

Design and Access Statement for Minor Works

Address:

48 Neal Street
London
WC2H

Proposal:

Planning Application for the refurbishment of the existing Neal Street shopfront and the creation of a new shopfront fronting Shorts Gardens.

Planning Portal Reference: PP-04756538

1. Proposal:

This application seeks planning permission for the refurbishment of the existing Neal Street shopfront and installation of a new shopfront fronting Shorts Gardens.

2. Location of proposal:

The proposed works are located at ground floor level, to the existing shopfront fronting Neal Street and the flank elevation fronting Shorts Gardens.

3. Relationship to existing building:

The existing Neal Street shopfront is designated as a 'Shopfront of Merit'. The side elevation fronting Shorts Gardens involves the replacement of three modern windows with a traditional shopfront.

4. Impact on amenity:

The proposed minor works are located at ground floor level and will not impact upon the existing residential amenity on the upper floors. The new shopfront will not be illuminated.

5. Design and Materials:

The proposed new shopfront fronting Shorts Gardens has been carefully designed to enhance the trading space of the ground floor retail accommodation and follow in the historic style and detail of the existing Neal Street shopfront. The proposed shopfront will be constructed from timber with a traditional stall riser, panelled glazing and simple cornice detail with small fascia sign. A discreet ventilation grille will be provided between the glazing and fascia sign to allow for sufficient ventilation of the unit.

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

Access into the unit will remain as existing from Neal Street.

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

No landscaping works are proposed.

11. Impact on street scene:

The proposal has been sympathetically designed to follow the historic design and detail of the existing building, therefore ensuring that the development preserves and enhances the surrounding conservation area and street scene.
