## Rolfe Judd

### **Rolfe Judd**

Planning

On behalf of Shaftesbury Covent Garden Limited

### **Planning Statement**

Seven Dials Court & 3-11 Shorts Gardens London WC2H

RJP: P6181

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### Contents

| 1.0 | Introduction                 |                                  | 1  |
|-----|------------------------------|----------------------------------|----|
|     | 1.1                          | Summary                          | 1  |
|     | 1.2                          | Supporting Application Documents | 2  |
| 2.0 | The                          | Application Site                 | 3  |
|     | 2.1                          | Site Description & Location      | 3  |
|     | 2.2                          | Relevant Planning History        | 4  |
| 3.0 | Pre-application Consultation |                                  |    |
| 4.0 | ) The Proposal               |                                  | 9  |
| 5.0 | Planning Considerations      |                                  | 11 |
|     | 5.1                          | Land Uses                        | 11 |
|     | 5.2                          | Design and Heritage              | 13 |
|     | 5.3                          | Environmental Considerations     | 15 |
|     | 5.4                          | Sustainability                   | 19 |
|     | 5.5                          | Transport and Parking            | 19 |
| 6.0 | Con                          | nclusion                         | 21 |

Appendices

- Appendix 1 Site Location Plan
- Appendix 2 Planning History
- Appendix 3 Public Consultation Boards & Exhibition Photos

### 1.0 Introduction

### 1.1 Summary

- 1.1.1 This application is submitted on behalf of the applicant and client, Shaftesbury Covent Garden Limited, for the refurbishment and part redevelopment of Seven Dials Court and 3-11 Shorts Gardens, London, WC2H (the 'Site').
- 1.1.2 The application's description of development is as follows:

Redistribution of existing retail (Class A1) and restaurant (Class A3) at 3-11 Shorts Gardens to provide three new units (1 x restaurant unit, 2 x retail units) and new shopfronts; a three-storey infill development at 3 Shorts Gardens to provide 1 x 1 bed flat (Class C3); a new residential entrance to Seven Dials Court; the change of use of first floor restaurant accommodation (Class A3) to 1 x 1 bed flat (Class C3) with associated external works; the replacement the existing extract duct at roof level with associated external access hatches; new basement commercial and residential refuse and cycle storage; and landscaping improvements.

- 1.1.3 In summary, those principle works can be separated into the following:
  - A revised infill building at 3 Shorts Gardens (as previously consented in 2002, 2013 and 2016) to provide a new residential flat (1-bedroom) and new secure communal residential entrance for Seven Dials Court;
  - Replacement shop frontages to the proposed restaurant and retail units at 3-11 Shorts Gardens and Neal's Yard passageway (connecting Monmouth Street and Neal's Yard);
  - The reconfiguration and rationalisation of the existing basement and ground floor commercial layouts at 3-11 Shorts Gardens to create three new independent units;
  - A change of use of the existing first floor restaurant into a new residential flat (1-bedroom) with associated external works to create a new access and windows;
  - Overall landscaping and public realm improvements to the existing first floor resident's courtyard at Seven Dials Court; And
  - Rationalisation and upgrade of existing commercial services and plant across the site, including new acoustic housing and replacement kitchen extract equipment at roof level.
- 1.1.4 The proposal has evolved following detailed discussions with the Council at pre-application stage and additional public consultation with local residents and amenity groups.
- 1.1.5 The application scheme has been designed in accordance with both national and local plan policy, as set out within this planning statement and is considered to represent an appropriate, well designed and sustainable development which can be positively determined by the Council.

### 1.2 Supporting Application Documents

- 1.2.1 This planning statement should be read in conjunction with the following documents which accompany the application:
  - Application Forms prepared by Rolfe Judd Planning
  - Community Infrastructure Levy (Additional Information) Form prepared by Rolfe Judd Planning
  - Site Location Plan prepared by Trehearne Architects
  - Existing and Proposed Drawings prepared by Trehearne Architects
  - Design & Access Statement prepared by Trehearne Architects
  - Preliminary BREEAM Assessment (Retail) prepared by EB7
  - Air Quality Assessment prepared by Hawkins Environmental
  - Noise Assessment prepared by Hann Tucker
  - Daylight and Sunlight Assessment prepared by CHP Surveyors

### 2.0 The Application Site

### 2.1 Site Description & Location

- 2.1.1 The site, measuring approximately 480 sqm, is situated within the heart of Seven Dials and borders Shorts Gardens to the south and Neal's Yard to the north. The application site can be separated into three distinct areas:
  - Shorts Gardens Frontage (3-11 Shorts Gardens) entrances to Seven Dials Court residential flats on the upper floors and several commercial units;
  - First Floor External Residential Area (Seven Dials Court) a communal landing area with landscaping and shared space / access for residents, beneath which sits the commercial floor space of 3-11 Shorts Gardens;
  - Neal's Yard Frontage rear access fronting Neal's Yard for the existing restaurant (Souk) at ground floor and a secondary access for residents of Seven Dials Court.
- 2.1.2 The application site comprises an assortment of layouts and uses following numerous amendment applications over the years to the original development scheme in 1979 (ref. P14/53/B/28694). The building includes retail (Class A1) and restaurant (Class A3) accommodation at basement and ground floor levels, fronting Shorts Gardens. Residential (Class C3) accommodation is located on the upper floors, known collectively as Seven Dials Court with access from either 3 Shorts Gardens or the rear passage way between Monmouth Street and Neal's Yard.
- 2.1.3 Along Shorts Gardens, a gap in the street frontage (a former bomb site), includes a temporary tent structure which provides access into the existing ground and basement restaurant, currently occupied by SOUK (Class A3 Use). Secondary access is also provided to the rear of the site from a small passageway linking Neal's Yard and Monmouth Street.

| Land Use                                                           | Existing Floor Area (GIA SQM) |  |
|--------------------------------------------------------------------|-------------------------------|--|
| Retail (Class A1)                                                  | 324                           |  |
| Restaurant (Class A3)                                              | 416                           |  |
| Residential (Class C3)                                             | 75*                           |  |
| Total:                                                             | 815                           |  |
| * Existing Residential Accommodation at Flat 14, Seven Dials Court |                               |  |

2.1.4 The application site's existing floor areas are detailed in the table below:

2.1.5 Having regards to the site's existing design, The Seven Dials Renaissance Study (1998) specifically notes the following about each property:

"...[3 Shorts Gardens] an unfortunate gap, the only remaining break in the building line in the Seven Dials Conservation Area. It would greatly enhance the appearance of the street if this 'hole in the wall' were to be plugged with a well-designed infill development aimed at restoring the original street line. The present unscreened view of the flanks of Nos 1 and 5 is unsightly".

"...[5-11 Shorts Gardens] A plain 19<sup>th</sup> century warehouse five storeys high. It is built of yellow stock brick with a sparing use of red brick for string courses and decorative detail. The building was rehabilitated to the design of Levitt Bernstein as part of the Neal's Yard Development in 1983. The monumental treatment of the ground floor with channelled stucco work dates from then and is an effective design. The glazing of the upper storeys with single sheets of plate glass gives the façade a somewhat lifeless look and the reinstatement of glazing bars could improve the overall appearance"

- 2.1.6 The application site includes a number of planning designations, including Seven Dials (Covent Garden) Conservation Area, the Central Activities Zone (CAZ), the Central London Area (CLA) and an Archaeological Priority Area. The application site is also designated within the Town Centres and Retail CPG (2018) as being a 'primary frontage' and recognised as a 'specialised retail area'. It is noted that the application site is not listed however does abut the following Grade II Listed buildings; 1 Shorts Gardens, The Crown Public House, and 35-39 Monmouth Street. For clarity, those listed properties fronting Monmouth Street which back onto the application site have all had their rear elevations extended / altered to facilitate the 1980's Seven Dials Court residential development.
- 2.1.7 The surrounding character is largely mixed with offices, retail, residential and numerous 'West End' entertainment uses such as bars, restaurants and theatres. The site has a PTAL Rating of 6b, defined as having excellent public transport accessibility. The site is accessible by a number of bus routes and Covent Garden, Tottenham Court Road, Leicester Square and Holborn underground stations within a short walking distance.
- 2.1.8 For further existing and historic photographs of the application site, please refer to the submitted Design and Access Statement prepared by Trehearne Architects.

### 2.2 Relevant Planning History

2.2.1 A review of the Council's online planning register identifies a number of historic applications. The site has an extensive planning history allowing for numerous alternative uses of the buildings and various external alterations. Those previous applications of relevance are detailed below; however a summary of all known planning applications are outlined in Appendix 2.

### **Previous Infill Developments**

- 2.2.2 A number of former applications have been approved by the Council at 3 Shorts Gardens to allow for the sensitive infill of the existing gap (former derelict bomb site). This included:
  - 2002 Infill development including new residential access and 1 x 1 bedroom dwelling (Class C3) LPA Ref. PSX0005445;

- 2014 Erection of two-storey infill extension at first and second floor level to provide 1 x 1 bed flat (Class C3), new residential entrance to Seven Dials Court and installation of new shopfront at ground floor to restaurant (Class A3) LPA Ref. 2013/4861/P
- 2017 Erection of two-storey infill extension at first and second floor level to provide 1 x 1 bed flat (Class C3), new residential entrance to Seven Dials Court and installation of new shopfront at ground floor to existing restaurant (Class A3) LPA Ref. 2016/6916/P
- 2.2.3 The most recent permission remains extant and was granted on 5<sup>th</sup> May 2017. The Council's delegated report carefully assessed the development in 2014 and officers concluded:

"Planning permission was granted (but not implemented) for the infill of this site in October 2002, albeit taking the building to four storeys rather than three, as is currently proposed...it is considered that the principle of the twostorey infill extension is acceptable... it would [not] be dominant or incongruous when viewed from the street... The new shopfront and residential entrance would represent an improvement on the existing informal canopy structure and uncovered staircase which provides access to flats to the rear in Seven Dials Court... the proposal would preserve and enhance the character and appearance of the Seven Dials Conservation Area... [and is therefore] considered acceptable in land use, design, amenity and highways terms".

2.2.4 Accordingly, this application seeks to replicate the original intentions and design of the approved development whilst incorporating it within the wider refurbishment and redevelopment of the site.

### 5-11 Shorts Gardens – Residential Units and Rear Alterations

- 2.2.5 Planning permission (ref. 2005/5546/P) was granted in July 2006 for the dual/alternative use at basement and ground floor level for either retail/office (Class A1/Class B1); and change of use to dual/alternative use at first floor level for either retail/office use (Class A1/Class B1) or residential use (Class C3) to create one 1-bedroom and one 2-bedroom residential flats, alongside a number of external alterations.
- 2.2.6 The permission allowed for the introduction of further residential accommodation within the established courtyard of Seven Dials Court. In addition, further external alterations were undertaken to the rear façade of 5-11 Shorts Gardens at first floor level to accommodate the new residential apartments. The Council noted that those alterations, namely for the introduction of new windows and doors, would not be detrimental to the appearance of the conservation area as they would not be visible from the public realm and neither impact upon the amenity of existing residents.

### 3 Shorts Gardens (Souk) - Flexible Use

- 2.2.7 Planning permission (ref. 2014/3399/P) was granted in September 2014 for the flexible use of the existing basement, ground and mezzanine floor for either continued restaurant (Class A3) or retail (Class A1). The permission refers to the premises as 4-5 Neal's Yard (its former recognised address). This application notes that whilst the flexible use was implemented, it will not be transferred across as part of the recent scheme.
- 2.2.8 It is noted that the Council further recognised the long-term position of the restaurant and its out-dated plant stating within the officers delegated report that '…the proposal does not involve any increase in additional

restaurant floor space, or ventilation and extract equipment (which is located to the rear alleyway, again a longstanding position). On this basis, it is considered that there would be no adverse impact on the residential amenity of neighbouring occupiers within Seven Dials Court as a result of the proposal'.

### 3.0 Pre-application Consultation

3.1.1 In accordance with the National Planning Guidance and Policy Framework (Paragraph 39-46), the applicant has engaged with the Council, key consultees and the public to ensure the efficient and effective progress of the proposed development within the planning process.

### **Pre-application Engagement**

- 3.1.2 The project team have engaged with the Council for a number of months via meetings and a site visit to consider those key planning considerations, including namely land use and design. In summary, the comments provided by officers included:
  - The proposal would include the redistribution and rationalisation of existing and established land uses (retail and restaurant) and therefore it is not considered to conflict with relevant local policy in terms of retail, food and entertainment uses;
  - The scheme would include the infill of the existing 'gap' site at 3 Shorts Gardens which already benefits from an extant permission (and two previous permissions of similar development). As such, the principle for the infilling of 3 Shorts Gardens with a new residential unit and improved residential access remains acceptable in principle, subject to detailed design;
  - Improvements to the existing restaurant plant services and out-dated duct work to the rear of the site is supported to ensure future cooking smells / odours are reduced and do not continue to impact upon residents of Seven Dials Court;
  - The removal of the existing restaurant use from the centre of Seven Dials Court (mezzanine / first floor level) and associated glazed pitched roof would be beneficial to protect future residential amenity and provide for a wholly residential courtyard; And,
  - The demonstration of the development's improvements to sustainable design and energy efficiency through meeting appropriate BREEAM criteria is welcomed.
- 3.1.3 Further to the above comments, detailed consideration has been given to the proposed Shorts Garden's elevation, those replacement shopfront designs and potential impact upon the surrounding conservation area. This has included informal discussions with the conservation officer and acknowledgement of previous application comments received from the Council and the local resident's association, the CGCA.

### **Public Consultation**

3.1.4 On 4<sup>th</sup> December 2019, local residents and the wider community were invited to attend a public consultation event and given the opportunity to review and comment on the proposals, prior to the submission of the application.

- 3.1.5 A public exhibition was held on 4<sup>th</sup> December 2019 at 37A Neal Street between 12pm and 8pm. Invitations were sent 10 days before via post, email and published electronically on the Seven Dials public resident forum (managed by Shaftesbury for local residents / tenants). Local resident's groups, the CGCA and Seven Dials Trusts, and Ward Councillors were also sent invitations. The exhibition included several presentation boards detailing the proposals, existing and proposed drawings and an indicative visualisation of the new infill development at 3 Shorts Gardens (details of which are provided in Appendix 3). All attendees were invited to make written representations at the event or email further comments at a later date.
- 3.1.6 In total, approximately 30 people attended the event. Those who could not attend the event in person emailed consultants Rolfe Judd or managing agents CBRE for a copy of the presentation material which was subsequently issued to them for review. A total of 21 email recipients were issued with electronic copies of the boards, as requested.
- 3.1.7 A total of 14 written responses were provided at the event and three electronic responses were later received via email. A summary of those comments received to date are detailed below:
  - Request to be kept updated with the process and notified of its submission;
  - Support was given for the overall 'look' of the development;
  - Support was given for the reuse and overall improvement of the existing space;
  - The development would enhance the quality and experience of the local area;
  - Support given for local engagement;
  - Concern raised over future construction and possible impact on residential amenity;
  - Concerns raised with the potential use of the existing residential courtyard for new residents;
  - Request for improvements to overall lighting scheme and removal of redundant services / clutter (eg. old alarms, broken lighting, fire signage) sought as part of the new development;
  - Support for the improvements to existing services / extract equipment associated with the restaurant, but concerns raised with overall air quality; and
  - Concerns raised over future costs and associated service charges to those existing residents.
- 3.1.8 Where feasible, all comments have been taken on board by the project team and given due consideration into the final design. Further consideration will be given to the proposed works during construction to protect existing residential amenity. Those details are outlined further in this statement.

### 4.0 The Proposal

- 4.1.1 This application seeks planning permission for the holistic refurbishment of the existing site at 3-11 Shorts Gardens and Seven Dials Court. The proposal seeks to provide for the general improvement and consolidation of the existing commercial uses across the site whilst introduce new residential accommodation.
- 4.1.2 The proposed scheme can be separated into the following elements:
  - New shopfronts at 5-11 Shorts Gardens and three new independent commercial units (1 x restaurant unit, 2 x retail units);
  - New infill development at 3 Shorts Gardens to provide 1 x 1 bed flat (Class C3) and a new communal residential entrance and dedicated post room for Seven Dials Court;
  - Change of use of existing first floor restaurant (centre of Seven Dials Court) to 1 x 1 bed flat (Class C3) with associated external alterations including two new windows fronting Neal's Yard elevation, removal of existing glazed sloping roof, and creation of new residential entrance;
  - Replacement extract duct at roof level (above Flat 4, Seven Dials Court) and new external maintenance hatches on Neal's Yard elevations;
  - New shopfront fronting Neal's Yard / Monmouth Street internal passage way to the new restaurant;
  - New and improved refuse and cycle storage facilities for both residential and commercial;
  - Overall upgrading and replacement of existing commercial services and plant located across the Site; and
  - Introduction of new landscaping and public realm improvements, including new planters, lighting and security cameras.
- 4.1.3 Please refer to the submitted application drawings and Design and Access Statement prepared by Trehearne Architects for further details on the development, the proposed materials and associated impact upon the surrounding properties.
- 4.1.4 For clarity, the proposed development will include the following uses and floor space:

| Land Use               | Proposed Floor Area (GIA SQM) | Net Difference |
|------------------------|-------------------------------|----------------|
| Retail (Class A1)      | 354                           | +30            |
| Restaurant (Class A3)  | 361                           | -55            |
| Residential (Class C3) | 175                           | +99            |
| Communal Area /        | 20                            | +20            |

| Entrance |     |     |
|----------|-----|-----|
| Total:   | 910 | N/A |

- 4.1.5 The following S106 heads of terms are consider applicable to the development and can be provided by way of a legal agreement:
  - Construction management plan to address residents' concerns relating to future impact of the development upon existing amenity which must be approved prior to the commencement of development.
  - Restriction of parking permits to restrict those new residential units benefiting from applying for parking permits.
- 4.1.6 The following Community Infrastructure Levy (CIL) financial contributions have been calculated for the proposed development's 'new build floor space' which equates to 67 sqm (3 Shorts Gardens Infill Development):
  - Local CIL £500 (Residential Zone A) x 67 sqm = £33,500
  - Mayoral CIL £80 x 67 sqm = £5,360

### 5.0 Planning Considerations

### 5.1 Land Uses

- 5.1.1 The Council will seek to support growth for new homes, jobs and facilities for those that live and work across the Borough. Local Plan Policy G1 (Delivery and Location of Growth) will support this growth to deliver high quality development and promoting the most efficient use of land and buildings in Camden by supporting development that makes better use of a site, resisting development that makes inefficient use of Camden's land, and, expecting the provision of a mix of uses in the most accessible parts of the borough, including an element of housing.
- 5.1.2 The application would retain those existing and established land uses (retail, restaurant and residential) on site. The proposal would not result in the loss of employment opportunities associated with the existing restaurant or retail accommodation; but further enhance an active primary frontage along this part of Shorts Garden. New residential accommodation is provided; this being a priority land use within the Local Plan.
- 5.1.3 Overall, the proposal is therefore considered acceptable and supportive of Local Plan policy objectives in terms of land uses. This development will support the Council's objectives to deliver sustainable growth while continuing to preserve and enhance the features that make Camden such an attractive place to live, work and visit.

### **Residential Accommodation**

- 5.1.4 The proposal will provide 2 x 1-bedroom residential flats. These are summarised below:
  - Infill Development, 3 Shorts Gardens as per those previously consented infill developments, a 1-bedroom flat split across two levels will be provided at 3 Shorts Gardens. The flat will measure approximately 47 sqm.
  - *First Floor / Mezzanine in Seven Dials Court* a change of use of the existing mezzanine / first floor restaurant accommodation which fronts onto Seven Dials Court will create a 1-bedroom flat, measuring approximately 52 sqm.
- 5.1.5 Local Plan Policy H1 (Maximising Housing Supply) states that the Council will support any residential development which contributes towards their target for housing supply in the borough. Policy highlights that self-contained homes will be the priority land use for the Council, and, where sites are underused or vacant, to expect the maximum reasonable provision of housing that is compatible with those other uses nearby. Further, Policy TC2 (Camden's Centres and Other Shopping Areas) specifically supports housing above shops where this does not prejudice town centre functionality.
- 5.1.6 The proposed residential use is considered acceptable and complimentary to those established uses of Seven Dials and will not impact or harm the character and function of the wider area. The proposed residential accommodation will be located within an established residential courtyard and mixed used development, with

commercial uses at ground floor levels. Planning history demonstrates the Council's former satisfaction and suitability to maximise the reasonable provision of housing in this location, with the recent proposals making the most efficient use of existing land and buildings.

- 5.1.7 In support of the adopted Local Plan, a Strategic Housing Market Assessment (SHMA) for Camden was completed in February 2016. The SHMA shows greatest housing need to 2031 for two and three bedroom market housing (2,400 and 2,700 respectively). Notwithstanding this, the SHMA also shows a housing need of 1,000 one bedroom market units to 2031. Given the context of the site within the Central London and its constraints, limited opportunities are available for the provision of larger units associated with family housing. It is therefore considered the location of the site is more suitable for single occupancy and young professionals who can work and live within the local area. The proposed infill development and change of use will continue to assist Camden Council in making full use of the Borough's capacity for housing and help to achieve the required annual housing target of 665 dwellings.
- 5.1.8 Policy H4 (Maximising the Supply of Affordable Housing) seeks the maximum supply of affordable housing across the Borough. Policy will expect a contribution towards affordable housing from all developments that involve a total net addition to residential floor space of 100sqm (GIA) or more. The net total residential floor space being provided is 99 sqm (174 75 sqm) and would therefore not command an affordable housing contribution.

#### **Retail and Restaurant Accommodation**

- 5.1.9 The proposal seeks the reconfiguration of the existing retail and restaurant uses on site. The current layouts, as demonstrated clearly within the submitted existing plans, are awkward and inefficient. The works will enable improved commercial layouts for future tenants and modernisation of all services.
- 5.1.10 Local Plan Policy TC2 (Camden's Centres and Other Shopping Areas) seeks to promote success and vibrant centres throughout the borough to serve the needs of residents and workers. In doing so, policy will seek to protect and enhance the role and unique character of each of Camden's Centre, provide for and maintain a range of shops, services and food, drink and entertainment uses to provide variety, vibrancy and choice, support areas of specialist shopping.
- 5.1.11 As a result of the reconfiguration of the existing basement and ground floor commercial units, the proposal would involve a small increase in retail accommodation (+30 sqm) and a small reduction of restaurant accommodation (-50 sqm). Those amendments would allow for three separate units to be created with alternative, but coherent layouts:
  - 5 Shorts Gardens retail unit (177 sqm)
  - 7 Shorts Gardens retail unit (177 sqm)
  - 9-11 Shorts Gardens restaurant unit (361 sqm)

- 5.1.12 The reduction of restaurant accommodation is considered beneficial to those residents of Seven Dials Court and will not impact upon the viability or vibrancy of Seven Dials. The proposal will remove the existing restaurant space from the first / mezzanine floor and convert it to residential accommodation. This will ensure that existing residential amenity at Seven Dials Court is protected from a future tenant occupying this space and causing potential harm (eg. noise and light). All existing restaurant services will be upgraded and provided with modern filtration equipment (something which does not currently exist).
- 5.1.13 The proposal will not alter the number or type of units along the Shorts Gardens frontage. As such the proposal will maintain the mix and balance of uses within the frontages of Seven Dials, as supported by local policy objectives and supplementary planning guidance.

### 5.2 Design and Heritage

- 5.2.1 A comprehensive analysis of the application site and its surrounding context has been provided in the Design and Access Statement. In recognition of the surrounding context, the scheme has taken an influence from the prevailing historic architecture and pallet of materials to inform the proposed design. Further pre-application consultation with the Council's Conservation Officer has assisted in the final design and extent of external alterations proposed.
- 5.2.2 Local Plan Policy D1 (Design) will seek to secure high quality design in all developments. Among other matters, policy will require new development to respect local context and character, preserve and enhance the historic environment, provide for sustainable design and construction, allow for design to integrate well with the surrounding streets, to carefully integrate building services and support development that minimises crime and anti-social behaviour.
- 5.2.3 Local Plan Policy D2 (Heritage) will seek to ensure development will preserve and enhance all heritage assets across the borough. The Seven Dials (Covent Garden) Conservation Area Statement states that new development should 'be seen as an opportunity to enhance the Conservation Area and should respect the built form and historic context of the area, local views as well as existing features such as building lines, roof lines, elevational design, and where appropriate, architectural characteristics, detailing, profile, and materials of adjoining buildings. Original detailing is considered to add to the visual interest of properties, and where removed in the past, replacement with suitable copies will be encouraged. Original, traditional materials should be retained wherever possible and repaired if necessary'.
- 5.2.4 Each of the following design elements to the proposal will now be considered in further detail below:

### Infill Development (3 Shorts Gardens)

5.2.5 Planning permission was previously granted (but not implemented) for the infill of this site in 2002, 2014 and 2017. As part of these applications, the Council confirmed that the principle infilling, proposed height, use of materials and associated works would preserve and enhance the character and appearance of the Seven Dials Conservation Area. Notwithstanding some subtle design changes, the proposed infill development remains largely unchanged and is therefore considered to remain supportive of Local Plan polices.

- 5.2.6 The infill development (3 Shorts Gardens) comprises a replacement ground floor communal entrance for Seven Dials Court and residential flat at first and second floors. The overall height of the proposal has taken into consideration the previous daylight/sunlight assessments to the rear of the property. The development will incorporate the use of reclaimed brick, traditional timber sash windows (with glazing bars, noting those comments made within the Seven Dials Renaissance Study), typical flat segmental arches in brick and a slate and lead lined roof. The proposed materials are considered to retain the existing character of the Conservation Area, complement those established street materials along Shorts Gardens and the appearance of the adjoining listed building, 1 Shorts Gardens.
- 5.2.7 A new timber 'shopfront' and communal residential entrance will be constructed fronting Shorts Gardens utilising traditional design features which are considered sympathetic to the character of the Seven Dials Conservation Area. The replaced communal entrance into Seven Dials Court will provide for an improved and safer access point which is currently blighted by ant-social behaviour and vagrancy. The proposal will provided for a new secure ground floor lobby, a dedicated internal post point and new CCTV and security lighting. These support the aims and objectives of planning policy to provide for good quality design, whilst supporting development that minimises crime and anti-social behaviour.
- 5.2.8 Overall, the proposals will support the policy objectives of the Local Plan and Conservation Area. The proposed works will preserve and enhance the existing street scene of Shorts Gardens by restoring the street façade/elevation (of which remains the sole remaining bomb site in Seven Dials) and ensure the use of durable materials and traditional architectural design features.

#### Shopfronts (5-11 Shorts Gardens)

- 5.2.9 The existing shopfront at 5-11 Shorts Gardens is extensive and previously identified as a single, large retail unit. The proposal will reconfigure this unit to create three independent and smaller trading units known as 5 Shorts Gardens, 7 Shorts Gardens, and 9-11 Shorts Gardens.
- 5.2.10 Local Plan Policy D3 (Shopfronts) states that a high level of design will be expected in new and altered shopfronts. In particular, new designs will need to consider the existing character, architectural and historic merit and design of the host building, the general characteristic of shopfronts within the local area and its impacts upon the setting of heritage assets such as conservation areas. The conservation area statement adds that new shopfronts 'will be expected to preserve or enhance the visual character and appearance of the shopping streets, through respect for the proportions, rhythm and form of the original frontages'.
- 5.2.11 The proposed shopfront design seeks to respect the established character of the building whilst introduce a new and interesting detailing / features. Careful consideration of the established vertical window alignment has helped informed the ground floor unit partitions and entrances whilst accommodating for structural columns.
- 5.2.12 The shopfront will include three colourful rendered frames to separate each unit and make them visually distinctive at pedestrian level. Additional metal fret work and detailing will be set back to provide greater interest and detail around the glazed shopfronts. The use of 'traditional shopfront features' such a stallrisers and glazing bars have been provided in a subtle contemporary manner which provides for a suitable contrast to the new ground floor entrance at 3 Shorts Gardens. The variation of design between 3 Shorts Gardens and 5-11 Shorts

Gardens allows for greater plot separation and identity; something discussed in detail with the conservation officer.

5.2.13 Accordingly, the proposed new shopfronts would provide for a positive addition and comply with those policies of the Local Plan and shopfront design guidance set out in Camden's Planning Guidance document CPG Design (2019).

### **Courtyard and Neal's Yard External Alterations**

- 5.2.14 Further minor external amendments are proposed across the application site to allow for improvements and facilitate internal works. Those externals alterations can be summarised below:
  - Courtyard Residential Unit to enable the change of use from restaurant to residential at first floor within Seven Dials Court, some minor external alterations are required. This includes the replacement of the pitched glazed roof with a traditional slate roof and small roof lights. The use of slate and glazed roof lights are a common design feature and material common across the Seven Dials Court and the wider conservation area. A new entrance door and window will also be created adjoining Seven Dials Court on the side elevation. As noted previously by officers for similar works in Seven Dials Court, the works 'would not be considered detrimental to the appearance of the conservation area as they would not be visible from the public realm and not impact upon the amenity of existing residents'.
  - Neal's Yard Elevation associated with the change of use change of use at first floor, new residential window will be inserted at first floor level to match those directly above at Flat 14. The works would therefore be complementary and not affect the overall design or character of the building. Further alterations will include the installation of new access hatches to the flank elevation to allow inspection and cleaning to the replacement restaurant extract equipment. The existing duct is 'land locked' and inaccessible internally from within the residential units, therefore creating issues with smoke and effective cleaning of the plant. The new access hatches will resolve this issue.
- 5.2.15 The proposed external works have taken special consideration of the existing buildings, their design and use of materials to ensure the collective works provide a complimentary and positive addition to the Seven Dials (Covent Garden) Conservation Area. Accordingly, the works proposed have been designed following detailed discussions with the Council, those comments received as part of previous applications and public consultation undertaken in December 2019. As such the proposal is considered to be supportive of Local Plan Policy objectives and the supplementary design guidance.

### 5.3 Environmental Considerations

### **Daylight Sunlight**

5.3.1 In support of the proposed infill development at 3 Shorts Gardens, a daylight sunlight assessment has been prepared by consultants CHP Surveyors.

- 5.3.2 Local Plan Policy A1 (Managing the Impacts of Development) states that the Council will seek to protect the quality of life for occupiers and neighbours, ensuring development does not cause unacceptable harm to amenity. This will include the assessment of sunlight, daylight and overshadowing of development.
- 5.3.3 The proposal has taken into consideration those daylight / sunlight assessments submitted under previous applications (ref. PSX0005445 and 2013/4861/P and 2016/6916/P) thereby ensuring the continued protection of residential amenity. The proposal is therefore limited to an overall height of three storeys, with a 45 degree angle cut away into the design of the rear third floor elevation.
- 5.3.4 The submitted assessment identifies the nearest residential properties which may be affected by the proposal as Nos. 1 Shorts Gardens, 37-39 Monmouth Street and 41 Monmouth Street. The results of the analysis concludes that having regard to the daylight and sunlight enjoyed by the neighbouring properties, the development will not have a detrimental impact upon existing daylight or sunlight conditions and would support the BRE guidelines.
- 5.3.5 The proposal is therefore considered to be supportive of Local Plan policy objectives and the supplementary planning guidance.

#### Noise

- 5.3.6 The existing site includes a mixture of ad-hoc, aged and poorly attenuated services. The application will include the overall upgrade and replacement of existing commercial plant and services, notably this includes the following works (as detailed within the Design and Access Statement):
  - Replacement of existing restaurant extract equipment, terminating above Flat 14 of Seven Dials Court;
  - Replacement and enclosure of existing air conditioning within Seven Dials Court (first floor) at the base of the large sloped glazing;
  - New condenser unit to the far north of the Seven Dials Court (first floor) adjacent to the Neal's Yard access stairs; and
  - Replacement air conditioning units at ground floor level passage way with new attenuated screening.
- 5.3.7 Local Plan Policy A1 (Managing the Impacts of Development) states that the Council will seek to protect the quality of life occupiers and neighbours, ensuring development does not cause unacceptable harm to amenity. This will include the assessment of noise and vibration from new services or plant equipment and odour or fumes related to new development.
- 5.3.8 Local Plan Policy A4 (Noise and Vibration) will seek to ensure that noise and vibration is controlled and managed appropriately. All new development should have consideration to the noise criteria thresholds of the Council, with those developments or works likely to generate an unacceptable level of impact to future residents being resisted. Further detailed guidance is outlined within Camden's CPG 'Amenity' (2018) document.
- 5.3.9 In support of this application and the replacement plant, an accompanying acoustic assessment has been prepared by consultants Hann Tucker. The assessment has been completed to determine whether the

proposal's noise generating elements (eg ducts and servicing) will be in accordance with the Council's local guidance at the nearest noise sensitive window. The assessment demonstrates that the proposed replacement plant (along with the provision of a suitable acoustic attenuation) will be capable of achieving the Council's specific requirements, as set out in Local Plan Policy A1 and A4, and importantly will not affect the nearest noise sensitive window or result in any harm to existing residential amenity in terms of undue noise nuisance and disturbance over and above what presently exists.

5.3.10 The proposal will also provide for the modernised plant and services which can be better maintained, run more efficiently, and appropriately attenuated to meet modern requirements. The application will therefore have improvements upon the residential environment at Seven Dials Court, this being supportive of Local Plan policy objectives and wider guidance.

#### Air Quality

- 5.3.11 Local Plan Policy CC4 (Air Quality) states that the Council will require that the impact of development on air quality is mitigated and will ensure that exposure to poor air quality is reduced across the Borough.
- 5.3.12 In accordance with the above policy, an Air Quality Assessment has been prepared by consultants Hawkins Environmental to assess those new residential units and possible impact to future residents. The report concludes that 'it has been shown that in terms of air quality, the proposals adhere to local and national planning policy, it is considered that the air pollution should not be a constraint on the proposed residential development' from being supported by the Council.
- 5.3.13 The assessment also considers the impact of the associated construction works on air quality in terms of dust and other pollutants. The assessment concludes that given the majority of works are related to the internal refurbishment and a small infill development with limited grounds works, any associated impacts 'can be considered to be negligible'. Notwithstanding this, a construction management plan will be provided to and signed off by the Council prior to the commencement of works on site. This would be in accordance with those previous consents at 3 Shorts Gardens to ensure the protection of local residential amenity and address those concerns raised by local residents during public consultation.
- 5.3.14 In addition, further consideration has been given to the effects of the existing restaurant extract duct which currently emits unfiltered cooking fumes and odours into the courtyard area. These concerns were duly noted as part of the wider consultation with local residents. As such, the proposed new restaurant will include a new compliant four stage 'o-zone air filtration' system to help eliminate cooking odours and pollutants from the kitchen. Alongside this, replacement extract systems terminating at roof level and improved maintenance access points will provide for significant benefits upon the existing equipment.
- 5.3.15 All plant will be installed and fitted for those incoming commercial occupiers to ensure that they are working appropriately prior to the commencement of those ground floor uses.

#### Waste

- 5.3.16 Local Plan Policy CC5 (Waste) seeks to ensure developments include appropriate facilities for the storage and collection of waste.
- 5.3.17 The existing commercial tenants do not benefit from any formal storage facilities, instead relying on the Council's on-street collections. Residents of Seven Dials Court already benefit from a separate ground floor storage facility fronting Neal's Yard, albeit shared with commercial tenants in Neal's Yard and in need of modernisation.
- 5.3.18 New and improved dedicated storage accommodation will be located on the ground floor of Neal's Yard for residents and at basement level for commercial tenants. The residential bin store will provide a doubling of capacity for those residential units of Seven Dials Court (including those new residential flats as part of this application). The commercial bin store will provide new capacity for the proposed retail and restaurant units and will prevent refuse being left on the streets for collection (as is currently permitted). All refuse storage rooms will continue to be managed by the estate team. The commercial bins at basement level will be brought up to the street for collection in coordination with the estate management and Camden's refuse collection teams.
- 5.3.19 The proposal is therefore considered to be supportive of Local Plan policy objectives and the supplementary planning guidance.

#### Landscaping and Public Realm Improvements

- 5.3.20 The site currently benefits from a communal residential courtyard at Seven Dial Court at first floor level. The court yard includes existing planting and paving but is in need of a general repair and improvements.
- 5.3.21 Local Plan Policy A2 (Open Space) seeks to protect, enhance and improve access to existing open spaces. An important consideration will be the long-term ability for a space, including landscaping, planting, street furniture and surfaces, to be managed effectively and with demands minimised on natural resources, where relevant.
- 5.3.22 Local Plan Policy D1 (Design) also requires development to incorporate high quality landscaping design and maximise opportunities for greening through the planting of trees and other soft landscaping.
- 5.3.23 As part of the wider improvements across the site, the following landscaping and public realm improvements will be provided for:
  - The removal of redundant or dated signage, alarms, telecommunications equipment etc which detracts from the overall aesthetics of Seven Dials Court;
  - The removal of all redundant plant and full enclosure of retained plant locations with proper acoustic attenuation and visually improved coverings;
  - New lighting strategy across Seven Dials Court to replace dated and faulty lighting whilst protect existing residential amenity from possible glare and light pollution;
  - New CCTV security system to provide 24/7 protection to residents entering and leaving Seven Dials Court;

- New planting strategy to include replacement plant borders, new planting areas with ecological enhancing planting / flowers; and
- An improved user experience for the ground floor passage way and residential entrance to Seven Dials Court from Neal's Yard.
- 5.3.24 The improvements would be a welcome enhancement to the existing space, being supportive of Local Pan policy objectives to improve existing open space and residential environment.

### 5.4 Sustainability

- 5.4.1 The proposed development would involve the extensive refurbishment of the existing commercial space at basement and ground floors and the creation of two residential flats. As such there is an opportunity to improve the energy efficiency and sustainability of the building.
- 5.4.2 Local Plan Policy CC1 (Climate Change Mitigation) will require all developments to minimise the effects of climate change and encourage development to meet the highest feasible environmental standards that are financially viable during construction and occupation.
- 5.4.3 Local Plan CC2 (Adapting to Climate Change) will further seek for adaptation measures towards climate change wherever possible. This will include non-domestic developments of 500sqm or above of floor space to achieve BREEAM accreditation demonstrating improvements of both environmental and energy conservation.
- 5.4.4 In support of this application, consultants EB7 have prepared a 'Preliminary BREEAM Assessment (Retail)'. The assessment outlines those measures which have and can be taken to make the building as efficient as reasonably possible, whilst recognising the existing constraints of the development. The assessment concludes that a BREEAM score of 59% (Very Good) can be achieved.
- 5.4.5 Accordingly, the proposal would therefore comply with those policies of the Local Plan and advice set out in Camden's Planning Guidance document Energy Efficiency and Adaptation (2018).

### 5.5 Transport and Parking

- 5.5.1 The site is located in the heart of Central London with excellent public accessibility. The site has a PTAL score rating of 6B (excellent).
- 5.5.2 Local Plan Policy T2 (Parking and car-free development) notes the Council will limit the availability of parking and require all new developments in the borough to be car-free. In accordance with this, the proposal does not have any provision for car parking. The units will be subject to a S106 agreement that residents of those newly created flats will not be able to obtain parking permits.
- 5.5.3 Local Plan Policy T1 (Prioritising Walking, Cycling and Public Transport) states that the Council will promote sustainable transport by prioritising walking, cycling and public transport. In order to prioritise cycling, development should provide for accessible and secure cycle parking facilities. The proposal will provide for six

new cycle spaces at basement level within a secure and dedicated cycle room. Access will be provided from the rear of the site at ground floor level fronting Neal's Yard. These cycle spaces will be provided for the proposed new residential accommodation and, if required, those existing residents of Seven Dials Court seeking secure cycle storage (and as an alternative to those existing Sheffield stands at first floor level).

- 5.5.4 In accordance with those previous planning applications for the infill development at 3 Shorts Gardens, a construction management plan (CMP) will be secured. The provision of a CMP will ensure that any potential concerns relating to residential access at Seven Dials Court or impacts upon exiting residential amenity can be addressed before the commencement of works on site.
- 5.5.5 Accordingly, the proposal would therefore comply with those policies of the Local Plan and advice set out in Camden's Planning Guidance.

### 6.0 Conclusion

- 6.1.1 The application site comprises a collection of retail and restaurant units at basement and ground floors (3-11 Shorts Gardens) with residential accommodation on the upper floors know as Seven Dials Court. The site represents an established mixed used development within the heart of Seven Dials. Following the original development in the 1980's, numerous alterations, adaptations and additional residential accommodation has been provided onsite.
- 6.1.2 The existing commercial space is dated, inefficient and in need of modernisation. In addition, an opportunity is provided as part of the wider scheme to incorporate an existing extant permission (ref. 2016/6916/P) to infill the last remaining 'gap' site along Shorts Gardens and provide for new residential accommodation.
- 6.1.3 The application scheme has been subject to extensive detailed discussions and consultations with the Council along with local community engagement as part of the pre-application process. The application scheme has been altered and amended in light of those discussions to ensure an appropriate and well-designed scheme.
- 6.1.4 As demonstrated by this Statement, a number of comprehensive reports have been completed in support of the application to evaluate the impact of the development for future residential and commercial use.
- 6.1.5 Overall, the development will deliver a high quality and thoughtful refurbishment of the existing site to deliver new commercial floor space suitable for modern occupation and operations, alongside new residential flats to complement an established mixed used development.
- 6.1.6 In summary, the scheme will deliver the following key benefits:
  - A mixed used development incorporating both residential and commercial retail and restaurant accommodation in a sustainable central London location;
  - The provision of two, high quality 1-bedroom apartments which will assist the Council in meeting their local housing targets;
  - The provision of three modern, good quality commercial units along a primary frontage in Seven Dials (a specialist retail area);
  - A high quality three-storey infill development that will enhance the character and appearance of the Conservation Area and restore the original Shorts Gardens street frontage;
  - The creation of a new safe and secure communal residential entrance for Seven Dials Court which removes opportunity for anti-social behaviour and vagrancy;
  - New landscaping and wider public realm improvements to the existing residential court yard;

- The complete overall of existing services and removal / replacement of redundant plant, including the replacement of an existing extract duct with new filtration system to remove future cooking odours and particles; and
- A sustainable building design and construction which meets BREEAM 'Very Good' rating.
- 6.1.7 The overarching objective for the application scheme is to allow for a suitable refurbishment and improvements to the existing buildings (and uses) to deliver high quality commercial accommodation which meets the needs and demands of future businesses and residents. The application scheme accords with the policy guidance set out within the Council's Local Plan and is considered supportive in terms of land use, design, amenity and highways.
- 6.1.8 In accordance with S.38 (6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted for the application scheme.

Appendix 1:

Site Location Plan



Appendix 2:

**Planning History** 

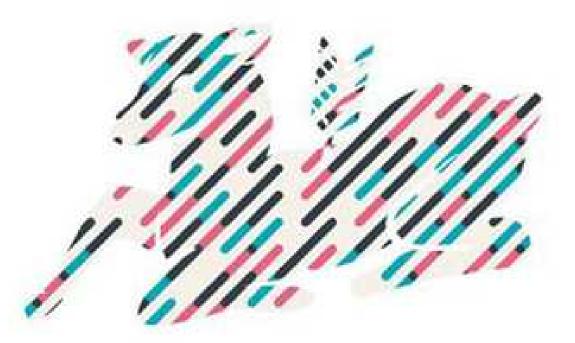
| Application Ref. | Address                                                           | Proposal                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Decision & Date        |
|------------------|-------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| 2016/6916/P      | 3 Shorts Gardens                                                  | Erection of two-storey infill extension at<br>first and second floor level to provide 1 x<br>1 bed flat (Class C3), new residential<br>entrance to Seven Dials Court and<br>installation of new shopfront at ground<br>floor to existing restaurant (Class A3).                                                                                                                                                                                                                                                                                                         | Approved<br>04-05-2017 |
| 2014/3399/P      | 4-5 Neal's Yard<br>London WC2H<br>9DP                             | Use as either continued restaurant (Class<br>A3) or retail (Class A1) at basement,<br>ground and first (mezzanine) floors.                                                                                                                                                                                                                                                                                                                                                                                                                                              | Approved<br>09-07-2014 |
| 2013/4861/P      | 3 Shorts Gardens                                                  | Erection of two-storey infill extension at<br>first and second floor level to provide 1 x<br>1 bed flat (Class C3), new residential<br>entrance to Seven Dials Court and<br>installation of new shopfront at ground<br>floor to restaurant (Class A3).                                                                                                                                                                                                                                                                                                                  | Approved<br>01-05-2014 |
| 2005/5546/P      | 5-11 Shorts<br>Gardens London<br>WC2H 9AT                         | Continued use of dual/alternative use at<br>basement and ground floor level for either<br>retail/office (Class A1/Class B1)<br>purposes; and change of use to<br>dual/alternative use at first floor level for<br>either retail/office use (Class A1/Class<br>B1) or residential use (Class C3) to create<br>one 1-bedroom and one 2-bedroom<br>residential flats. Works to include new and<br>altered double glazed windows at 1st floor<br>level on the front elevation, and at ground<br>floor level including the removal of french<br>doors on the rear elevation. | Approved<br>25-07-2006 |
| 2004/5476/P      | 33 Monmouth<br>Street and 4-5<br>Neals Yard<br>London WC2H<br>9DD | Change of use of premises from retail use<br>(Class A1) to flexible use as retail or<br>restaurant use (Class A1/A3) at basement<br>and ground floors of 33 Monmouth Street<br>in association with the use of adjoining<br>premises at 4-5 Neals Yard for continued<br>Class A1/A3 use.                                                                                                                                                                                                                                                                                 | Refused<br>16-03-2005  |
| 2004/2674/P      | 4-5 Neal's Yard<br>London WC2H                                    | Flexible use for either restaurant (use class A3) or retail (use class A1) at                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Approved               |

|                  | 9DP                 | basement, ground and first (mezzanine)         | 09-08-2004   |
|------------------|---------------------|------------------------------------------------|--------------|
|                  |                     | floors.                                        |              |
|                  |                     |                                                |              |
| PS9604354R1      | 4-5 Neal's Yard     | The incorporation of the passageway            | Approved     |
|                  | and 33-39           | between 1-5 Shorts Gardens into the            | 04-07-1997   |
|                  | Monmouth Street,    | restaurant at 4-5 Neal's Yard and              |              |
|                  | WC2                 | alterations to its first floor glazed area, as |              |
|                  |                     | shown on drawing 0192/PL/01A and 02A,          |              |
|                  |                     | and an Acoustic Survey                         |              |
| 8703690          | 4 & 5 Neals Yard    | The retention of a projecting canopy           | Approved     |
|                  | WC2                 | above the entrance of passage way              | 13-04-1988   |
|                  |                     | leading from Monmouth Street to Neal's         |              |
|                  |                     | Yard as shown on drawing numbers               |              |
|                  |                     | 2249/10 & 11.                                  |              |
| 8502133          | Flat 14 Seven       | The construction of a conservatory to Flat     | Approved     |
|                  | Dials Court WC2     | 14.                                            | 18-02-1986   |
|                  |                     |                                                | 10 02 1000   |
| 8500368          | 3 Neals Yard and    | Change of use of the basement ground           | Refused      |
|                  | Seven Dials Court   | and first floor of 3 Neals Yard from light     | 19-06-1985   |
|                  |                     | industrial to wine bar and brasserie the       |              |
|                  |                     | formation of a linkage between 3 Neals         |              |
|                  |                     | Yard and the Seven Dials Restaurant and        | (Appeal – no |
|                  |                     | the construction at second floor level of a    | decision)    |
|                  |                     | conservatory to Flat 14 Seven Dials            |              |
|                  |                     | Court. (As shown on drawings E884-10           |              |
|                  |                     | 11 & 12). Appeal received against refusal      |              |
|                  |                     | of Listed Building consent                     |              |
| P14/53/B/28694   | 29-39 Monmouth      | Partial rehabilitation and partial             | Approved     |
| PT/P/DC/02/6197  | Street, 3-13 Shorts | redevelopment at 29-39 Monmouth                | 17-12-1979   |
| 1 1/1/00/02/0137 | Gardens and 3, 4,   | Street, 3-13 Shorts Gardens and 3, 4, 5        | 17-12-1373   |
|                  | 5 Neals Yard,       | Neals Yard, WC2, to provide residential        |              |
|                  | WC2,                | accommodation, shops, restaurant,              |              |
|                  |                     | offices and purposes in accordance with        |              |
|                  |                     | the drawings.                                  |              |
| 25827            | 29-39 Monmouth      | Partial rehabilitation and partial             | Approved     |
|                  | Street, 3-13 Shorts | redevelopment at 29-39 Monmouth                | 20.07.1079   |
|                  | Gardens and 4-5     | Street, 3-13 Shorts Gardens and 4-5            | 20-07-1978   |
|                  | Neals Yard, WC2,    | Neals Yard, WC2, to provide residential        |              |
|                  |                     | accommodation, shops, restaurant,              |              |
|                  |                     | offices and purposes in accordance with        |              |
|                  |                     |                                                |              |

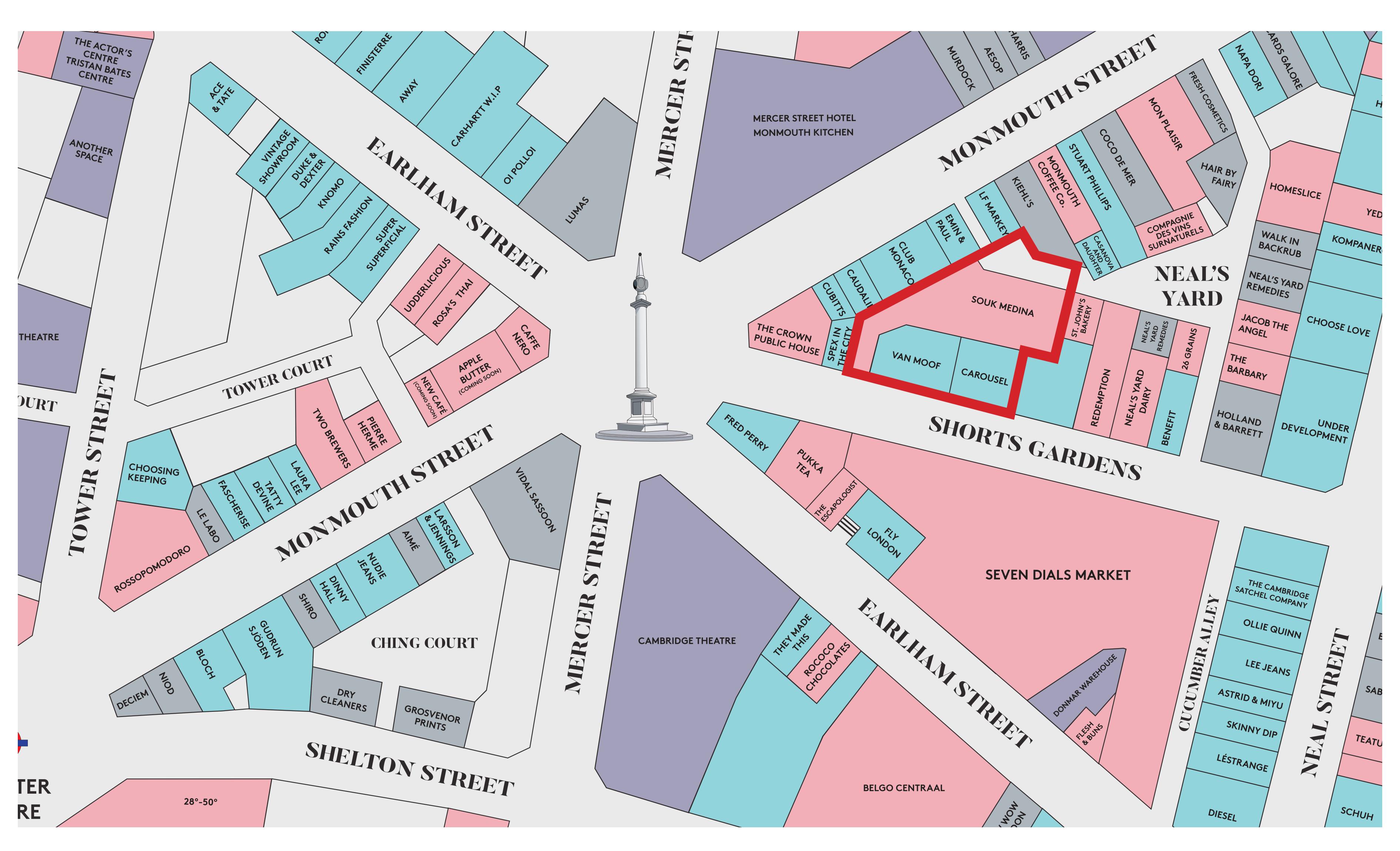
|                                                                                                        | the drawings.                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|--------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 5-13 Shorts                                                                                            | Use of ground, first and second floors as                                                                                                                              | Refusal                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Gardens, Camden                                                                                        | a secondary school specialising in ballet                                                                                                                              | 01-12-1976                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                                                                                                        | and the arts and the third and fourth floors                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                                                                                                        | for residential purposes at 5-13 Shorts                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                                                                                                        | Gardens, Camden, Holborn and St                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                                                                                                        | Pancras South.                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Nos.5-7 and 9-11<br>Shorts Gardens<br>and the ground<br>floor of Nos.9-11<br>Shorts Gardens,<br>Camden | Use of the second floor of Nos.5-7 and 9-<br>11 Shorts Gardens and the ground floor<br>of Nos.9-11 Shorts Gardens, Camden for<br>office purposes for a limited period. | Approved<br>05-08-1966                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                                                                                                        | Gardens, Camden<br>Nos.5-7 and 9-11<br>Shorts Gardens<br>and the ground<br>floor of Nos.9-11                                                                           | 5-13 ShortsUse of ground, first and second floors as<br>a secondary school specialising in ballet<br>and the arts and the third and fourth floors<br>for residential purposes at 5-13 Shorts<br>Gardens, Camden, Holborn and St<br>Pancras South.Nos.5-7 and 9-11Use of the second floor of Nos.5-7 and 9-<br>11 Shorts Gardens and the ground floor<br>of Nos.9-11 Shorts Gardens, Camden for<br>floor of Nos.9-11Shorts Gardens,Office purposes for a limited period. |

Appendix 3:

Public Consultation Boards & Photographs



# SITE LOCATION



## ESTATE MAP (SITE LOCATION)

The site borders Shorts Gardens to the south of the site and Neal's Yard to the north.

The site comprises several distinct areas:

- Shorts Gardens Frontage entrances to Seven
  Dials Court residential flats on the upper floors
  and three commercial units;
- First Floor Residential Courtyard a communal landing area with landscaping and shared space/ access for residents;
- Neal's Yard Passage rear access fronting Neal's Yard for the existing restaurant (Souk) at ground





floor and a secondary access for residents.

Our proposals seek to improve and reconfigure some of these existing areas to make a better environment for both existing residents and future commercial tenants.

EXISTING STREET VIEW

EXISTING STREET VIEW

# PROPOSALS ...

# I. A NEW INFILL PROPERTY FACING SHORTS GARDENS

# 2. A NEW RESIDENTIAL ENTRANCE TO SEVEN DIALS COURT

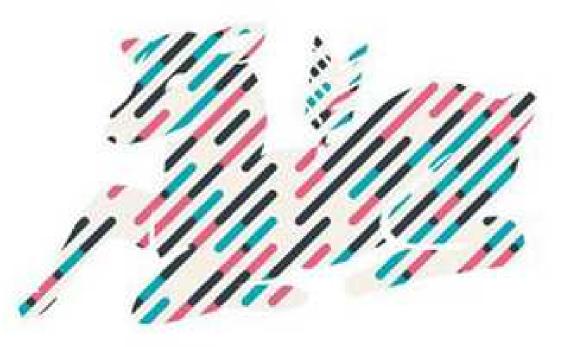
# 3. A NEW APARTMENT UNIT WITHIN SEVEN DIALS COURT

## 4. WHOLESALE LANDSCAPING UPGRADES

# 5. COMMERCIAL RECONFIGURATION

6. WIDER ESTATE IMPROVEMENTS







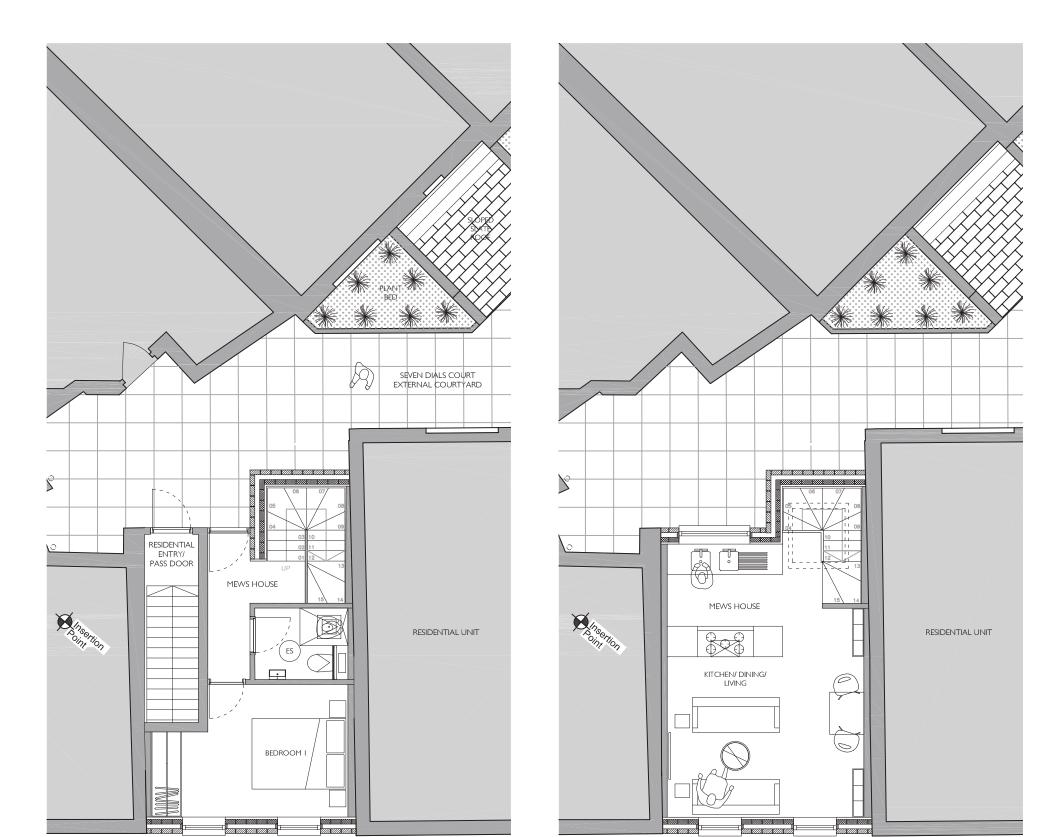
# INFILL PLOT FACING SHORTS GARDENS

Planning permission was previously granted in 2018 for the infill of the existing 'gap site' at 3 Shorts Gardens.

The existing entrance currently attracts anti-social behavior, security concerns and drug dealing at night. The proposals hope to address these issues by providing a new infill building and integrated residential entrance at ground floor fronting Shorts Gardens.

The replacement three storey infill building has been designed to reflect the existing townscape character of Seven Dials, respecting the street pattern and existing residential amenity. The brick infill building will comprise a new residential mews property on upper floors and separate residential entrance to Seven Dials Court at ground floor.





### PROPOSED MEWS HOUSE SECTION





EXISTING INFILL SITE ELEVATIONS

### PREVIOUSLY CONSENTED PROPOSED ELEVATIONS

solid timber door

shop front

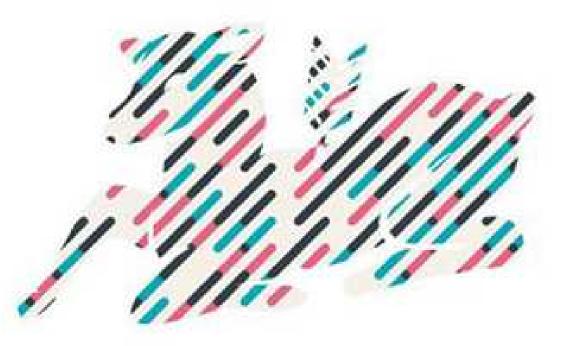




EXISTING PHOTOGRAPHY

CGI PROPOSED STREET SCENE







# NEW RESIDENTIAL ENTRANCE

The existing external access stair and setback entrance currently causes known security concerns and therefore in need of replacement.

Seven Dials Court residents will continue to access the first floor landing/ courtyard via controlled door access from Shorts Gardens (to proposed design).

The new entrance will remove opportunities for anti-social behaviour and drug dealing by providing a secure ground floor lobby with dedicated internal post room for residents.

New CCTV will be installed and monitored by the Seven Dials Estate to improve resident's security.



## CGI PROPOSED STREET SCENE



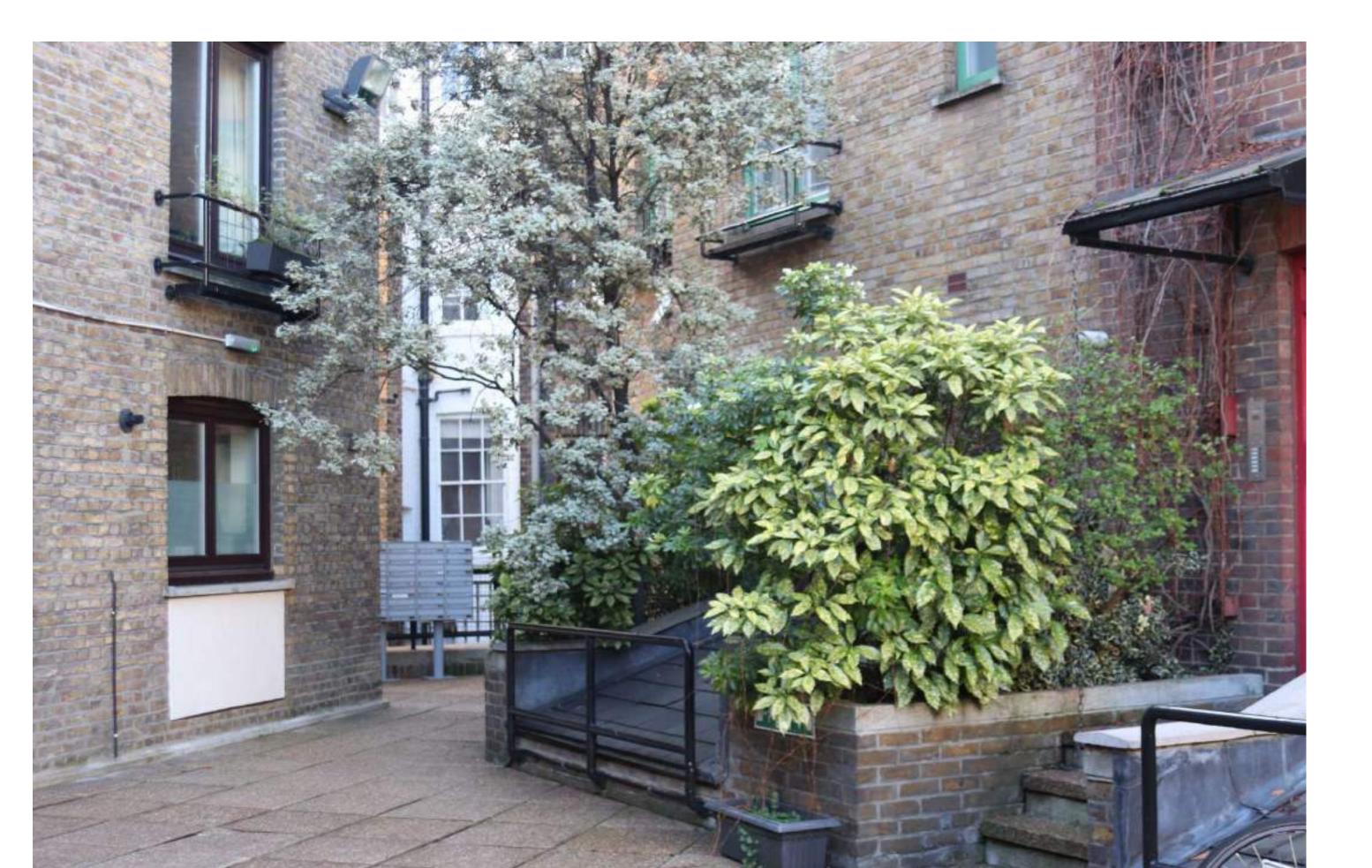




### MASSING STUDY (PROPOSED)



### PROPOSED ELEVATION



PROPOSED GFL PLAN

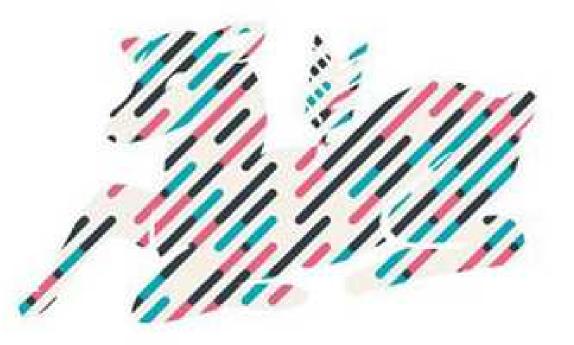


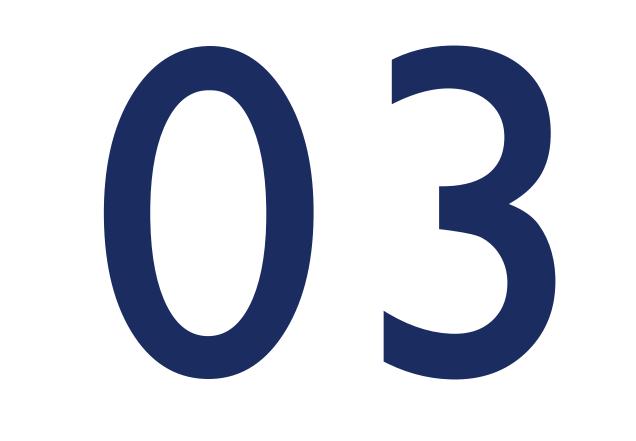
MASSING STUDY (PROPOSED)

EXISTING PHOTOGRAPHY

EXISTING PHOTOGRAPHY







# NEW APARTMENT UNIT

At first floor level, in the middle of the courtyard, the existing restaurant (Souk) has a mezzanine level located behind the glass windows which abuts the first floor external residential landing area (below Flat 14).

The proposal includes a change of use of this space from restaurant to residential accommodation. This results in the courtyard being wholly residential and therefore removes any opportunities of possible noise and light pollution from a future commercial occupier.

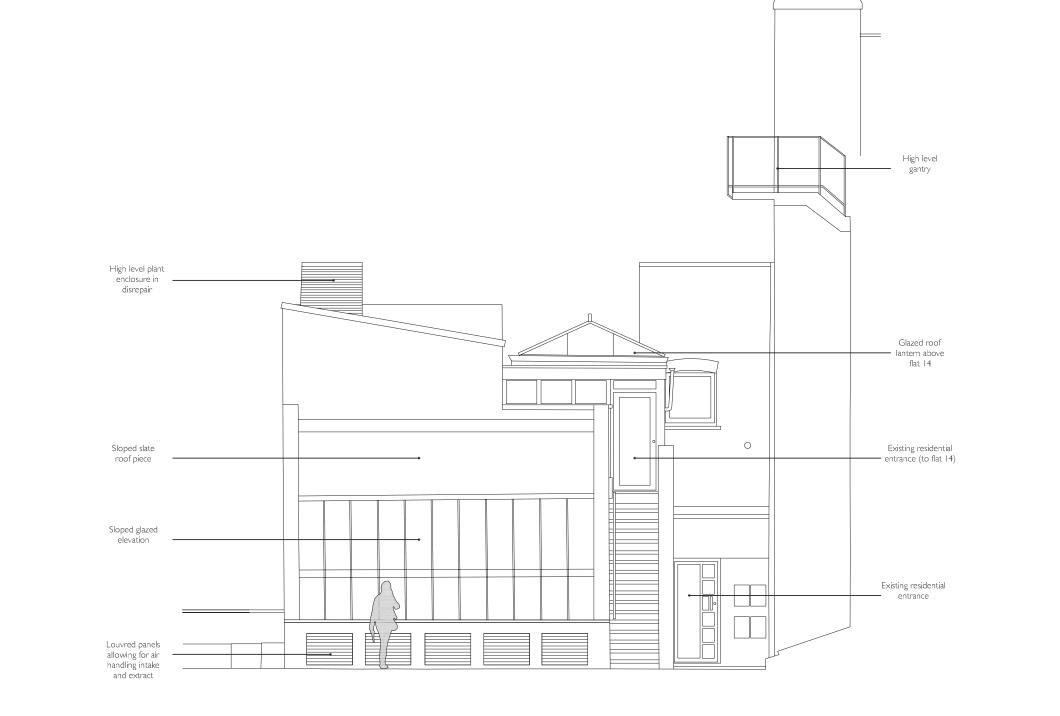
The main external change will be the replacement of the slanted glazed roof with four small roof lights and slate tile finishing material. New windows will also be created facing Neal's Yard to the north to mirror those of above property (Flat 14).

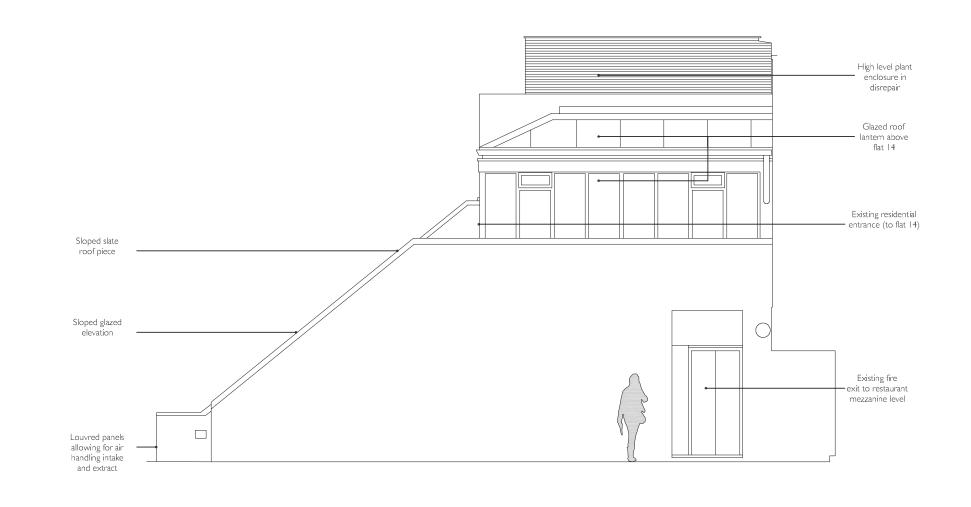


Further improvements to the existing roof top plant will be undertaken.

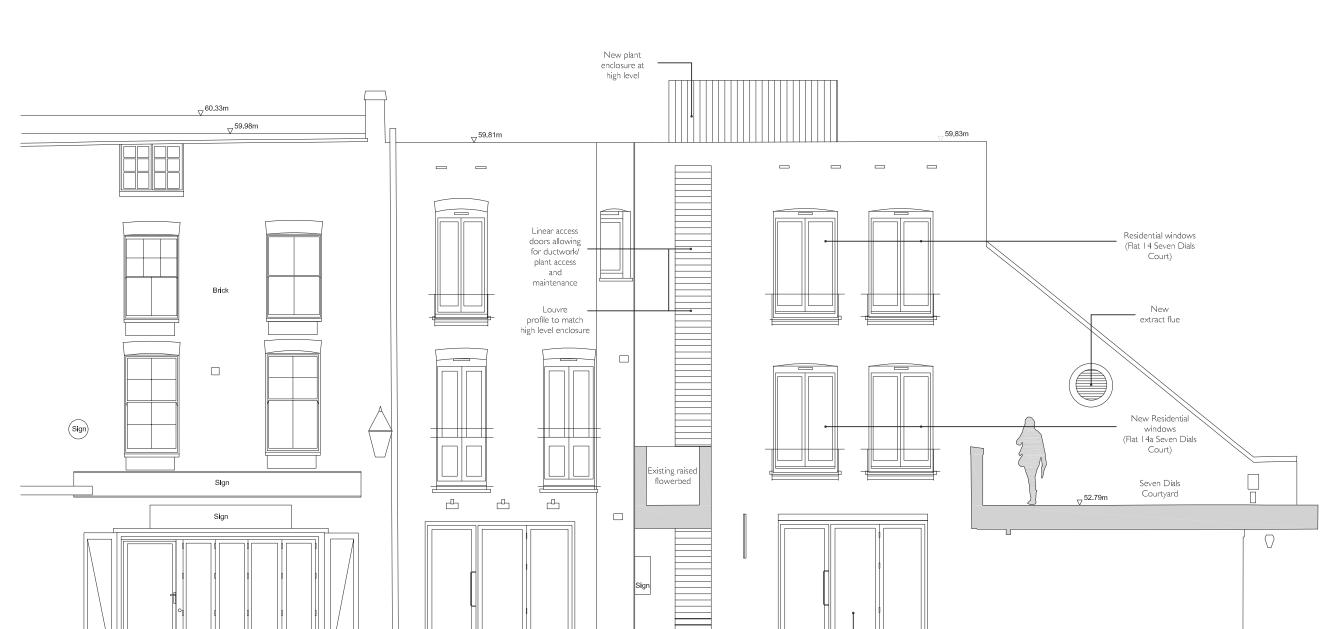
EXISTING PHOTOGRAPHY





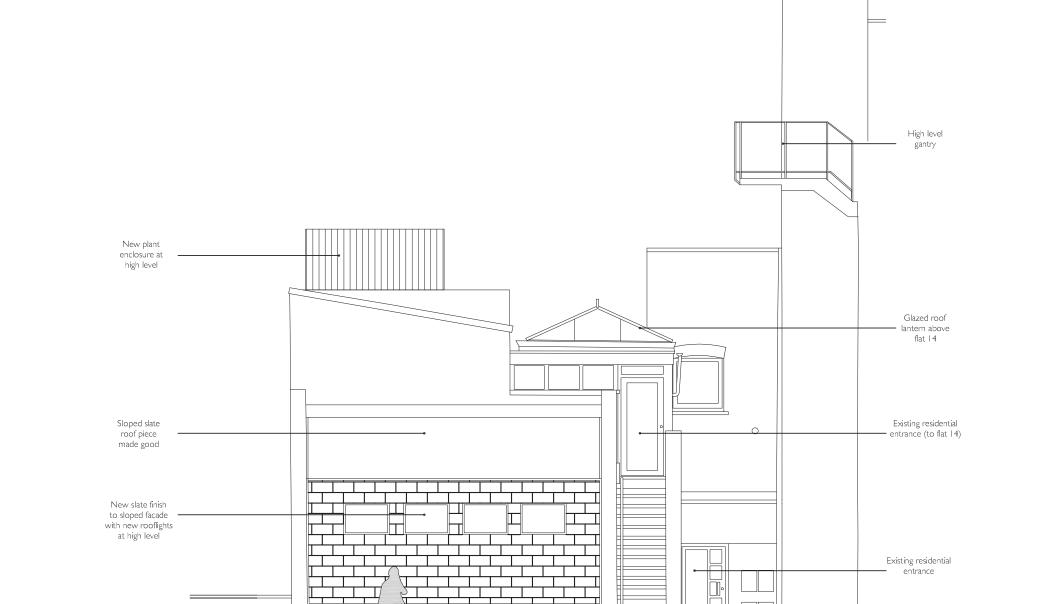


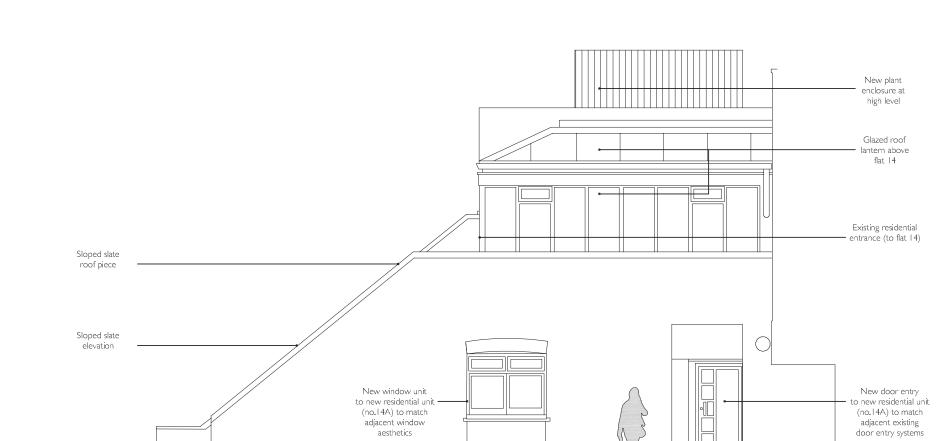
EXISTING ELEVATION A-A



EXISTING ELEVATION B-B

### EXISTING ELEVATION C-C







New louvred panels allowing for air handling intake and extract

**PROPOSED ELEVATION B-B** 

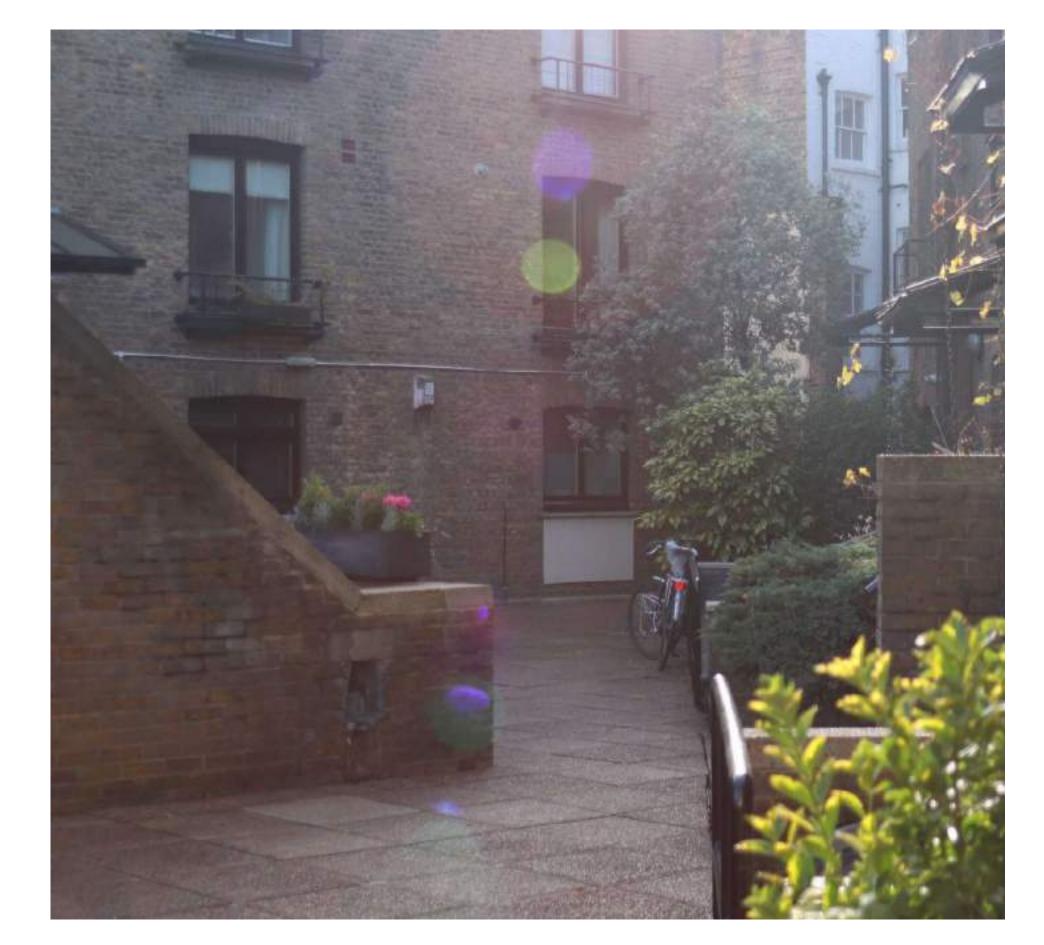
Louvred panels allowing for air handling intake and extract

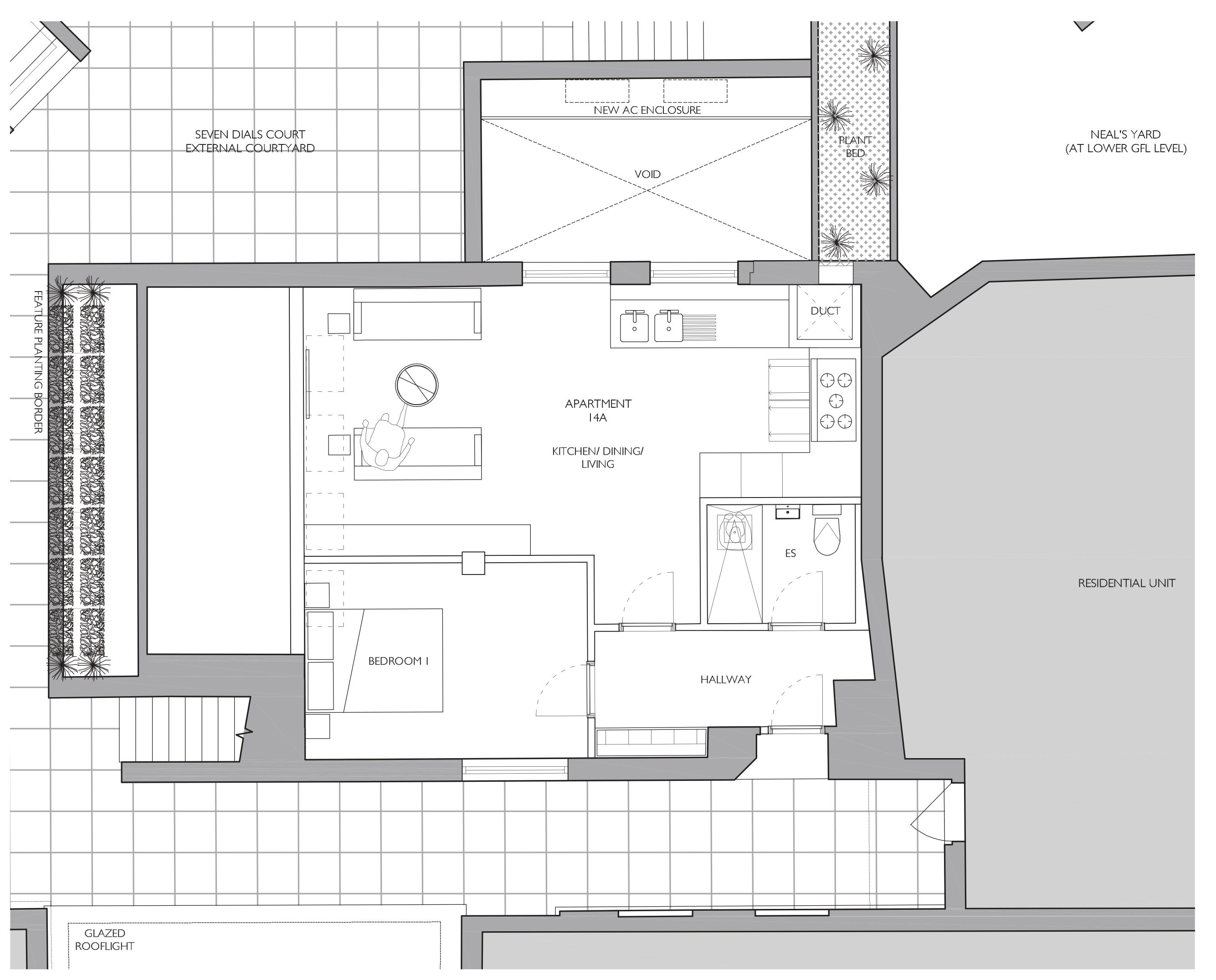
RESIDENTIAL UNITS SEVEN D

**PROPOSED ELEVATION C-C** 

## PROPOSED ELEVATION A-A

EXISTING PHOTOGRAPHY

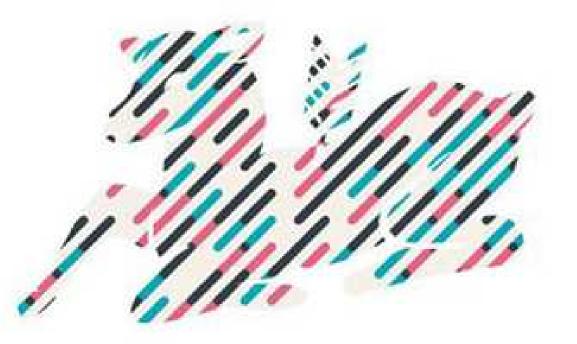




EXISTING PHOTOGRAPHY

### PROPOSED APARTMENT FLOOR PLAN







# LANDSCAPING UPGRADES

As part of the wider proposals, the first floor level external space will be improved with new landscaping.

This will include new and upgraded planting containers, improved external lighting, and upgrading of existing services to all be fully screened and acoustically attenuated.







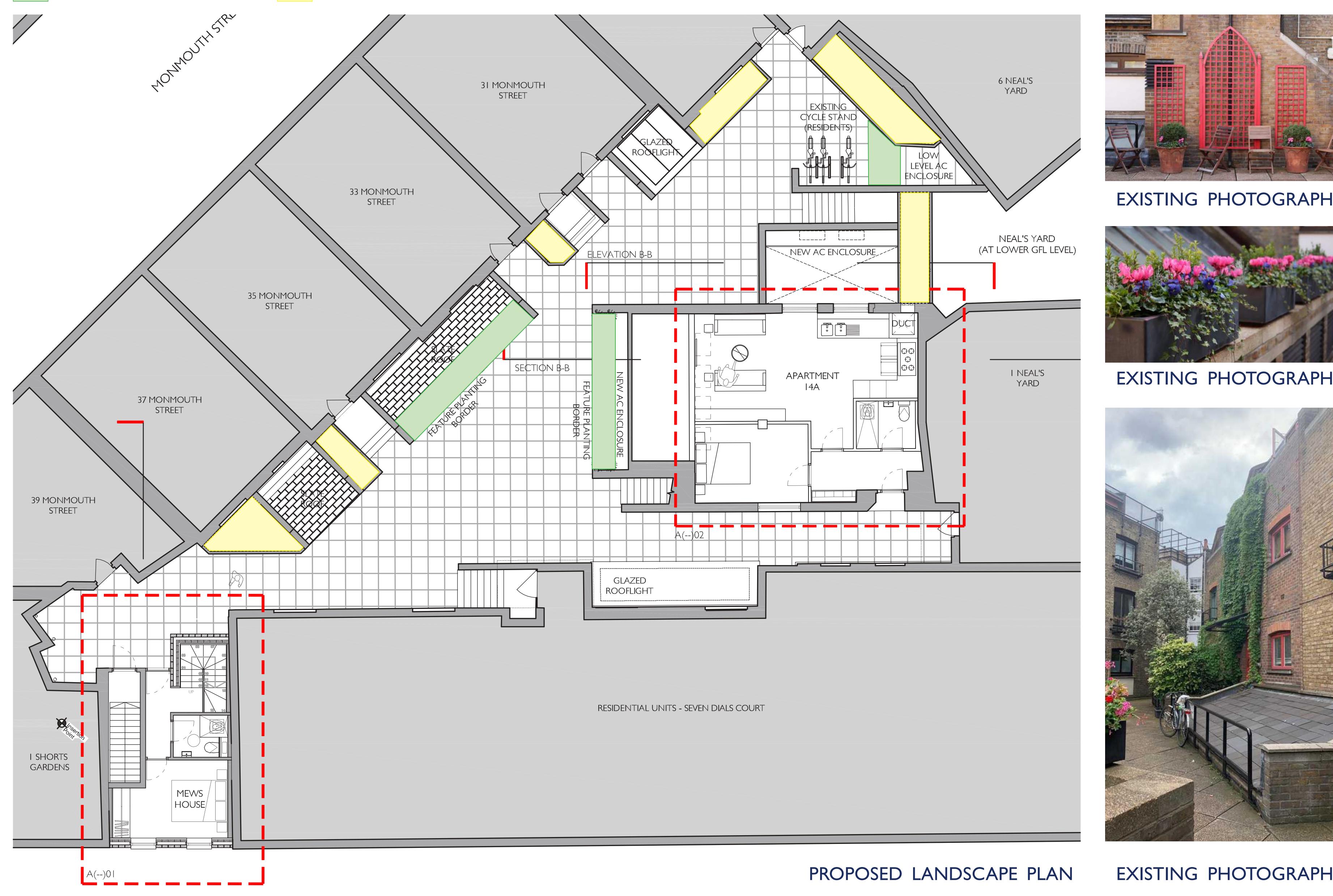
ARTISTIC IMPRESSION (PROPOSED)



EXISTING PHOTOGRAPHY

ARTISTIC IMPRESSION (PROPOSED)

### EXISTING PLANTING BED NEW PLANTING BED

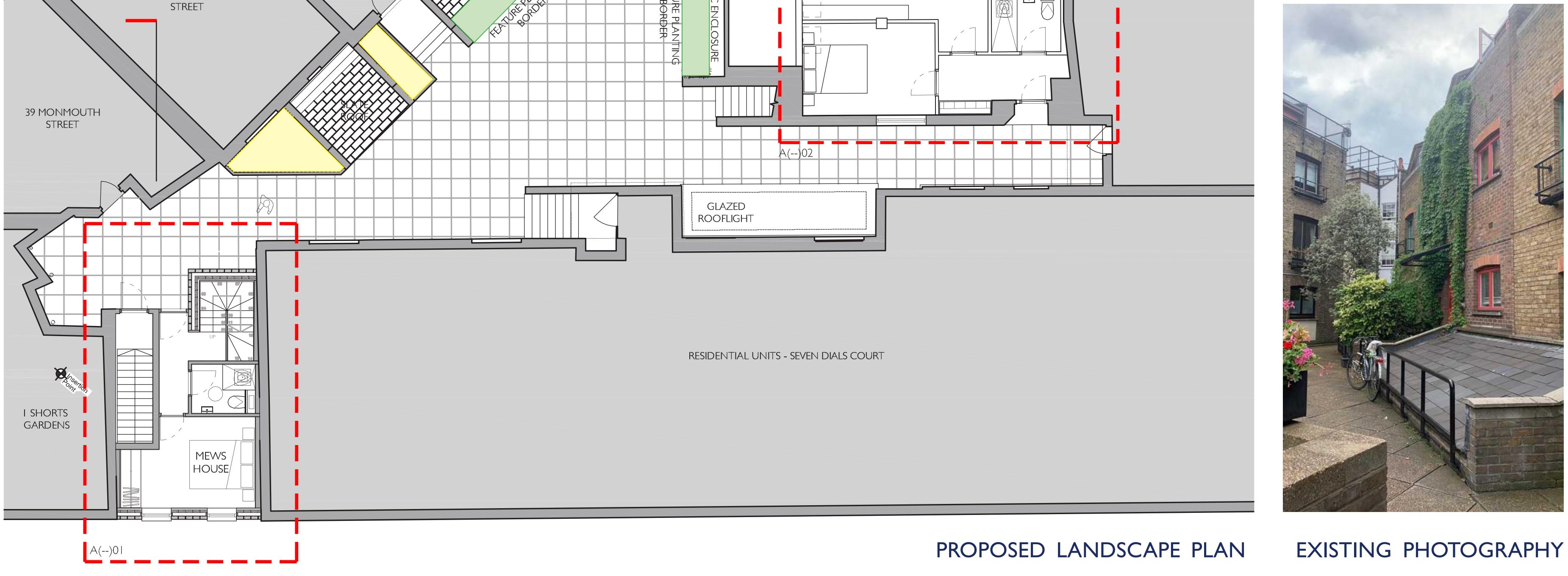




### EXISTING PHOTOGRAPHY



## EXISTING PHOTOGRAPHY









# COMMERCIAL UPGRADES



The scheme seeks to rearrange the internal layouts of the existing commercial units at 3-11 Shorts Gardens which consist of poor layouts and services.

The proposal includes the creation of three shopfronts along Shorts Gardens to allow access to newly reconfigured retail and restaurant units. A new access opportunity will be created to the rear passageway between Monmouth Street and Neal's Yard and improve the area.

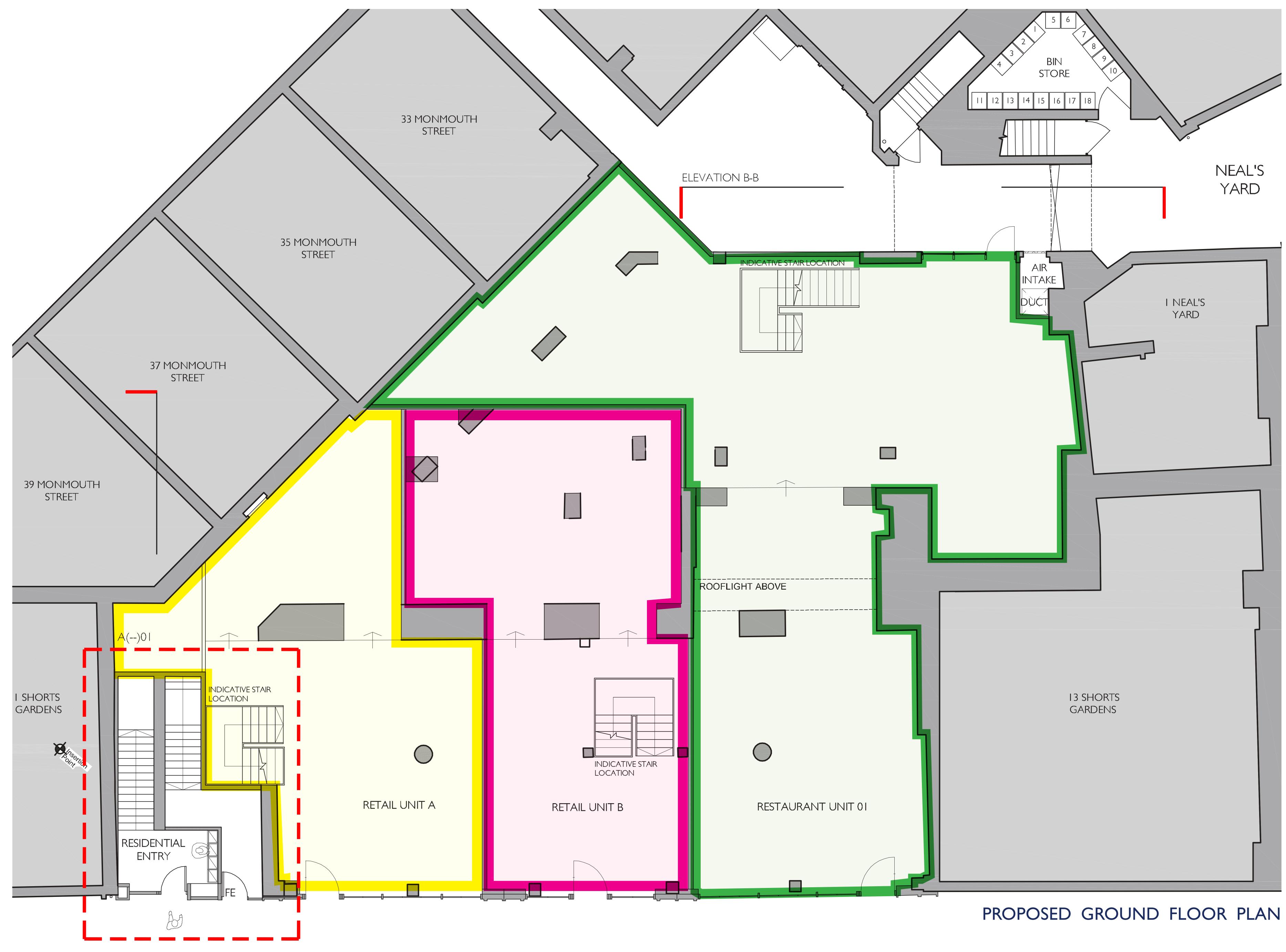
There is also a faux 'shopfront' proposed to the existing restaurant entrance (Souk) housing residential entrance within.

All services will be upgraded and replace the

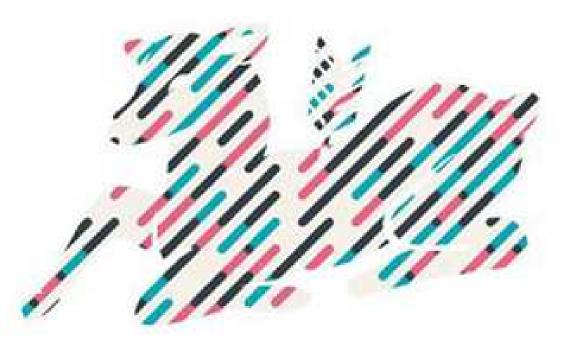
### PROPOSED SHOPFRONTS FACING SHORTS GARDENS



### PROPOSED SHOPFRONTS ARTISTIC IMPRESSION







# WIDER IMPROVEMENTS

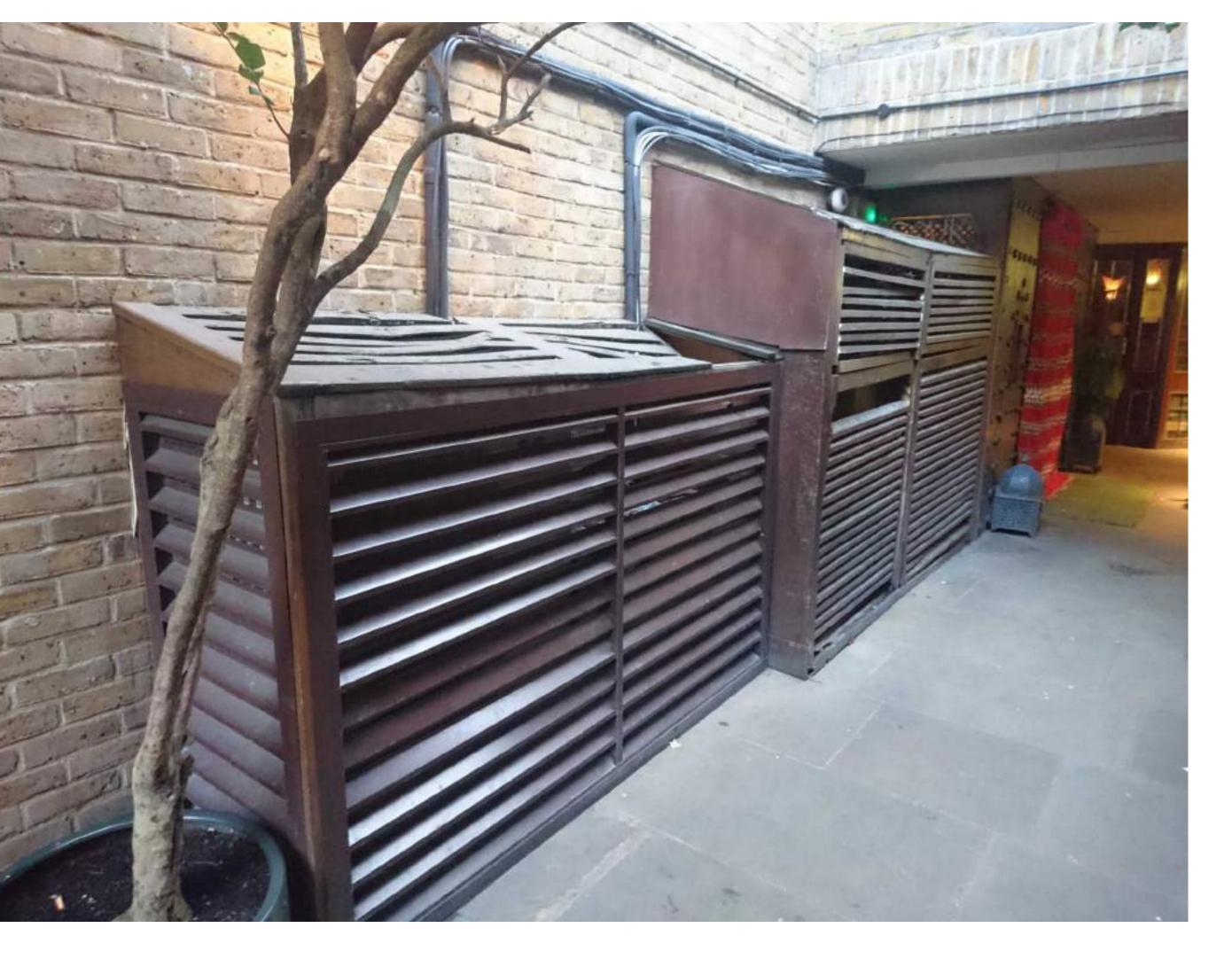


## PROPOSED GROUND FLOOR PLAN

## PROPOSED LOWER GROUND FLOOR PLAN

The proposal will also include a number of wider site improvements:

- Increased residential bin and recycling allowance;
- Residential units to have a dedicated cycle store;
- Reconfigured commercial units to have a dedicated bin store;
- Reconfigured commercial units to have a dedicated cycle store;
- All existing services equipment currently exposed to be omitted, rationalized or enclosed. Improved user experience through link passageway between Neal's Yard and Monmouth Street.





UNSIGHTLY PLANT ENCLOSURES

### EXPOSED MECHANICAL EQUIPMENT

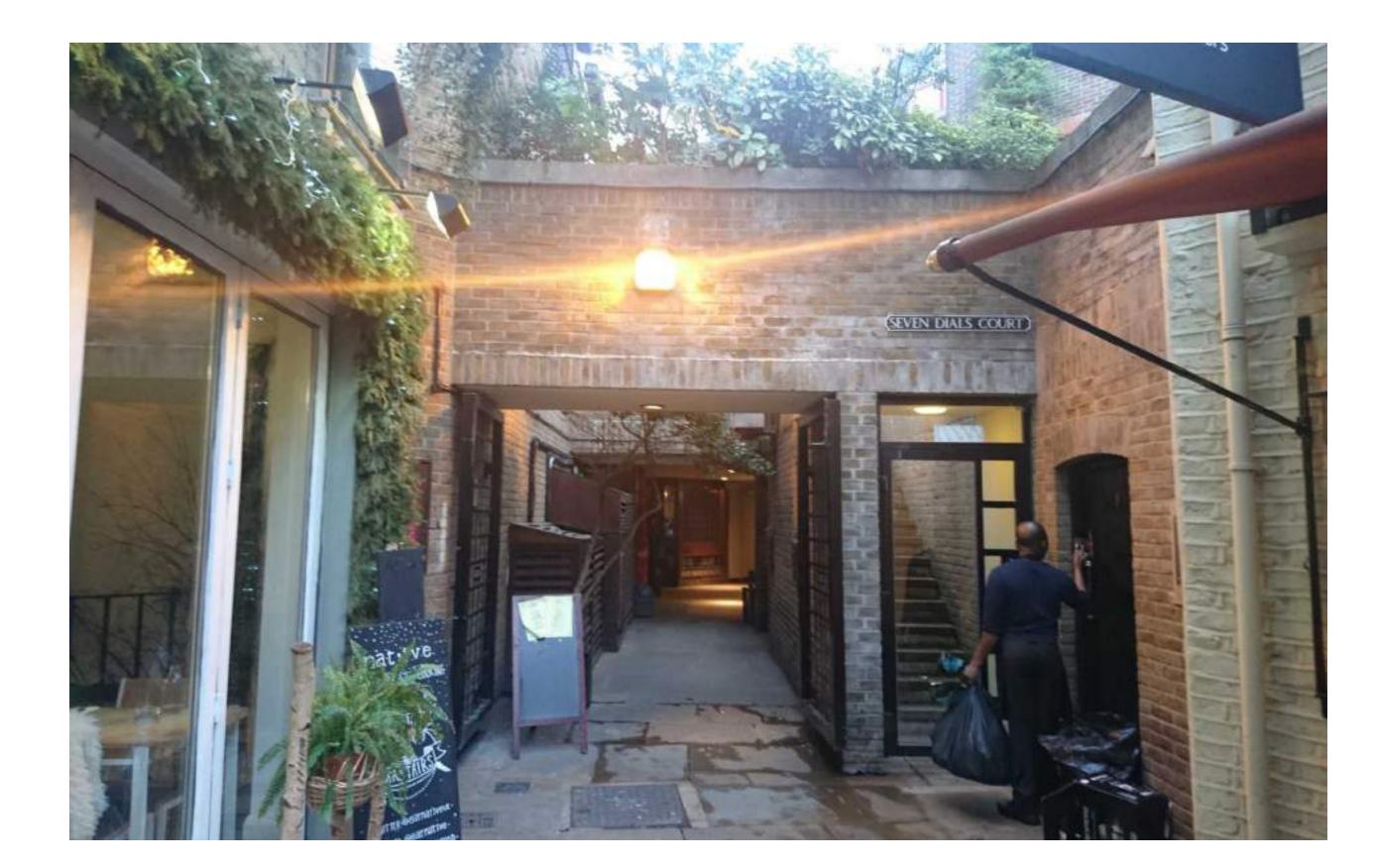


### POOR SENSE OF ENCLOSURE TO SEVEN DIALS COURT POOR UNSECURE ENTRANCE WAY

### EXISTING LANDSCAPING POCKETS









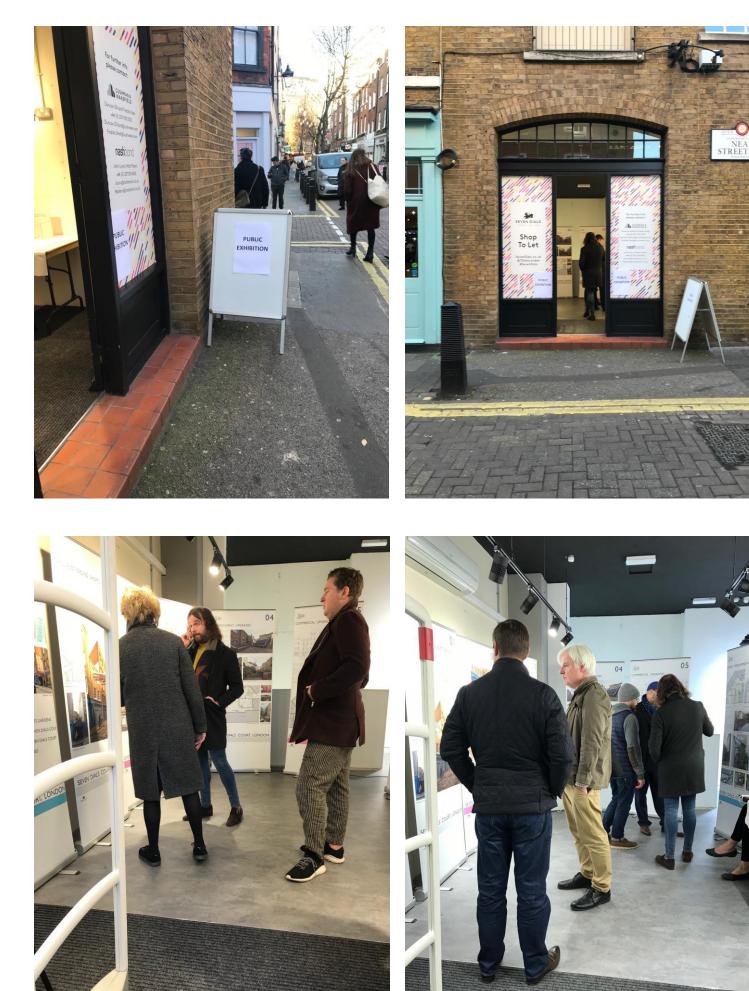
AC UNITS TO BE UPGRADED



H&S ASPECTS IN NEED OF ADDRESS

EXISTING REFUSE IN NEED OF IMPROVEMENT





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