

Design and Access Statement

PLANNING APPLICATION

June 2016

**63 Neal Street
London
WC2H 9PJ**

Part 1

Design

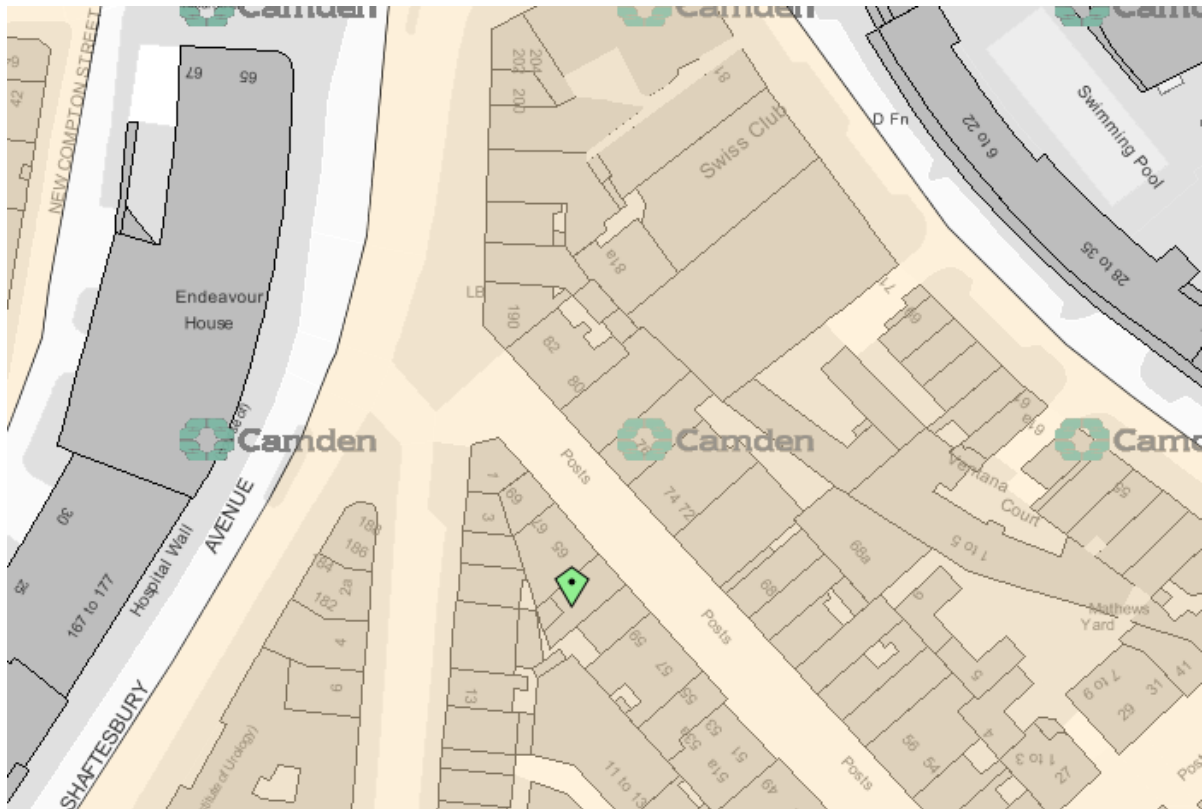
1. Introduction

This Design & Access Statement has been prepared to accompany a full planning application for the proposed new storey on site at 63 Neal Street.

This Design & Access Statement should be read in conjunction with the submitted drawings.

2. Site Context

The application site is in the London Borough of Camden and is located on the west side of Neal Street. The site is within the Seven Dials Conservation Area. It is not a listed building, however the neighbouring 61 Neal Street is Grade II listed.



Conservation Area Map – conservation area highlighted in beige

With reference to the Seven Dials conservation statement, the area has been characterised by Thomas Neal who introduced comprehensive building regulations to specify the materials, heights and details of buildings in 1667. Many of the properties retain the original 17th century plan form, however the facades have been re-constructed and shopfronts panelling replaced. 'The original terraced houses on Neal Street are four storeys high, with a basement, in yellow stock brick.'

The area has unique character and vibrant economic activity. It is within walking distance of Tottenham Court Road, Covent Garden, and Leicester Square tube stations. The area is predominantly occupied with restaurants and shops at ground level and offices with residential use above.

The adjacent 61 Neal Street received Grade II listing on 15th January 1973. Below is the extract from the Historic England List Entry for the building;

'Terraced house with later shop. C18 later, altered. Stucco with hipped, slated roof and dormer. 3 storeys and attic. 2 windows. C20 wooden shopfront; house doorway to left with fanlight. Architraved sash windows and plain band at 2nd floor level. C20 cement parapet with cornice below.'

Permission was granted with conditions (HB2520) on 29/09/1980 for works of alteration to the self-contained residential maisonette on the three upper floors, including the provision of a bathroom at third floor level and a kitchen on the second floor.

At ground level it has been a shop prior to 1962, when permission was granted for use for the repair of cameras. Planning permission was granted on appeal (8600933) on 15/05/1987 for the change of use of the basement and ground floor from light industrial to retail in accordance with the terms of the application (P/14/53/18).

Between 1987 and 1997 various planning applications were made with regards to the refurbishment and alterations made to the shopfront.

Listed Building Consent (LS9705293R2) and full planning permission (PS9705292R2) was granted with Conditions on 27/03/1998 for the removal of the existing front dormer window and erection of a new front dormer window; removal of the existing roof covering and replacement with Welsh slate; the removal of raddled render and replace with matching new raddled render.

Recently, full planning permission has been refused to extend its existing mixed uses. (2015/5841/P) in 14/03/2016. This was for the internal and external works in association with erection of a ground floor and part 1st floor rear extension with roof light and pitched roof, relocation of staircase window and installation of a/c units at 1st floor level rear, and reconfigured staircase from the ground floor to first floor levels

The ground floor of 63 Neal Street is host to a restaurant and the upper three storeys are occupied by a school of English.



3. Planning Context

There have been two applications on the site with granted approval for the current use of 63 Neal Street. These were Certificates of Lawfulness use on: ground floor and basement for A3 restaurant use (2012/2037/P); and B1 to D1 use (2007/5838/P) at second and third floors explained further below.

Planning permission was granted on appeal (8600603) on 08/04/1986 for the change of use of the first floor from light industry to offices, in accordance with the terms of the application No. P14/53/3 dated 7/03/1986.

Planning permission was later granted (8703638) on 13/04/1988 for the installation of a new shopfront retention of a retractable canopy and the erection of a single storey rear extension for retail use.

An application for the Certificate of Lawfulness (Existing) (2012/2037/P) was granted on 05/12/2007 for use as restaurant at basement and ground floor levels (Class A3).

An application for the Certificate of Lawfulness (Existing) (2007/5838/P) was also granted on 08/05/2012 for the change of use from office (Class B1) to educational institution (Class D1) at second and third floor levels.

Between 2009 and 2015 multiple Tables and Chairs applications were granted for various allotted times.

4. Proposed Scheme

The proposed extension will add an additional 40.9m² of GIA to the building.

The existing mansard roof will be replaced by a new storey in addition to a new mansard roof extension. The unit will be served by a single staircase connecting all floors, rooms and services.

5. Design

A. Appearance

In addition to the newly added third storey, the design of the mansard roof is influenced by its local context and the historical significance of the area. The extension is in the form of a traditional mansard, and has been designed to the Camden Policy CPG15 (design of mansard roofs) and respects the "Current Issues" raised on the Conservation Area Statement – Seven Dials.

The proposed mansard will have two windows at the front and two windows at the back of the extension. The window style on the new mansard will be in the same style as the windows on the floors below and positioned to line up with the windows on the host building.

B. Materials

The materials will be sympathetic to match the character of, the host building and its surroundings. The use of highly insulated materials and energy saving appliances will reduce the energy consumption and carbon footprint of the building.

C. Scale

Although the extension is higher than the adjacent properties on both sides, in the overall context of the street, the building heights will not be out of place. The proposed extension will be one storey higher.



7. Waste Management

Waste is currently collected from the street; this will remain as it is.

Part 2 Access

The proposed development is accessed from Neal Street, with easy access to the local infrastructure. Main transport networks are all within minutes' walk from the property.

A. Public Transport

The site falls within a zone on the PTAL map indicating a level of 6b (excellent transport links). It is within a 5 minute walk from Covent Garden and Tottenham Court Road, a 10 minute walk from Charing Cross and Holborn tube stations, and is served by approximately 25 bus routes, within a 5 to 10 minute walk, that connect with the rest of London.

B. Vehicular Access

The property can only be accessed from Neal Street. There is no provision for parking, as the site is located in an area with a 6b PTAL rating [the highest possible rating].