



SHELTON STREET

NOVEMBER 2017

# DESIGN AND ACCESS STATEMENT

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**Client:** Shaftesbury Covent Garden Limited  
**Address:** 22 Ganton Street, London W1F 7FD

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**Written by:** VT  
**Checked by:** JB

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# 1. INTRODUCTION

## 1.1 PROJECT BACKGROUND

43 - 47 Shelton Street is a property in Central London owned by Shaftesbury Covent Garden Limited. The property consists of a single retail unit on the ground floor, with residential units above. The client seeks to install a fixed rooflight above the existing rear courtyard. This rooflight would increase the size of the existing retail space and would allow the retailer to use what is currently dead space within the store.





## 2. SITE AND CONTEXT

### 2.1 Site Location

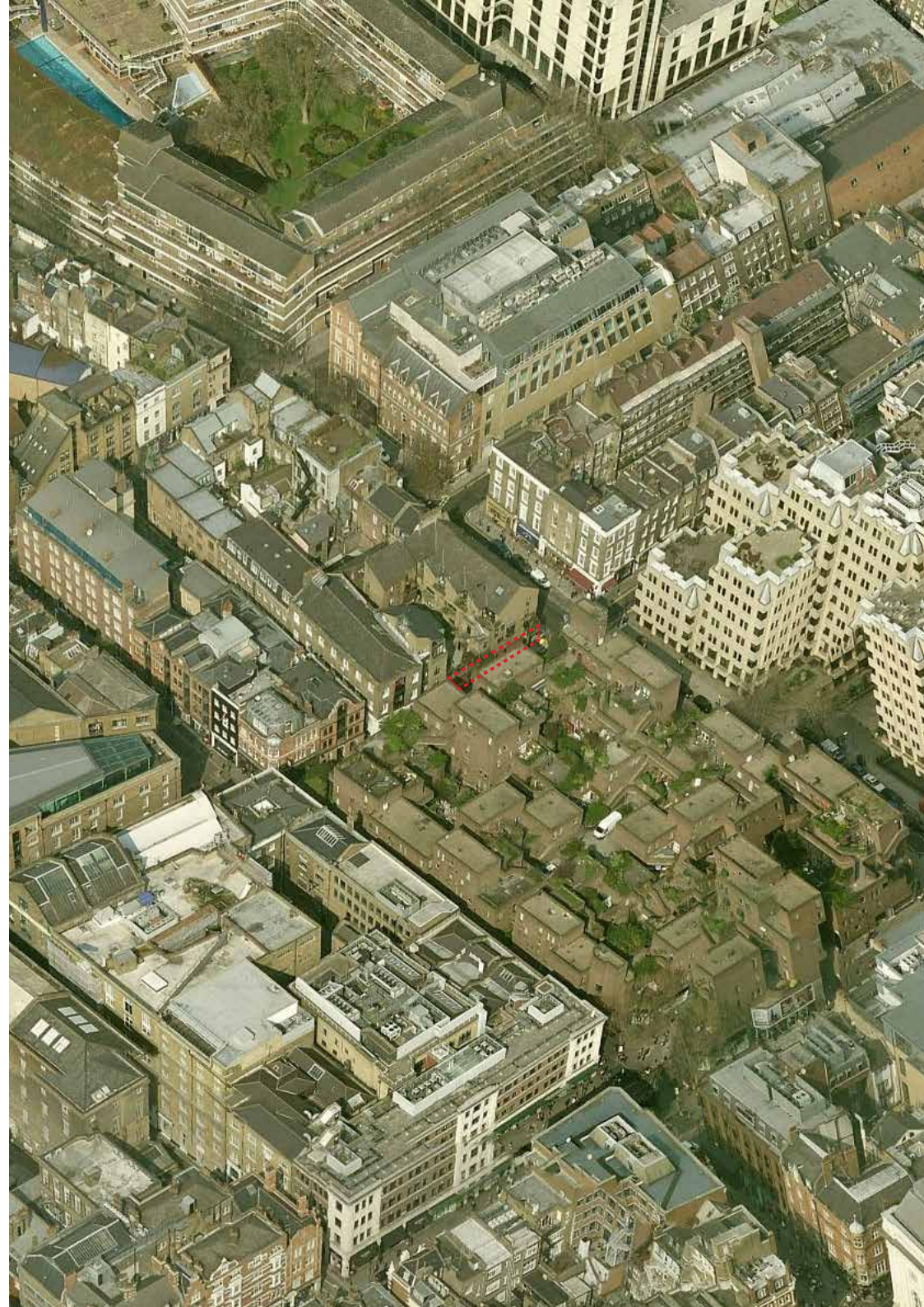
43- 47 Shelton Street, London, WC2H 9HJ

43 - 47 Shelton Street lies in the London Borough of Camden a few minutes north of Covent Garden Underground Station. The site is owned by Shaftesbury Covent Garden Limited; currently, the ground floor is a vacant retail unit, with residential units above. The ground floor has an approximate Site Area: 523sqm or 5629sqft, not including stair cores.

The Camden Policy Map identifies the site to be located in:

- Central London Area (Clear Zone Region) CLA
- Conservation Area; Seven Dials (Covent Garden)

The surrounding area is a dense urban location - just around the corner from Covent Garden Underground Station. The area comprises a mixture of uses; residential, office, retail, restaurant and entertainment. Shelton Street houses several large chain eateries in the local vicinity such as Costa and Pret A Manger whereas Endell Street has more of a diverse mix of independents.





## 2. SITE AND CONTEXT

### 2.2 SITE PHOTOS



1. View from Shelton Street
2. View from rear courtyard into retail unit
3. View of rear courtyard
4. View from Shelton Street to frontage
5. View from Shelton Street to communal entrance

## 2. SITE AND CONTEXT

### 2.3 STREETScape

Endell Street is characterised by predominantly four storey buildings of different architectural quality and design. Generally there are retail or cafe/ restaurant units at ground floor and residential units above. The area along Endell Street to the south east of the site comprises larger, more modern buildings.

Directly opposite the site along Shelton Street is an access to an underground car park with a large modern block of low architectural quality. The character of the buildings becomes more traditional as one moves southwest from the site.



### 3. PROPOSAL

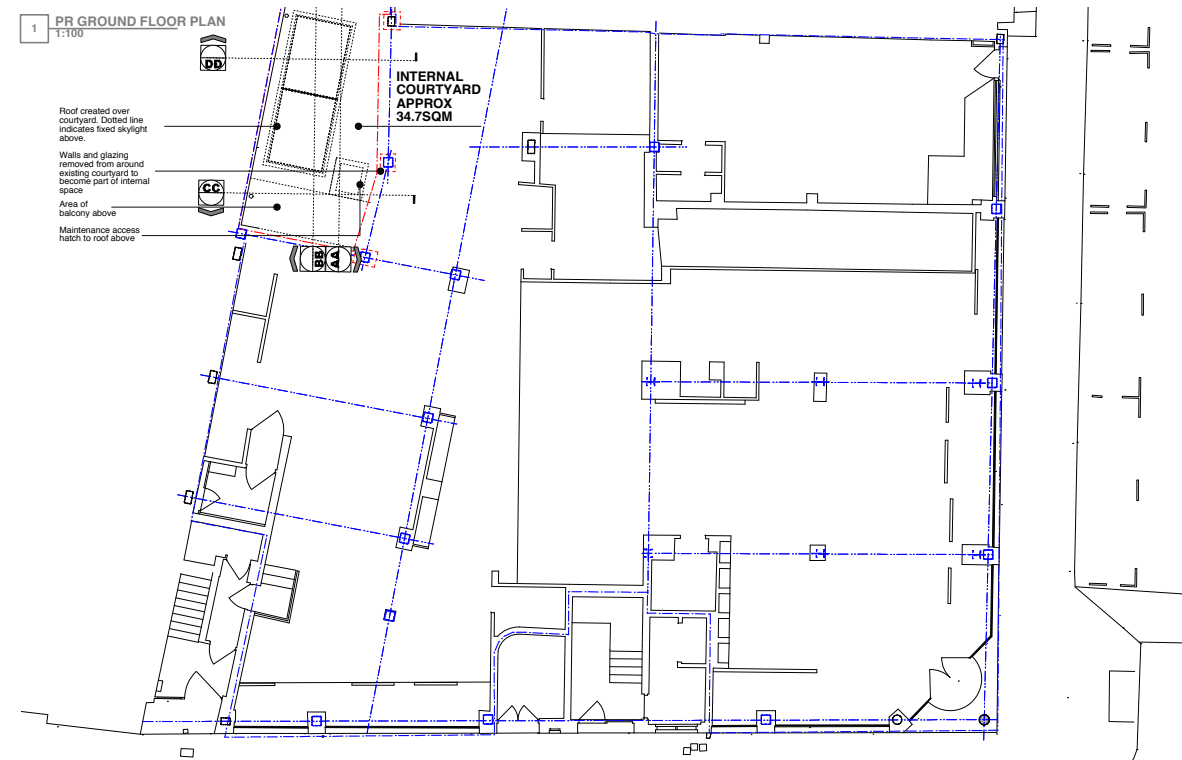
#### 3.1 USE AND AMOUNT

The proposal seeks to install a fixed rooflight above the existing courtyard to the rear of the property. This will allow the retail space to utilise the courtyard space and increase the size of the retail unit. Currently the courtyard is dead space which is not in use save for some planting.

By internalising the courtyard the footprint of the building will increase the size of the retail unit by 29sqm.

#### 3.2 LAYOUT

The proposed layout of the property is not changing save for the removal of the doors and glazing that surround the existing courtyard. This will create a larger open plan space which is much more flexible for any future tenant.



Proposed Plans





## 4. CONCLUSION

We believe that the proposal should be considered acceptable for the following reasons:

1. The new proposal does not predominate the existing building and is respectful and compatible in its appropriate form and mass, and in its choice of detailing and materials
2. The proposed roof and rooflight will enhance the quality of retail unit provided. This is in keeping with the surrounding units which are also of high design quality.
3. The increase in space will create a larger retail unit which utilises all of the available space.
4. The proposals are in line with the policies set out in the Seven Dials Conservation Area and local plan.

Adventure In Architecture<sup>o</sup> for and on behalf of Shaftesbury Covent Garden Limited.

If you have any queries relating to this document and subsequent plans and sections please contact Vicky Tippell on 0207 819 9281 or at [info@adventureinarchitecture.co.uk](mailto:info@adventureinarchitecture.co.uk)