



## 4 Flitcroft Street Chimney Addition Design and Access Statement

1.0 Executive Summary

2.0 Historical and Existing Conditions

3.0 Key Street View: Existing, Proposed, and Proposed  
Consented Comparisons

4.0 Access

Introduction

The following statement involves design proposals at 4 Flitcroft Street. This discussion is cognisant of previous planning application concerning facade works to this building.

Application: *2018/2348/P including Planning submitted May 2018.*  
*Two further addenda submitted July and August 2018.*

These facade proposals are further to previous applications concerning this building. For reference, please see Application: *2012/6858/P granted 31 March 2015.*

The most recent consented application for this building concerning alterations to the facade are under the application reference:  
***2018/5778/P granted 16 January 2019.***

---

This document outlines the proposals for the construction of a new chimney to 4 Flitcroft Street, at the party wall between 4 and 6 Flitcroft Street. This is part of ongoing works to the South Side of Denmark Street.

The proposed chimney is located centrally in the structural bay, aligned to the existing ridgeline of the roof.

This document presents the proposals in the context of historical research and wider streetscape considerations. Particular focus is made on the relationship with the Grade 1 listed St. Giles-in-the-Feilds Church opposite the site.

1.0 Executive Summary





4 FLITCROFT ST. - 2017

The façade at upper level is finished in render applied over original brickwork. Horizontal bands of feature brickwork between windows, with a projecting central bay window with terracotta panelling. The ground floor façade has been significantly remodelled with two of the openings having been enlarged with painted metal glazing and prominent steel roller shutters. The lower facade is in stucco render with deep horizontal banding.

The historical chimney at the party wall between 4 and 6 Flitcroft Street has been removed.



EXISTING CONDITION

## 2.0 Existing Condition



4 FLITCROFT ST. - 1908  
SHORTLY AFTER CONSTRUCTION IN 1903

## 2.0 Historic Condition



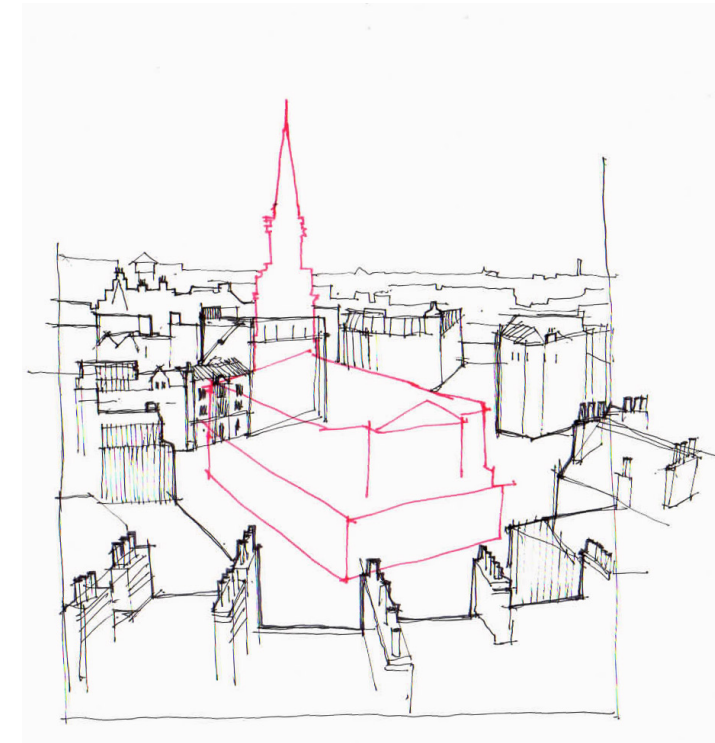


VIEWS OF ST. GILES-IN-THE-FIELDS CHURCH, SHOWING FLITCROFT STREET IN THE BACKGROUND.

The Grade 1 listed church is surrounded by a characterful and varied roofscape typical of the area, none of which is detrimental to the reading of the church.

The addition of the chimney to 4 Flitcroft St. is seen as a minor addition to this already eclectic profile.

Photos also reveal an original chimney present on the party wall between 4 and 6 Flitcroft Street that has since been removed. Although it is unclear which house this chimney belonged to, it is clear that a masonry chimney with clay pots is in keeping with the industrial character of Flitcroft St.



## 2.1 Roofscape Considerations

NEW MASONRY CHIMNEY ON  
PARTY WALL TO 6 FLITCROFT  
STREET



PROPOSED CONDITION



CONSENTED CONDITION  
*GRANTED 16 JANUARY 2019.*



PROPOSALS PRESENTED ALONG-  
SIDE CONSENTED CONDITION

## 2.2 Previous Consent





EXISTING



PROPOSED

### 3.0 Key Street View: Existing and Proposed



PROPOSALS PRESENTED ALONG-SIDE  
SIDE CONSENTED CONDITION



### 3.1 Key Street View: Consented and Proposed



*Introduction*

This statement has been prepared to support the amendments to 4 Flitcroft St. The content of the statement is based on the accompanying drawings submitted with this application. The statement confines itself to issues of relevance to planning only. Detailed issues relevant to Building Control approval will be dealt with as part of a further statement at a later stage.

*External Access*

*Vehicular/Car parking*

No additional car parking is proposed.

*Public transport*

The development is located in central London and has excellent public transport links.

The site is 3 minutes walk from both Tottenham Court Road and Convent Garden tube station.

Major bus routes pass nearby on Charing Cross Road and St Giles High Street.

*Pedestrian routes to entrances*

As a central city site, access to the entrances is defined by the surrounding context. It is anticipated that level access up to entrance thresholds will be provided. Entrance will be well lit.

*No 4 Flitcroft Street*

The property is not listed, but is seen as a positive contributor to the conservation area.

Access from street level to the common staircase is currently stepped; subject to structural investigation, the threshold will be lowered to provide level access into the building.

Access from street level to the restaurant will be via a level threshold, with a door of suitable width for wheelchair access. The entrance will include power assisted doors, in accordance with Approved Document M.

*Fire services/Mean of Escape*

The proposals for firefighter access remains unaltered.

The proposals for fire escape from all areas are unaltered.

4.0 Access