

Heritage, Design and Access Statement

Our ref.: 887-RT1 - rev A

Site Address:

6 Percy Street
Ground Floor
London
W1T 1DQ

Date:

March 2017

Contact Details:

Applicant:

Percy Village Ltd c/o Pearl & Coutts

Agent:

Cooley Architects Ltd
123 Aldersgate Street
London EC1A 4JQ
Name: Gebina Ham
Telephone: 020 3176 4481
Email: gebina@cooleyarchitects.com

Description of Development

This report accompanies a retrospective listed building consent application for a new shop front at 6 Percy Street.

Clarification of Start and Completion Date of Development

This application is made by the freeholder of the property and unfortunately the exact start and completion date of the installation is not known. The shop front was replaced by a commercial leaseholder who occupied the ground floor of the building from 19th July 2008 until November 2016. We are estimating the commencement date to be 19th September 2008 and the completion to be 30 September 2008.

Statement of Intent

The applicant, who is the freeholder of the building, wishes to seek retrospective listed building consent for a shop front replacement carried out by a previous leaseholder.

Heritage Statement

The Listed Building

The property is grade II listed. The listing description is as follows:

"TQ2981NE PERCY STREET 798-1/99/1294 (South side) 14/05/74 Nos.5-9 (Consecutive) and attached railings to No.8.

*5 terraced houses with later shops. 1764-1770, altered. Built by W Franks and W Reeves. Multi-coloured stock brick with slated mansard roofs and dormers. Stucco 1st floor sill and floor bands, except No.5. Stone cornices. EXTERIOR: 3 storeys, attics and basements. 3 windows each; **No.6, 2 windows. Gauged brick flat arches (mostly reddened) to recessed sash windows, most with original glazing bars. Parapets.** No.5: rusticated stucco ground floor, now painted. C20 shop window. Round-arched doorway with fanlight and panelled door. **No.6: rusticated stucco ground floor, now painted. C20 shopfrontage. Square-head doorway with rectangular fanlight and panelled door.** No.7: rusticated stucco ground floor, now painted. C20 shop window with C19 filigree ironwork head. Square-headed doorway with fanlight and panelled double doors. 1st floor centre window elongated. No.8: painted ground floor. Round-arched doorway with panelled jambs, cornice-head, radial patterned fanlight and panelled door. 1st floor centre window elongated. No.9: painted ground floor. C20 ground floor frontage. Round-arched doorway with wooden doorcase; pilasters carrying enriched console-bracketed soffit; fanlight and panelled door. INTERIORS: not inspected but No.8 noted to retain panelled ground floor front room and hall. SUBSIDIARY FEATURES: attached cast-iron railings with torch flambe finials and cast-iron lamp brackets flanking entrance to No.8. (Survey of London: Vol. XXI, Tottenham Court Road and Neighbourhood, St Pancras III: London: -1949: 7-11).*

Design Statement

The previous shop front prior to its replacement in 2008



The shop front as installed in 2008

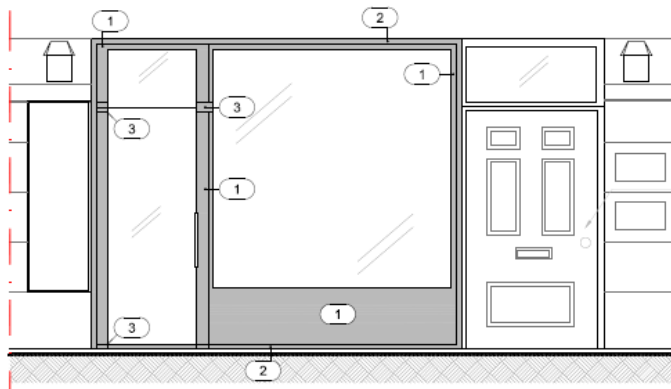


The same shop front in March 2017 (surrounds painted, otherwise the same as 2008)



The existing shop front, installed in 2008, is fully glazed with minimal fixings. The panelled timber door and square fanlight on the right hand side have not been altered. We propose that the existing fully glazed shop front is retained but modified to give it a more traditional appearance (see next page).

The shop front as proposed (minor alterations to give more traditional appearance)



Material 1: dark grey self-adhesive film applied to inside and outside of double glazed shop front. This will enable the creation of a stall riser element and will add additional depth to the existing surrounding frame.

Material 2: existing framework to shop front.

Material 3: stainless steel hinges and brackets.

Design Precedent

Percy Street is of mixed character, with a modern office block to the North East, and commercial properties with shop fronts concentrated on the South side of the road. An eclectic mix of shop fronts can be observed on the South side, ranging from very traditional to modern interpretations. A few contemporary examples are listed below.

2 Percy Street

Application reference: 95/00988: "Installation of new shopfront new basement windows at rear as shown on drawing numbers WD/021-1 023-1 100-3 101-3 103-3 105-3 107-3 109-3 111-3 113-3 115-3 121-3 123-3 011-1 & 015-1."

This fully glazed shop front is of contemporary design with minimal fixings. There is no stall riser or fan light.



3 Percy Street

Application reference: 2016/2569/P: "Alterations to shopfront to retail unit (Class A1)."

This fully glazed shop front is of contemporary design with minimal fixings and a double door. There is no stall riser or fan light. (Picture on next page)



4 Percy Street

Application Reference: PSX0205346: *"Change of use from Class A1 to dual Class use A1 and D1 together with replacement of existing shop fronts with frameless glass shop fronts."*

This fully glazed shop front is of contemporary design with minimal fixings. There is no stall riser or fan light. The design includes a large fascia board used for signage.



Access Statement

There are no specific access issues relating to this application.

[end]