

Historic Building Impact Assessment

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

This application relates to the **second floor** of 20 and 16 Shorts Gardens only. Both properties are located within Thomas Neal Centre are but self contained. The properties comprise office use on the first floor and a mixture of office and retail on the ground floors. Access into the properties is from along the ground floor of Shorts Gardens.

The properties are Grade II Listed as they form part of the Thomas Neal's Centre. The properties are located within Seven Dials (Covent Garden) Conservation Area.

- **Design and appearance (questionnaire below)**

Have you assessed the elements which constitute the historic and special architectural interest/character of the building? If there is particular adverse impact on these explain what is the purpose of your proposal, why is it necessary and what approach of the design has been taken to minimise impact.

Yes, the historic fabric/ interest of the building has been assessed. Our client wishes to optimise office layout on the second floors and create an opening between the two properties.

The proposed breakthrough will not impact on the fabric or appearance of the property. The breakthrough is not visible from street level and will only be visible when in the property.

Does your proposal have an impact on the building's setting? If so, what is the impact; does it enhance significant views of the building and how does it affect the character of the wider area?

No. The breakthrough does not impact on the setting of the building. The works are internal and can not be seen from street level.

If an extension or new structure is proposed, explain the scale, height, width and length of the proposal and its relationship to the existing building. How is the special character and fabric of the listed building being affected?

No new structure or extension is proposed.

If an extension is proposed, what thought has been given to it's appearance, position, visual impression, architecture, materials, decoration, lighting, colour and texture?

No extension is proposed.

If internal works or alterations are being proposed, what is the relationship between your proposal and the original layout, fabric and features of the building?

The proposed breakthrough will not impact on the layout or fabric of the building. The breakthrough is between 16 and 20 Shorts Gardens at first floor level only.

Describe the materials you propose to use, why you chose them, the way in which they relate to the historic character of the building? Have environmentally friendly materials been considered? What consideration has been given to maintenance?

The break-through will be finished to match the existing work in respect of materials used and finished appearance. Please also refer to submitted drawings.

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

The floor levels between the two properties is different and therefore a five steps are required within the break-through.

Access into the properties at ground floor level will remain as existing and disabled access to all floors is via lift access.

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

Access into the properties will remain as existing.

Planning Policy PPS5

We consider the application complies with the NPPF and Camden's guidance on alterations to a listed building. The works have been sensitively designed to ensure they do not harm the fabric or appearance of the listed building. The works are internal and can not be seen from street level and therefore do not impact on the setting of the listed building.

The works will be sensitively implemented to protect the original fabric of the building.