

Design & Access Statement for:

2 Windmill Street

London

W1T 2HX

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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.

Most recently, planning was granted under reference No. 2018/2568/P for a new shopfront to ground floor incorporating alterations to the front facade, erection of rear extension and associated works. This application is similar in scope but with the addition of an awning to the front and an additional floor to the rear extension. The original application did have the additional floor but was removed subsequently. However, the daylight study report submitted with this application did include an additional floor and was still within expectable margins to comply with BRE standards.

The current application

The purpose of the application is to improve functionality of the building and to add additional space for use as ablution facilities at the rear. The retractable awning is introduced as a decorative feature.

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 previously approved application contained an additional entrance door directly into the ground floor space. However, since change of use was ruled out, there is no longer a need for the door. This application omits the door and continues the pattern of fenestration as previously approved. The single access door approach is also in keeping with most other similar sized properties along the street. As the current shop front façade is not original and the previous proposal was approved, it is deemed to be a further improvement.

The only addition is the awning over the front entrance. As can be seen on the photo below, the properties either side of No.2 have awnings as does the Charlotte Street Hotel in the background. It is a fairly common feature in the area.



Rear extension

The proposed rear extension is brought in line with the rear projection of 3 Windmill Street. 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.

The rear façade of the building is in great need of repair and modernisation. It is currently clad in unfinished aluminium framing, fibre cement boards and terraced bespoke glazing that looks very dated and has aged badly. 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.

The improvements to the façade will allow the building to be returned to the original style and appearance but with the addition of an extension. The photos below clearly show the state of the rear façade. Note also that the proposed rear extension will terminate in a flat roof approximately 3 brick courses below the bottom of the parapet wall of the extension at No.3-4.



There is a mix of façade treatments in the rear courtyard 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 the upper part of the existing neighbouring rear extension of 3-4 Windmill Street as shown in the photos.

We are proposing “Reclamation Yellow Stock” 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.

Flat roof

The flat roof will be clad in dark grey GRP (reinforced fibreglass) waterproof finish which is constructed in one seamless to minimize future maintainance

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.