

## Design & Access Statement

Attn: Camden Council  
Project: Alteration to shopfront (replacement of existing windows and doors with new)  
Site Address: 31 Windmill Street, W1T 2JN

The proposed works encompass the replacement of the existing – non-original – shop front windows and spandrel panels (fixed pane aluminium frame windows) with a clear glazed sliding windows along the Whitfield Street elevation and a new window and door unit along the Windmill Street elevation. The works also entail concealing the existing ventilation outlets on the Whitfield Street elevation with vertical timber louvres. The new shop front is required to complement the proposed internal refurbishment of the ground floor retail space, which entails a reconfiguration of the layout. The proposals also include the removal of the existing external rendered wall balustrade on Windmill Street, to be replaced with a metal railing balustrade. The proposals do not include any alterations to the existing entablature other than redecoration and painted signage.

The property (Pun Kum Thai Restaurant, 31 Windmill Street, W1T 2JN) is within the Charlotte Street Conservation Area. The building is an end-of-terrace property with shopfronts on both Windmill and Whitfield Street, situated between Tottenham Court Road to the north east and Percy Street to the south. Access to the ground floor of the property is via an existing entrance on Windmill Street; access to the first floor and upper floors is via an existing separate entrance next to the entrance of the ground floor restaurant. There is also stepped access to the basement of the property on Windmill Street; with an entrance doorway at the bottom of the external steps.

The proposed new shopfront on Whitfield Street consists of a new vertical timber louvre panel that will conceal the existing ventilation outlets and three sliding pane windows within the three existing window openings. The proposed window glazing will extend to the full height of the opening; at present there is a timber spandrel panel with ventilation outlets above the existing glazing. Section 7.12 of Camden Planning Guidance CPG1 states that; “*shop frontages should be largely glazed to maintain a window display rather than creating a solid frontage*” - in keeping with this guidance our proposals increase the amount of glazing in the shopfront, without altering the proportions of the existing window openings.

The proposed new shopfront on Windmill Street consists of a new entrance door, window and balustrade to the restaurant and a new entrance door to the upper floor levels. The proposals are sympathetic to the host property. We strongly feel that the proposed new shopfront will enhance the character of the conservation area, and be a strong step forward in the council's desired incremental improvement of the CA.

Section 7.10 of the Charlotte Street Conservation Area Appraisal and management plan comments that the redevelopment of buildings that neither improve nor detract from the conservation area may be considered appropriate, subject to an acceptable replacement. Section 7.7 comments on the unsympathetic and prominent features which detract from a building such as air conditioning plant; our proposals include the removal and the covering up of the existing inappropriate ventilation grilles on the shopfront elevations, this should be considered a significant improvement upon the existing condition.

We feel that the proposal is in keeping with the host property, using traditional materials and proportions and a high quality of design and craftsmanship.

**Access:**

There is currently a difference in level between the internal floor finish and the pavement, there is an existing step at the entrance door of the ground floor restaurant and this step is proposed to be removed to create a level entrance, and thus significantly improve access.

The access arrangements will be further improved by the provision of a new doorway with an accessible opening of greater than 900mm.

We have also considered the below policies and documents when producing this proposal:

- Camden Planning Guidance CPG1
- Unitary Development Plan:
  - S7 Strategic Policy
  - S11 Strategic Policy
  - B4A Shopfronts, advertisements and signs
  - R8A Upper floors and shopfronts
  - C 1.12 Inclusive Design – Access for all
  - C7 Conservation Areas