



St Martin's House London

Design & Heritage Statement - External Envelope
September 2015

MORROW
+ LORRAINE

Design & Access Statement

Contents

1.0	Introduction
2.0	Existing Condition
3.0	Proposals - Upper St. Martins Lane
4.0	Proposals - Shelton Street
5.0	Precedents
6.0	Finishes

1.0 Introduction

Proposals

This application relates to the facade for 65-75 Monmouth Street, and can be split into two main elements, as listed below;

+ Upper St Martins Lane elevation
Upon reviewing the Upper St Martins elevation, this application proposes to remove the projecting apex window and replace it with a series of internal opening doors and Juliette balconies.

+ Shelton Street entrance doors
The blue double doors and single white door, here on Shelton Street (Fig 2.), are those that will form the new office and upper parts entrance. To provide level access in and up to the lift, the two steps to the single door will be carefully cut out. Both doors will be replaced, the single door in a taller leaf to suit the DDA access. This application provides more detailed information regarding the doors appearance.



Fig 1: Upper St Martins Lane



Fig 2: Shelton Street

2.0 Existing Condition

Uppers St Martins Lane elevation

The existing south elevation has a projecting apex window which acts to separate the intersection of the two facades. The window projects at first, second and third floor levels with a balcony at fourth floor level.

The post-modern window is not in keeping with the context and surrounding streetscape and was added during the Farrell's re-development of the site during the eighties.

The entrance at street level is squat and uninviting - lacking prominence and invitation, whilst the recessed balcony at high level is a dark and heavily shaded space.



Poor flashing around canopy & coping

Heavily shaded amenity space

Balcony with recessed doors

Projecting window

Planter

Low height entrance at street level

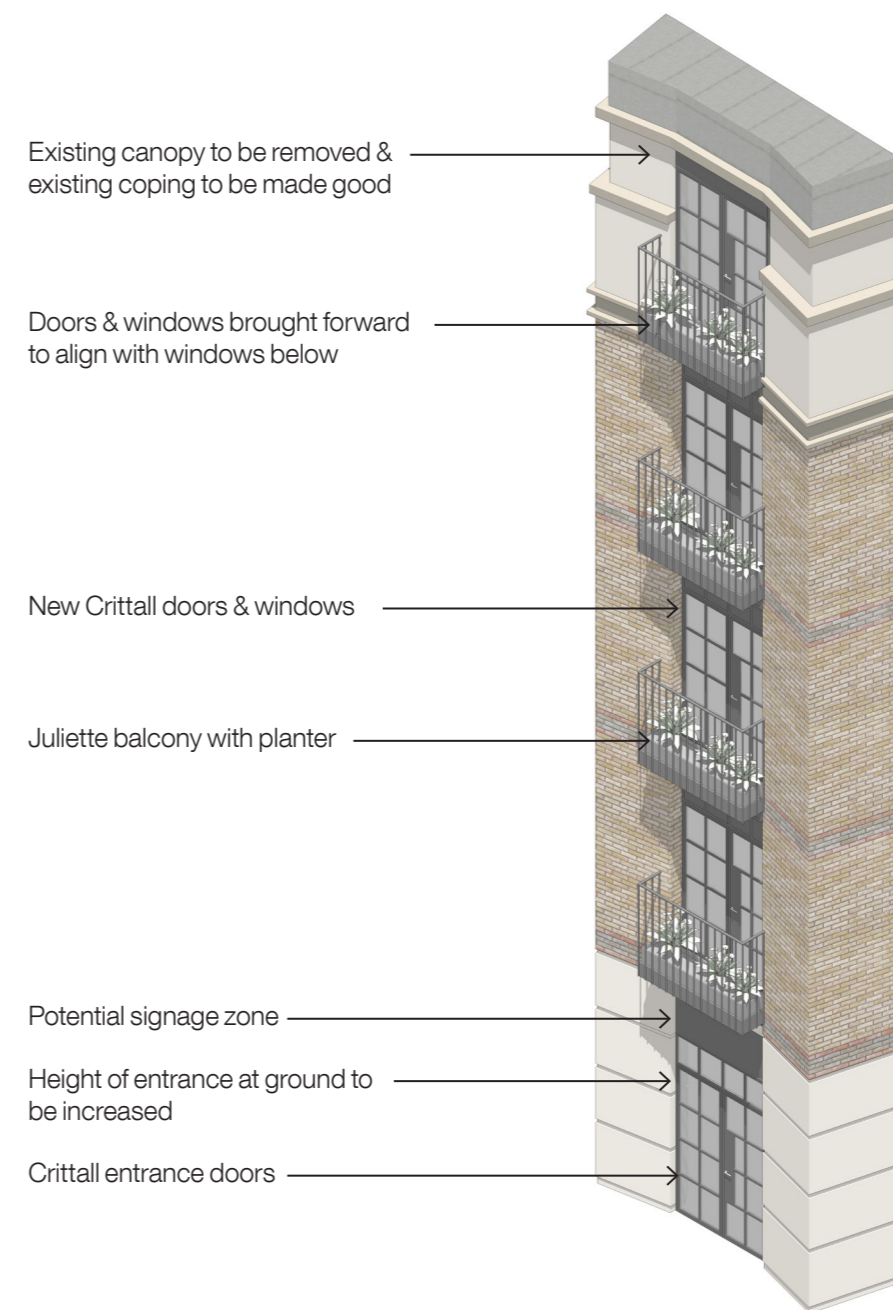
01. Existing South Elevation - Photograph

3.0 Proposals

Upper St Martins Lane elevation



01. South Elevation - Perspective



01. South Elevation - Axonometric study