

Design, Heritage and Access Assessment for Minor Works

Address:

29 Neal Street
London
WC2H

Proposal:

Planning and listed building application for a replacement shop front at 29 Neal Street

Planning Portal Reference: PP-04219303

1. Proposal:

The applicant seeks planning and listed building consent for a replacement shopfront to include;

- *the installation of a new traditional timber shop front with extended glazing panel up to exposed structural timber beam,*
 - *the removal of existing 'stick-on' glazing bars,*
 - *the removal of shutter boxing and bulky fascia sign,*
 - *the installation of traditional lead flashing and 'toothed' detailed cornicing,*
 - *a newly glazed entrance door with traditional glazed fanlight and unit number detail, and*
 - *an extended fascia level with cornice detail to maintain appropriate fascia signage.*
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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 an elegant fascia which sits comfortably against the building with restored fanlights and traditional 'tooth' cornicing 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 cornicing 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 recently exposed structural timber beam will mean that the proposed fascia sign will sit lower than previously consented (ref. 2015/0508/P and 2015/0865/L) but be provided with a traditional cornice detail to maintain a suitable fascia depth.

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

N/A – this application is for the replacement of an 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.

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 the replacement of an 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 corncing. 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.

A transom line has been excluded from this proposal due to the necessity of lowering the fascia sign to cover the existing structural beam. The provision of a transom line would appear squashed and disproportional to the overall design of the shopfront.

11. Impact on street scene:

The existing shop front appears compressed, disproportionate and bulky at fascia level in comparison to its historical form and those traditional shopfronts existing along Neal Street. The proposal seeks to improve the shopfront's appearance and reinstate 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.
