

**DESIGN AND ACCESS STATEMENT
&
HERITAGE STATEMENT
25 SALE PLACE
LONDON W2 1PU**

Introduction

This Design and Access Statement, and Heritage Statement is prepared by Bizarreka Architecture Ltd to accompany an application for Planning Application and Listed Building Consent for 25 Sale Place, London W2 1PU.

Current Use

The unit is currently a restaurant at ground, half-landing and basement levels. The 1st and 2nd floors serve as residential flats.

Access

Access to all areas is via a common front door from the street. Internally, an entrance hallway at ground level gives access into the restaurant, its toilets and kitchen area. This hallway leads to a common staircase for upper floor flats. An iron gate at pavement on the street level gives access to an external concrete staircase going down into its basement level.

Only the ground floor is accessible to wheelchair users via the main door, albeit with assistance due to the presence of a small step from the street level pavement.

Listing Status

25 Sale Place was first listed on 9th April 1975 as a Grade II Listed Building with List Entry Number 1236101, as part of a group of properties - 22-25 Sale Place and The Royal Exchange 26 Sale Place (Public House). Its National Grid Reference is TQ 27091 81497. The details of its listing are described as below:

This list entry was subject to a Minor Amendment on 22 May 2023 to amend the address and to reformat the text to current standards

TQ 2781 NW TQ 2781 SW 42/14 and 53/14

CITY OF WESTMINSTER SALE PLACE, W2 (north-east side) Nos 22 to 25 (consec) and No 26 The Royal Exchange, including No 17 Star Street.

(Formerly listed as Nos 22 to 25 (consec) and The Royal Exchange, including No 17 Star Street) 10.4.75

GV II Terrace and public house. Early C19. Yellow brick in Flemish bond. Channelled stucco ground floor. Three storeys and basement, each house two bays. Nos 22-24 have panelled doors in elliptical-arched recesses with patterned fanlights. Sixteen-pane elliptical-arched sashes. No 25 has a C20 shop front. The Royal Exchange has a C20 public house front under C19 cornice on consoles. No 17 Star Street, on corner site, has C20 shop front. To upper floors, sashes with glazing bars under flat gauged brick arches. Iron balconies to first floor of Nos 22-24. Royal Exchange angle bay is stuccoed. Stucco third floor sill band and coping to parapet. Basement railings to Nos 22-25 with arrowheads to Nos 22-24. Listing NGR: TQ2709181497

Proposal

Currently, the vertical kitchen extractor duct from its commercial kitchen hood at the basement runs internally within the building envelope, via rear rooms on the 1st and 2nd floor flats. This vertical duct has been boxed within the two rear rooms and this is contrary to the current building regulations. It runs up to the roof, next to an existing chimney stack for discharge to the atmosphere.

The proposal is to reposition this vertical duct out to the external rear wall of the property, up to its roof level for discharge, to comply with the current regulations.

Drawing Reference: W21PU-PL01, W21PU-PL02, W21PU-PL03 and W21PU-PL04.

Impact

The proposal will have insignificant undesirable impact to the heritage quality of the property by the virtue of the vertical duct is placed at the rear of the unit, which is only visible from a small gap from its side street, i.e. St. Micheal Street. From the street level of Sale Place, this duct is not visible at all. In addition, being at the rear, the proposal also does not have any impact on its listing items.

Note: This proposed repositioning of a kitchen extractor duct to the rear external wall was part of a Listed Building Consent 12/03501/LBC granted on 2 Oct 2012, but work on its repositioning has not been carried out to date by the previous owner of the property.



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