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*To be read in conjunction with HHD drawings submitted with application*



HamburyHirdDesign

# External Works to Shropshire House, Capper Street “Design Access Statement”



## 1.0 Introduction

1.1 This Design Access Statement has been prepared to support the planning application for replacement glazing to the 3<sup>rd</sup> floor and part 2<sup>nd</sup> floor of Shropshire House plus the 2no. Glazed Entrance Doors at ground floor level. The application also seeks permission for a new external lighting scheme and building signage.

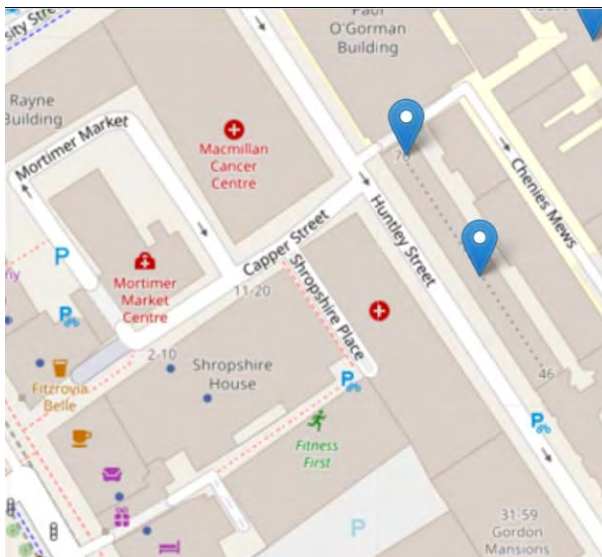
Shropshire House is a 5 Storey Building situated just off Tottenham Court Road to the South Side of Capper Street EC1E 6JA (see Image 1.1.A)

The site is currently owned & managed by 'Lazari Investments Ltd'.

Shropshire House was built in 1932. The building is not listed but is of historical interest due to its Art Deco style architecture, with a curved corner onto Shropshire Place, scalloped Balconies and horizontal banding between the glazing. (See image 1.1.B)

The property is split into a variety of commercial tenancies across the floors: Some floors are split between two tenancies. The front elevation has two main entrance doors into access levels 1-5, each with a dedicated passenger lift, goods lift and stairwell. Entry to the ground floor is via separate entrances. This application seeks to replace the glazed entrance doors that Access the 1<sup>st</sup>-5<sup>th</sup> floors only. One entrance serves 2-10 Capper Street and the other 11-20 Capper Street. There is also a laboratory at Basement Level.

There is no parking on site but Shropshire House is well served by good public transport links, being within walking distance of several Underground stations such as Goodge Street, Euston Square and Warren Street.



1.1.A



1.1.B



## 2.0 Window Replacement

The entire 3<sup>rd</sup> floor and **part** of the 2<sup>nd</sup> floor are currently *vacant*. The landlord wishes to take the opportunity to replace the Crittall Windows on the elevations of these vacant floor plates. Please refer to HHD dwg. Numbers indicated below. Replacement windows are indicated in blue on the drawings.

Drawing Nos:

253.271 – Front Elevation 01 (Capper Street)

253.272.01- Side Elevation 01 (West Elevation)

253.273- Rear Elevation 03

253.274-Recessed Elevation nos. 04-09

253.275- Side Elevation 10 (East Elevation)

258.276- Elevations 11 & 12

258.277(A)- Elevations 1A- 1D

Due the age of the building the windows are currently single glazed. The existing windows are in poor state of repair and frequently leak. To meet Lazari's 'ESG Framework' they are seeking permission to replace with an equivalent double glazed version in order to improve the thermal performance of the building.

The specification of the glazing will match the existing details and proportions with a crittall-Style glazing system. For example the double glazed Crittall system from 'Crittall-Windows.co.uk' reference W20. Examples images of W20 installations shown below (2.1.A)



**2.1 A: Examples of Double Glazed W20 Crittall-Style windows**



## 2.0 Window Replacement Cont.

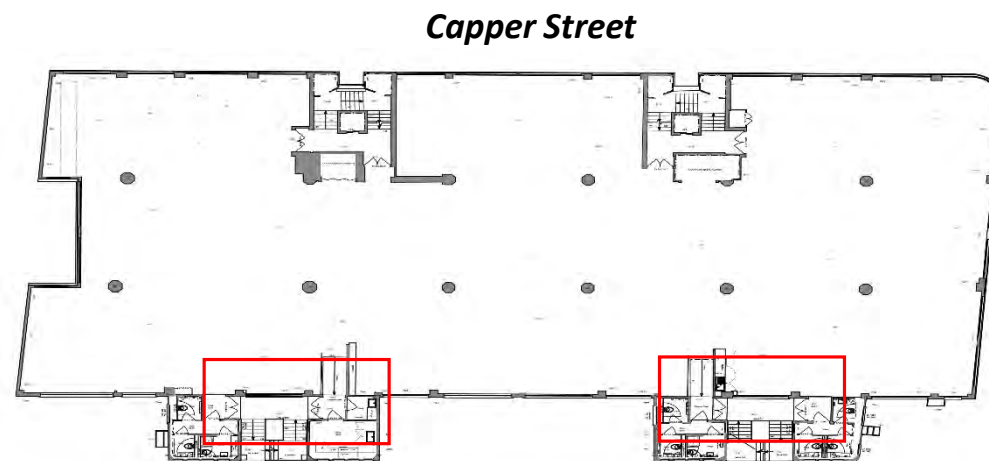
Windows that are currently 'openable' will remain so, with the exception of :

A)

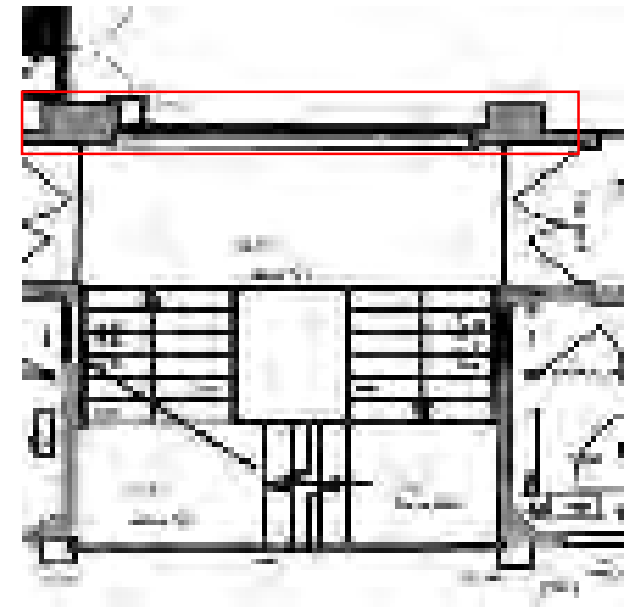
The windows that open onto the rear fire escape. Windows are not permitted to open onto escape routes within 1.8m horizontally or anywhere below the stair



**2.1.B -Image of Existing Georgian Wired Glass window that open with 1.8m of an escape route**



**2.1.C –Location on floor plate of Georgian wired glass windows**



**2.1.D –Close up of Location where glazing is Georgian wired glass windows**

## 2.0 Window Replacement Cont.

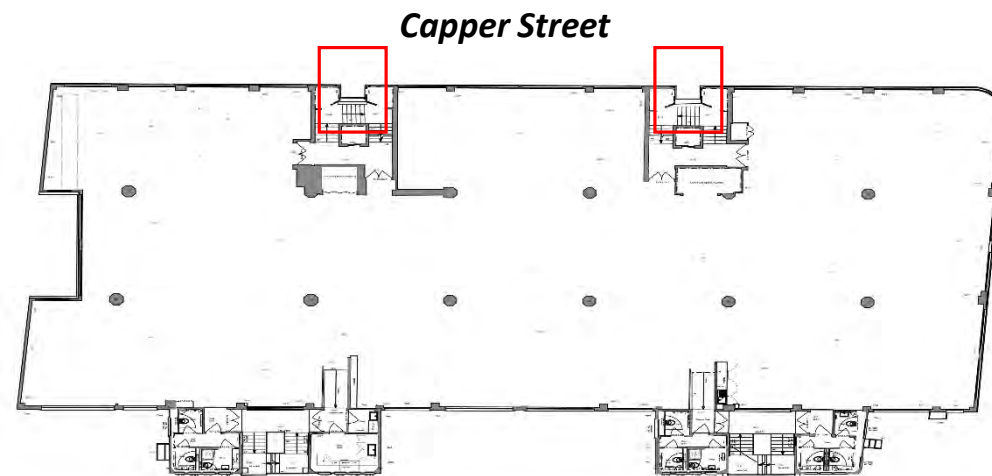
Windows that are currently 'openable' will remain so, with the exception of :

B)

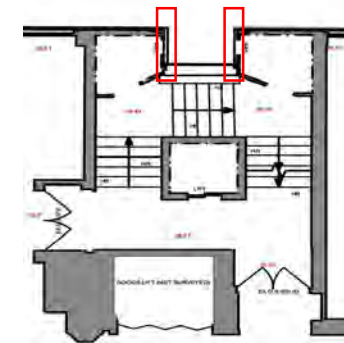
The Window that open into the small half landing stores. These were historically WC's, but are either boarded over /openable Georgian wired glass or Vents. They are all in poor state of repair. The half-landing lobbies would only used for storage. The proposal is to replace all these windows (boarded or otherwise) with Black Louvred Panels



**2.1.E: Image of Glazing to side reveals of front feature alcoves – Capper Street**



**2.1.F: Location on floorplate of side windows**



**2.1.G: Close-Up Location of Side Windows**





## 2.0 Window Replacement Cont.

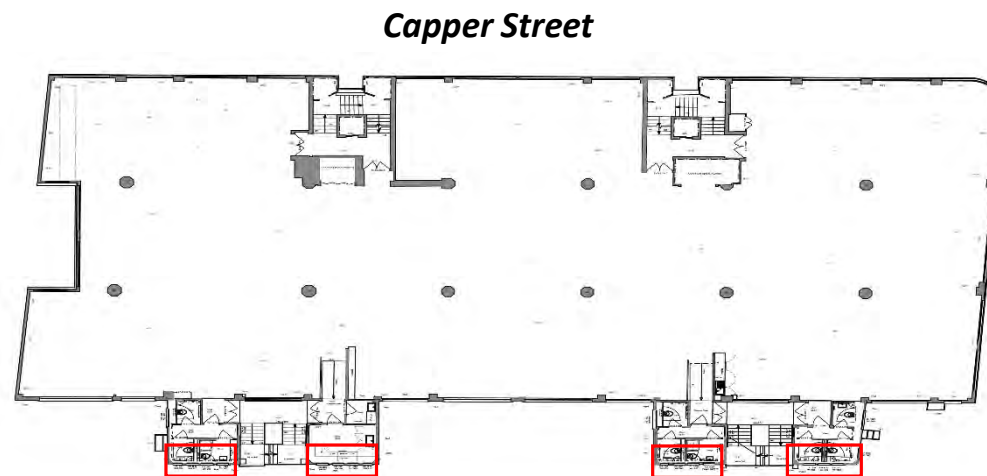
Windows that are currently 'openable' will remain so, with the exception of :

C)

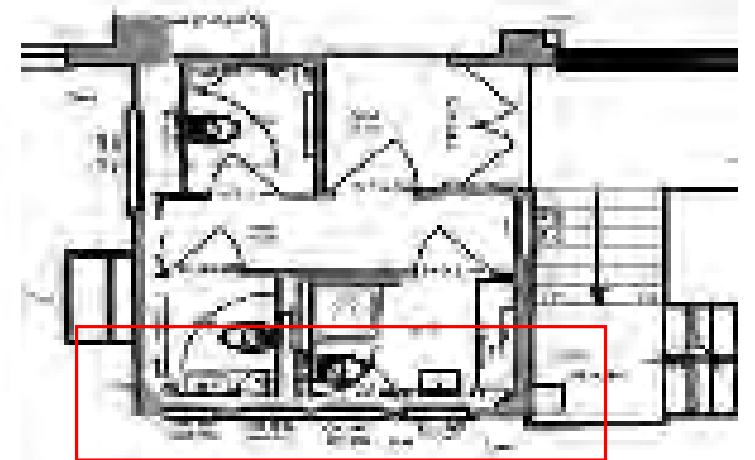
The Windows on the rear Elevation that have been (internally) boarded over by the installation of Tenant Toilet Facilities.



**2.1.H** Image of windows blocked in by existing WC Fit-out (currently stripped out)



**2.1.I:** Location on floorplate where windows are blocked by WC's

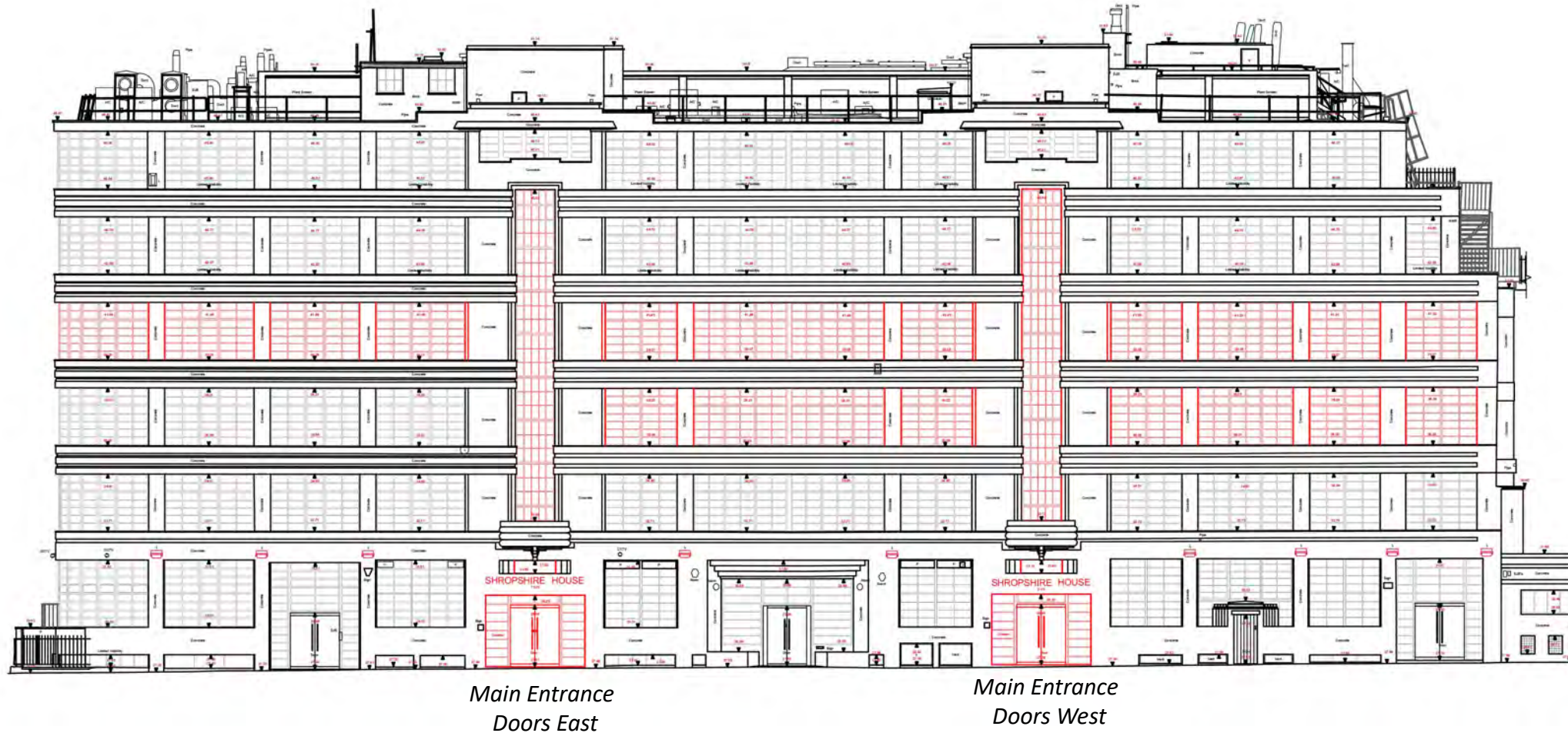


**2.1.J:** Close-Up of location where windows are blocked by WC's



### 3.0 2no. Main Entrance- Double Door & Side Lights replaced

There are currently 2no. Double Entrance Doors on the front elevation that access Levels 1-5.



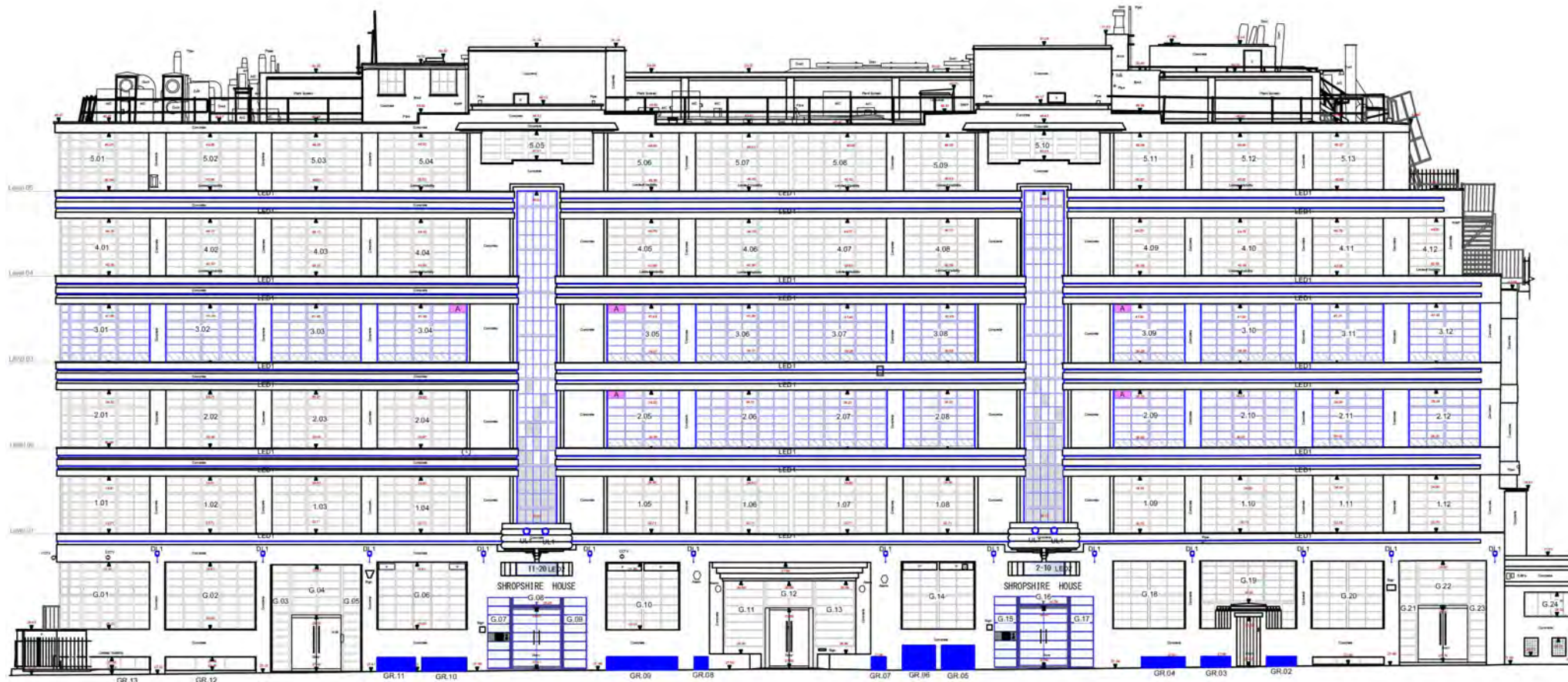
**3.1.1 Existing Front Elevation (Capper Street) with 2no. Double Glazed Entrance Doors Indicated**  
(note: red indicates glazing/ doors to be replaced)





### 3.0 2no. Main Entrance- Double Door & Side Lights replaced (Cont.)

There are currently 2no. Double Entrance Doors on the front elevation that access Levels 1-5.



Main Entrance  
Doors East

Main Entrance  
Doors West

**3.1.B Proposed Front Elevation (Capper Street) with 2no. Double Glazed Entrance Doors Indicated**  
(note: blue indicates glazing/ doors to be replaced)





### 3.0 2no. Main Entrance- Double Door & Side Lights replaced (Cont.)

Proposal is to replace the main entrance doors and side lights with a like-for-like design. The only exception being that the glazed doors would replicate the horizontal glazing bars on the side lights (see 3.1.D). This is to be more in keeping with the character and style of the building.



**3.1.C Photo of Existing Main Entrance Door**



**3.1.D Proposed New Entrance Door Elevation**



**3.1.E Proposed Antique Brass Pull Handle**

#### 4.0 Decorative Covers to Existing Louvres on Front Elevation

The front elevation has a series of existing pavement level louvres. These are a distraction to the elegance of the front elevation and do not contribute to the aesthetic of the building. The proposal is to apply a decorative fret cut metal panel to the front of each of these to give the apertures a consistency of appearance and upgrade the overall look of the façade.



***4.1.A: Examples of Louvres/ Boarding at Pavement Level (Front Elevation)***

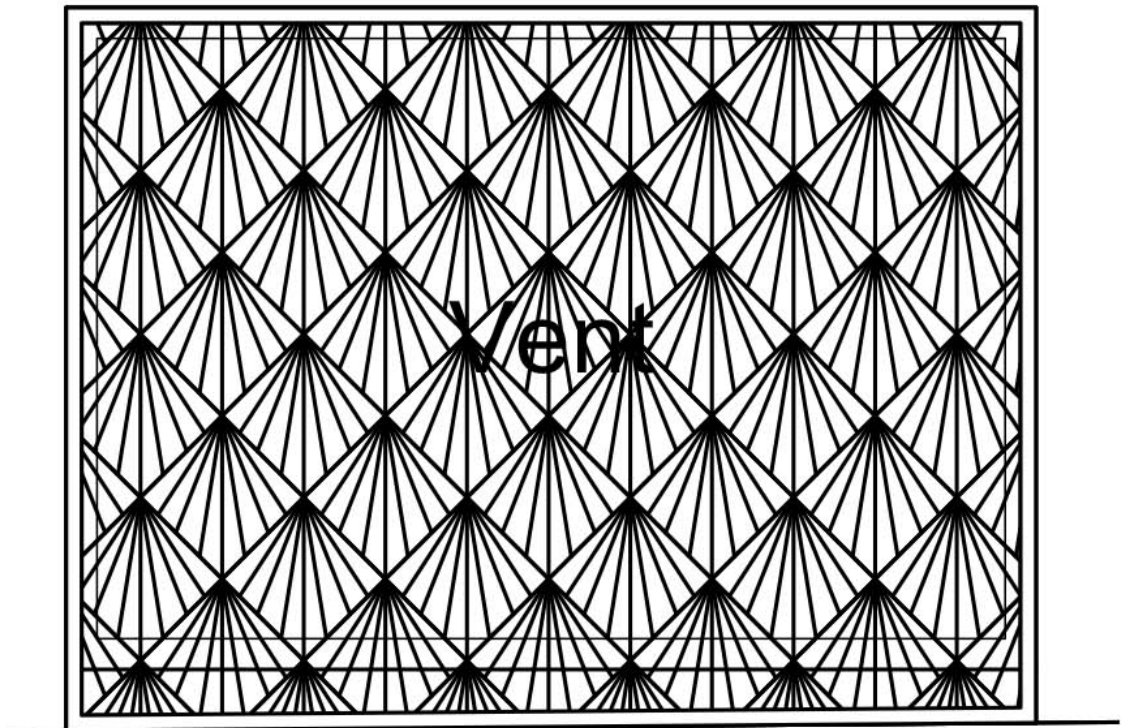


#### 4.0 Decorative Covers to Existing Louvres on Front Elevation (cont.)

Proposed Fret Cut metal screen covers to existing low level louvres. Pattern mimics decorative art deco pattern



**4.1.B Photo of similar louvre cover**  
(note grills to Louvres of Shropshire House would not be faced fixed but recessed into the alcove- refer to HHD dwg no. 253.402 )



**4.1.C Proposed Elevation of Typical Vent Detail**

## 5.0 Lighting Proposals

Existing Lighting to Ground Floor External Elevation is dated and clumsy



**5.1.A. Existing Front Elevation down-lighters**





## 5.0 Lighting Proposals (Cont.)

Proposals include replacing with a smaller, more contemporary fitting



### **5.1.B: Proposed Front Elevation down-lighters**

*Ref Iguzzini iPro EP51*

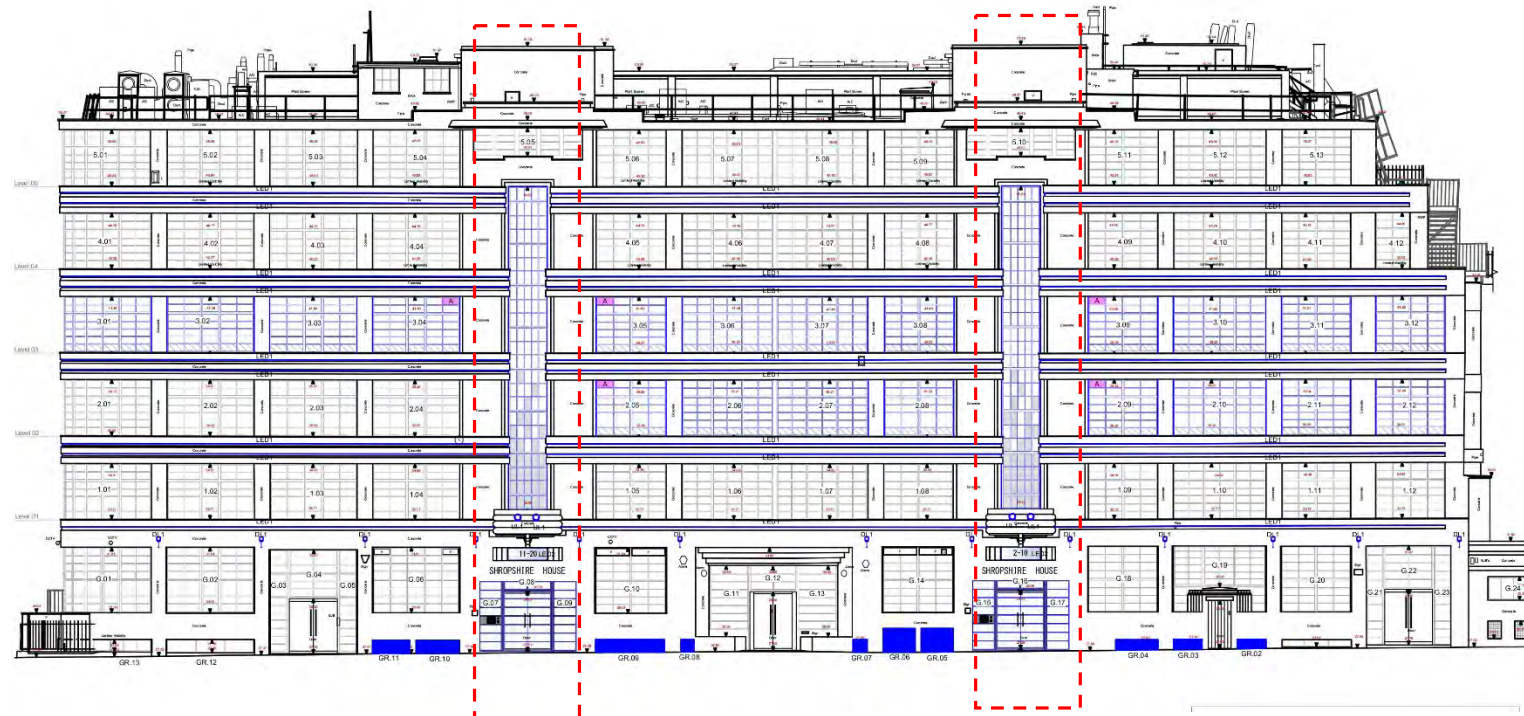
*Dims: 170mm x 140mm x 140mm*

*Light Source: to Wash Downwards*



## 5.0 Lighting Proposals (Cont.)

A key feature of the architecture of Shropshire House are the two recesses that run vertically up the front of the building. At the base of each is a scalloped balcony. There is currently a light fitting on the balcony designed to illuminate the alcoves at night. This fitting is redundant. Proposals include replacing this with a new fitting to enable the two recesses to be illuminated creating a feature of the two front entrance doors and enabling them to be easily identified as it grows dark in the winter months.



**5.1.C Existing Up-lighter (positioned on existing balcony)**



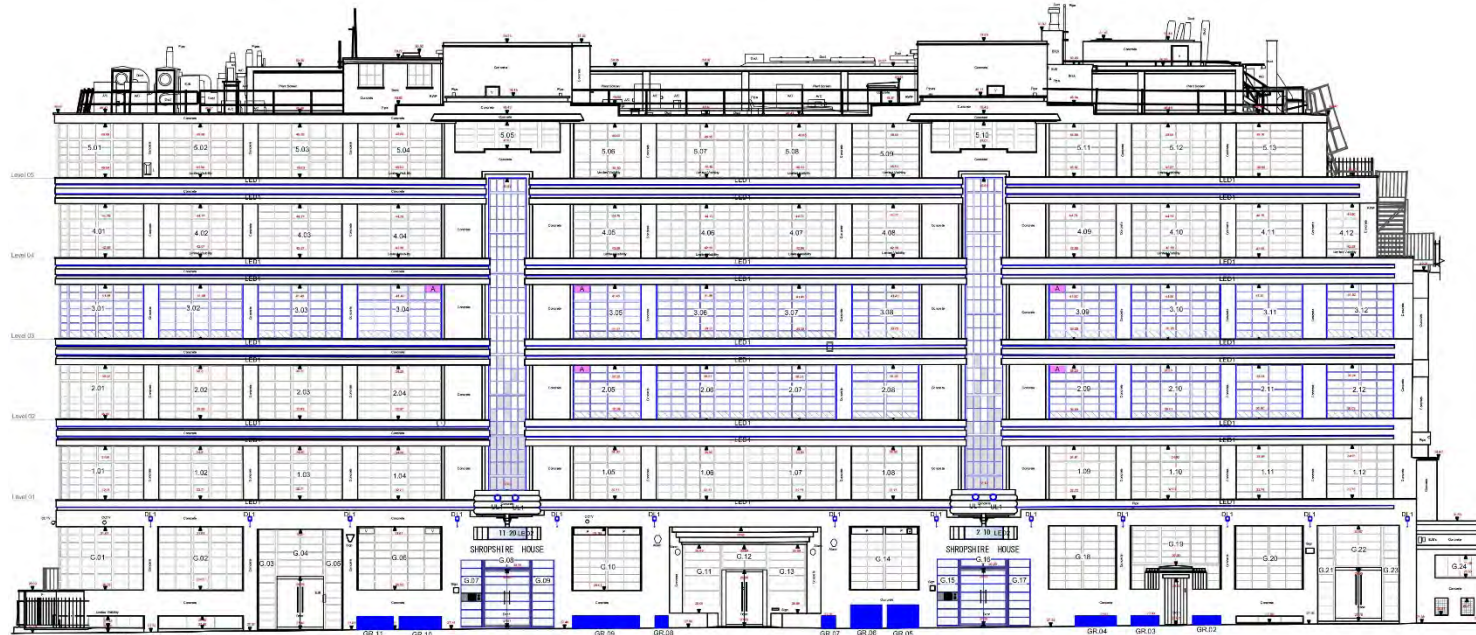
**5.1.D Proposed Up-lighter:**  
Ref: Anolis Calumma M MC  
Dims: 106mm x 236mm x 275mm  
Light Source: Uplighter





## 5.0 Lighting Proposals (Cont.)

Shropshire House is well known locally as a good example of an art deco building. In celebration of the architecture of this building, proposals include horizontal LED lighting running along the natural recesses in the front elevation, returning around the corner onto elevation



**5.1.E Front Elevation- Capper Street**



**5.1.F Side Elevation- Shropshire Place**

*Linear LED Lighting to terminate on Side Elevation at existing vertical drainpipe*



**5.1.G Proposed Horizontal LED Lighting**  
*(Yellow lines indicate positions of LED rope lights in existing recesses of front elevation:  
 Ref: AFX Varioled Flex Venus  
 Dims 16mm x 15mm  
 Light Source: Warm Light Flexible Linear*



## 5.0 Lighting Proposals (Cont.)

This has been effectively used on buildings of similar proportions. The horizontal lighting enhances the natural rhythm of the building & creates a positive landmark in the locality



**5.1.H: Images of Existing Externally-Lit Buildings using both horizontal and vertical lighting to accentuate the characteristics of the architecture**



## 5.0 Lighting Proposals (Cont.)



*5.1.1: Photoshop image of horizontal lighting proposal*



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## 6.0 Signage Proposals

The 'Shropshire House' Signage on the front elevation above to two main entrance doors is to be replaced with similar signage. The building numbers (2-10 above one door and 11-20 above the other) is deemed too small and does not assist visitors to the building to locate the correct entrance. As there a number of potential entrances along the front elevation (5no. In total) the landlord is keen to ensure that the two key entrance ways are clearly defined.



**6.1.A Existing Photos of Main Entrance (East)**



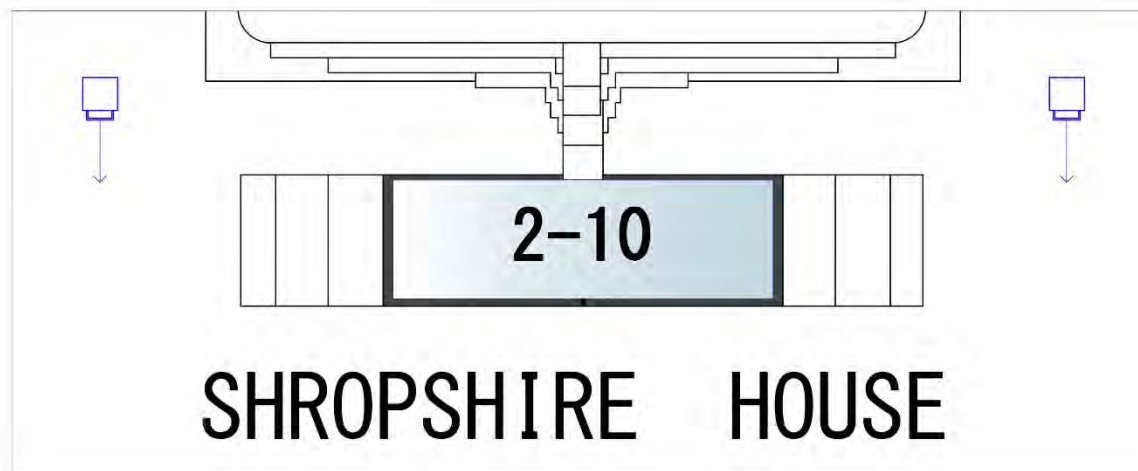
**6.1.b Existing Photos of Building Numbers (West Entrance)**



## 6.0 Signage Proposals

The 'Shropshire House' Signage on the front elevation above to two main entrance doors is to be replaced with similar signage. The building numbers (2-10 above one door and 11-20 above the other) is deemed too small and does not assist visitors to the building to locate the correct entrance. As there a number of potential entrances along the front elevation (5no. In total) the landlord is keen to ensure that the two key entrance ways are clearly defined.

The numbers are Powder coated RAL 9017 Fret cut steel letters approx. 2.5mm thick (tbc by manufacturer) fixed directly onto the glazed panel  
The letters 'Shropshire House' are powder coated Ral 9071 fret cut steel letters approx. 3mm thick (tbc by manufacturer) pinned 8mm from face of elevation (finish of pins Ral 9017)



**6.1.C Proposed Elevation (West) of Signage over Main Entrance Door**

**6.1.D: Use existing recess detail to fix new 'building number' signage.**  
Note; refer to HHD dwg no. 256.400.01/ 256.400.02 & 256.401)



**6.1.E Close-up of Existing signage:**

Metal Fret Cut letters fixed direct to elevation. (note poor paint finish to edges where façade has been redecorated). HHD propose Pinned letters to allow ease of maintenance and retain a crisp/ clean lettering

