

# **DESIGN & ACCESS STATEMENT**

## **The Crown - London**

### **General**

The Crown is a grade II listed building built in the mid 19<sup>th</sup>c, 3 storeys high.

### **1 Layout**

A fire assessment has been carried out on the building and it has been found that there is no safe escape from the accommodation on the upper floors. The proposition is to introduce 2 internal doors and fire screens on the ground floor to provide a protected route for the Manager and his family to ensure they have safe passage from the building. Details all as shown on the proposed drawing numbers 5876-17 - (100-101-102).

### **2 Scale**

The new fire screens and doors would match the existing style within the building and would be made of mahogany and clear pyrobel glass general all to match the existing fixtures and fittings. None of the existing fixtures would be removed the new doors and glazed screen would be an addition.

### **3 Appearance**

The new screens would be made in a style to match the existing doors and screens.

### **4 Access**

There are no access issues as the existing access is to remain as is. The new escape would be from the cellar via the existing cellar flaps.

## **National Planning Policy Framework**

### **Statement of Significance**

#### **Description of the asset its history & setting**

The Crown was established in 1833 & boasts its own colourful historical connections. It is situated just up from the birth place of Cat Stevens, Shaftesbury Avenue. This major London road, which is considered to be at the heart of London's West End theatre district, was also featured in the Harry Potter and the Deathly Hallows film, as well as being referenced to in the Dire Straits song 'Wild West End'. The Pub is located on the Seven Dials on Monmouth Street. It is the perfect location for exploring Covent Garden, Piccadilly Circus and Oxford Street, as well as being a ten minute walk from Trafalgar Square and just 5 more minutes on to Parliament Square or Buckingham palace. The original layout of the Seven Dials area was designed by Thomas Neale in the early 1690s.

The original plan had six roads converging, although this was later increased to seven. The sundial pillar was built with only six faces, however, probably because of the original design. This number of roads was chosen in order to maximise the number of houses that could be built on the site. Following the successful development of the fashionable Covent Garden Piazza area nearby, Neale aimed for the Seven Dials site to be popular with well-off residents. This was not to be, however, and the area gradually deteriorated. At one stage, each of the seven apexes facing the column housed a pub. By the nineteenth century, Seven Dials had become one of the most notorious slums in London, being part of the rookery of St Giles. The area was described colourfully by Charles Dickens in his collection Sketches by Boz, which includes the quote: "The stranger who finds himself in the Dials for the first time...at the entrance of Seven obscure passages, uncertain which to take, will see enough around him to keep his curiosity awake for no inconsiderable time..."

#### **Assessment of significance.**

A Grade 2 Listed building

#### **Impact on asset**

The existing fixtures and fittings will all remain in place the new doors and screens will be an addition. It is felt there will be very slight impact to the asset.

#### **Justification**

The FRA report has highlighted the fact that there is not safe escape from the accommodation and in this light is essential for the site to have this escape provision.

