

Heritage Impact Assessment | Design and Access Statement

Project | Flat 2 13 Shelton Street London WC2H 9JN

GK Architects Limited | London Office

Niddy Lodge | 51 Holland Street | London W8 7JB
T: 0203 280 3630 E:office@gkarchitects.co.uk

GK Architects Limited | Durham Office

Novus Business Centre | Judson Road | Peterlee | Co. Durham SR8 2QJ
T: 0191 587 8191 E:office@gkarchitects.co.uk

WWW.GKARCHITECTS.CO.UK



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Project | Flat 2 13 Shelton Street London WC2H 9JN

1.0 | Introduction

1.1 This application seeks Planning Approval and Listed Building Consent to replace existing windows at the above property. The summary of the works comprises as follow:

- Replacement of existing single glazed timber sash windows with new single glazed timber sash windows to front and rear elevation, additionally replacement of existing secondary glazing at the front elevation 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 | 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 replacement of existing sashes with new single glazed units with detailing to match existing. Due to the excessive noise levels it is proposed to fit in secondary glazing only to front elevation windows. Full detailed specification can be found on the drawings prepared by the window manufacturer and Window Schedule drawings prepared by GK architects Ltd.

The reason for replacement of the existing windows with new is due to excessive damage to the frames which are not providing sufficient weatherproofing and noise insulation. The new windows will be an upgrade with new secondary glazing to the front elevation which will provide greater enjoyment of the property during day and night hours. The applicant prepared noise assessment which accompany the application.



Picture 1. Front Elevation



Picture 2. Rear Elevation.

4.0 | Access

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