

56, Shorts Gardens,  
Camden,  
London.

WC2H 9AN

### **Design and Access Statement**

March 2025

Form & Union

## **1     Existing Property:**

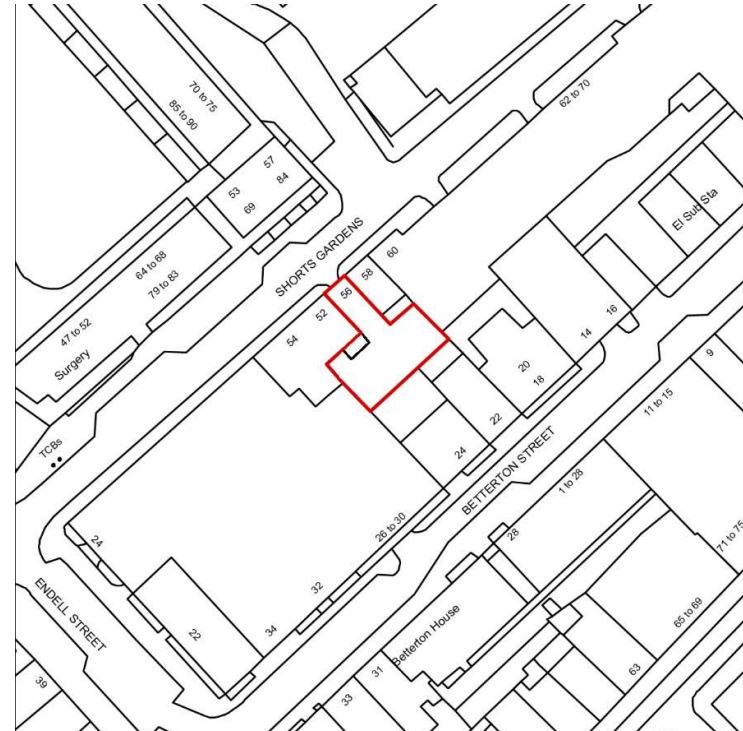
The street facing properties at 52-58 Shorts Garden are set within a 4-storey 19th Century brick building located on the south side of the street and are located within the Seven Dials Conservation area. The surrounding buildings are predominantly commercial, with some residential flats interspersed.

56 Shorts Gardens is located behind the main street facing building. It consists of a single-storey glazed roof enclosed courtyard, surrounded to the south-east and south-west by a 3-storey brick-built office building. The main section of the building to the south-east has a triple gable facade facing the courtyard with a pitched tiled roof to each gable. The smaller part of the building to the south-west has a flat roof.

The building is accessed from the Shorts Gardens via a wide ground floor lobby that leads through from the street to the central glass covered atrium. There is a small light well on either side of the lobby as it comes through the main building. These lightwells contain air conditioning units that service the main street facing building.

There is currently a secondary means of escape from N°56 via a roof hatch on the flat roof. The flat roof in question does not currently have any guard rails, and the parapet that needs crossing to get from the roof hatch to the escape stairs does not currently have a step over unit. This egress route would be in need of upgrading to enable safe access and passage, in order to meet current building regulations. This new proposal would be to have an independent fire escape and staircase,

that is solely accessible from N°56 and located within an existing lightwell. This new escape staircase would be accessed from a new fire escape door at first floor level that will be replacing an existing casement window, and there on to the ground floor to a new fire escape door that will egress into the lobby at ground level, then onto Shorts Gardens.



*Fig. 1: OS map extract showing property marked in red*

## **2     Proposal:**

The proposed work would include the following:

- Replace the existing roof covering to the flat roof areas together with an upgrade to its thermal insulation.
- Replace the existing roof access hatch with a new one in a more safely accessible location on the flat roof.
- Replace the existing glazed roof with a new 3 layer built-up felt roof, with 2N° new skylights.
- Repair and replace any loose and defective tiles, flashing to existing valley roof.
- Install new galvanized steel fire escape stairs.
- Install 3 air conditioning units.
- Emergency lighting for hours of darkness to allow for safe use of the escape route.

### **2.1     Air Conditioning Units:**

roof above the north-east part of the first floor of the office building. This section of flat roof is located behind the main street facing building and is not visible itself from any street. The proposed work will therefore have no detrimental impact on the conservation area.

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All the proposed work is focused around the small area of flat

An independent Acoustic Report was undertaken by Philip Acoustics Ltd to review the compliance of the proposed AC units, in support of the previous planning application REF; 2024/0790/P. As highlighted in the extract from the report below, it concludes that the proposed Air Conditioning units would comply with the council's requirements.

Extract from page 11 and 12 of Philip Acoustics Acoustic Report: *"...noise from the air conditioning unit will be substantially below existing weekdays day period minimum background noise levels and would not be expected to be audible, cause disturbance or otherwise be of impact detrimental to the amenity of neighbouring residential occupiers....and complies with the NR35 noise criterion as per London Borough of Camden's requirement."*

### **3     Heritage Statement**

The street facing building No.52-58 Shorts Gardens is highlighted in the Seven Dials Conservation Area Statement as being a building which gives a positive contribution to the character and appearance of the Conservation Area. The main part of the buildings that form No.56 are to the rear of the main street facing the building and are not visible from the street. Therefore, the works to the flat roof area, as described in section 2, would not have a detrimental impact on the conservation area.

### **4     Summary**

As outlined above, the proposed works to the rear flat roof area of the building are minor and would not have a detrimental impact on either the conservation area or the local commercial or residential neighbours. The proposed work forms an integral part of upgrading the building to improve its safety, usability and efficiency.