

Planning Portal **05525760**
Ref:

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Planning

Address: **3 Shorts Gardens,**
 London, WC2H 9AT

Design and Access Statement Information Sheet

What is the purpose of your proposal?

Full planning application for an infill development to comprise of one residential unit, a new residential entrance to Seven Dials Court and new shop frontage to Shorts Gardens

How will the proposed works relate to the existing building?

There is currently no building on site, the site was bombed during the war and cleared of all original building structures. The application site currently comprises of a small upper courtyard which provides access from Shorts Gardens to the residential flats located to the upper floors of Seven Dials Court. At street level, a temporary tent structure provides access to the ground and basement floor premises which is currently occupied by tenants SOUK, Class A3 use. The site contains no statutory Listing; however it is located within the Seven Dials Conservation Area and Central Activity Zone (CAZ).

Have you discussed your proposal with your neighbours? What measures have been taken to reduce impact on your neighbours considering shadowing/ lighting/ visibility/ proximity/ overbearing/ noise issues?

No consultation has been undertaken; however consideration has been given to daylight/sunlight standards affecting neighbouring properties to the rear courtyard.

What thought has been given to siting and appearance of the works, where they are placed, visual impression, architecture, materials, decoration, lighting, colour and texture?

The redevelopment of 3 Shorts Gardens to provide an infill development and new street frontage comprising of a ground plus two storeys, taking into consideration previous daylight/sunlight standards to the rear of the property. The infill development will be constructed from brick and rendered. Traditional timber sash windows and sandstone lintels have been incorporated to retain the existing character of the Conservation Area and compliment existing street materials. The small rear sloping roof will be clad in slate.

A new traditional timber shopfront and communal residential entrance will be constructed fronting Shorts Gardens which is considered sympathetic to the character of the Seven Dials Conservation Area.

Explain the scale, height, width and length of the proposal and its relationship to the existing building.

N/A – there is no existing development on site. The infill development will restore and enhance the original street elevation along Shorts Gardens.

How have you followed the advice provided by CABE* and Camden Council on the issue of inclusive access? If not explain the reasons for your departure from this guidance.

N/A – This application is for a minor infill development comprising of one residential unit, new shopfront and communal residential entrance.

What consideration has been given to accessibility to and between parts of the proposed works? Has disabled access been considered?

Disabled access has been considered however due to the size constraint of the site, we are unable to provide disabled access via the provision of a lift.

What is the relationship between the proposed works and public routes and do they have any impact?

The proposed works will significantly enhance the existing street scene of Shorts Gardens by restoring the street façade/elevation and provide a permanent shopfront.

The creation of a new communal residential entrance at ground to first floor to prevent further antisocial behaviour taking place on the existing entrance steps. The proposed secure timber entrance door will be flush with the existing street fascade and will maintain the existing residential access to Seven Dials Court and retain an escape route from the rear of Neal's Yard.

Have you considered any landscaping treatment or other treatment to enhance and protect existing amenities?

There is limited space for landscaping; however the rear courtyard will be made good with existing paving and provision of small gravelled area to the rear of the proposed infill development.

Describe the materials you propose to use and why you chose them. Have environmentally friendly materials been considered? What consideration has been given to maintenance?

The front elevation of the development will be rendered with the rear left in bear brick to match the adjoining properties. Traditional timber sash windows will be installed with sandstone lintels.

The shopfront will be constructed from timber and have timber panelled stall risers, kick plate transom and fan light with concealed fascia sign lighting.

Does your proposal have an impact on the street scene? Is it improving street views, if not, what measures have been taken to minimise visual impact?

This application relates to an infill development and will significantly enhance Shorts Gardens street scene and Seven Dials Conservation Area using traditional materials which are used on adjoining properties.

What provision has been made for the storage of waste and recyclable material?

All waste and recyclables will be stored by the residents under the kitchen sink until the day of collection.