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# 71-75 Shelton Street

London, WC2H 9JQ

Design, Access and Conservation Statement

## Introduction

The site is located in Covent Garden on the perimeter of Camden Borough at 71-75 Shelton St, London WC2H 9JQ. It is a four storey office building with a main entrance and reception fronting Shelton Street. The building is situated within Camden's conservation area and does not sit joining or adjacent to any marked listed buildings. The design originates from the 1950's.

The proposed alteration involves the replacement of existing windows. The alteration takes into account the character and design of the property and its surroundings.



*Photograph of existing 71 Shelton Street front Elevation*



*View from South West Shelton Street Approach*



*View from South East Arne Street Approach*

The statement should be read together with the Planning application drawings.

## Design Principles

The design encompasses the replacement of windows to the front facade. Given the exciting new development of Grain Store which sits almost adjacent to our building, the new windows will look to tie in with the heritage of these buildings and their industrial qualities.

The surrounding area consists of mainly commercial ground floor shop fronts and mixed residential and office spaces, the window replacement is designed to match the new character of the street.



*CGI Views of refurbishments in the surrounding area, (Windows to match proposals)*

## **Appearance**

Where individual elements of the building are being replaced as part of the upgrade of the building, materials are used to respect the character and architectural integrity of the existing building. The new windows maintain the same size aperture as the existing windows but with additional cill and head details to create depth.

The finishing of the proposed new window frames are to be powder coated aluminum in a dark green (RAL 6015 Black Olive). The overall aesthetic proposed is upgrading the shape of the windows to have square glass panels with dividing grids instead of single panels. Note the new windows are not openable.

The 1950's glass blocks feature in the recessed part of the front elevation of the property are to be maintained.

## **Conclusion**

The design team has been actively working on this considered project for the last couple of months to make sure that this proposal offers a high quality design and an extremely valuable and positive contribution to the local and surrounding areas.