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## DESIGN & ACCESS STATEMENT

Prince of Wales Feathers  
8 Warren Street, London W1T 5LD

Proposed roof garden and associated works.

## **DESIGN & ACCESS STATEMENT**

**Client: Mitchells & Butlers PLC**

**Project: Prince of Wales Feathers, London**

**Site Address: Prince of Wales Feathers, 8 Warren Street, London W1T 5LD**

### **1. INTRODUCTION**

This application seeks planning permission to provide a new roof garden on the first floor of the Prince of Wales Feathers Public House, 8 Warren Street, London. The application also includes the addition of window boxes to the front elevation.

### **2. SITE LOCATION**

The site is located on the southern side of Warren Street, approximately 50m southwest of Warren Street underground station and intersection with Tottenham Court Road.

### **3. SITE DESCRIPTION**

The existing property is a terraced three storey public house of masonry construction with a painted render finish. The ground floor elevation is made up of a pair of entrance doors separated by a central 3 piece shopfront window incorporating top lights. The upper storeys are framed by columns with capitals and split by three windows incorporating Italianate details. The front elevation is finished at high level with dentils below a cornice and parapet wall. The building is set back from the street behind a wide pavement.

The current trade area is made up of the ground and first floors. In addition, customer toilets and dry storage are located on the second floor.

An external flat roof area is located at the rear of the first floor of the building and is currently utilised as a smoking solution for the trade areas. This flat roof area is surrounded by buildings to the north, east and south and screened to the west behind mature planting and a timber fence approximately two metres high. The flat roof area is open to the east behind a parapet wall and overlooks substantial plant that services surrounding buildings.

The kitchen is located at the rear of the first floor adjacent to the flat roof area. Three air conditioning units are fixed onto the rear wall of the kitchen. These can be seen from the flat roof area.

#### **4. REQUIREMENT FOR DEVELOPMENT**

The current flat roof area is untidy, unpleasant and has not been suitably designed for use as a supplementary trade area for customers. The flat roof area could be improved to provide a comfortable external seating area with upgraded screening to the east and west.

#### **5. DESIGN PRINCIPLES & CONCEPTS**

##### **DESIGN**

##### **New roof garden**

The aim is to improve the functional use of the premises via the introduction of a courtyard roof garden that will provide a comfortable external seating area and designated fenced storage space. The layout of the proposal has been carefully designed to limit the impact on surrounding buildings. The new fenced storage space will remove unsightly clutter and equipment away from sight.

##### **Upgraded screening**

Screening to the east and west perimeter is to be upgraded via the introduction of a continuous fence approximately two metres high. The new fence is to be constructed from reclaimed scaffold boards fixed vertically.

##### **New window boxes to first floor windows**

The proposal also seeks to enhance the frontage of the building through the introduction of window boxes. The window boxes are to be filled with a mixed variety of hardy shrubs and hung level with the first floor window cills.

##### **Relocating air condenser units**

The three existing air conditioning units fixed to the rear wall of the kitchen are to be repositioned onto the flat roof above the kitchen. The air condition units are to be fixed to the building via the same method as before.

##### **SCALE**

The scale of the proposed works is limited to relatively minor in scale.

## ENVIRONMENTAL SUSTAINABILITY.

Wherever possible efforts will be made to assure the works do no materially harm the environment. Reclaimed scaffold boards are to be reused to construct the new perimeter screens to the east and west.

## **6. ACCESSIBILITY**

Existing level access is provided throughout the ground floor trade area. The main entrance enables disabled access into and out of the building. The internal access arrangements remain unchanged.

## **7. COMMUNITY SAFETY**

Not applicable as part of this application.