

Design and Access Statement

7 UPPER ST MARTIN'S LANE

Seven Dials
7 Upper St. Martin's Lane
London
WC2H 9DL



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Site Address:
Seven Dials
7 Upper St. Martin's Lane
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1.0 INTRODUCTION

1.1 Introduction

This design and access report relates to the listed building application to refurbish and reconfigure the premises at 7 Upper St Martin's Lane, London, WC2H 9DL.

1.2 This Design and Access Statement is to be read in conjunction with all drawings and supporting documents submitted as part of the application for listed building consent.

1.3 This listed building consent is made on behalf of the shop tenant / leaseholder. The purpose of this application is to present an appropriate and sensitively considered design solution for a number of amendments to the building as set out in the design sections of this report.

2.0 POLICY CONTEXT

2.1 Policy Context

Policy context taken from "Conservation Area Statement for Seven Dials (Covent Garden)".

DESIGN

SD2 The Conservation Area has a long history of development which is demonstrated in the variety of styles which are juxtaposed within it. The last twenty years has seen the development of a successful combination of refurbishment and modern design, reflecting the dynamic changing character of the area, located in a unique historic context. Appropriate design for the Conservation Area can reflect both the historic and the modern context and both traditional and contemporary materials may be appropriate.

LISTED BUILDINGS

SD3 Under Section 7 of the Planning (Listed Buildings & Conservation Areas) Act 1990, listed building consent is required for demolition of a listed building, and for any works of alteration or extension which would affect its character as a building of special architectural or historic interest. Even cleaning or repainting a facade may require listed building consent. The requirement for listed building consent is distinct from the need for planning permission and 'permitted development' rights do not apply to listed building consent.

MATERIALS AND MAINTENANCE

SD7 In all cases, existing/original architectural features and detailing characteristic of the Conservation Area should be retained and kept in good repair, and only be replaced when there is no alternative, or to enhance the appearance of the building through the restoration of missing features. Original detailing such as door/window pediments and finials, timber shopfront facades, iron balustrades, timber framed sash windows, doors, where retained 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.

MATERIALS AND MAINTENANCE CONTINUED

SD9 Generally routine and regular maintenance such as unblocking of gutters and rainwater pipes, the repair of damaged pointing, and the painting and repair of wood and metal work will prolong the life of a building and prevent unnecessary decay and damage. Where replacement is the only possible option, materials should be chosen to closely match the original. Generally the use of the original (or as similar as possible) natural Seven Dials - (Covent Garden) 27 materials will be required, and the use of materials such as concrete roof tiles, artificial slate and PVCu windows would not be acceptable.

SHOPFRONTS / ADVERTISEMENTS

SD17 The installation of a new shopfront and most alterations to the existing shopfront will need planning permission. The installation of external security shutters also requires planning permission. SPG contains more detailed advice on the design of shopfronts and signage.

SD18 There are many historic shopfronts dating from the late 18th and 19th century and a number of well designed modern shopfronts. Proposals for 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. Any shopfront of historic interest or architectural quality should be retained and if necessary repaired and the loss of those shopfronts identified under Shopfronts of Merit and any other historic/original shopfront will be strongly resisted. The restoration of wide shopfront entablatures will be welcomed as these can provide planting. Shopfronts that are considered to be out of character with the building or the area generally should be replaced with new shopfronts that are appropriate to the building and enhance the appearance of the Conservation Area.

SD19 Similarly shop signage should be appropriate for the Conservation Area, respecting the proportions of the shop frontages, and maintaining the division between units and reflect the plot widths of buildings. Internally illuminated box signs are unacceptable and generally signage should be non-illuminated or externally illuminated. Signage will usually consist of one fascia sign and one projecting sign. Shop signs should not normally be above ground floor level.

3.0 SITE AND CONTEXT APPRAISAL

3.1 Site Location

The site is located on the junction of Tower Street and Upper St Martin's Lane.

3.2 Site Description

The building footprint forms an irregular corner plot of approximately 88m². Accommodation includes a shop front at ground level with additional floor space at basement level.

3.3 Surrounding Area

The site falls within the Seven Dials (Covent Garden) Conservation area. There are a wide variety of building uses in the immediate area including restaurants, cafes and retail.

3.4 Listed Building Details

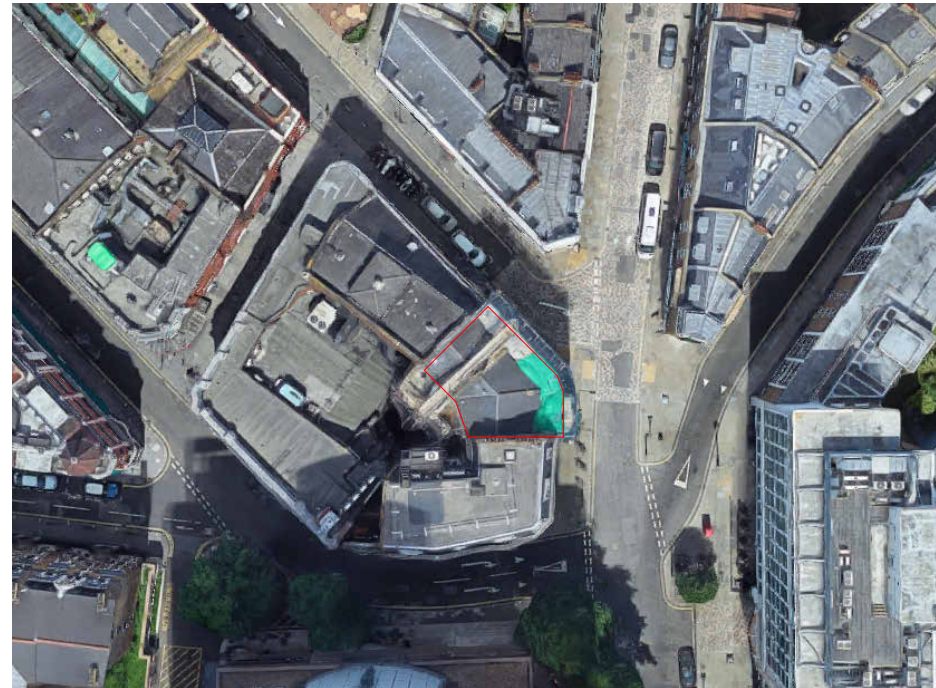
Borough - Camden

TQ3080NW TOWER STREET 798-1/108/1651 (South West side) 15/01/73
No.18 North Wing

GV II

Shop with accommodation over forming part of Guild House, No.18 (qv). C19 earlier. Yellow stock brick. Stucco cornice and blocking course. Shop front with pilasters and consoles carrying cornice. Shop window and doorway altered. House doorway with fanlight and panelled door. Gauged flat brick arches to recessed sash windows with original glazing bars.

INTERIOR: not inspected.



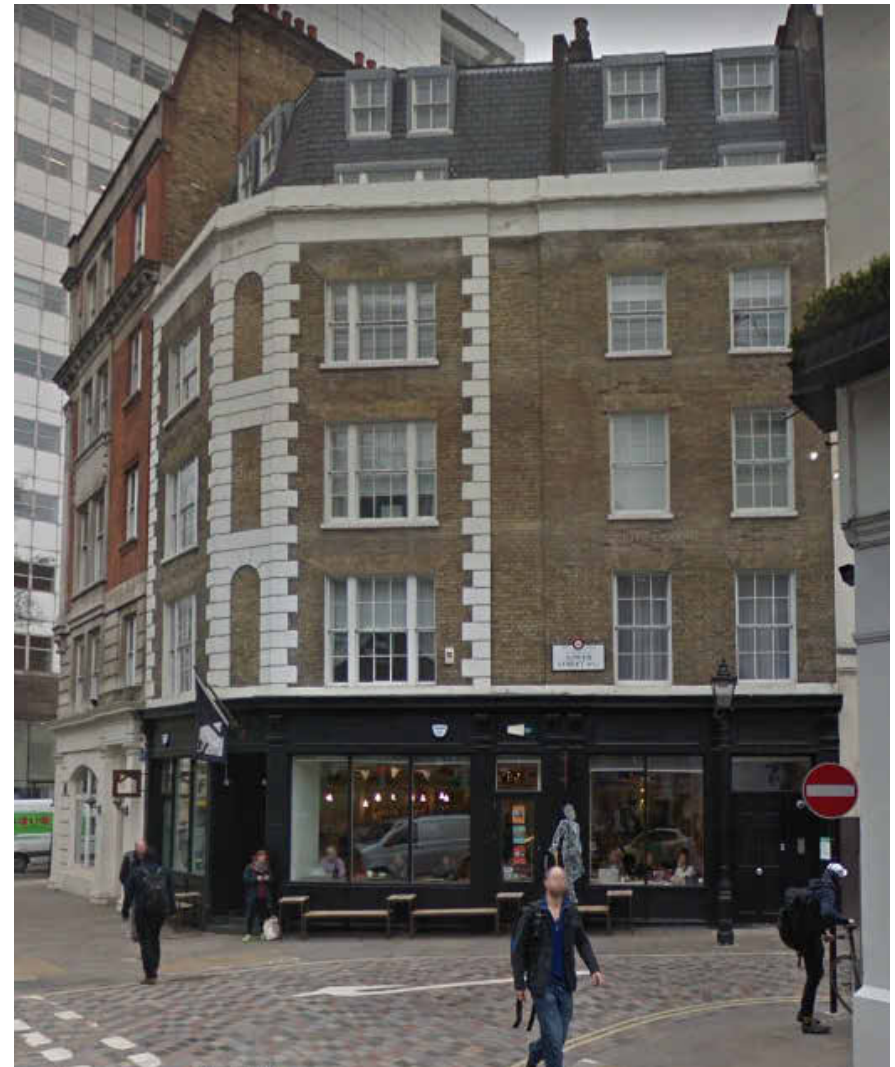
7 Upper Saint Martin's Lane Aerial Photograph

3.0 SITE AND CONTEXT APPRAISAL

3.1 Existing Photographs



View from Shelton Street



View from Monmouth Street

4.0 DESIGN

4.1 Design

Design proposals include:

- 1 - Removal of 2 unused doors to shop front and replacement with stall risers and windows to match existing.
- 2 - Repair and remedial works to the shop front with new Farrow and Ball Pointing paint finish.
- 3 - Installation of 4 x new awnings to the shop front.
- 4 - Removal of existing staircase and replacement with new crafted timber staircase.
- 5 - New tile flooring to ground floor and entrance steps.
- 6 - New resin floor to basement.
- 7 - Removal of existing WC's and relocation within the basement.
- 8 - New 700 x 700mm opening created in wall to provide service hatch.

4.2 Use

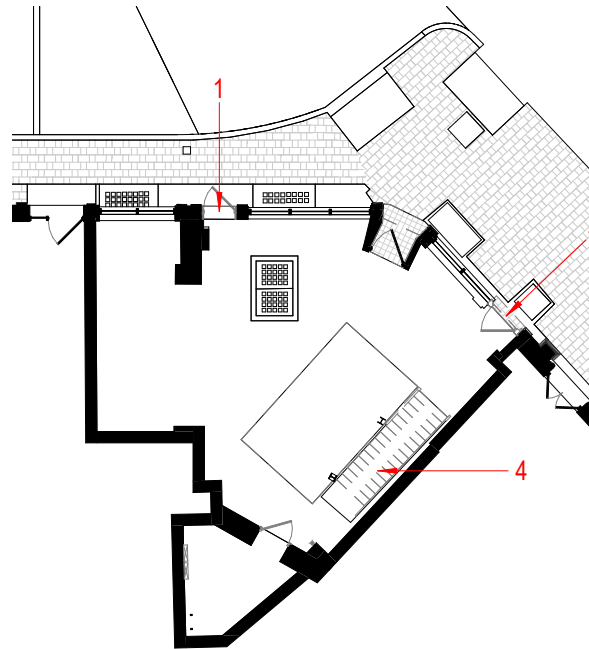
The site will remain as existing, A1 Shopping use.

4.3 Amount

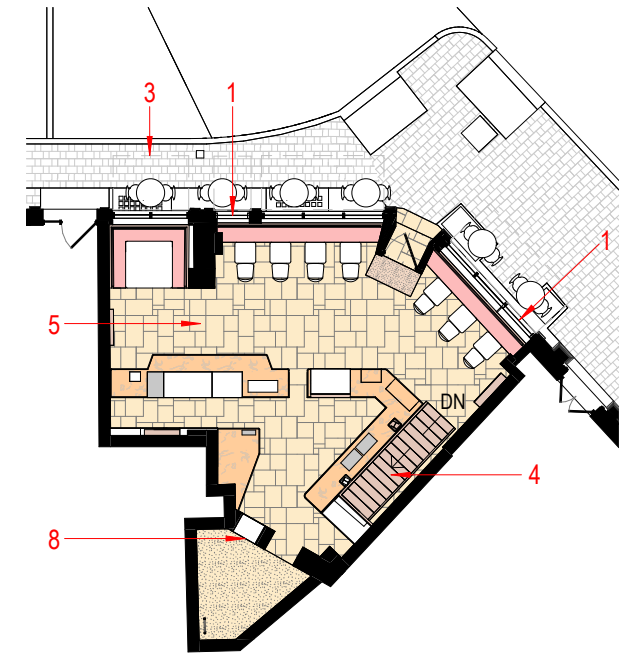
No new additional accommodation

4.4 Layout

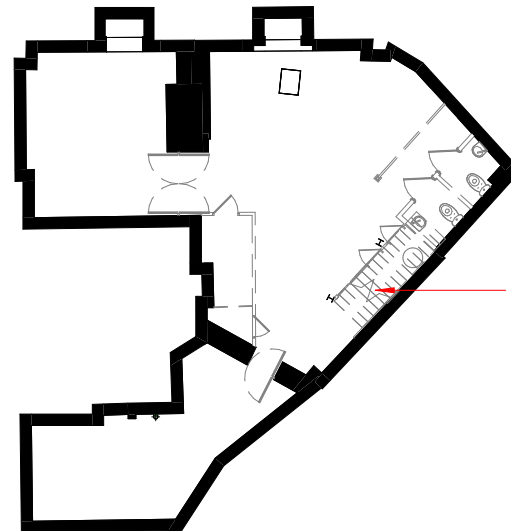
The proposed layout seeks to maximise the full potential of the site by reconfiguring the internal layout to suit increased footfall. The relocation of the basement WC's seeks to establish a more discreet location away from the primary seating areas.



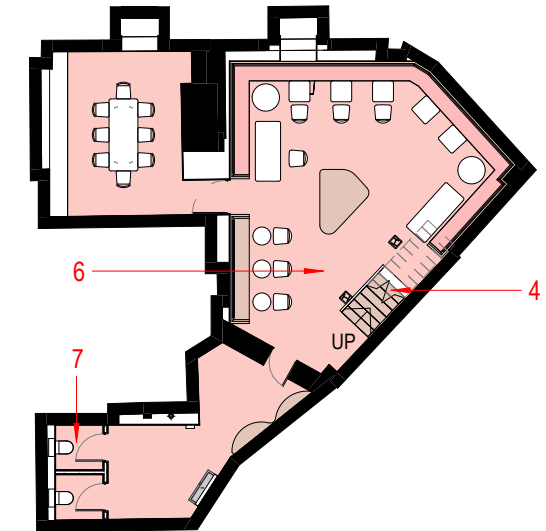
DEMOLITION GROUND PLAN



PROPOSED GROUND PLAN



DEMOLITION BASEMENT PLAN



PROPOSED BASEMENT PLAN

4.0 DESIGN

4.5 Scale

No proposed scale changes.

4.6 Appearance

The proposals are sensitive to the existing character and appearance of the area. The choice of materials and material colour is sympathetic to the existing building.

4.7 Access

There are no proposed changes to existing footpaths or roads. The removal of the 2 existing doors will comply with Building Control and a compliant fire strategy.

4.4 Parking

No alterations to parking conditions.



DEMOLITION EXTERNAL ELEVATION 1



PROPOSED EXTERNAL ELEVATION 1



DEMOLITION EXTERNAL ELEVATION 2



PROPOSED EXTERNAL ELEVATION 2

5.0 CONCLUSION

5.1 Conclusion

The proposed scheme has been developed with careful consideration of the existing context and local planning policies. It is believed that the design of the development is of a high quality, and the design, appearance and choice of materials have been carefully considered in arriving at the submitted scheme.

In summary, we feel that this proposal:

- Is a highly positive enhancement to the building.
- Is an efficient use of the site.

The support of the local planning authority is respectfully requested in granting listed building consent for this application.