

**Design, Access and Heritage Statement
For The
Provision of Replacement Double Glazed Windows
To
Shelton Street & Mercer Street Elevations
At
Flat 4,
19 Mercer Street,
London,
WC2H 9QP**

The property, Flat 4, 19 Mercer Street, London, WC2H 9QP, forms a second floor flat within a block that has recently been designated Grade II Listed and for this reason this Statement is being submitted in conjunction with an application for Listed Building Consent to undertake the replacement of the existing single glazed timber windows with new sealed double-glazed timber windows to match. Such works will primarily enhance the sound-proofing of the property whilst also improving the thermal efficiency of the flat. Only windows forming the Mercer Street and Shelton Street elevations form part of this application.

The National Grid Reference for the property is understood to be TQ007481064.

The List Entry Number is 1436448.

The property as a whole is formed by a small block of seven flats arranged over six storeys and a basement level. Flats 1 & 2, (basement and ground level) are accessed via a street door from Shelton Street whilst Flats 3-7 incl. are accessed via Mercer Street.

The building was completed in 1987, was designed by the Terry Farrell Partnership as part of the regeneration of the Comyn Ching Triangle and formed part of the then Phase 2 regeneration works.

The reasons listed for the recently gained listed designation are:

1. The Architect – a significant, formative scheme by a leading British architect and exponent of post-modernism,
2. Architectural Interest – the corner stones of a spatially powerful, mixed use regenerative scheme, marked by bold form and detail, based on an intellectual understanding of historic precedent, interpreted in a witty postmodern idiom,
3. Contextual Placemaking – a masterly exercise in placemaking, eliding the old and new, that recognised the scale and patina of the original (and then recently listed) buildings and spaces in the creation of Ching Court,
4. Degree of Survival – little altered, retaining external profiles, details, fixtures and fittings and internal public spaces,
5. Historic Interest – an early and exemplary project in urban contextualism, reflecting the emerging philosophy of conservation and regeneration.



Photograph No.1 - 19 Mercer Street seen at the junction with Shelton Street

The property will not undergo any works of alteration.

Consent is sought purely for the replacement of the existing single glazed timber windows with new double-glazed windows. It is intended that all window styles and opening patterns remain as existing.

The current windows, being 30 years old are now beginning to experience problems of decay and in areas where rails are subject to decay (**Photograph No.2**).



Photograph No.2

In preparing the following design and access statement CABE offers guidance of key elements for inclusion. These include; use, amount, layout, scale, landscaping, appearance and access. These are all considered below.

Use:

The current use of the property in question is as seven self-contained residential flats, some duplex.

The consent sought will not affect the use of the building in any form.

Amount:

This application is not for the construction of any new development but merely for the replacement of existing single glazed timber windows with new double-glazed timber windows, of a style and pattern to match.

Layout:

The consent sought will, in no way, affect the existing layout of the building.

Scale:

The consent sought will, in no way, affect the scale of the existing building.

Landscaping:

This issue is not relevant for this application.

Appearance:

The external appearance of the property, as shown by Photograph No.1 and the appended drawings forming part of the listed building consent application, will remain unaltered. No alterations are proposed to existing openings locations or sizes.

Within the two street elevations the replacement windows will be designed to match the existing. Meeting stiles rather than mullions will be provided (as existing) where pairs of casements open and tripartite windows will also be provided to match the original

By adopting the above design measures, it is anticipated that the desired appearance of the property will, as far as possible, be preserved.

Access:

The consent sought will, in no way, affect the access in to the listed building.

Both existing street level entrances will be maintained and unaltered.

It is considered that the consent sought will not be detrimental to the listed status of the property and for this reason it is hoped that Camden Council will grant approval.