



82 NEAL STREET, WC2

PLANNING
APPLICATION
DESIGN AND
ACCESS
STATEMENT

OCTOBER 2022

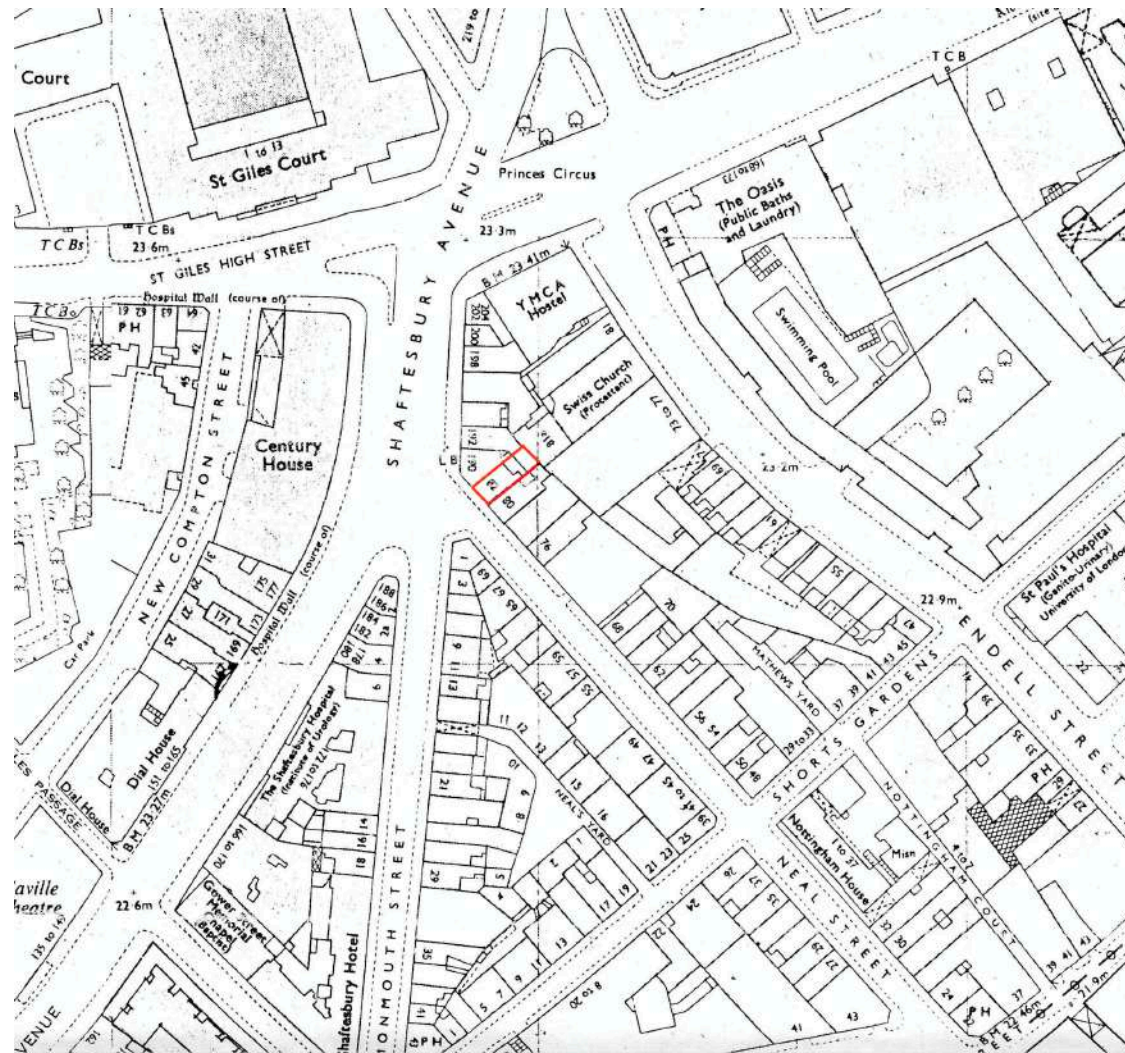
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Planning Application Design & Access Statement for 82 Neal Street, London WC2:

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1. Context, Background and Site description



Site Location

1.1) The building is located at the northern end of Neal Street on the east side where it adjoins Shaftesbury Avenue. No. 82 is a terraced house and is owned by the Punjab Restaurant who also own the adjoining properties number 78 and 80. The restaurant purchased No. 82 in 1984 having previously bought No. 80 in 1976 (having occupied the building since 1951). The building abuts No. 190 Shaftesbury Avenue located on the junction between Neal Street and Shaftesbury Avenue.

1.2) The property is located within the Seven Dials Conservation Area and is not listed although its neighbour No.80 has a Grade II listing as does No. 78. The Seven Dials Conservation Area Statement states:

"Many of the properties retain the original 17th century plan form but had their facades re-constructed in the early 19th century and panelling replaced. Their narrow width give a character and rhythm to the street. The original terraced houses on Neal Street are four storeys and basement in yellow stock brick with red brick arches and date from the late 18th century to the early 19th century: Nos.27-37, 61, 64, 78, 80, are listed Grade II" (Seven Dials Conservation Area: Sub Area One - Neal Street (p12)).

1.4) It is worth noting that the Conservation Area Statement does not include No.82 Neal Street as making a positive contribution to the character and appearance to the area, although its proportions and the fact that it is a terraced property common to the whole street implies that it compliments the street scene.

1.5) The facade of No. 80 has been altered over time and the original timber windows have also been replaced by Crittall type metal windows. The roof has also been reconfigured over the years (as is evident from the attached photographs of the party wall adjoining 190 Shaftesbury Avenue - refer to Image 8) and clearly is not the original structure being a single pitched roof with interlocking concrete tiles and has no architectural merit in form or in materiality.

1.6) The rear elevation of No.82 also has window openings which have been altered and as like the street elevation, has metal Crittall style windows.

2. Relevant Planning Policy

2.1) Before the proposed design is discussed in detail contained later on in this document, the relevant Council policies concerning roof extensions are set out below. It is considered that the proposals comply with these policies.

2.2) The relevant policies in Camden's Local Plan (2017) are:

2.3) Policy D1 Design policy states that 'The Council will seek to secure high quality design in development' (7.1) that a development 'respects local context and character (7.1a)', needs to 'preserves or enhances the historic environment and Heritage assets in accordance with Policy D2 Heritage (7.1b), needs to 'comprises details and materials that are of high quality and complement the local character (7.1e)' and 'integrates well with the surrounding streets.....and contributes positively to the street frontage.'

2.4) Policy D2 Heritage policy states that the 'Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets. (7.41)'

2.5) In addition, Camden's Supplementary Planning Guidance (CPG) 2021 'Design' planning guidance document paragraph 1.6 states that 'new developments respond positively to the historic environment in Camden to contribute to its sense of place'. Paragraph 2.10 expands on this requirement stating that a scheme should respond to the 'context and character' of its environment, responding 'positively and sensitively to the existing context' and that the development should 'integrate with the existing character of a place building and its surroundings'.

2.6) Paragraph 2.11 states that that the design should understand and respond to its context, 'carefully responding to the scale, massing and height of adjoining buildings on the site and other buildings immediately and in the surrounding area, and any strategic or local views, vistas and landmarks. This is particularly important in conservation areas.'

2.7) Paragraph 2.14 sets out the importance of materials which 'should form an integral part of the design process and should be contextual as 'texture, colour pattern and patina of materials can influence the impact and experience of buildings users and the wider townscape.' It further states that the design should 'respond to 'existing heritage assets and features by relating to the character and appearance of the area particularly in Conservation Areas.'

2.8) With regard to roofs, paragraph 5.13 sets out that 'additional storeys, mansards and other roof alterations are likely to be acceptable where 'good quality materials and details are used and the visual prominence, scale and would be appropriate having regard to the local context' and where 'There is an established form of roof addition or alterations a group of similar buildings and where continuing the pattern of development would be a positive design solution, eg. helping to reunite a group of buildings or townscape'. Also where 'alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form.'

2.9) The Seven Dials Conservation Area Statement in section SD25 acknowledges that there are 'limited opportunities for roof extensions as alterations to the roofscape could adversely affect the character of the Conservation Areas' however 'the retention or reinstatement of any architecturally interesting features and characteristic decorative elements such as parapets, cornices and chimney stacks and pots will be encouraged (SD25a)'. It also advises that 'all external works should be carried out in materials that match as closely as possible in colour, texture and type to those of the original building or are common in the area'.

2.10) SD26 also sets out the acceptability of roof gardens (there is a roof terrace included in the attached proposals) stating that they 'can be an opportunity for external space' provided they can be 'successfully concealed' and that 'consideration should be given to overlooking and the impact on long views in particular.'

2.11) It is our view that the pre-application proposal described below and shown in detail in the attached drawings, responds to the design criteria set out in Camden's Policy requirements in the Local Plan as well as Camden's Supplementary Planning Guidance. The design approach of the proposed roof extension is predicated on respecting its context and to be compliant to Council policy guidance.

3. Relevant Planning History

3.1) Listed Building permission was given by the Council in 1983 (following appeal - the original application number was P14/24/L/35973 and the appeal submission was P14/24/13/36522) to make an opening between 80 and 82 at ground level of the property to allow the change of use of the basement and ground floor from retail to restaurant use.

3.2) A planning application for the alteration of the existing shopfront of the property was made in 1985 (Ref. 8500401) Planning permission being granted.

3.3) Applications for the Punjab restaurant were made for 78, 80 and 82 in 2000 for change of use for the rear basement and part ground floor of 78 Neal Street from retail to provide additional seating and storage for the restaurant (Ref. PSX0005434) and in 2001, when planning and Listed Building applications were made for the forming of new openings and infilling of existing openings to the rear of No. 78 - 80 at ground and basement levels only (Ref. LSX0104140). Permission was granted for both applications and neither applications directly effected the upper floors of No. 82.

3.4) An application was made in 2021 for Listed Building Consent for internal alterations to the first floor of No. 80 (Ref. 2012/2240/L) including a new opening between the front and rear room, re-instatement of shutters and other repairs. Listed Building Consent being granted.

4. Proposal Description

4.1) The proposal that forms this pre-application is to provide a larger self contained family flat on the third floor by way of constructing a fourth floor within a traditional mansard roof form. These proposals are detailed in the following drawings which are included with this pre-application submission:

Drawing NS82/P/LP01: Location Plan

Drawing NS82/EX01: Existing Basement & Ground

Drawing NS82/EX02: Existing First to Third Floors

Drawing NS82/EX03: Existing Roof Plan

Drawing NS82/EX04: Existing Neal St Elevation

Drawing NS82/EX05: Existing Rear Elevation

Drawing NS82/EX06: Existing Sections

Drawing NS82/P/10: Proposed Basement & Ground

Drawing NS82/P/11: Proposed First & Second Floors

Drawing NS82/P/12: Proposed Third to Roof Plans

Drawing NS82/P/13: Proposed Front Elevation

Drawing NS82/P/14: Proposed Rear Elevation

Drawing NS82/P/15: Proposed Sections



Photograph of 82 Neal Street and adjacent No.80 taken circa 1950s. Note the first Punjab restaurant occupying the ground floor of No. 80.

4.2) In addition, the proposal will significantly enhance the historical nature of the Conservation Area by removing the existing incongruous Crittall style metal windows to the street elevation and replacing them with traditional timber sliding sash windows in accordance with the requirements of Council Policy D1 as discussed earlier.

4.3) On the ground floor of No.82 Neal Street is restaurant seating which is connected to additional seating in Nos. 80 and 78 and in the basement of No. 82, there is ancillary kitchen accommodation. At first floor level of No. 82 Neal Street, there is an office and staff toilet facilities, which is connected to No. 80 by way of an opening in the party wall between 80 and 82 Neal Street.

4.4) At both second and third floor levels of 82 Neal Street, there are two self contained studio flats with separate kitchen and bathrooms.

4.5) The proposal is to improve 82 Neal Street by converting and extending the existing flat at third floor level into a two storey maisonette. The existing flat is currently a bedsit and provides only limited and restricted space. The attached proposals would substantially improve the accommodation and make the bed sitter into a family sized dwelling with additional sleeping provision which is separate from the living spaces. The provision of new family sized accommodation is encouraged in Camden's Local Plan.

4.6) In order to form the new upper floor of the dwelling, the existing but not original pitched roof would be demolished (which currently contains a roof void and with no internal accommodation due to the limited headroom available) and replaced with a traditional mansard style roof to the street elevation which would contain the upper floor accommodation of the extended third floor dwelling. This roof form would enhance the visual appearance of the building from the public realm.

4.7) The party walls between the property and the adjacent 190 Shaftsbury Avenue and 80 Neal Street and nos. 82 and 80 would be required to be built up to allow the traditional roof form profile of the new flat top mansard roof as detailed in the proposed drawings that accompany this pre-application. The neighbouring property 190 Shaftsbury Avenue is almost one storey height taller than No. 82 and therefore the addition of a mansard to this property would sit comfortably in terms of mass and scale to its neighbour, especially as the mansard would be set behind the existing parapet wall in traditional style. The mansard would be finished in the traditional palette of materials with timber sash dormer windows, lead roofing to the flat upper part of the roof and slate to the steep (70 degree) pitched lower section.

4.8) The entrance to the new maisonette be located at the second floor landing of the existing stairwell to ensure that the dwelling complies with Building Control requirements concerning escape in case of fire.

4.9) The third floor of the maisonette would contain two bedrooms with a large two person bedroom to the front of the flat (currently the bed sitting room of the existing 'studio' flat) with a smaller one person bedroom to the rear and a bathroom will be introduced between the two bedrooms. A new private stairwell located over the existing stairs would lead up to the new fourth floor within the proposed new mansard roof of the maisonette.

4.10) The fourth floor would contain a large light and airy Living/Dining/Kitchen area (24.5sqm in area) and would have access directly out onto a private terrace providing amenity space to the maisonette (5.1sqm). The location of this terrace will not cause any overlooking issues with neighbouring residential properties and will not adversely affect the amenity of nearby residential accommodation which is over 14m distant, or shielded by adjacent properties.

4.11) The Council's pre-application letter dated 2nd August states that 'The balcony is small and subordinate to the host building, and situated to the rear which is appropriate (please note that the pre-application is described in more detail below). It would provide an amenity space for residential occupiers who do not currently benefit from any private outdoor amenity areas. Thus in general the balcony would be acceptable in principle subject to balustrading details.' Accordingly the balcony has been designed to include vertical metal railings with a horizontal rail at the top in accordance with the recommendations of the letter.

4.12) As with the existing arrangement, the proposed maisonette would be accessed from the existing stairwell. Additional alterations to meet the requirements of Building Control would be implemented including a new lobby at the rear of the ground floor hall which would provide additional fire separation between the basement restaurant ancillary areas. In addition, an automatic fire detection and alarm would system would be linked between the restaurant and its ancillary areas and the housing accommodation. These internal alterations would not effect the external appearance of the building.

4.13) Please note that the existing incongruous metal crittall style windows to the front facade will be removed and replaced with traditional timber sliding sash windows which would be in keeping with the original terraced house prior to second world war bomb damage.

4.14) On the rear elevation, the architecture of the proposed roof mansard is more playful in the context of the hotch potch of styles, materials and window proportions and materials to this face of the building with a modern dormer window providing natural light to the stairwell, with metal cladding proposed to the vertical sections of the traditional mansard roof which has been 'cut away' to form the roof terrace with large metal framed doors and glazing leading from the living area to the terrace to flood the living area with natural daylight.

5. Pre-Application Submission

Pre-Application (Council Reference 2022/0503/PRE)

5.1) Prior to the submission of this planning application, pre-application advice was sought from the Council.

5.2) A pre-application was submitted to the Council by Monahan Blythen Hopkins Architects on January 4th 2022 and following a meeting with the planning officer Amy Ly and conservation officer Colette Hatton on 31st March, a pre-application advice letter was subsequently issued by the planning department on 2nd August 2022.

5.3) Following consideration by the officers, the letter concluded that:

The proposed mansard roof extension would be subordinate and sympathetic to the roof slope and conservation area. There would be minimal amenity issues such as light spill and overlooking. The mansard roof extension and balcony would be acceptable overall in terms of bulk, design, size and siting. The proposed replacement windows to the front would enhance the character and appearance of the conservation area and respect the host building and neighbouring listed building. The proposed development is not considered to raise any additional significant neighbouring amenity concerns. Subject to the above-mentioned comments about detailed design being addressed within any future submitted scheme, it is considered that the proposed development is in general accordance with policies A1, D1, D2 of the Camden Local Plan 2017.

5.6) The supportive pre-application letter clearly states that the proposed roof extension is 'subordinate and sympathetic' to both the roof form as well as the conservation area and would be acceptable 'in terms of bulk, design, size and siting.'

5.7) Please note that the attached scheme for a full planning application also takes cognisance of the pre-application advice received from the planning and conservation officers in that the proposed mansard roof will be finished in Welsh slate tiles and that in place of the glazed panels to the proposed balcony balustrading shown in the original pre-application, the attached planning application drawings show vertical metal railings with a horizontal railing on the top in accordance with the officer's recommendations.

5.8) The Council's pre-application letter is supportive of the replacement of the metal Crittal windows currently to the front elevation with traditional timber sash windows and states that 'The proposals to change the windows on first to third floors to timber sash windows are welcome'. However the letter does query why the two over two treatment to the timber sash windows shown in the historical image included in both the pre-application and now the full planning application Design and Access statements, is not being proposed.

5.9) Please note that the traditional multi-paned sash windows proposed in this application to the street elevation not only compliment the similar treatment to both its immediate neighbours No. 80 (Grade II listed) and 190 Shaftsbury Avenue (not listed) properties but also to suit the size and proportions of the current window openings which differ considerably from the proportions to the openings shown in the historic photograph of the property.

5.10) As discussed earlier in this report, the front facade of No.82 has been altered over time and the existing window openings are smaller in size and differ in proportion to the windows shown in the photograph (this is evident from the treatment of the gauged arch at the head of the windows which have been removed when the front facade was altered over time). The multi-paned windows therefore suit the smaller and narrower openings and are a more appropriate historic treatment in keeping with the age of the building (circa late 18th century) where the smaller, narrower proportioned windows would have been in place whereas the sash windows with simpler two over two treatment would suit a later and larger Victorian or Edwardian style of architectural fenestration.

5.11) In the wider context of Neal Street, a large number of adjacent buildings of a similar age and style (with window proportions similar to the application building) similarly have sash windows with multi-panes - in addition to Nos. 80, these include numbers 27, 29, 41, 33, 35, 37, 55, 68, 66, 69 as well as 190 Shaftsbury Avenue and 26 Shorts Garden. Younger buildings also have similar multi-paned windows such as 26, 30, 32 and 40 Neal Street. We therefore are of the view that the multi-paned sash windows are entirely appropriate to the building in this context.

5.12) The Council's pre-application letter also suggests that the windows to the two traditional dormer windows proposed to the front mansard to Neal street are timber sash windows and as you will note from the accompanying drawings, this is what is proposed with this submission.

6. Heritage Statement

6.1) Camden's Local Plan (2017) Policy D2 Heritage policy states the following:

'The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets. (7.41)'

6.2) As discussed elsewhere in this Design and Access statement, 82 Neal Street is not listed but it is located within the Seven Dials Conservation Area. The Seven Dials Conservation Area statement (Seven Dials Conservation Area: Sub Area One - Neal Street) does not include the property as making a positive contribution to the character and appearance to the Conservation area. This is presumably because the street facade and roof has been altered and rebuilt over time so none of the original window proportions and features remain and the fact that the windows themselves have been replaced with inappropriate Crittal style metal windows.

6.3) Additionally, the rear elevation of the property is of little architectural merit with a hotch potch of window opening sizes which have been altered over time and again have metal Crittal style windows currently in place. The existing roof is finished in interlocking tiles and is not original and was constructed after the second world war probably as a result of bomb damage. This roof is also therefore of little architectural merit.

6.4) Internally, there are no original features of any architectural quality remaining which have been removed historically over time.

6.5) The only element to be demolished is the existing pitched roof to make way for the proposed mansard. Otherwise there is only minor stripping out of internal partitions and finishes and the removal of the metal windows to the front elevation and as discussed elsewhere, none of these elements are of any architectural or historic merit.

6.6) The overall building as a terraced property common to Neal Street and the wider area does however compliment the street scene even in its current condition and with the attached proposals to provide a mansard roof and the replacement of the windows to the Neal Street facade with traditional sash windows would ensure that the property would be of a heightened architectural merit which would undoubtedly contribute to the enhancement of the historic nature of the building in the spirit of Camden's Local Plan.

6.7) Policy D1 Design policy states that:

'The Council will seek to secure high quality design in development' (7.1) that a development 'respects local context and character (7.1a)', needs to 'preserves or enhances the historic environment and Heritage assets in accordance with Policy D2 Heritage (7.1b), needs to 'comprises details and materials that are of high quality and complement the local character (7.1e)' and 'integrates well with the surrounding streets.....and contributes positively to the street frontage.'

6.8) As discussed above, Policy D2 States that the Council seeks to '*preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas*' and '*listed buildings*'.

6.9) Accordingly, the attached scheme has been designed to enhance the locale with features both in the form, features, proportions, detailing and choice of high quality materials proposed to meet these requirements.

6.10) Camden's Planning Guidance (CPG) 'Home Improvements (January 2021)' requires in section 2.2.2 that in order that roof extensions are to be considered acceptable, they should 'be subordinate to the host building', 'include features informed by the host building and surrounding context' and 'take the form of a traditional mansard, a modern interpretation or a more innovative approach depending on the pre-application advice given'. In the case of this project, a traditional mansard is proposed as this is a most appropriate form suitable for the age and location of the property.

6.11) The Council's pre-application letter acknowledges that the roofline of Neal Street is 'varied' and that 'there is no consistent building height or style' and that 'in addition, the mansard roof is more in keeping with the building and the conservation area than the current pitched roof.'

6.12) Camden Planning Guidance: Design (Roofs, terraces and balconies) sets out the mansard roof forms that would be acceptable to the Council. Figure 5 (see attached extract below) includes a flat top mansard which is the type proposed for the application scheme. Please note that the mansard in this application has been designed in accordance with this diagram with a 70 degree pitch to the slate tiled lower slope of the mansard (which is the maximum slope acceptable to the Council with the acceptable range being 60-70 degrees) and the upper flat top slope is below 5 degrees at 2.5 degrees as also required.

6.13) Please also note that on the proposed sectional drawings we have included in this application, we have dimensioned the internal floor to ceiling of 2300mm and 400mm dimensions to the angled parapet walls which demonstrates that the proposed design meets these additional design and heritage requirements. Please note that the mansard roof also rises behind the front parapet wall separated by a substantial gutter as required to the front street elevation and to the rear elevation too except where the roof terrace is located.

6.14) The Council's pre-application acknowledges that a more 'modern approach to the fenestration' is acceptable to the rear elevation of the proposed mansard in line with the planning guidance where 'a more innovative approach, supported by pre-application advice' is acceptable (CPG: 'Home Improvements': 2.2.2).

6.15) In summary therefore, the proposals meet the requirements of the policy clauses 5.15 - 5.17 of document CPG: Design and CPG: 'Home Improvements': 2.2.2.

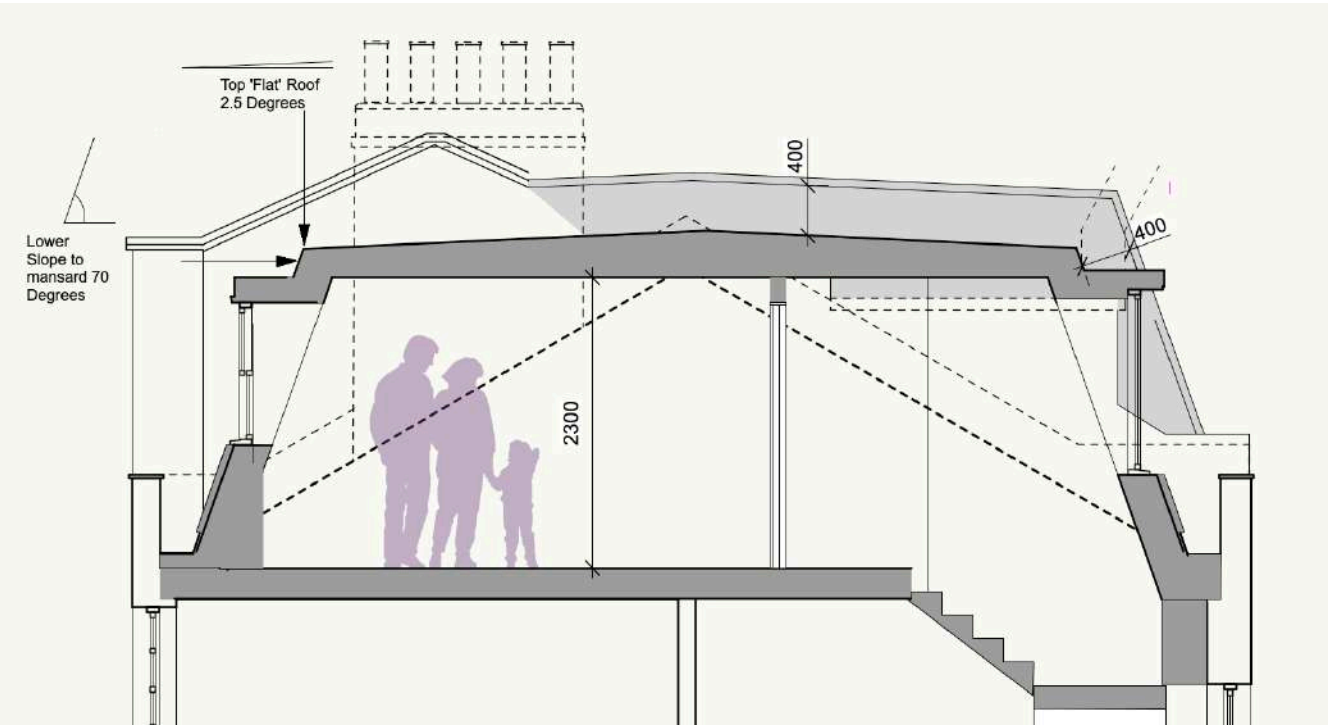
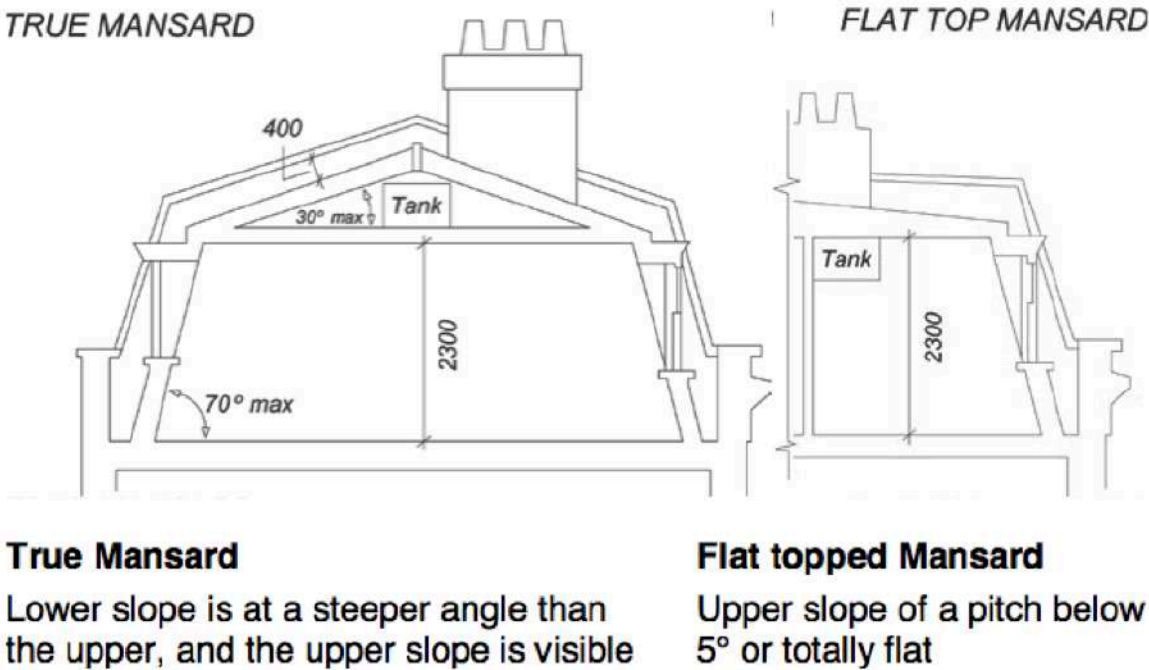
6.16) The lower section (i.e. the lower steeper slope) of the mansard will be finished in natural Welsh slate in accordance with 5.18 which requires that the 'roofing materials should be of the highest quality because of their significant impact on the appearance of a building and townscape'.

6.17) The proposed reinstatement of the original type of timber sash windows to the front street elevation to replace the current metal windows also demonstrates the applicant's desire to contribute to the street scene and enhance Camden's rich and diverse heritage assets.

6.18) The scheme therefore has been carefully designed to meet the Council's Heritage requirements as well as seamlessly blend into its conservation area so as to be respectively appropriate to the architectural heritage of its context and to significantly enhance its historic setting.

Camden Planning Guidance | Design | Roofs, terraces and balconies

Figure 5. Mansard Roofs



Sectional drawing of the new mansard roof extension proposed. Note how the roof has been designed in accordance with Camdens planning guidance for flat topped mansards (shown at left).

Extract from Camden Planning Guidance: Design (Roofs, terrace and balconies) Figure 5 (the diagram is also included in Camden Planning Guidance: Home Improvements in Section 2.2.2) which the roof form of the proposed application scheme has adhered to.

7. Pre-Application Amenity Group Consultation

9.1) During the pre-application submission period, the planning officers recommended that consultation with a local amenity group was advisable due to their local knowledge of the area in order to assist the officers in their response, particularly in regard to how the roof extension would suit the relationship between the application property and its immediate listed neighbour No.80 Neal Street and its acceptability in its conservation area setting.

The Bloomsbury Conservation Area Advisory Committee (CAAC) who cover the Seven Dials Conservation Area reviewed the pre-application proposals and responded with the following (email dated 24th May 2022):

'I don't think at application stage we would have any objection to this. The buildings might be read as a pair but prior to 2020 when the buildings were both painted blue they were clearly distinct and the alteration does not really fundamentally alter the shared character of the buildings, and any perceived negative effect on the heritage assets in question - the CA and the listed building - are absolutely minimal. Replacement of the windows with sash windows should be considered very positive. If possible, it might help the cause to propose to remove the paint via 'Peelaway' paint remover or some other means.'

As you will note, the Bloomsbury CAACs response is supportive of the proposals and they also acknowledge that the replacement of the street windows with traditional timber sash windows is 'very positive'.

8. Demolition Statement

7.1) The existing pitched roof would be demolished to allow the construction of the new mansard roof as shown on the attached existing drawings included with this submission which indicate the elements to be demolished or stripped out in red (refer to drawings NS82/EX01 - EX05). As discussed above, the existing roof is of little architectural merit being a non original element having been constructed post World War Two. The metal Crittall type windows to the front facade are to be removed and will be replaced with traditional timber sliding sash windows.

9. Access and Accessibility Statement

8.1) The building is a typical terrace with a single staircase so that making the building accessible is not a practical option however improvements as regards to door opening sizes to the proposed upper dwelling can be achieved.

10. Conclusion

9.1) The proposal represents an opportunity to sensitively but modestly extend the upper part of No. 82, replacing the existing nondescript and non original roof with an historically appropriate mansard that would be designed and constructed in a traditional form and will considerably enhance the Conservation Area. Additionally, the Conservation Area streetscape will be further improved by the proposed replacement of the existing incongruous Crittall style metal windows located on the front elevation from the first to third floor level with new traditional timber sliding sash windows.

9.2) The extension to the existing third floor apartment would result in the provision of vastly improved housing accommodation. The current unattractive bedsit flat becoming an extremely attractive family dwelling while simultaneously visually contributing to the appearance of the Seven Dials Conservation Area.

11. Site Photographs



Image 1) View looking south along Neal Street and looking up at No.82 and 80 Neal Street (with the upper floors painted blue).



Image 2) View looking east at corner where Neal Street meets Shaftsbury Avenue. No.82 is the left hand property above the Punjab restaurant with No.80 to the right (both painted blue above the restaurant with No.78 at far right (with The Astrology Shop at ground floor level). Note 190 Shaftsbury to the left where the third floor of the property is almost a storey higher than the third floor of No. 82. Note the incongruous Crittal style metal windows at first, second and third floor levels which are proposed as being replaced with historically appropriate timber sash windows.



Image 3) Rear elevation view of 82 Neal Street upper portion with existing Crittall windows.



Image 4) Rear elevation view of 82 Neal Street and 190 Shaftsbury Avenue to the right



Image 5) Another view of the rear elevation view of 82 Neal Street upper portion.



Image 6) Detail of lower portion of rear elevation of No. 82. Ventilation ductwork serves the kitchens to the Punjab'



Image 7) Rear elevation view of (from left) Nos.78, 80 and part of 82 Neal Street



Image 8) View looking north from Roof of No. 82 to party wall between Nos. 80 and 190 Shaftsbury Avenue (Neal Street side). Note the concrete interlocking tiles, non original materials and that the roof form not being original. The roof was reconstructed following war damage.

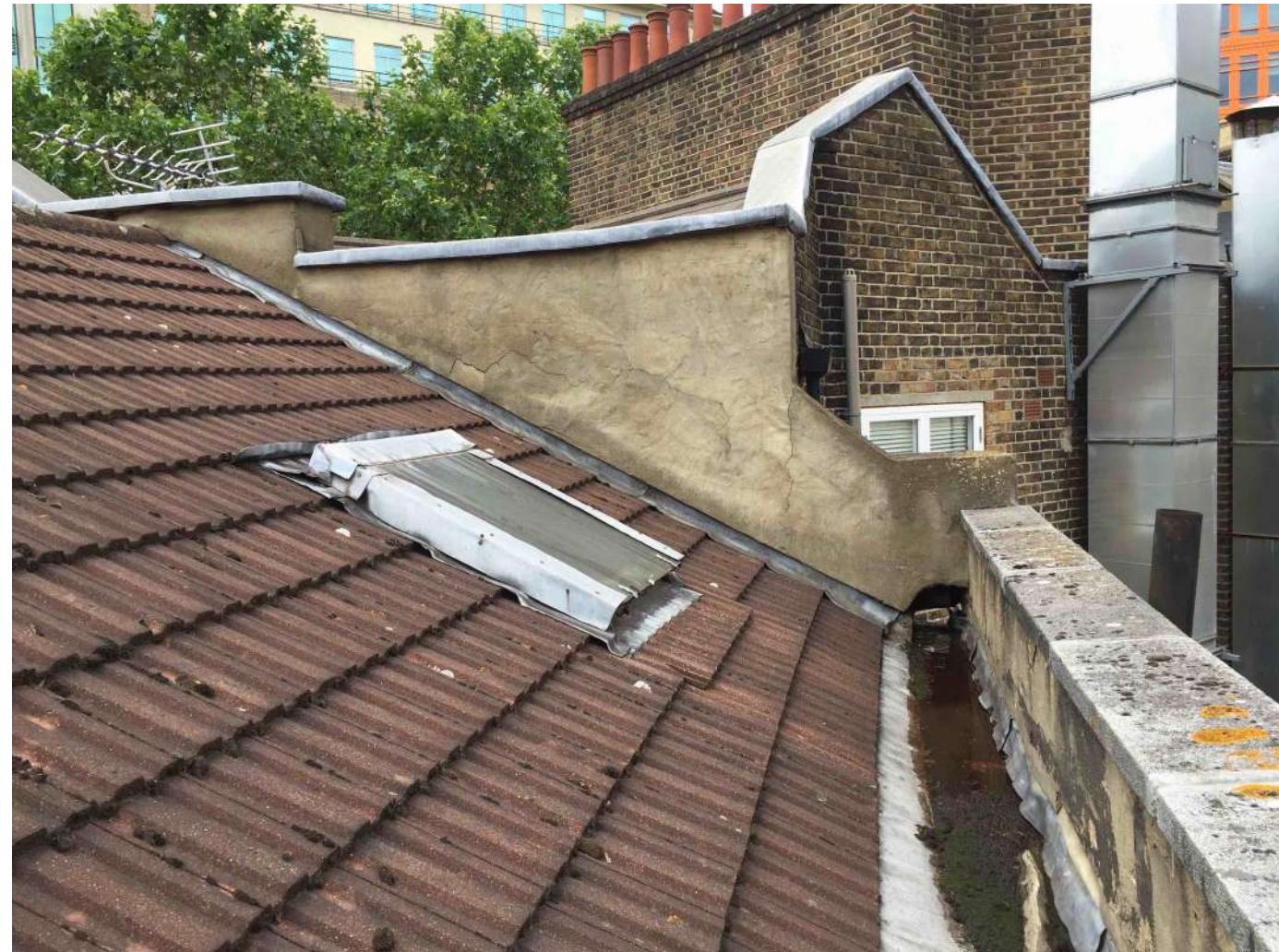


Image 9) View looking north from Roof of No. 82 to party wall between Nos. 80 and 190 Shaftsbury Avenue (rear side) showing the interlocking roof tiles to the roof of the property.



Image 10) View looking northwest from Roof of No. 80 to party wall between Nos. 80 and 82.



Image 11) View looking to front of 80 Neal Street roof showing party wall.



Image 12) View looking to the rear of 80 Neal Street roof showing party wall.



Image 13) View within roof void of No. 82



Image 14) View within roof void of No. 82 showing roof construction and party wall with not original roof structure and construction (unlike roof of No.80).



Image 15) View within roof void of No. 82 showing rafters, purlins and support struts (not original).



Image 16) View within front room of third floor bedsit space. Note space is devoid of original features.



Image 17) View within front room of third floor bedsit space looking towards lobby and small bathroom beyond.

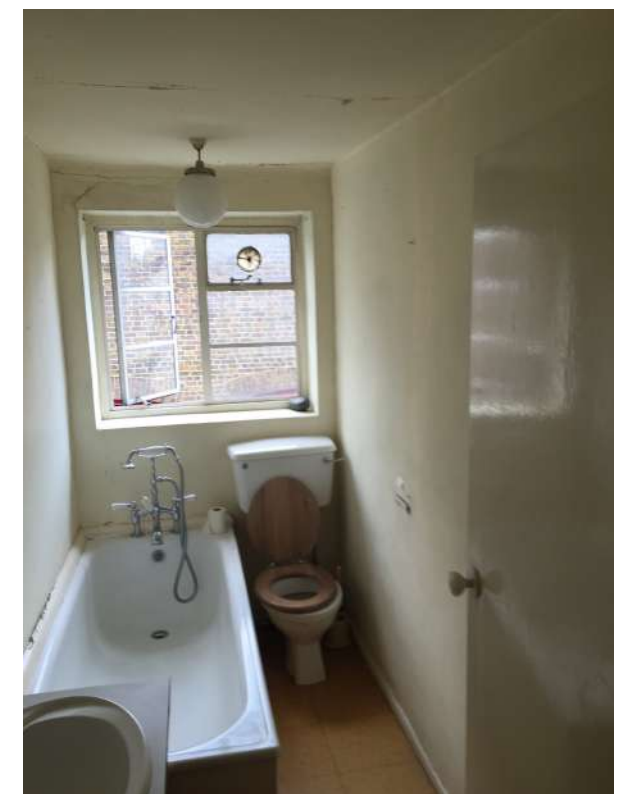


Image 18) Small bathroom to third floor bedsit which is proposed to be stripped out



Image 19) View looking down the stairwell. Note that there are no internal features of architectural interest.

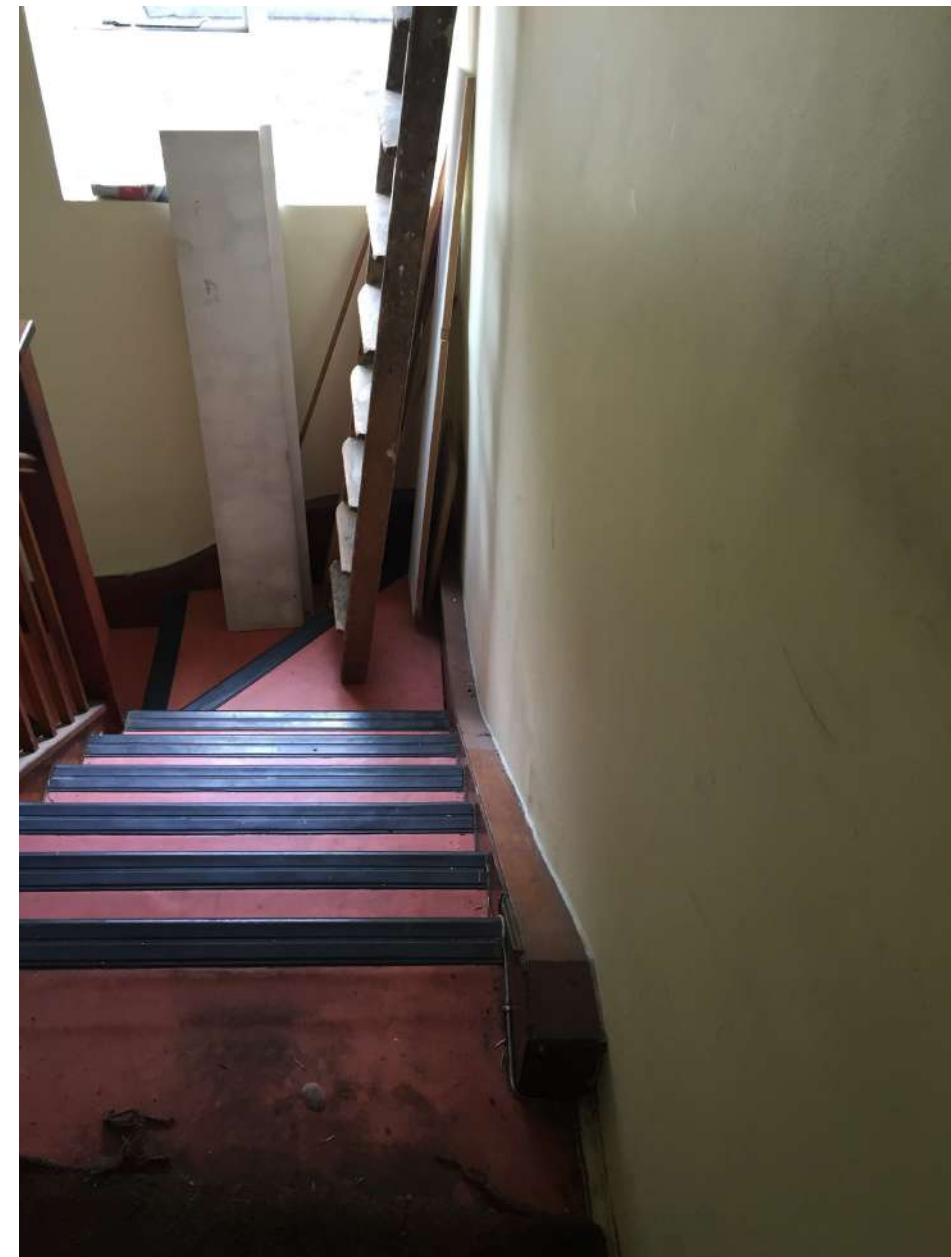


Image 20) View of staircase from third to second floor showing no original features.

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