

Heritage Impact Assessment | Design and Access Statement

Project | Flat 2 13 Shelton Street London WC2H 9JN

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Project | Flat 2 13 Shelton Street London WC2H 9JN

1.0 | Introduction

1.1 This application seeks Listed Building Consent to do minor cosmetic refurbishment works to the above property. The summary of the works comprises as follow:

- Replacement of existing non-original timber floor with new.
- Replacement of 5No non-original internal doors with new fire rated doors.
- Replacement of existing non-original Kitchen and floor finishes with new.
- Replacement of existing non-original Bathroom Suite with new.

1.2 The property is Grade II Listed

1.3 The property is second floor flat located in the mixed use terrace.

2.0 | Site Description

2.1 | The property forms a 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.

SITE HISTORY Comyn Ching Triangle in its present form is the result of a regeneration project, executed in three phases from 1978-91 by the Terry Farrell Partnership. The project integrated the restoration of existing C17, C18 and C19 listed buildings and shop fronts with the design and erection of new buildings and the creation of a new public space, in a mixed use development. It occupies one of the triangular blocks that radiate from the Seven Dials, laid out in 1692 by Sir Thomas Neale, and is bounded by Monmouth Street to the W, Mercer Street to the NE and Shelton Street to the SE, and at its core is Ching Court, and a public thoroughfare through it, created in 1983-5.

3.0 | Similar Approved Schemes.

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4.0 | Heritage Impact Assessment

The listing of the assets consists of the following:

MATERIALS: they have a stucco rendered brick facade, red-brown brick rear in English bond, with stock brick patching, slate clad mansard roofs, timber shop fronts, steel window guards.

The scale, forms and palette of materials and colours used in the new work complement and provide both a unifying identity and new vitality to the scheme, where traditional materials are interpreted in a forward-thinking way.

PLAN: originally two three-storey houses, now with attics and a semi-basement, each in two bays, but expressed as wide single bays on the front elevation, converted for commercial use on the ground floor and basement, with residential accommodation above.

EXTERIOR: the ground floor has a pair of symmetrical Farrell shop fronts with arch-headed windows with small fixed lights, flanking central mullions and outer pilasters with stylised paired brackets, beneath a plain fascia. Each has a panelled door on the inner bay, with glazed upper lights, and centrally placed above the windows are Farrell number plates. No 11 has a pedimented first floor window with six-over-six pane sashes, with a plain six-over-six pane second floor window and a stucco moulded cornice. No 13 has similar sashes in moulded architraves with shallow cornices on console brackets. Inset into the roof are flat-roofed two and three-light dormer windows. Both have Farrell's window guards with the reversed CC insignia, at first floor level.

REAR: the upper floors have assorted six-over-six pane and smaller upper floor sashes with segmental arches. Full-height ground floor openings have flat gauged brick arches and cut through the moulded masonry plinth. Farrell's quirky windows are painted black with the narrow cornice picked out in red, have pairs of glazed or part-glazed casements set back between bold pilasters, and have steel window guards with the reversed CC insignia.

INTERIOR: not seen but the upper floors are reached from the entrance to No 15 Shelton Street

Assessment:

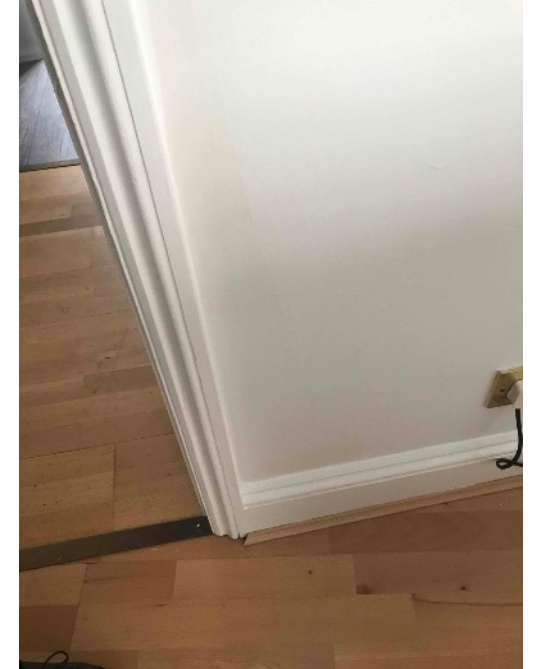
The proposed works consist of minimal impact on heritage assets. The entire property has been altered and refurbished throughout the years and the only original architectural features present internally are covings, corridors wall insets, skirtings and architraves. The rest of the finishes as it can be seen on the photographs are modern.



Picture 1. Entrance Hall



Picture 2. Entrance Hall



Picture 3. Typical Architrave and skirting

The main works will consist of the following:

- Replacing existing non-original door with new 30 minutes fire rated doors, which will match the panelling to existing being replaced.



Picture 4. Bedroom door



Picture 5. Kitchen door.

The existing doors consists of 38mm thick hollow flush unit with decorative beading fixed on to the door forming six panels. The proposal is to replaced these with similar doors but 44mm thick that will provide minimum 30 minutes fire resistance.

- Replacing of existing floor finishes.

All of the floor finishes in the property are modern and the replacement of these have no impact on the heritage asset.



Picture 6. Bathroom floor



Picture 7. Kitchen / hall floor



Picture 8. Kitchen/hall/bedroom floor

- Replacing of existing non-original kitchen and bathroom suite.

it can be seen from the pictures that the existing fittings are also of modern construction and do not cause harm to existing heritage asset.



Picture 9. Existing Kitchen



Picture 10. Existing Bathroom Suite

5.0 | Access

The access to the building on ground floor level remains unchanged.