



24.03.2023

**DESIGN & ACCESS STATEMENT ASSESSMENT & HERITAGE
STATEMENT FOR:**

A Full Planning Application for the Replacement of Existing Windows at:

179 Tottenham Court Road, London W1T 7NZ

Contents

1	PROPOSAL	3
2	SITE DESCRIPTION / USE / AMOUNT	3
3	LAYOUT / SCALE	4
4	APPEARANCE	4
5	NATURAL DAYLIGHT PROVISION / SOUND INSULATION / INDOOR AIR QUALITY / ENERGY EFFICIENCY	4
6	ACCESS	4
7	HERITAGE STATEMENT	4
8	SUMMARY	5

To be read in conjunction with:

- State of Condition Report on the Steel Windows Installed at 179 Tottenham Court Road, London, by Cladtech Associates Limited
- Itemised Schedule for 179 Tottenham Court Road, by Crittall Ltd
- Drawing W20 01/21 – “Corporate W20 Window Frame Profiles” by Crittall Ltd

1 Proposal

The proposal is for the replacement of the existing single-glazed Crittall windows with double-glazed Crittall windows, to improve the amenity of the building's occupants while preserving the style and appearance of the building and its surroundings.

The existing windows are in a severely deteriorating state due to their age. In many places the window frames are affected by corrosion and some of the window panes are broken. This has enabled the ingress of moisture into the interior of the building and made the correct operation of openable windows impossible, thereby reducing the occupants' amenity. The existing windows also expose the interior spaces to noise and temperature variations. The new double-glazed windows will help alleviate this.

The proposal aims to improve the sound and thermal insulation properties of the Crittall windows and enable the correct operation of openable window panes, thereby bringing the office space in line with current requirements.

The proposed works will be of a high standard to complement and respect the character and appearance of the existing building and surrounding area. This will help will to create a high standard working environment which will also contribute to the overall attractiveness of the area.

As the property lies within a conservation area, a Full Planning Application and Design and Access Statement is required for the works. This Design and Access Statement is supplied to demonstrate that the design and specification is in keeping with the relevant Planning Policies.

2 Site Description / Use / Amount

179 Tottenham Court Road is a mixed-use building close to Oxford Street, containing a shop on the ground floor and offices on the upper floors. The surrounding area consists of similar commercial properties.

The property is within the Bloomsbury Conservation Area. While the building itself is not listed, it is mentioned in the "Bloomsbury Conservation Area Appraisal and Management Strategy" as a "Positive Contributor".

The building's front façade is finished in white render on ground and first floor and built of red brickwork with multi-storey bays finished in white render and containing black metal framed Crittall windows on the upper floors, as shown in the photographs and elevation drawings.

This application applies to the windows on the 1st to 5th floors only. The original windows are single-glazed black painted metal casement Crittall windows.

On the front façade, the windows on the 1st floor form a continuous window front. On the 2nd to 5th floor, the windows are arranged in sets of three bays. The windows are typically opening casement windows with top lights, some of which are also openable.

To the rear of the building, the windows are opening casement windows alternating with fixed glazing. Most windows also have fixed glazed or openable toplights.

The proposal includes 38 single-glazed Crittall windows which are to be replaced with double-glazed Crittall windows.

All proposed works incorporate original Crittall windows, thereby preserving and enhancing the original appearance of the building and being sympathetic to the area.

Doors / windows on the existing ground floor of the building are not part of this application.

3 Layout / Scale

The proposed layout of the existing offices will remain unaltered. The existing Crittall windows will be replaced with new Crittall windows of the same dimensions, utilising the existing structural openings.

The layout of the existing ground floor entrance hallway is not affected by the proposal. This application only refers to the replacement of the entrance door, reinstatement of the above window and minor redecoration works to the existing concrete frames around the entrance.

The proposal maintains the footprint of the existing building and is not detrimental to the street scene or overdevelopment of the site.

4 Appearance

The appearance of the building will be preserved and enhanced as the result of the works. The new Crittall windows will match the existing Crittall windows in appearance while improving the sound and thermal insulation for the affected office space and increase the amenity by restoring the operability of openable window panes.

5 Natural Daylight Provision / Sound Insulation / Indoor Air Quality / Energy Efficiency

The provision of natural daylight will be maintained through the installation of identical styled replacement Crittall windows.

Sound insulation properties of windows will be improved through the installation of identical styled replacement Crittall windows.

Indoor air quality will be improved as the new windows will allow for improved purge ventilation.

The energy efficiency of the new Crittall windows will be improved as the existing Crittall windows are single-glazed and not fully airtight with some broken window panes and / or corrosion to the existing metal frames.

6 Access

The proposals do not affect the existing access arrangements.

7 Heritage Statement

The original detailing of the subject property has been thoroughly investigated to ensure that the property is carefully improved.

The proposed work is required as the existing Crittall windows are deteriorating and are in need of replacement.

The replacement Crittall windows will match the existing so there will be no detrimental effect on the property and the works will have no harmful impact on the historic appearance of the property or neighbouring properties.

The proposed new Crittall windows will be constructed with metal frames and will incorporate double-glazed units to improve the energy efficiency of the building.

In summary, the site therefore supports the proposed works to the existing building.

8 Summary

This Design & Access Statement and Heritage Statement is in support of the replacement of existing single-glazed metal framed Crittall windows to the 1st to 5th floors at the front and rear elevations of the property with identically styled double-glazed metal frame Crittall windows.

The existing Crittall windows are deteriorating and are in need of replacement. Please see the drawings attached to this application for images showing the state of the existing windows.

The proposed new double-glazed Crittall windows will be constructed with metal frames in a style to match the existing metal framed casement windows.

The original detailing of the subject property has been thoroughly investigated to ensure that the property is carefully improved.

The appearance of the building will be improved and enhanced as the result of the works.