

15 December 2014
R/22438 – 13 Monmouth Street, London, WC2

Design and Access Statement and Heritage Statement

Alterations to Front elevation

13 Monmouth Street, London, WC2

Introduction

The property is situated on the east side of Monmouth Street. The property is currently used as offices throughout.

The application site comprises the front elevation of the property at ground floor level only and change of use of the ground and basement.

While the property is not listed, it is however situated in the Seven Dials Conservation Area.

Proposal

The existing aluminium framed glazed frontage with a sliding door will be replaced with a new shopfront and separate office entrance to create a new retail unit at ground floor and basement.

There are no other significant alterations associated with the application.

The proposed new shopfront will match no.15 and will improve the appearance of the property.

Access

The proposal will create new separate entrances to the new retail and existing office units.

The existing level access will be maintained.

Parking provision

There is no parking to be provided as part of this application.

Alterations

The property is located in the Seven Dials Conservation Area. The proposed works are minimal and involve improvement of the existing façade at ground floor level.