

Design and Access Statement for Minor Works

Address:

31 Neal Street
London
WC2H

Proposal:

Planning and listed building consent for the provision of a new shopfront and associated internal alterations.

Planning Portal Reference: PP-03975370

1. Proposal:

The proposed alterations are summarised below:

Internal basement:

- *Removal of existing food counter;*
- *Installation of a new staircase and removal of the existing staircase;*
- *Reconfiguration of existing toilet facilities and new partition walls;*
- *Formation of new storage room towards the rear of the basement, and installation of doorway.*

Internal ground floor:

- *Installation of new staircase leading to basement level.*
- *Removal of existing cooking facilities and associated built in work units.*

External ground floor:

- *Removal of existing projecting sign and replacement with hanging sign consented in 2013 under 2013/2439/A;*
- *Removal of existing double sided entrance door and replacement with a timber painted glazed shopfront door with a timber glazed fanlight above;*
- *Installation of new larger shop windows in a timber painted glazed shopfront;*
- *Installation of traditional stall riser;*
- *Retention of existing timber fascia and original 'toothed' cornicing detail, with any damage repaired. Traditional lead flashing to be installed.*

We confirm that all works will be carefully and sensitively completed to ensure the preservation of the historic building. Prior to submitting the application, a Historic Schedule was completed by surveyors Fresson & Tees to confirm that the works proposed would not impact upon any part of the original fabric of the building which may be considered of historic or architectural interest.

For further detailed information, please refer the submitted Historic Schedule, Design & Access Statement, and existing and proposed drawings numbered; 22420-E01; E02; P01; P02; P03 P04.

2. Location of proposal:

The property, 31 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.

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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 shopfront with less bulky design and reinstate traditional features. Internally, the unit is to be reconfigured to maximise space and function in this relatively small unit.

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:

Glazed windows to be larger than existing to allow more sunlight into the property. The bulky cupboard doors are to be removed and a stall riser to be installed. New single timber framed door to be installed which is a more appropriate size for the unit than the current double sided door.

The proposed internal works will create a larger floor space for the retail unit by reconfiguring the partitions and relocating the existing staircase.

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

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

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

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

8. Relationship between proposal and public routes:

Access will remain unaltered onto Neal's Yard. The proposed alterations shall represent a significant improvement upon the street scene of Neal Street.

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

The minor alterations to the shopfront will not be detrimental to existing amenity.

10. Choice of materials:

The replacement shopfront shall be constructed from timber using traditional detailing of existing shopfronts within the Seven Dials area. New plain glazing shall be installed with traditional lead dressing to the upper corning. 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.

11. Impact on street scene:

The existing shopfront appears compressed, disproportionate and bulky at fascia and stall level in comparison to its historical form and those traditional shopfronts existing along Neal Street. 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 shopfront.

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

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