

25<sup>th</sup> March 2015

## **In full bloom: Falconer Chester Hall's Covent Garden scheme unveiled**

Falconer Chester Hall's new £1m residential conversion in Covent Garden has reached completion, offering three generous two bedroom apartments, with outdoor space, in a popular and lively area of London.

Working with London Land Ltd, Falconer Chester Hall's layouts re-used the unoccupied space and by applying a creative solution to the restricted floor to ceiling heights, made the most of the useable area to create three generously-sized two bedroomed apartments. The principal living rooms were placed adjacent to the full height glazed frontages, and along with maximised window sizes and a commercial application window system offering a very slim profile and wide sight lines, opened up new long views into the depth of the building. This allowed the successful change from D1 use to residential, where previously it had not been possible.

In the apartments, Falconer Chester Hall chose light coloured finishes, especially on walls and floors, and quality supplementary lighting to enhance the atmosphere of openness and airiness. Constrained by the existing concrete slabs and live retail units below and adjacent, the design used ultra slim-line LED linear light fittings installed in just the depth of the plasterboard ceiling.

Externally, the façade was tired and shabby. Working closely with Westminster City Council, Falconer Chester Hall settled on a glazed solution with brickwork panels, with the glass adding light to the narrow and shadowed surrounding streets.

Falconer Chester Hall's plan also added a new balcony at second floor level to provide additional private amenity space. The design created a dramatic double height entrance lobby, increasing security and presenting a high quality approach for residents.

Says Mark Doohan, Director: "The key to this project was the reuse of a vacant space in a tired existing building. With a refreshing rebranding and creative application of glazing and lighting, we were able to create a much grander sense of space and height. And all this was achieved in the confines of a narrow and busy mixed use London street."

The development is being brought to market by CBRE. Jamie Gunning, Senior Director at CBRE commented:

"The Shelton Street development offers a great combination of high-specification living with off-street parking, in the very heart of Covent Garden. This is an area which continues to generate interest across the board, with over 50% of total sales being attributed to the domestic market, and primarily those looking for the perfect pied-à-terre.

"Coupled with the major improved transport network, fantastic food and beverage offering and general culture available on the doorstep, this development offers a great chance to buy in one of the Capital's primary investment hotspots."

- ENDS -

The Odham's Walk estate in Covent Garden, London was completed by the GLC in 1981. Its designers intended it as a modern solution to inner-city estates, and it has matured into a peaceful, leafy, secure community in the heart of London. The estate predominantly comprises residential accommodation located above ground and first floor retail and commercial space at street level.

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**Notes to Editors:**

Hi res images are available.

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We are award winning practitioners in architecture, urban design and interior design and have a powerful track record of working collaboratively, maximising the development's potential and ensuring that every stage of the project runs smoothly.

An AJ100 practice, we work across a range of sectors, taking a sustainable approach and designing to express the uniqueness of each project, creating outstanding buildings with personality. We have particular expertise in mixed-use developments, hotels and leisure, retail and commercial projects as well as prime residential, market residential, private rented sector housing and student accommodation. In the UK alone, we have completed more than 3,000 homes, 3,000 student bedrooms and 5,000 hotel rooms. For more information, please see our website, [www.fcharchitects.com](http://www.fcharchitects.com)

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