



Design & Access Statement rev P03

Proposals for the Refurbishment of a Retail Unit at
15 Percy Street, W1T 1DS

27 January 2017

Purpose of Document

This Design & Access Statement accompanies the application for Planning & Listed Building Consent for the proposed refurbishment of the retail unit at 15 Percy Street, W1t 1DS.

It is prepared on behalf of the applicant by Palmer Lunn Architects with heritage consultants, Heritage Collective.

The Proposal

This proposal is for the refurbishment of the retail unit which forms part of the premises at 15 Percy Street, W1T 1DS. It comprises the refurbishment and repair of the interior unit and the remodelling of the shopfront. The property, which is currently vacant, will remain as a retail unit.

Background

The property is situated within the Charlotte Street Conservation Area and is one of four terraced houses and later shops listed at Grade II.

Since the original listing, the retail unit has undergone a number of changes. There appears to be little of heritage significance to the interior and much of the original fabric, save for the principle structure, staircase and the basement vaults, has been lost. Of the later Twentieth Century features, these include the exterior shopfront (in large part), partitioning, ceilings and later finishes to the interior and air-conditioning services to the rear.

The plinths, pilasters, capitals, and entablature, which make up the perimeter of the existing shopfront are most likely modern. These provide the frame for the later non-original elements including the stall riser, door, mullions, transom, fixed and transom lights. There are a number of other non-original features which make up the shopfront and these include spotlights, fascia signage, projecting signage, cctv and alarm systems.

The following photographs illustrate the existing condition of the exterior shopfront, the interior and the services to the rear.



View of Street Frontage



Oblique View of Street Frontage



Close up of Shopfront



View of interior at ground floor level



View of existing vaults at basement level



View of air-conditioning at rear



View of Interior looking towards shopfront

Photographs Of The Existing Property

Consultation

London Borough of Camden was consulted on initial design proposals by others. This advice raised a couple of concerns which have been addressed as follows:

1. *“the removal of the stall riser from the proposed design of the new shopfront is contrary to Camden Planning Guidance CPG1 (Design) which clearly states that ‘stall risers consist of solid elements below shop windows. They form a base to the shopfront display, and prevent the glazing from being damaged or soiled. Stall risers should be retained and generally incorporated to any new shopfront on a period buildings.’ Please amend your proposal to include a stall riser in order to retain the original element of a traditional shopfront.”*

Response: Timber stall risers have been introduced into the proposals. These have also been sized to line through with the existing plinths in accordance with London Borough of Camden Planning Guidance CPG1 (Design).

2. *“The materials of the existing and proposed shopfront have not been stated anywhere throughout your submission. It would appear that the current shopfront is a timber frame. Any changes in the material would not be considered acceptable, and would be unlikely to be granted Planning Permission. This is further supported by the need to preserve the traditional identity of the listed building, by using traditional material only”*

Response: The proposed materials are indicated on the accompanying drawings. These are intended to be sympathetic to the material character of the existing building and of the wider conservation area, featuring timber stall risers and mullions, clear glazing and the repair and refurbishment of the existing plinths, pilasters, capitals and entablature.

Following a site visit with the London Borough of Camden Planning & Conservation Officers on 09 January 2017, the following further advice was received:

1. *Section details through the fascia sign demonstrating the method of fixing;*
2. *Amended method of illumination on the proposed elevation and section drawings;*
3. *Removal of the timber decking details from all the relevant drawings;*
4. *Removal of any reference to the timber decking from the DAS, Heritage Statement;*
5. *Updating of the list of drawings in sections 10, 14 and 15 of the application form.*
6. *A detailed elevation of the AC units including detailed sections demonstrating the method of fixing.*

In view of the response from the Heritage Officer, it is unlikely that the proposed shopfront, the infilling of the outside hatch, and the addition of timber decking within the forecourt, is to be granted Planning Permission and Listed Building Consent.

Response: The proposals have been amended in line with this further advice received. The outside non-original floor hatch is to be infilled, but in the same level as existing and with a tile finish to match the existing adjoining tiled finish. A traditional stepped threshold is therefore re-introduced, again to match the existing condition. It has been accepted, through discussion between Heritage Collective and the Conservation Officer, that the central position of the shopfront doors can remain provided that the other requested amendments have been made.

The amended method of illumination is now similar in type and location to that of No.1 Percy Street, the consented scheme which was referenced by the Planning Officer.

Proposed Works

The works are described in the Schedule of Proposed Works as listed on the accompanying drawings. The proposed works should also be read in conjunction with the Heritage Statement prepared by Heritage Collective, which accompanies this application.

In summary, these are to replace the existing non-original elements of the shopfront; to repair the existing original internal features to receive new finishes; to introduce new reversible lightweight partitioning systems and; to de-clutter the shopfront.

Works to the interior include the refurbishment and repair of the original fabric to as great an extent as possible, with some limited disturbance to existing non-original elements. There is a limited introduction of new elements such as partitioning, ceilings and services which are reversible. Works to the exterior are described in the section on "Appearance" below.

It is intended that the works will enhance the character of the building and that of the conservation area through the sensitive repair of original fabric, the replacement of non-original fabric and the de-cluttering of the shopfront.

Use & Access

The retail unit, which is part of the premises covered by this application, will continue to be used as a retail unit. Access will remain from the street, via a stepped threshold to match the existing condition and a pair of timber framed and glazed, hinged inward opening doors.

Layout

The retail unit comprises the ground and basement level of the premises. These will remain unchanged in their principal plan form with the introduction of a limited number of lightweight and reversible partitions only.

Scale & Appearance

There are no proposed changes to the scale of the premises. In terms of appearance, a key feature that contributes to the positive character of the existing shopfront, the timber stall risers, is re-introduced in the new proposals, with a more harmonious alignment to the existing plinths, in accordance with London Borough of Camden Design Planning Guidance CPG1 (Design). The design of the proposed shopfront sensitively integrates with the original framing elements, through the use of materials and finishes that are sympathetic in character to those of the existing building and the wider context of the street. This is further emphasised through the removal of, and only limited replacement by, non-original elements such as services and signage.

Amount

There are no proposed changes to the existing area, or the accommodation, that the retail unit provides.

Existing & Proposed Services

The existing, non-original, mechanical and electrical services are in a poor state of repair and are beyond their recommended service life. Other than the perimeter heating pipework, which does not form part of the demise of the property, the proposal is to replace all existing services with new. These will be efficient in operation and distribution and will take up less space. The proposal is to make use of the existing services riser so as not to cause any further disturbance of historic fabric.

Distribution of Services

The proposal is to contain horizontal services distribution to current locations and, where possible, to reduce the extent of these. All existing and original joists, ceilings and floorboards will remain. Generally, horizontal services will be surface-mounted to avoid the disturbance of existing fabric and will be reversible. Where new low level services are to be installed at ground floor, this will be done by lifting floor boards to avoid disturbance of the existing ceilings below. Existing horizontal service runs will be reused, to further limit disturbance of the existing fabric. Limited notching of existing joists may be required to accommodate new pipe runs but generally pipe routes will be planned to run between joists, or below ceiling level in the basement.

Vertical distribution of services will be consolidated into the existing locations, to minimise the disturbance of original fabric.

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