

Design and Access Statement for Minor Works

Address:

16 Neal's Yard
London
WC2H 9DP

Proposal: Change of use to basement and ground floor from existing retail (Class A1) to restaurant / café (Class A3); and installation of new extract duct.

Planning Portal Reference: PP-03712467

1. Proposal:

The application relates to a change of use and installation of a new external rear extract duct to provide appropriate servicing arrangements.

2. Location of proposal:

The proposed extract duct will be located to the rear of the building within an enclosed area. The duct will exist the building at ground floor and be positioned between the existing commercial windows. The duct will terminate below the existing ridge level.

3. Impact on amenity:

The proposed works will not be visible from any surrounding public thoroughfare and will only be viewable from the rear windows of those properties fronting Neal Street. The nearest noise sensitive window, as identified within the submitted acoustic report, is located approximately 5 metres away. The report confirms that with mitigation measures the proposed plant will not impact upon the amenity of adjacent properties.

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

The proposed extract duct will measure approximately 400 mm in diameter and terminate below the buildings ridge line so not to impact

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

N/A – this application relates solely to a change of use and installation of an extract duct.

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

Access will remain as existing into the premises. The external duct will be accessed from the rear of the building for annual service and maintenance.

7. Relationship between proposal and public routes:

N/A – this application will not impact upon any public access routes or highways.

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

N/A – this application relates solely to a change of use and installation of an extract duct.

9. Choice of materials:

The extract duct will be constructed from stainless steel.

10. Impact on street scene:

The proposed extract duct will not be viable from any public thorough-fare.

11. Sustainability of proposal:

N/A – this application will not impact upon any public access routes or highways.

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

Storage of waste and recyclable materials will continue as existing, with weekly collections managed by the Council. The waste will be stored on site and put out ready for collection shortly before collection. This will be carefully managed by Shaftesbury to ensure that the area does not become blocked or visually unattractive to Neal's Yard .
