

Design, Heritage and Access Statement for Minor Works

April 2017

Address:

Flat 1, 11-13 Shelton Street
London
W2CH 9JN

Proposal:

Application for listed building consent for the part-reconfiguration and refurbishment of the existing residential flat.

Planning Portal Reference: PP-05990414

1. Proposal:

The proposal seeks for minor internal alterations to allow for the part-reconfiguration and refurbishment of the existing residential flat. No external works are proposed – all works are internal and can be summarised as follows:

- *Relocate existing bedrooms to the front of the premises, fronting Shelton Street, thereby providing two good-sized double bedrooms with sufficient storage space.*
- *Optimise the existing hallway space (which is overly sized) to create additional living accommodation.*
- *Relocate the living room to the rear of the building fronting Comyn Ching Court to provide a combined kitchen and living arrangement by part-removing the existing modern partitions.*
- *Erect new minor partitions / infill partition walls in timber stud plasterboard to facilitate the new residential layout.*

2. Location of proposal:

The application site forms part of the Grade II Listed building known as Comyn Ching and forms part of a wider development scheme undertaken by Sir Terry Farrell in the 1980's to redeveloped the entire triangular site bounded by Mercer Street, Shelton Street and Monmouth Street. The proposed works are located within Flat 1 at first floor level within the premises 11-13 Shelton Street. No external works are proposed to the building.



Existing Building – 11-13 Shelton Street.

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Please refer to the existing and proposed drawings for further details.

3. Historic setting of the existing building:

The application site, 11-13 Shelton Street, formed part of an extensive redevelopment scheme by architect Sir Terry Farrell during 1970's and 1980's which was collectively known as Comyn Ching Court. This included all buildings bounded by Shelton Street, Mercer Street and Monmouth Street. The premises are Statutorily Grade II Listed and is located within the Covent Garden (Seven Dials) Conservation Area. Historic England provides a full and detailed description for the premises, however note in summary:

"A pair of terraced houses, C18, refronted in the early to mid-C19, restored and remodelled 1983-5 by the Terry Farrell Partnership as part of the regeneration of Comyn Ching Triangle".

Further, the 1998 Renaissance Study for Seven Dials describes the building as follows:

"These late 18th Century houses preserve the scale and plot sizes of the original 17th century houses, being of three storeys with mansard roofs. They are faced in stucco and have good late Georgian timber shopfronts with pilasters carrying an entablature with projecting cornices. The iron window guards at first floor level could be used for more planting. The entrance to Ching Court, an attractive paved new space is through No. 15 and neatly continued".

The historic picture (dated 1957) below shows the existing site and Shelton Street prior to the later works by Sir Terry Farrell in the 1980's.



Archive Photograph showing Shelton Street dated 1957

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4. Relationship to existing building:

The proposed works relate to the existing use of Flat 1, 11-13 Shelton Street as a residential unit. The works seek to improve the existing layout and upgrade the out-dated fixture and fittings of the unit for future residents. The updated layout will allow for an improved residential kitchen and living space while provide for two good sized double bedrooms to the front of the building overlooking Shelton Street.

The proposed works have been carefully considered to take into consideration the original heritage of the building including those most recent post-modern works undertaken by Sir Terry Farrell in the 1980's. The proposed works will have no impact upon the character or historic interest of the buildings internal fabric.

5. Impact on amenity:

The proposed works are internal only and will not impact upon the amenity of existing residential occupiers.

6. Design (e.g. scale, mass and bulk):

The proposal's internal works are deemed to minimal and proportionate to the modernisation of the existing flat. No external works are proposed.

7. Consideration of accessibility to and between parts of the proposed works:

Access will remain as existing from the ground floor entrance.

8. Relationship between proposal and public routes:

The proposal will not impact upon the existing public routes. All works are internal.

9. Choice of materials:

The new internal walls will be constructed from timber and modern plasterboard to match the existing finish within the flat. The proposed materials are considered both appropriate and in keeping with the existing finish.

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Example of Existing Substation Door

10. Impact on street scene:

The proposed works are deemed to be minor and will not impact upon the character or appearance of the surrounding street scene of Shorts Gardens or the wider setting of Seven Dials Conservation Area.
