

### 3.1 Proposal

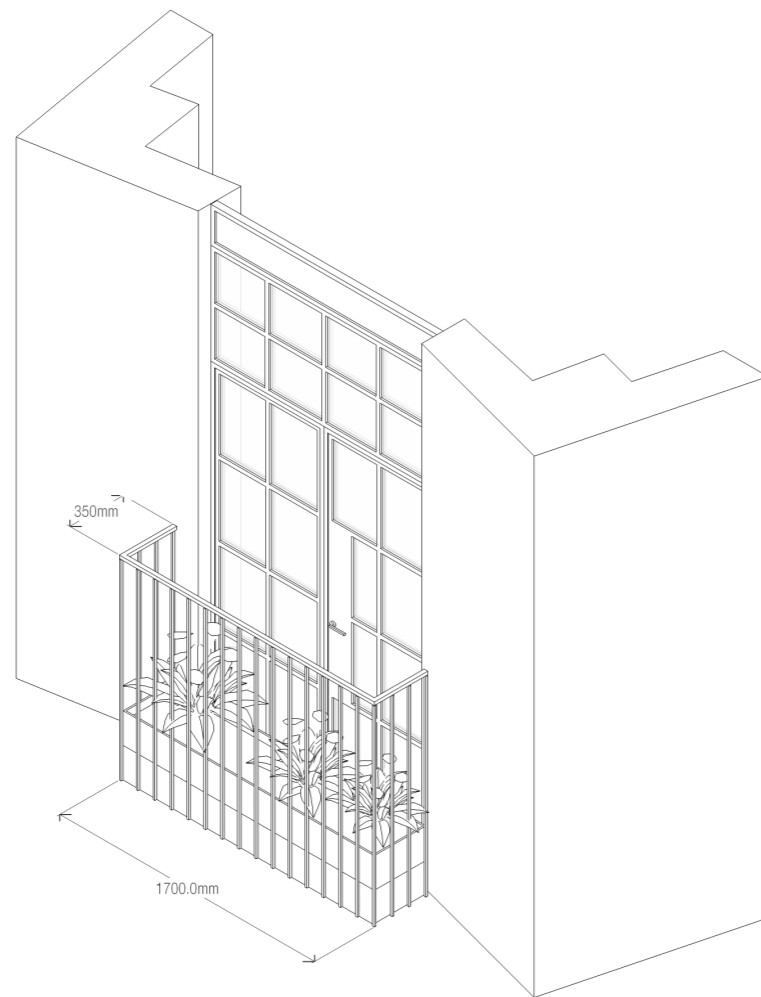
#### Upper St Martins Lane elevation

The existing projecting window is to be removed and new glazed windows and doors are to be inserted within the opening. A Juliette balcony with a planter is provided with south facing inward opening doors.

The planter will partially prevent views into the residential units by passers-by at street level, and prevent the residents using the balconies for storage.

The projecting canopy and flashing at roof level is removed and the existing coping is reinstated - creating a cleaner and neater elevation. The glazing module gives the impression of a single element.

It is felt that this approach will be more in keeping with the existing building, and provide a prominent entrance at ground floor which addresses the approach from Upper St Martins Lane.



02. Juliette Balcony - Detail study



02. Window planters - Shelton Street

### 3.3 Proposal

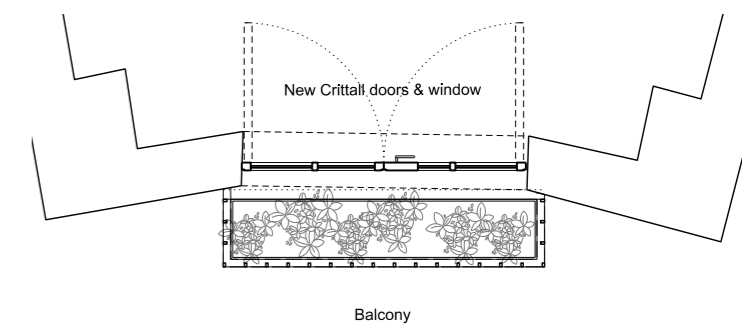
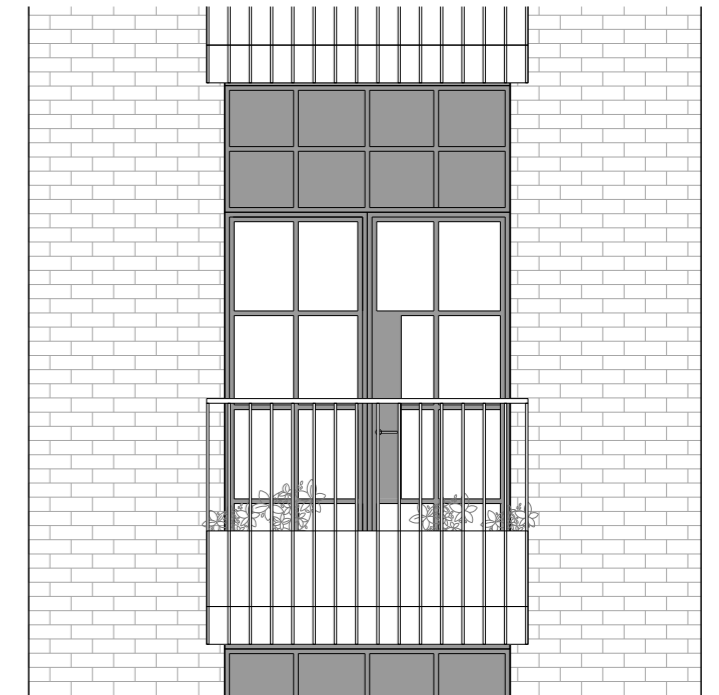
Upper St Martins Lane elevation



01. Upper St. Martins Lane elevation - Existing elevation



02. Upper St. Martins Lane elevation - Proposed elevation



03. Plan & Elevation - Juliette balcony

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## **4.0 Proposals**

Shelton Street entrance doors



01. Shelton Street Elevation - with new entrance doors

(a)

(b)

## 4.1 Proposal

### Shelton Street entrance doors



01. Entrance Doors - Existing

(a)

(b)

The blue double doors and single white door on Shelton Street, are those that will form the new office and upper parts entrance.

Both sets of doors will be replaced with a Crittall door system with glazed panel above.

To provide level access, the existing 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. Refer to drawings for details.



02. Entrance Doors -Proposed

(a)

(b)





## 5.0 Precedents

### Seven Dials

The surrounding context of Seven Dials, notably Monmouth Street and Shelton Street, provides a number of precedents which have been considered during the design of the Upper St. Martins Lane facade:

#### + Planters

Window planters are prominent along both Monmouth Street and Shelton Street, including 65-75 Monmouth Street, which are maintained as part of the Shaftesbury estate.

#### + Glazing sub-division

In the local context of Seven Dials, there is a strong precedent for glazing to be sub-divided into a series of smaller panes. With the exception of the projecting apex window, the glazing is sub-divided at both the shopfront level and higher level.

#### + Crittall Windows

There is a precedent for the use of Crittall windows in the local area - notable examples include the London Film School at Langley Street. This example uses solid infill panels within a Crittall glazing system.

#### + Juliette balconies

There are a number of balconies located within the Seven Dials area, and precedents of high level doors - some formerly loading doors to Victorian warehouses.

01. Photographs - Planters, glazing sub-division, Crittall windows, Juliette balconies (from top to bottom)