



12<sup>th</sup> September, 2024  
London, UK

Camden Planning Department  
London Borough of Camden 2nd Floor,  
5 Pancras Square c/o Town Hall, Judd Street  
London  
WC1H 9JE

## DESIGN AND ACCESS STATEMENT

### 41 Whitfield Street, London, W1T 2AJ

#### 1. PROPOSAL:

A complete restoration of the architectural and structural elements in the building, including a new roof and roof structure.

#### 2. ASSESSMENT:

This application concerns refurbishing the building to its former glory by restoring the existing element alterations and a new roof, including the roof structure to a side wall of a four-storey house in the southwest of Whitfield Street.

There are no records related to this application.

The sole new addition to the restoration proposal is a meticulously designed roof. This non-significant yet crucial element, crafted to seamlessly blend with the existing surroundings, will not only provide access for maintenance but also address the current structural issues.

Intentions:

1. A new roof for the whole of the structure.
2. Gain access to the otherwise inaccessible roof.
4. Restore the building's structure through partial works, including matching the roof to its surroundings.

While the wall structure is generally safe, the passage of time has taken its toll, particularly on the roof structure, which was refurbished decades ago but is now in need of a new refurbishment. The existing roof does not provide access to the top of the building for maintenance and repairs, making emergency repairs more complicated than necessary. Therefore, the proposed alteration is not just a choice, but a necessity to rectify this issue and improve the overall functionality of the building.



The building has undergone a few refurbishments. Fortunately, the front elevation has most of the original features and shapes. Some architectural elements, such as original windows and iron cast gutters, have yet to be recovered. Rotten windows, PVC gutters, and dead pipes have been replaced with more appropriate elements. This meticulous restoration process ensures that the building's original charm is preserved.

The architectural highlights and the area's essential characteristics have been considered. Most of the surrounding houses are in good condition and of the same epoch.

As this proposal seeks consent for external alterations only, design and detail will follow the local plan's recommendation, supplementary planning guidance, and local development framework. The scheme fully complies with the national planning policy framework and the council's policies, ensuring its legitimacy and adherence to regulations.

### **3. USE AND LAYOUT:**

The current use of the building is F1. **The proposed use is F1.**

### **4. DESIGN:**

The following have been given careful consideration in the development of the proposals:

1. Rehabilitation of the building to its former glory.
2. Access to the roof. The solution is to create access that matches the existing building.

### **5. SCALE:**

The scale and details of the new additions will be subordinate to the existing building. The proposal is wholly within the land belonging to 41 Whitfield St. The sitting is determined by the site.

### **6. APPEARANCE:**

Matching materials for all parts. Only new material will be used for the rooftop layer. GRP or EPDM, depending on the roofer's advice.

### **7. ACCESS:**

The primary access to the ground floor remains unchanged. The proposed access to the roof will be established as shown in plans and elevations, creating direct access from the top floor to the roof.



## 8. IMPACT:

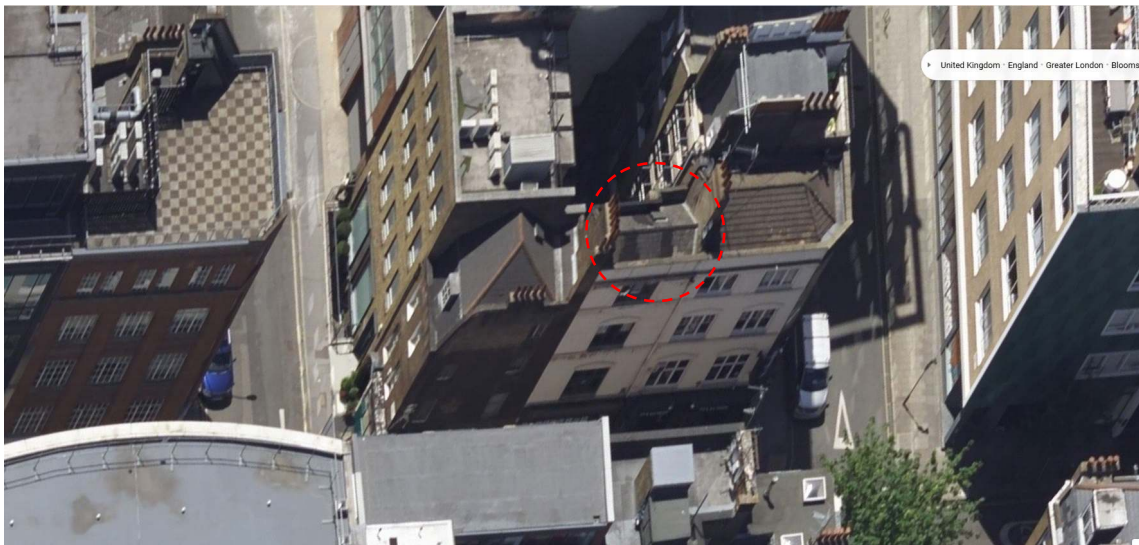
The privacy of neighbouring properties at the back remains intact: The proposal has been carefully crafted to ensure it does not interfere with privacy and does not encroach on any neighbouring property, providing a sense of security and privacy.

## 9. EVALUATION:

The proposal has been designed with a keen eye on maintaining the area's architectural style, form, and features. The additional design elements are intended to minimize external impact, blending harmoniously with the existing building. The minimal exterior changes of the roof, viewed as positive enhancements, contribute to the property's overall appeal and will not be visible from the public realm. This restoration will bring the building to its former glory, and the only new element will be almost impossible to see from the public realm.

## 10. Aerial View:

### 1. Bird's eye



Megaplan, 2024