

## LBC Planning Application for 55 Neal Street

### By Nordic Bakery

Internal alterations to ground floor and basement and re-painting of the shop front doors and window

## Heritage Design & Access Statement June 2016



### Introduction

1. This heritage design and access statement has been prepared in support of an application for listed building consent to carry out internal alterations to ground floor and basement and re-painting of the shop front doors and window. The use will be a Scandinavian style café.
2. The existing property is Grade II listed and consists of a ground floor unit and basement unit. Main entrance to Neal street is via existing double doors with 2 steps down to street level.

3. Guidance for heritage design, design and access statements emphasise the need for the documents to appropriate in length.

## HERITAGE

### External features

1. Description of the listing (Grade II GV)
2. Former warehouse. Late C19. Red brick with terracotta and stone dressings. Flemish Baroque style. 4 storeys, 3 windows. Ground floor with plain, segmental-arched central doorway and segmental-arched windows to either side; door and glazing C20. Window bays separated by octagonal pilasters on stone corbels rising from the 1st floor to support a cornice, with quatrefoil band below, over the 3rd floor windows. Segmental arched sash windows with glazing bars; central bay with doors for goods hoist. Flemish gable with stone pinnacles and pointed arch blind window with intersecting tracery. INTERIOR: not inspected.

## DESIGN PROPOSALS

### Internal Alterations

All works are non-structural and no original historic structure is being demolished or altered.

The existing staircase, walls and doors are non-original. It is proposed to open up the staircase top and bottom by removing the doors top and bottom reducing the existing stud walls. See drawings for full details.

The basement building originally had 3 openings to the front into the pavement light area. Two are currently blocked up.

It is proposed once the stair enclosure is removed that the middle opening is opened up. This will allow more direct light to the basement from the outside. (The existing opening can just be seen on the left in the photo below.

The basement will contain a new kitchen area and customer wc under the stairs. These will be formed with plasterboard stud partitions. And new doors.

The existing wall, floor and ceiling finishes and decoration are non-original.

New finishes will be as indicated on the drawings.

Lighting and services will be exposed with no new suspended ceilings. Existing air conditioning ventilation is proposed to remain. Proposed extract to be connected to the existing system. For full details see detail plans attached to planning application.



## External alterations

The existing double entrance doors and arched side windows will have retained and painted in a dark grey paint similar to the adjacent entrance door to 55A to be in keeping with the brand shopfronts.

## Signage

The proposed new hanging sign will match the size of the existing and will be hung from the existing wall bracket.

## LBC APPLICATION SUPPORTING INFORMATION

AG Architecture drawing  
File references

Nordic Bakery 55 Neal St- 10A Existing floor plans and internal elevations/sections

Nordic Bakery 55 Neal St- 11A Proposed Plan

Nordic Bakery 55 Neal St- 12A Proposed RCP

Nordic Bakery 55 Neal St- 1B Proposed elevations/sections

Nordic Bakery 55 Neal St-14 Proposed floor finishes

Proposed ventilation & air conditioning works