

**Dual/alternative use of the first, second and third floor for dual/ alternative office (Class B1) or residential (Class C3) and associated external alterations.**

## Design and Access Statement

### Assessment of the site and its surroundings

The application site is located on the northern side of Shelton Street near to the junction with Endell Street. The planning history on the property indicates that permission was granted in February 1982 for office use on the upper floors however the existing use of the upper floors has been used for ancillary retail use for an undetermined period of time.

The property currently comprises retail on the ground floor (which is part of the large retail unit on the corner of Shelton Street and Endell Street), store rooms for the retail unit on the first and second floors and a residential flat on the third floor which is ancillary to the retail unit.

The property is not listed but is within Seven Dials (Covent Garden) Conservation Area.

### Design, appearance and sustainability

<b>What is the purpose of your proposal?</b>
The application proposes the dual/alternative use of the 1 <sup>st</sup> , 2 <sup>nd</sup> and 3 <sup>rd</sup> floor for office or residential use (3 residential units) and associated external alterations including the installation of bi-folding doors on the rear elevation of each floor and new ground floor entrance door to upper floors along Shelton Street.
<b>How will the proposed works relate to the existing building?</b>
Application proposes the dual/ alternative use of the 1 <sup>st</sup> /2 <sup>nd</sup> /3 <sup>rd</sup> floor for office or residential use and associated external alterations.
<b>What measures have been taken to reduce impact on your neighbours considering shadowing/ lighting/ visibility/ proximity/ overbearing/ noise issues?</b>
<p>The proposal will not impact on the neighbouring properties in terms of impact on lighting, visibility or proximity to the neighbouring properties.</p> <p>The proposed balcony at rear first floor level overlooks the ground floor light-well and has no impact on the surrounding properties.</p> <p>There are existing balconies at rear 2<sup>nd</sup> and 3<sup>rd</sup> floor level, the proposal simply provides bi-folding doors onto the balconies and removes the concrete planters to provide additional amenity space. The proposals therefore will not increase</p>

overlooking to neighbouring properties.

**What thought has been given to siting and appearance of the works?**

The external alterations are along the rear elevation or side elevation and will therefore have no impact on the street scene and will not be seen from street level.

All proposed works have been sensitively designed to match the existing design of the building as much as possible.

**Explain the scale, height, width and length of the proposal and its relationship to the existing building.**

The height, scale and width of the building will not change. The new 1<sup>st</sup> floor balcony at the rear of the property replicates the existing balconies on the upper floors.

**Access Statement**

Access to the upper floors will remain as existing.

**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?**

No. The majority of alterations to the upper floors will not be visible from street level. The new window opening at second floor level on the eastern elevation will be masked by the existing balustrade on the front elevation.

The proposed new entrance door to the upper floor will improve the appearance of the street scene.