

Design & Access Statement for:

2 Windmill Street

London

HA6 2LS

**Rev. C**

1 June 2018

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& a r c h i t e c t u r e

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### **Design statement**

### **Planning history**

The application site is situated within the Charlotte Street Conservation Area. The building is not listed but is identified as having a positive impact on the area in the councils' Conservation Area Appraisal.

The original building consisted of a basement and 4 floors above ground. In 1990 planning was granted for an additional mansard floor to form part of a duplex flat on the third and fourth floor

under planning ref: 9000168. This proposal was implemented and reflects the current status of the building.

In 2010 an application was approved for an internal redevelopment. It is noted that the application was for a combined development of 14 Charlotte Street and 2 Windmill Street which was in the same ownership at the time. The proposal was for a conversion to residential use on the first and second floor with a revised layout for the third and fourth floors. No changes were proposed for the external appearance of the building. The application proposal was never carried out.

#### **The current application**

The application is for change of use at the basement and ground floor level from B1 (Office use) to mixed use B1 and A1 (Retail use), alterations to the front façade at ground floor level and a rear extension on the first, second and third floors.

The purpose of the application is to rationalise the layout and functionality of the building and to add additional space for use as ablution facilities at the rear. The building is in need of upgrading and repairs are overdue to extend the lifespan of the building.

#### **Front façade**

The front façade above ground floor is not being altered at all. The ground floor shop front is being altered for a number of reasons. The first is to improve access and egress from the proposed ground floor and basement retail unit by providing a separate entrance to the proposed retail unit. The main entrance is pushed forward to allow for better circulation when accessing the stair hall that leads to the upper floors.

The current shop front is not the original design in terms of the detailing. The current facade appears to be part of the alterations made in 1990. Like most of the shop fronts in the area it would have been a traditional design and there would have been a greater level of aesthetic cohesion along the street but with subtle style differences. Many shopfronts along the street have since been altered and some followed a more modern approach. The current proposal is for a return to a more traditional style. The pilasters either side and framing around the façade are likely to be original or a reinstatement of the original design. It is in good condition and is retained. This approach follows an established pattern in the street and surrounding areas of buildings of the same period.

In essence the proposed design retains the scale and proportions of the façade and fenestration of the building but with the addition of a second entrance door. The windows and door panels are subdivided into smaller panes with mullions and transoms to restore the façade to a historically more accurate model. The rhythm is maintained and accentuated with small pilaster introduced between each door and window. As the proposal is for retail space, the raised and fielded panels below the two windows is maintained at the same height as it currently is to allow for better visibility of products displayed in the windows. The access door to the upper floors is distinguished in style from the shopfront with a traditional six panel timber door.

In the context of the whole façade, there is a progression in the hierarchy from the larger window panes to the sash windows on the upper floors that are divided up with traditional mullions and transoms.

#### **Rear extension**

The proposed rear extension is brought in line with the rear projection of 3 Windmill Street. It would have been ideal to project further out to the site boundary and gain valuable additional floor space. This option was supported by a BRE daylight study that provided proof that it still falls within the allowed parameters in respect of neighbouring buildings. However, the extended rear projection

would have increased the bulk and scale to the extent that may appear overbearing when viewed from some adjoining buildings. It was therefore dismissed in favour of the current proposal which will blend in with the rear projection at 3 Windmill Street.

At present the building is in great need of repair and modernisation. The rear extension will allow the ablution facilities to be moved to the rear façade adjacent to the light well. Currently the drainage diverts to an inspection chamber at the bottom of the lightwell from where it connects to the public sewer. Apart from the duplex flat, only 2 floors have WC facilities at present. The extension therefore allows for shorter drain runs and ablution facilities on each floor to serve prospective occupants.

There is a mix of façade treatments in the rear court yard shared by the buildings of Windmill Street, Charlotte Street and Percy Street. The predominant treatment is yellow stock bricks which would have been the traditional building material in the area. The proposed rear extension is to be constructed in London stock bricks to match upper part of the existing neighbouring rear extension of 3 Windmill Street as shown in the photo below.



We are proposing “Reclamation Yellow Stock” manufactured by Imperial Handmade Bricks as shown in the example below.



For consistency in the design, we are proposing pressure treated factory sprayed white softwood double glazed traditional sash windows to the rear extension to match the windows on the front façade. The same windows can be seen at the back of 14 Charlotte Street. Furthermore, we are removing the dated aluminium framed windows and panelling to the remainder of the rear façade and replacing it with the same brick choice and windows to be used for the extension. The aim is to restore the rear façade of the building as far as possible to resemble its historic past. The window head treatment is similar to the upper floors of the front façade and is a flat arched terracotta coloured brick special.

The predominant roof cladding in the area is a dark blue-grey natural slate although the mansard at the rear of 14 Charlotte street is clad in a faux slate dark grey fibrous cement tile. Such tiles have a limited lifespan. We are proposing a 500mm x 250mm Standard Grade Spanish Natural Slate roof tile supplied by the Roofing Superstore and manufactured by Heritage Tiles of which an example is shown below. Please refer to Drawing No. 2WS 200 B Proposed Elevations where the proposed slate roofs are annotated.





#### **Access Statement**

The current building has level access from the street and a staircase provides access to the basement and upper floors. Given the age and limited space, it is not possible to fit a lift to provide disabled access to floors other than the ground floor. Both new proposed entrance doors have an opening width exceeding 800mm which is suitable for wheelchair access. The ground floor office space currently has two additional steps in the middle to form a raised floor to the rear part of the building. These steps are being removed to allow for level access across the entire ground floor.

#### **Transport access**

The property is in a highly desirable location on the edge of Charlotte Street. The nearest underground station is Goodge Street station on the Northern Line which is 320m from the site. Tottenham Court Road is the same distance and provides access to a large number of bus routes. This is reflected in the PTAL rating which is 6B.

#### **Refuse and recycling**

Refuse bags and recycling materials are stored in the vaults under the pavement and taken out to street level no more than 30 minutes prior to collection by the council. Occupants will be made aware of the arrangements and are expected to comply.

#### **Cycle parking**

The site has limited space and no cycle spaces are proposed. Given the dense network of amenities within easy walking distance and the accessible public transport network, bicycle spaces will not contribute to the accessibility for staff or visitors to the property.

A Santander Cycle hire station with 16 bicycles is located in Rathbone Street right behind Charlotte Street Hotel and is approximately 160m walking distance from the site. Please refer to Dr No. 2WS 000 Location plan for annotated reference.