

Planning & Heritage Statement for:

2 Windmill Street

London

W1T 2HX

Rev. D

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Robert **A**lexander **I**nterior **D**esign

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

36 Waterways House

Bentinck Road

West Drayton

UB7 7SG

Tel: 01895 431 725

Mobile: 07710878 631

Email: robert@raidarchitecture.com



Planning statement

The site in question is of a yellow stock brick construction forming part of a terrace of similar scaled buildings. On the ground floor there is a mix of retail and commercial facilities along the street with predominantly offices and residential accommodation above ground floor.

No.2 Windmill Street is constructed over 5 floors with B1 use on all floors from basement to the second floor with C3 residential use on the third and fourth floor.

The proposal was previously assessed and complied with the criteria as set out in the following documents:

The London Plan(2016)

The Camden Local Plan (2017)

The Camden Local Plan Policies Map

*** Section 72 of Planning (Listed Buildings & Conservation Areas) Act 1990 stipulates that, as a general duty, special attention shall be paid to the desirability of preserving or enhancing the character and appearance of a conservation area*****

Policy Designations

Is subject to the following designations under the adopted Development Plan

Charlotte street Conservation Area

Protected Frontage (Secondary)

Central London

Fitzrovia Area Action Plan*****

Principle of development

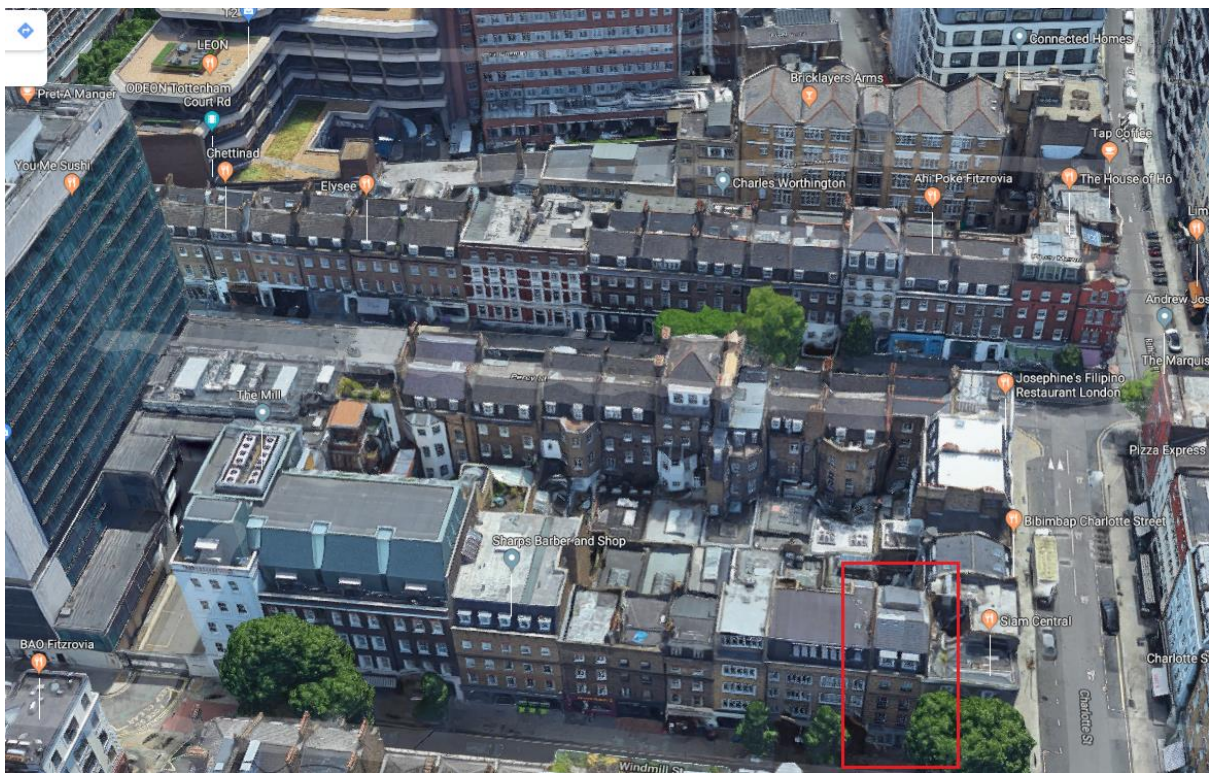
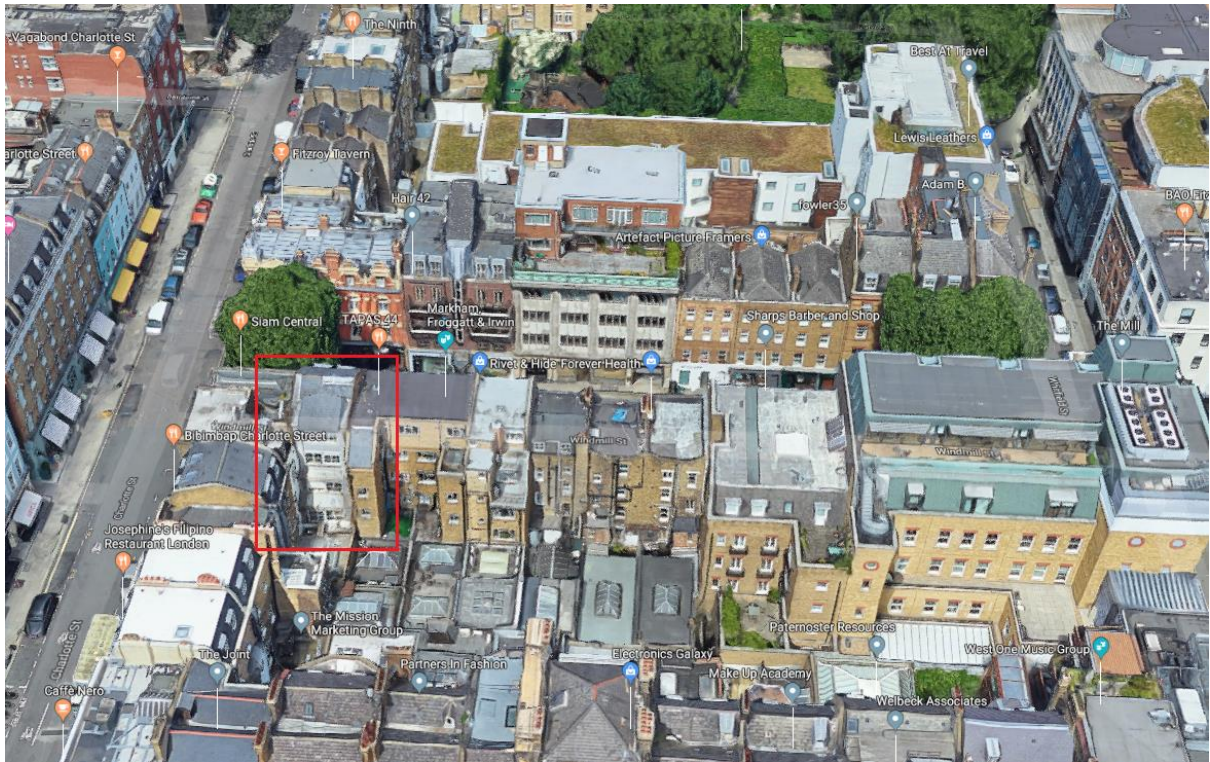
Heritage and Design

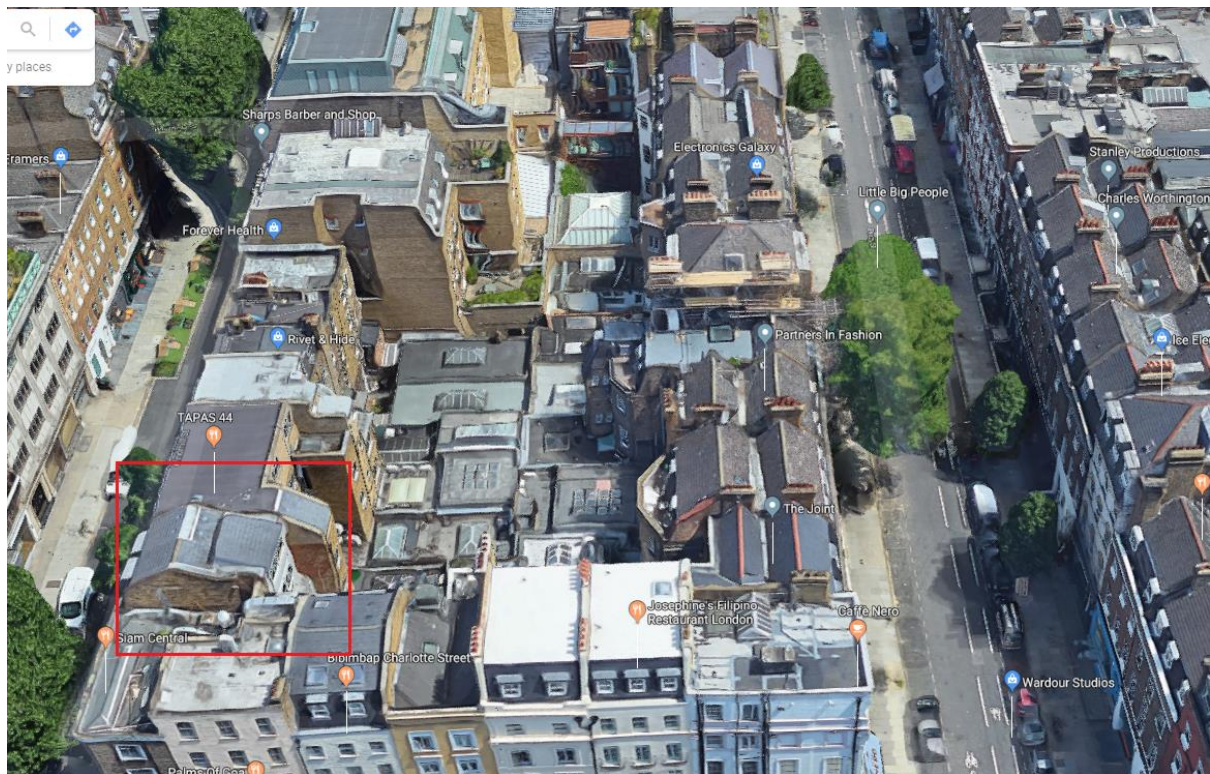
National and local policies promote high quality design. Furthermore, in conservation areas it requires that any alterations or extensions preserve or enhance the character and appearance of the area. Policies 7.4; 7.6; (of the London Plan) D1; and D2 of the Local Plan encourages proposals that respect the urban fabric of the area but also promotes locally distinctive schemes that are sustainable and accessible. The area has a rich and diverse character within Camden and is part of the Charlotte Street Conservation Area.

The alterations to the front façade at ground floor level are in line with the previous approved application but with the addition of an awning which is in keeping with the character and appearance of the conservation area. These alterations return the façade to a condition similar to what it was prior to the current façade which does not relate to any other shopfront in the area.

The extension to the rear façade is the same as before but with the introduction of a third-floor extension to provide ablution facilities on all floors. The reinstatement of a traditional facebrick rear façade including the extension will significantly improve the appearance as viewed from other properties facing onto the rear courtyard. The accommodation in the extension is for much needed toilet facilities with obscure glazing to prevent overlooking of neighbouring properties. The reintroduction of white timber framed sash windows is a vast improvement on the existing aluminium pattern of glazing.

Below are photos of the courtyard as viewed from three sides. As can be seen, there are a variety of rear projections and closet wings creating a staggered façade all around the courtyard. The application site is highlighted in a red frame. The rear projection in this case is consistent with the existing pattern of the courtyard. As indicated in the daylight study, the proposed extension falls within the tolerances to comply with daylight standards.





Heritage

Heritage assets are protected by London Plan Policy 7.8 and Local Plan D1 & 2. As the property is in the Charlotte Street conservation area, the proposed alterations have been carefully designed to meet these requirements in terms of materials, scale and design.

Although the rear elevation is not visible from any street view and would not impact the general appearance of the conservation area, it would still be a vast improvement as viewed from the courtyard and go some way towards reinstating what would have been the original appearance.

The alteration to the ground floor shop front is a return to a historically more accurate representation of the street front. Retractable awnings are a commonplace in the Charlotte street conservation area and contributes to its historic attractiveness and character. Therefore the addition of the awning will further enhance the appearance of the façade and therefore the street scene in general.