

Design, Heritage and Access Statement for Minor Works

Address:

29 Neal Street
London
WC2H

Proposal:

Planning and listed building consent for the relocation of existing internal stairs; removal of existing mezzanine floor and minor internal walls at basement level with associated internal refurbishment works; and replacement of existing shop front.

Planning Portal Reference: PP-03938513

1. Proposal:

The applicant seeks planning and listed building consent for the relocation of existing internal stairs; removal of existing mezzanine floor and minor internal walls at basement level with associated internal refurbishment works; and replacement of existing shop front.

2. Location of proposal:

The property, 29 Neal Street, is located along the western elevation of Neal Street and forms part of Thomas Neal's Centre. The property is located within Seven Dial's Conservation area and is statutorily Grade II Listed.

3. Relationship to existing building:

The existing shop front is a modern hardwood timber unit, which although provides some traditional features, appears bulky and disproportionate to the rest of the building. The proposal seeks to improve the existing shop front; providing a sleeker fascia which sits comfortably against the building and restore fanlights and traditional 'tooth' corning detail with lead flashing.

4. Impact on amenity:

This proposal seeks minor alterations to improve the aesthetics' and visual amenity of the existing shop front. The proposal will provide a positive enhancement to the listed building, the street frontage along Neal Street and the wider Seven Dials Conservation Area.

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

The existing unit will be replaced with a timber framed shop front with increased glazing height, restoration of the fascia sign to sit almost flush with the unit, remove the existing roller shutter, provide a new glazed entrance door with glazed fanlight and provide traditional corning detail with lead flashing as is accustomed within the Seven Dials area. The existing residential entrance door to the upper floors will be retained and painted.

The proposed internal works will seek to restore a traditional floor plan as common within most historic buildings. The relocation of the ground to basement stairs will provide an efficient and open retail floor space which is more attractive to tenants. The existing mezzanine level will be removed and infilled with timber joists and flooring to match the finished floor. Two minor sections of wall will be removed at basement level which will allow for an efficient and open floor space for future retailers. All works have been carefully considered so not to impact upon the remaining historic fabric of the building and will be carefully and sensitively completed to by contractors.

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

N/A – this application is for minor internal alterations and replacement of existing shop front.

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

Access will remain unaltered in and out of the retail unit. Internally the proposed new stairs will provide safer access to workers and customers using the unit.

8. Relationship between proposal and public routes:

Access will remain unaltered.

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

N/A – this application is for minor internal alterations and replacement of existing shop front.

10. Choice of materials:

The proposal will construct the replacement shop front from timber using traditional detailing of existing shop fronts within the Seven Dials area. New plain glazing shall be installed with traditional lead dressing to the upper corncicing. The materials are considered to be of a traditional choice which not only enhances and protects the historic qualities of the listed building but of the wider conservation area too.

All internal alterations will be finished to match the existing. The infill of the existing stairwell and mezzanine level will be constructed from timber joists and finished to match the final floor covering. The proposed new stairs will be constructed from timber.

11. Impact on street scene:

The existing shop front appears compressed, disproportionate and bulky at fascia level in comparison to its historical form and traditional shop fronts existing along Neal Street. The proposal seeks to improve the shop fronts appearance by increasing its glazing height and reducing the prominence of the existing fascia level with re-instating traditional design details. The proposed changes are considered to enhance the retail units' appearance and attractiveness to tenants and customers, while importantly preserving the historical interest of the Grade II Listed building and surround Seven Dials Conservation Area.

12. Sustainability of proposal:

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

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

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