

Hyphen

25 Shelton Street Rear Courtyard Infill and Along with Opening up Works to the Rear Elevation Design and Access Statement

Client: Shaftesbury PLC

1. Introduction

This Design and Access Statement has been prepared by Hyphen Architects to support a planning application for improving the rear infill of the existing courtyard.

The design submitted in this application follows the applications approved by consents 2017/4818/P and 2017/3487/P for the flexible use of the ground and basement floors as either a spa or a retail unit.

Existing Property

25 Shelton Street was part of a large complex of 19th century warehouse-style buildings which lines this part of the Shelton Street and was formerly part of the Woodyard Brewery complex.

The site comprises a lower ground and ground retail unit with residential apartments from 1st floor above. These two levels were operated as a Thai Spa. The site has been vacant since the Thai spa operator moved out.

The property doesn't only front onto Shelton Street but also has access via Earlam Street through a courtyard. The courtyard between 25 Shelton Street and 36-40 Earlam Street has access from Earlam Street through an alleyway under 36-38 Earlam Street (Fig.1). It was originally used as a means of escape, car parking and refuse storage. The former operator extended their facilities into the courtyard (Fig.2 and Fig. 3) including a canopy and brick walls to provide shelter across half of the courtyard.

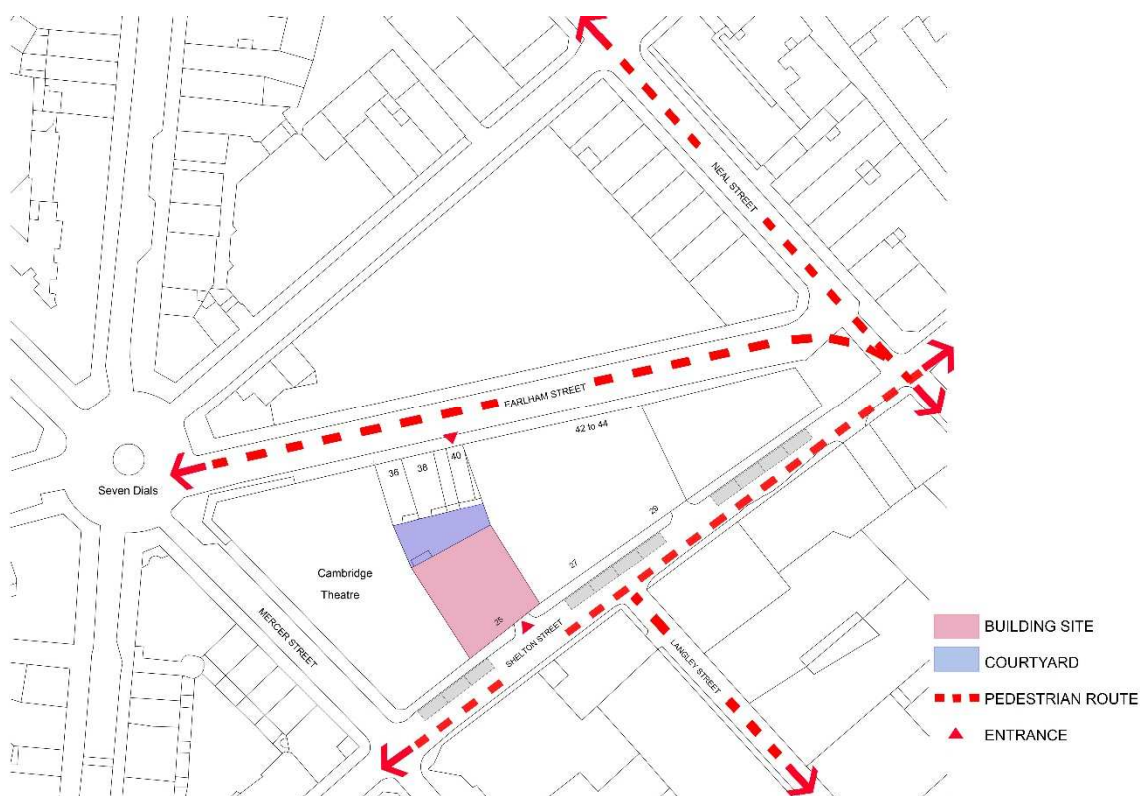


Fig. 1 Site Location: Entrances and Pedestrian Routes



Fig. 2
View of Existing Courtyard,
Looking towards the Entrance



Fig. 3
View of Existing Courtyard,
Looking from the Entrance

Design Proposal

The proposed scheme will better use of the rear courtyard by enclosing it with a glass roof and improving the function of the existing space. In addition, the scheme would also improve the layouts of the existing ground floor and lower ground floor providing a shell ready for a new operator.

Listing Status, Conservation Area

25 Shelton Street is not listed but is a positive contribution to the area. The buildings are within the Seven Dials Conservation Area.

2. Design

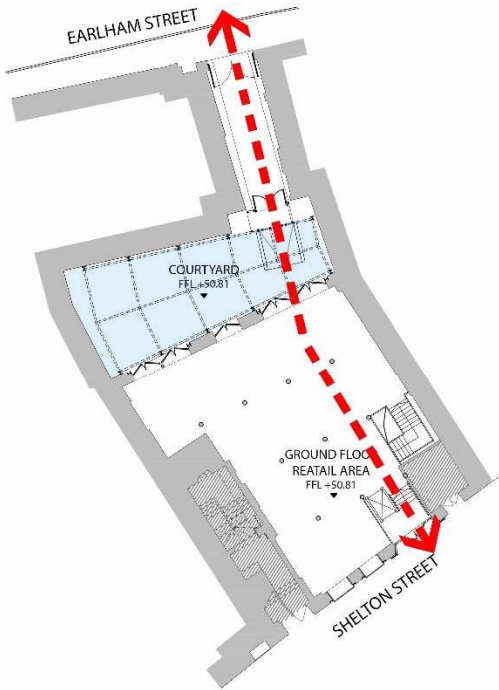
Design Concept

The intention of the scheme is to enclose the courtyard by a glass roof with light weight steel structural system to create a cosy and welcoming space which opens towards the courtyard. It is intended to revitalise this small courtyard and create amenity space for Covent Garden area, whilst protecting the amenity of the residential apartments on the upper floors (Fig.4).

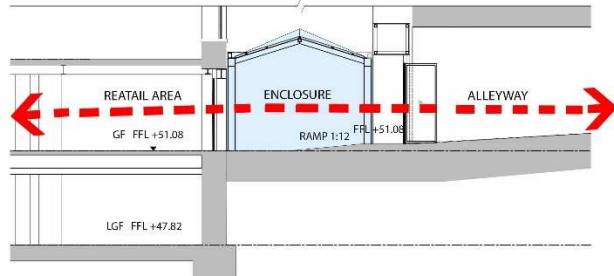
A DDA compliant ramp will create an access free plan for the wheelchair users (Fig.5)

The forming of this pitch glass roof including dark steel columns and beams that gives the whole scheme an industrial warehouse look which will relate appropriately to the historical context. The design will make a positive contribution to the character and appearance of the conservation area. Glass will also provide users with a sense of scale/space of the original courtyard prior to the works (Fig.6).

A clean and simple internal shell ready for a new operator to appropriate is the main consideration for the ground floor and the lower ground floor of 25 Shelton Street.

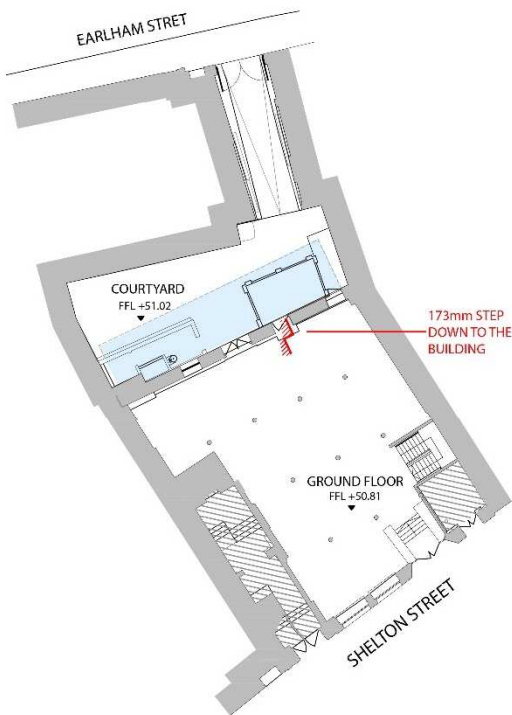


Proposed Ground Floor Plan

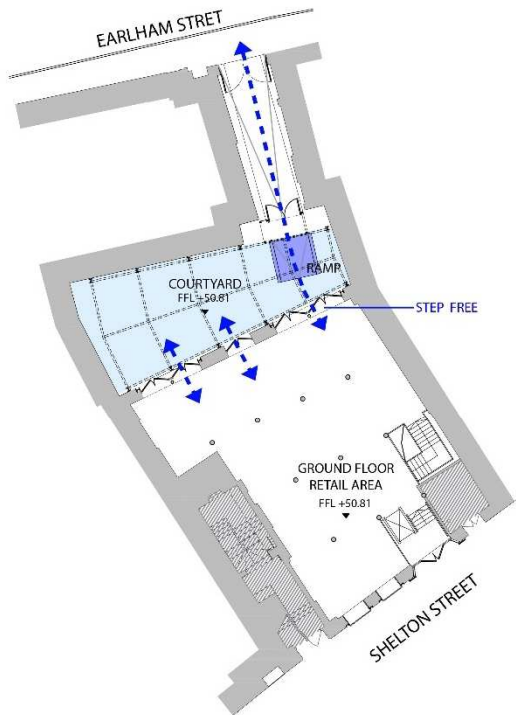


Proposed Courtyard Section

Fig. 4 Enclosed Courtyard: Means of Access



Existing Ground Floor Plan



Proposed Ground Floor Plan

Fig. 5 Ground Floor Plan: Access Free for Wheelchair Users

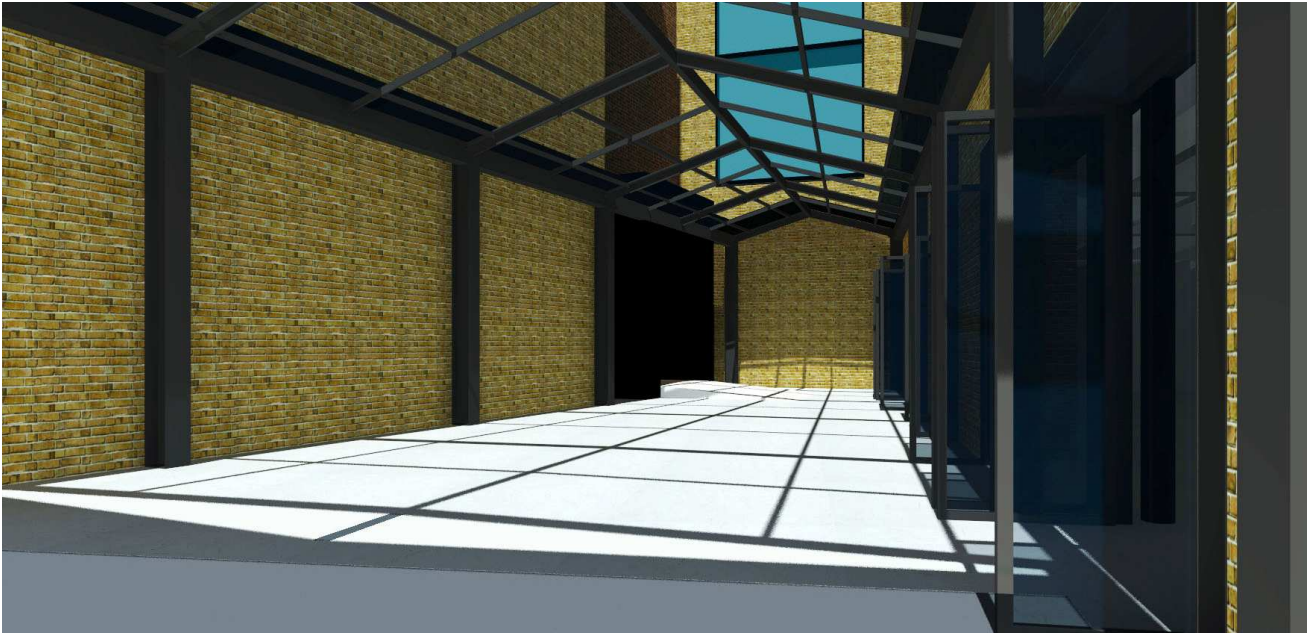
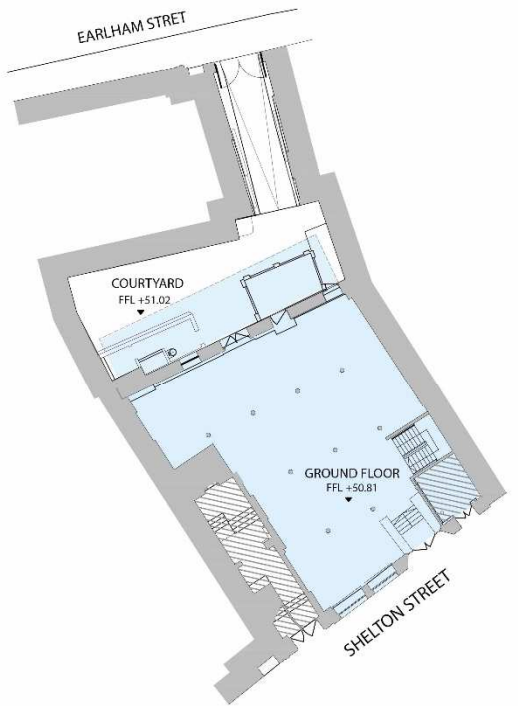
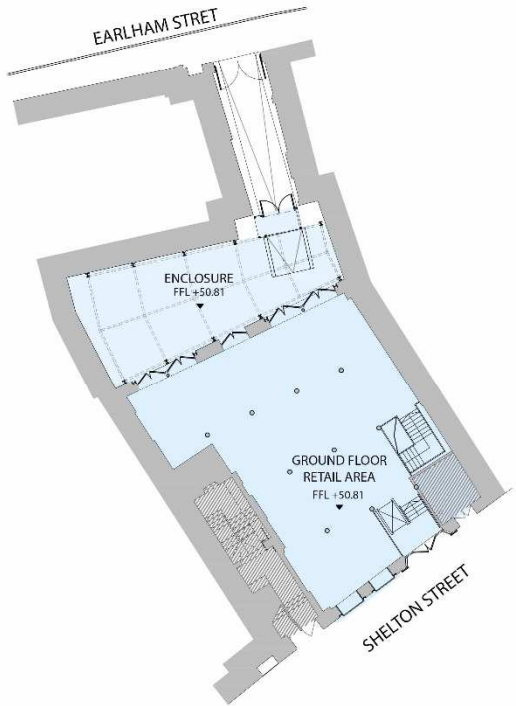


Fig. 6 View from the Courtyard



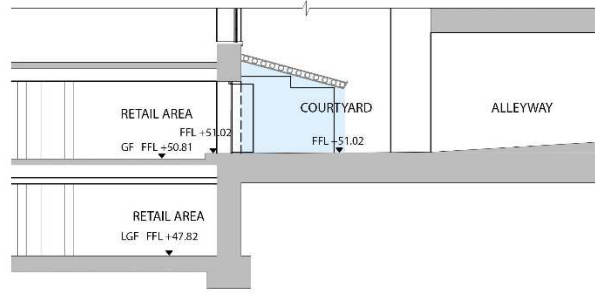
Existing Ground Floor Plan



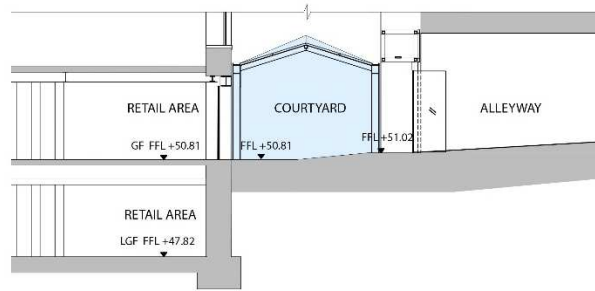
Proposed Ground Floor Plan

Fig. 7 Existing Ground Floor Plan

Fig. 8 Proposed Ground Floor Plan



Existing Courtyard Section



Proposed Courtyard Section

Fig. 9 Partial Section through Courtyard: Existing and Proposed

3. Access

Access to the Building

The Shelton Street entrance is the main access to the building via an internal staircase.

Drawings

The drawings attached will illustrate the design principles.

Drawing List

- A-100 Site Location Plan - 1:1250
- A-901 Ground Floor Existing Plan - 1:50
- A-920 Earham Street Existing Elevation Close Gate - 1:50
- A-921 Earham Street Existing Elevation Open Gate - 1:50
- A-922 Courtyard Facade Existing Elevation - 1:50
- A-102 Ground Floor Proposed Plan - 1:50
- A-103 Roof Proposed Plan - 1:50
- A-200 Earham Street Facade Elevation - 1:50
- A-201 Courtyard Facade Proposed Elevation - 1:50
- A-300 Earham Street Entrance Plan and Elevation - 1:20
- A-301 Earham Street Entrance Section - 1:20
- A-302 Courtyard Plan - 1:20
- A-303 Courtyard Elevation and Section - 1:20

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