

Design and Access Statement
63 Shelton Street, London WC2

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| What is the purpose of your proposal? Change of use from Class D1 floor space to 3x2bedroom units on the upper three floors of the building. |
| How will the proposed works relate to the existing building? All works proposed are internal and will incorporate a new staircase to the front of the building to provide direct access to the residential accommodation on the upper levels. |
| Have you discussed your proposal with your neighbours? What measures have been taken to reduce impact on your neighbours considering shadowing/ lighting/ visibility/ proximity/ overbearing/ noise issues? All works proposed are internal. |
| What thought has been given to siting and appearance of the works, where they are placed, visual impression, architecture, materials, decoration, lighting, colour and texture? All works are internal and no changes are proposed which would affect any part of the exterior of this building. |
| Explain the scale, height, width and length of the proposal and its relationship to the existing building. Not applicable |
| What consideration has been given to accessibility to and between parts of the proposed works? Has disabled access been considered? Level access is provided throughout each unit. The stairs can accommodate a stair lift in the future in accordance with Lifetime Homes. |
| What is the relationship between the proposed works and public routes and do they have any impact? Not applicable. |
| Have you considered any landscaping treatment or other treatment to enhance and protect existing amenities? Not applicable |
| Describe the materials you propose to use and why you chose them. Have environmentally friendly materials been considered? What consideration |

has been given to maintenance?

Not applicable

Does your proposal have an impact on the street scene? Is it improving street views, if not, what measures have been taken to minimise visual impact?

All works are internal.

How sustainable is your proposal? How has your proposal addressed the need for energy efficiency? How does it reduce carbon emissions? What consideration has been given to low-energy and renewable energy technologies?

The proposal is a conversion of an existing building. Low energy appliances and fittings will be fitted to reduce carbon emissions. Storage for recycling will be provided in each of the units.

What provision has been made for the storage of waste and recyclable material?

Individual refuse/recycling storage is accommodated within each of the residential units.