

The Heals Building

Combined Design & Access Statement

for roof replacement works.

Address

196 Tottenham Ct Rd, London W1T 7LQ

Issue – 8/10/2024



Contents

1. Introduction
2. Site & Context
3. Project Information
4. Contextual Assessment
5. Property Aerial Overview
6. Roof 1 Photographs



Introduction

This report has been produced to accompany the planning application to The Heals Building, 196 Tottenham Ct Rd, London W1T 7LQ located within the London Borough of Camden.

Works that are proposed to be completed are to meet maintenance requirements of the external building comprising replacement of flat roofs 1 and 10. The roofs are in a poor condition and are causing extensive internal leaks within tenanted office spaces.

The intention for these works are to create a watertight space which is compliant with the required Building Regulations.

The new materials proposed will be in keeping with the age and nature of the building.

The proposals set out in this document have been informed by the relevant national, regional and local planning policies and good practice guides, as well as discussions with various stakeholders.



Site & Context

- The Heals Building is a renowned furniture store and is Grade II* listed. The building is located in the Bloomsbury conservation area on Tottenham court road.
- The intended roof works would be to focus on making the building watertight. The works will comprise of removal of existing roof and replacing with updated materials and products and introducing insulation where possible with the existing building details to meet best practice.



Project Information

Introduction

This statement supports the application for proposed modifications and improvements at Heals Building London W1T 7LQ , a Grade II* listed building located within the jurisdiction of Camden Council. The proposal involves only external alterations to ensure a watertight the building. This is to keep and uphold the maintenance to keep the historical integrity. The works are essential for enhancing the longevity of the building and prevent worsening of leaks and facade works to keep the buildings aesthetic appeal, in line with its historical significance and the requirements of the area.

External Modifications - Roof

The proposed works are fundamental to the maintenance of the building, works include re-roofing roofs 1 and 10 as detailed on appended drawings within this planning application.

The new proposed roof covering will be a liquid system with a colour to match existing. The current roof covering in a single ply EPDM roof covering so is not original to the building construction. Lead flashings will be reinstated wherever possible and if replacement is required, this will be to match existing.

Please refer to the specification submitted with this application for further details on materials proposed.



Project Information

Heritage & Design Considerations

As a Grade II* listed building, it is critical that all proposed works respect the historical and architectural significance of the structure. Materials will be to match existing and will be subject to inspection prior to installation.

We will be happy to provide access for any council inspections required.

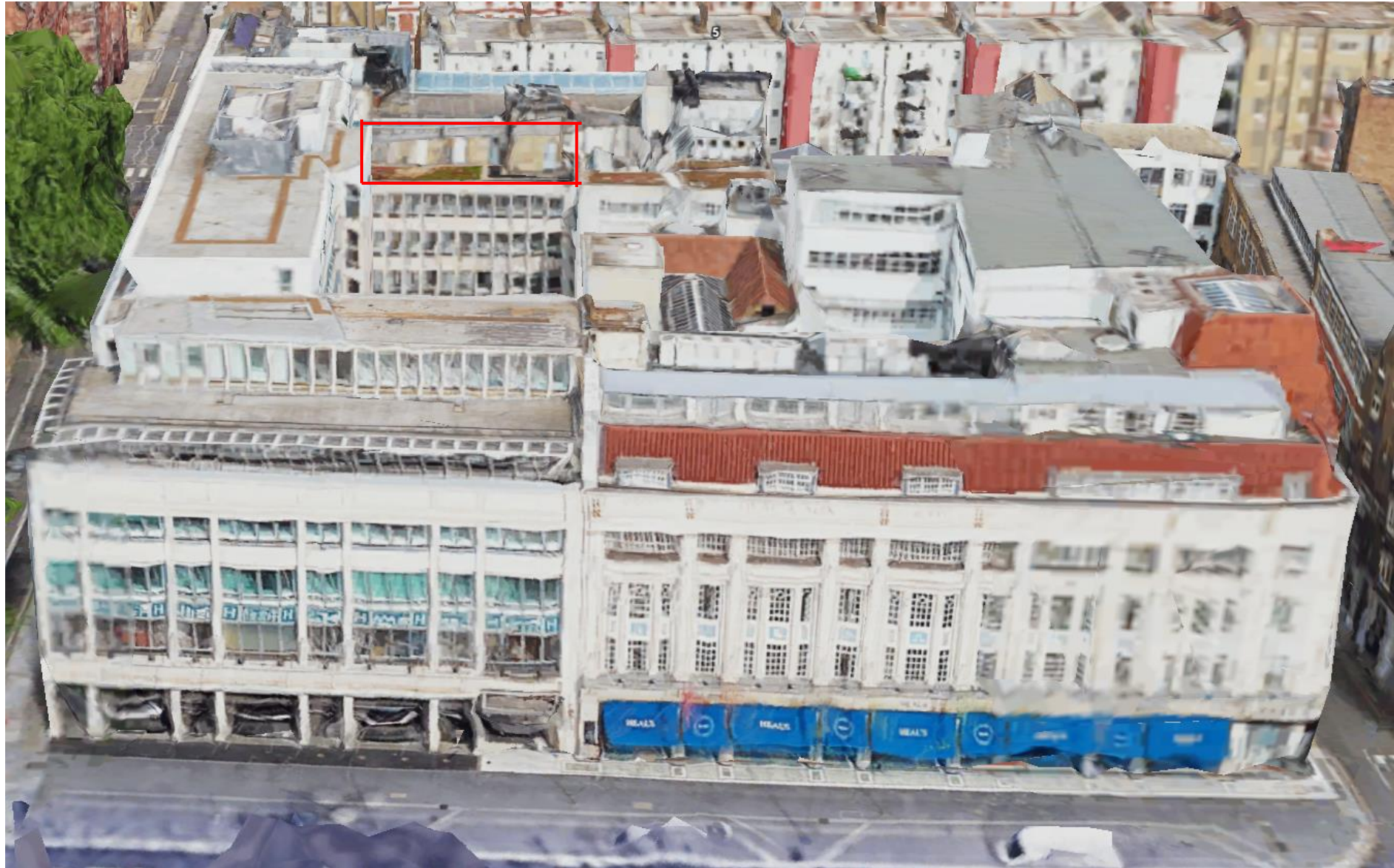
Conclusion

All works are part of a maintenance schedule identified within a planned preventative maintenance survey to keep the Heal Building in a good condition and a safe and habitable space as well as maintain its identity as a key part of Tottenham Court road.

In conclusion, the application proposals would be in accordance with the relevant statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990; national policy set out in the NPPF 2023 (paragraphs 200-201, 203, and 205) and supported by the NPPG; and local policy and guidance including the London Plan 2021 (policy HC1), and Camden Local Plan 2017 (policy D2) and other supplementary planning guidance



Tottenham Court Road - Property Arial Overview



Torrington Place - Property Arial Overview



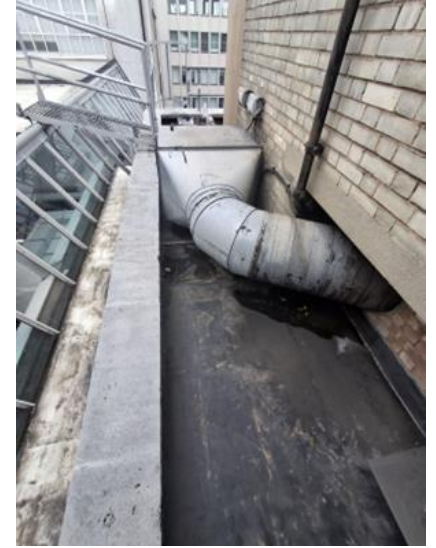
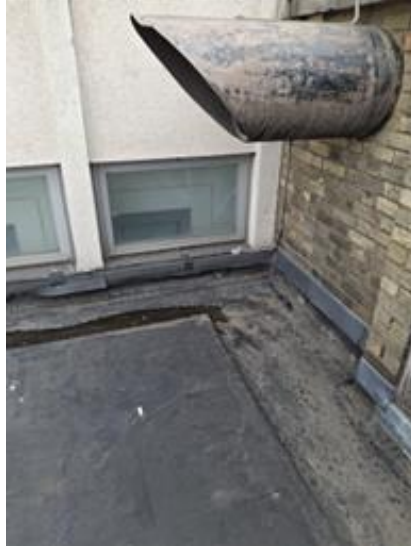
Alfred Mews- Property Arial Overview



Roof 10 Photographs



Roof 1 Photographs



Roof 1 Photographs

