

Design and Access Statement for Minor Works

Address:

2 Neal's Yard, London, WC2H

Planning Portal Reference: PP-03577669

1. Proposal:

This application seeks planning permission for the installation of a new extraction duct to the rear of the premises, 2 Neal's Yard.

2. Location of proposal:

The extract duct will be located within the existing takeaway unit at 2 Neal's Yard (East), exiting out of the premises from the rear and terminating at roof level.

3. Relationship to existing building:

The extract duct will provide necessary mechanical ventilation to the existing takeaway unit at 2 Neal's Yard and be discreetly located to the rear of the building.

4. Impact on amenity:

The proposed extract duct will not be visible from public fare-thorough (Neal's Yard, Monmouth Street and Shorts Gardens) and therefore will have a limited visual impact upon the surrounding Seven Dials Conservation Area. The duct will only be visible from the rear commercial and residential windows of those properties fronting Shorts Gardens (15, 17 and 19 Shorts Gardens). An Acoustic assessment has been completed and is submitted with this application which concludes that the proposed extract equipment will meet the Council noise criteria and will not impact upon the amenity of adjacent premises.

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

The rear extract duct will be constructed from galvanised steel measuring 450 mm in diameter and terminate at roof level below ridge level. The extract duct will be carefully affixed to the rear of 2 Neal's Yard and will not impact upon the historic character of the building.

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

N/A

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

N/A

8. Relationship between proposal and public routes:

No public routes or access points will be affected by the proposal.

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

N/A

10. Choice of materials:

Galvanised Steel which is a typical material for all extract and plant works.

11. Impact on street scene:

The proposed extract will not be visible from surrounding streets, thus we confirm the proposal shall not impact upon the surrounding character, design or amenity.

12. Sustainability of proposal:

N/A

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

N/A
