application is for minor alterations to the existing shopfront

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

Access will remain unaltered in and out of the retail unit.

8. Relationship between proposal and public routes:

Access will remain unaltered.

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

N/A – this application is for minor alterations to the existing shopfront

10. Choice of materials:

The proposal will construct the upper parts of the shopfront from timber using traditional detailing of the existing shopfront. New plain glazing shall be installed with traditional lead dressings to the upper cornicing. The materials are considered to be of a traditional choice which not only enhance and protects the historic qualities of the listed building but of the wider conservation area too.

11. Impact on street scene:

The existing shopfront appears compressed in nature adjacent to no. 35 Monmouth Street, with exposed cement render which detracts from the retail unit's overall appearance. The proposal seeks to improve the shopfronts appearance by increasing its overall height and aligning with the adjacent premises.

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

12. Sustainability of proposal:

N/A – this application is for minor alterations to the existing shopfront.

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

The provision for the storage of waste and recycling will remain as existing.
