

## **DESIGN AND ACCESS**

### **83, Endell Street, London, WC2H 9DN**

#### **DESIGN**

83 Endell Street is a listed building located within the central London. It is part of a historic structure, constructed of traditional brick with architectural features typical of its period. The building contributes significantly to the character of the local streetscape.

The current rainwater goods have proven insufficient during periods of heavy rainfall, leading to water ingress into the basement and contributing to dampness and ongoing maintenance issues. The existing drainage system lacks the capacity to manage surface water effectively, placing the internal structure at long-term risk.

The proposal involves the installation of a supplementary roof-level gutter and a new downpipe, positioned on rear/side elevation to minimise visual impact. The new components will be made to match the existing rainwater goods in appearance and material quality.

All works will be carried out using reversible methods, ensuring no harm to the historic fabric of the building. The design has been carefully developed to respect the architectural and historic significance of the property while addressing a pressing maintenance issue.

This modest intervention is aimed at improving the building's resilience and performance without affecting its heritage value. By using appropriate materials and maintaining the original appearance, the proposal ensures that the building's character is preserved while providing a long-term solution to water management.

The proposed works are essential for the building's protection and have been designed to have minimal visual or structural impact, in full accordance with heritage best practices.

#### **ACCESS**

The site is located in central London and is well-served by public transport, with multiple Underground and bus routes accessible within a short walking distance. The surrounding streets are pedestrian-friendly and provide good access to the property.

The proposed works are located on elevations that are either obscured from public view or have limited visibility from the street due to the building's position and urban context. These elevations are not readily accessible from Endell Street or High Holborn and do not contribute significantly to the building's immediate public-facing appearance.

Rear elevations, where most of the interventions are planned, can be viewed from within the site. Access to these areas is obtained via the main building entrance and

through a secure side gate. As these areas are not open to the public, visibility is restricted and poses minimal impact to the wider streetscape.

To facilitate inspection or further assessment, appointments can be arranged via Consul Chartered Surveyors, who manage site access and can provide guided viewing as necessary. This ensures that access is managed safely, and with sensitivity to the operational use of the property, currently serving as a hostel.