

## Design and Access Statement

Document reference: 883-RT1-MB300317

### **Site Address:**

4 Windmill Street  
Wandsworth  
W1T 2HZ

### **Date:**

April 17

### **Contact Details:**

### **Applicant:**

Cosmichome Ltd.  
c/o Pearl + Coutts

### **Agent:**

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## Introduction

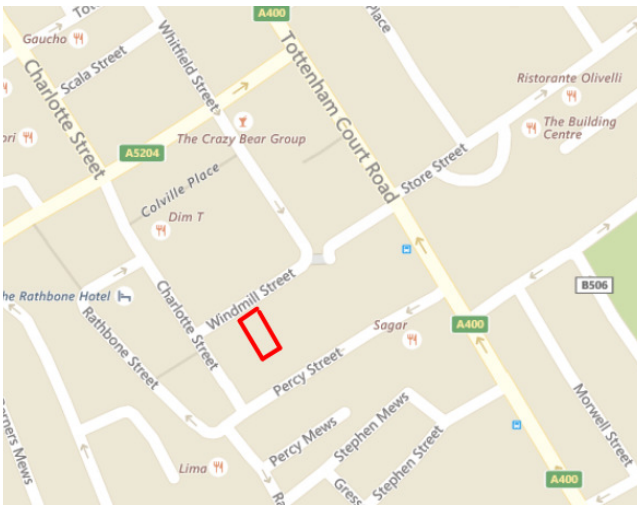
This Design & Access Statement was prepared to accompany a full planning application for the extension of the existing building at first floor level to create a new office space.

## Context

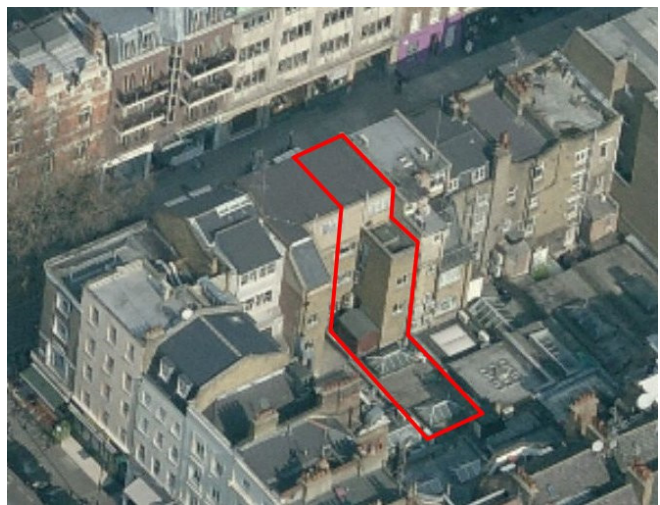
The application site is located at the rear of a five storey building in Central London. The site area is approximately 57sqm. The application site is surrounded by other tall structures of the same characteristics, typically in office use with a small number of residential units on the upper floors and some shops at ground level.

The flat roof on which the roof extension is proposed is part of a densely built-up block between Windmill Street, Charlotte Street, Percy Street, and Tottenham Court Road. The surrounding plots are fully occupied by flat roofed structures extending across ground floor level and in some instances the first floor, too. The adjacent flat roofs tend to be accessible, occasionally penetrated by roof lights, and are often utilised for the installation of air conditioning equipment.

Windmill Street boasts many shops, cafes and amenities as the site is located at walking distance from Tottenham Court Road and Oxford Street.



Map extract

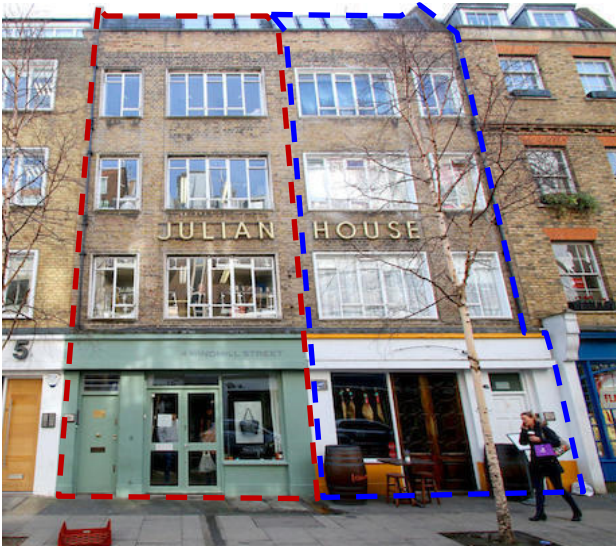


Aerial view across the block from the South

## Existing Building

The host building is a 5-storey construction including a recent mansard roof extension. It is mostly occupied by offices but there is an art gallery at ground level and a residential unit on the top floor. No 4 Windmill Street forms a pair with the adjacent No3 - also owned by the applicant - and both buildings together are called "Julian House".

The site contains no soft landscaping or trees and is covered entirely by the foot print of the building. The same applies to the adjacent addresses on all sides of the city block. The picture at the bottom of this page shows the eclectic mix of one - and two-storey structures within the city block, some of which are significantly higher than the level of the proposed roof extension.

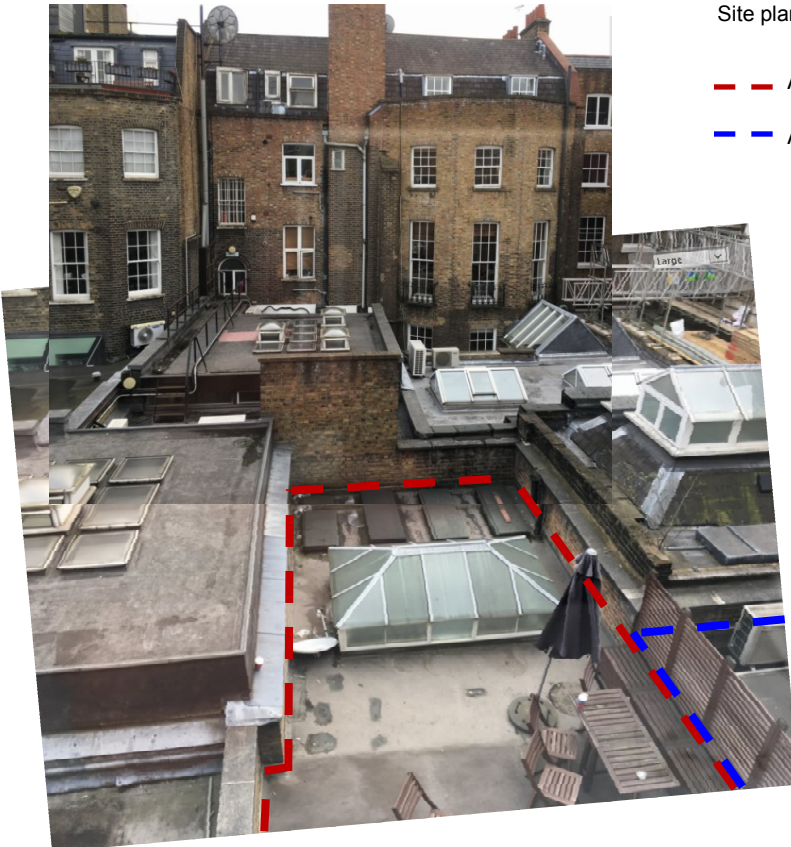


Front elevation of property



Site plan

- Application site
- Also owned by applicant



View of flat roof , seen from upper floor of 4 Windmill Street.

## Statement of Intent

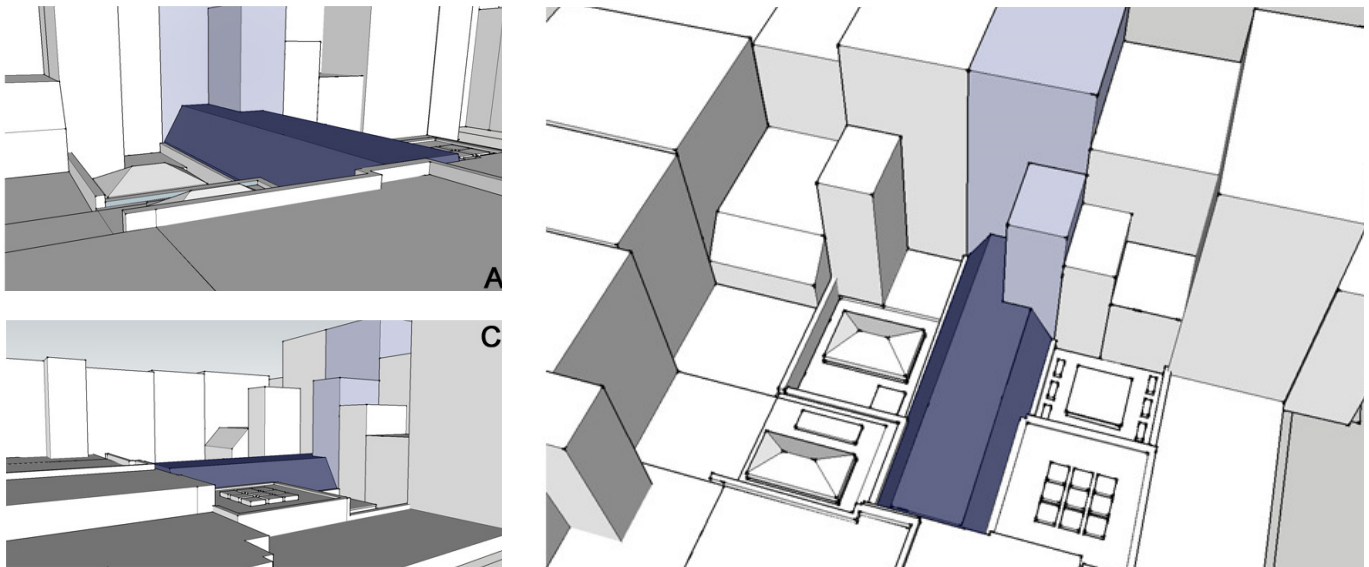
The applicant intends to add additional office space by building a mansard roof structure at first floor level to the rear of the building.

## Design

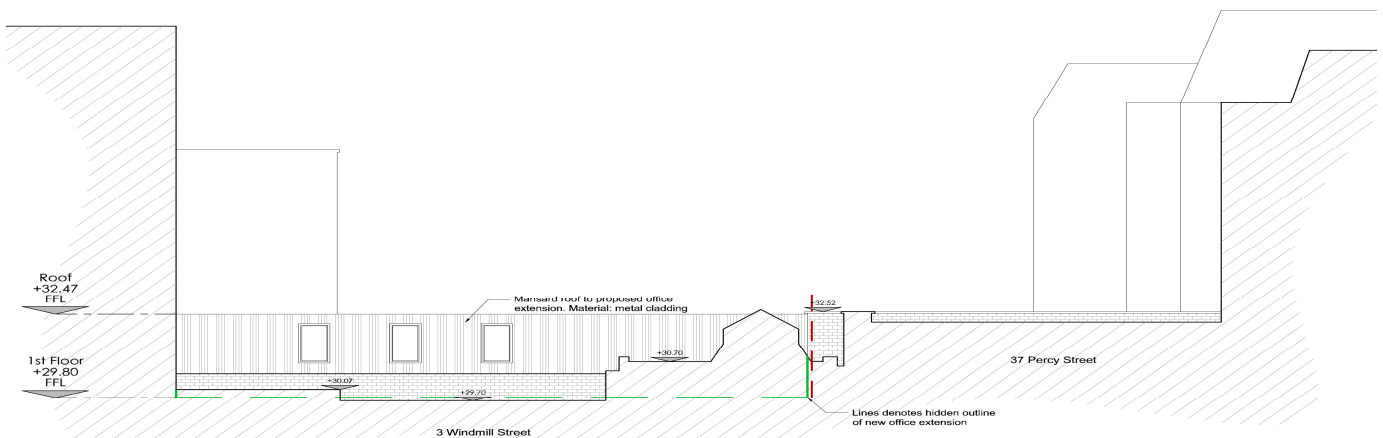
Two existing roof lights will have to be blocked off in the process of building the extension. The ground floor tenants have been notified accordingly.

The pitched mansard walls will safeguard the Rights of Light to the adjacent buildings and a BRE Daylight/Sunlight study is submitted with this application to support the proposed design. As demonstrated below the proposed height of the new extension will be guided by the height of the adjacent walls and buildings.

The mansard roof extension will be finished with metal cladding and will include a number of roof lights and windows.



Three perspective views showing the proposed extension.



Proposed South West façade in context with adjacent structures.



## Conservation and Listed Buildings

The site is part of Camden's Charlotte Street Conservation Area. No 4 Windmill Street is not listed and does not make a positive contribution to the Conservation Area.

As the proposed development is restricted to the inner side of the block - which has no specific or unifying design characteristics - the new mansard roof extension will have no effect on the character of the Conservation Area.

The extension will back on to some ground floor outbuildings which are associated with listed buildings on Percy Street. However, the proposed mansard roof extension would not affect the character or setting of any of the listed buildings in the vicinity.



## Access Statement

The application site is situated in a very desirable part of Central London where modern office space is in high demand.

The access from the street into the building will not be affected by the proposal. The new office will be accessible directly from the common stairs.

## Public Transport

The site has a PTAL rating of 6b and has excellent access to the National Rail network, London Overground, Underground & busses. Euston Rail Station is 0.8m away and the nearest London Underground Station is 0.1m on foot on the other side of the block. There are several bus stops nearby on Tottenham Court Road and on Oxford Street and there is a cycle docking station within less than 5 minutes walk from 4 Windmill Street. It is therefore not expected that the proposed office space will generate additional car traffic.

## Sources of Guidance

In designing the proposed mansard roof extension we were guided by national and local planning policies, the Charlotte Street Conservation Area Appraisal and Management Strategy, and the building regulations set out in Approved document M, although not all of it is relevant for this site.

## Summary

The rear of 4 Windmill Street is an ideal location for an additional small office space. It is easily accessible in a sustainable location. Due to the built-up nature of this block the proposed extension will fit in snugly between adjacent, taller structures and will not be harmful to the character of the Conservation Area.

