



78 NEW OXFORD STREET

DESIGN & ACCESS STATEMENT

Rev B

Client: Fairgate Estates limited

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1.0 INTRODUCTION

This statement sets out the design and access principles and concepts for proposed refurbishment works at 78 New Oxford Street. The report should be read in conjunction with the application forms and supporting drawings.

78 New Oxford Street comprises of office space on the 1st to 7th floors and retail unit on ground level. The property sits within the Camden Bloomsbury Conservation Area.

Planning permission is sought for the following:

- The refurbishment and change of colour to the exiting cladding system;
- Refurbishment and change of colour of existing window frames to the colour: bronze;
- Re-clad solid ground floor structural elements with dark green glazed brick finish
- The addition of perforated screens to the south (New Oxford Street) facade;
- New metal framed treatment to office entrance;
- Full height window to the staircase at the ground floor level;
- Installation of a new building signage to entrance and building facade;
- New glazed brick cladding to attic storey;
- The removal of the Dyott Street roller shutter to reveal glazed shopfront;
- Addition of new centralised plant area behind acoustic louvred screen at roof level;
- The introduction of new louvers to the curtain wall system to facilitate air intake to the individual floors.



2.0 SITE LAYOUT & SURROUNDINGS

2.1 LOCATION

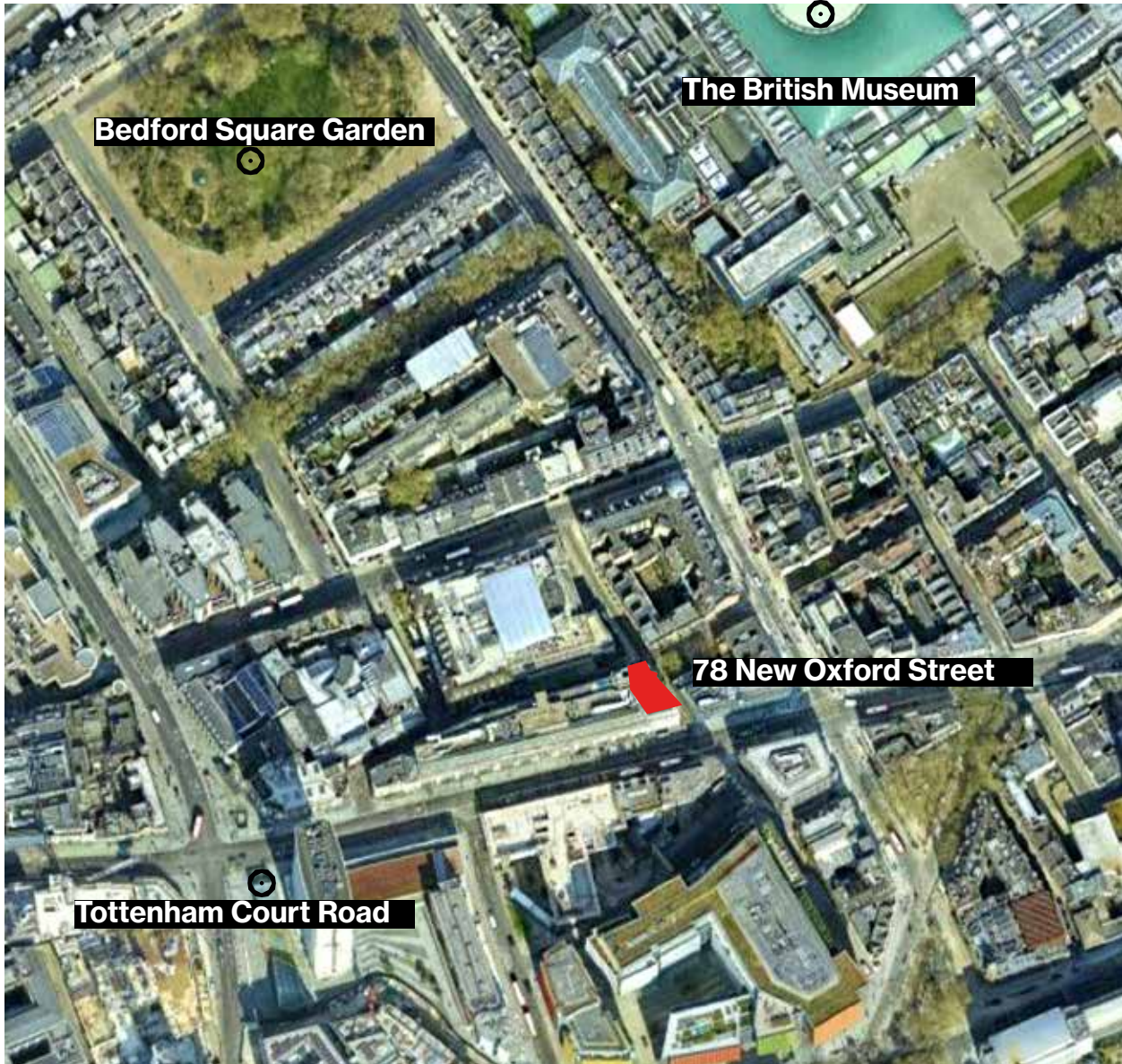
2.1.1 SITE ADDRESS

78 New Oxford Street,
London,
WC1A-1HB

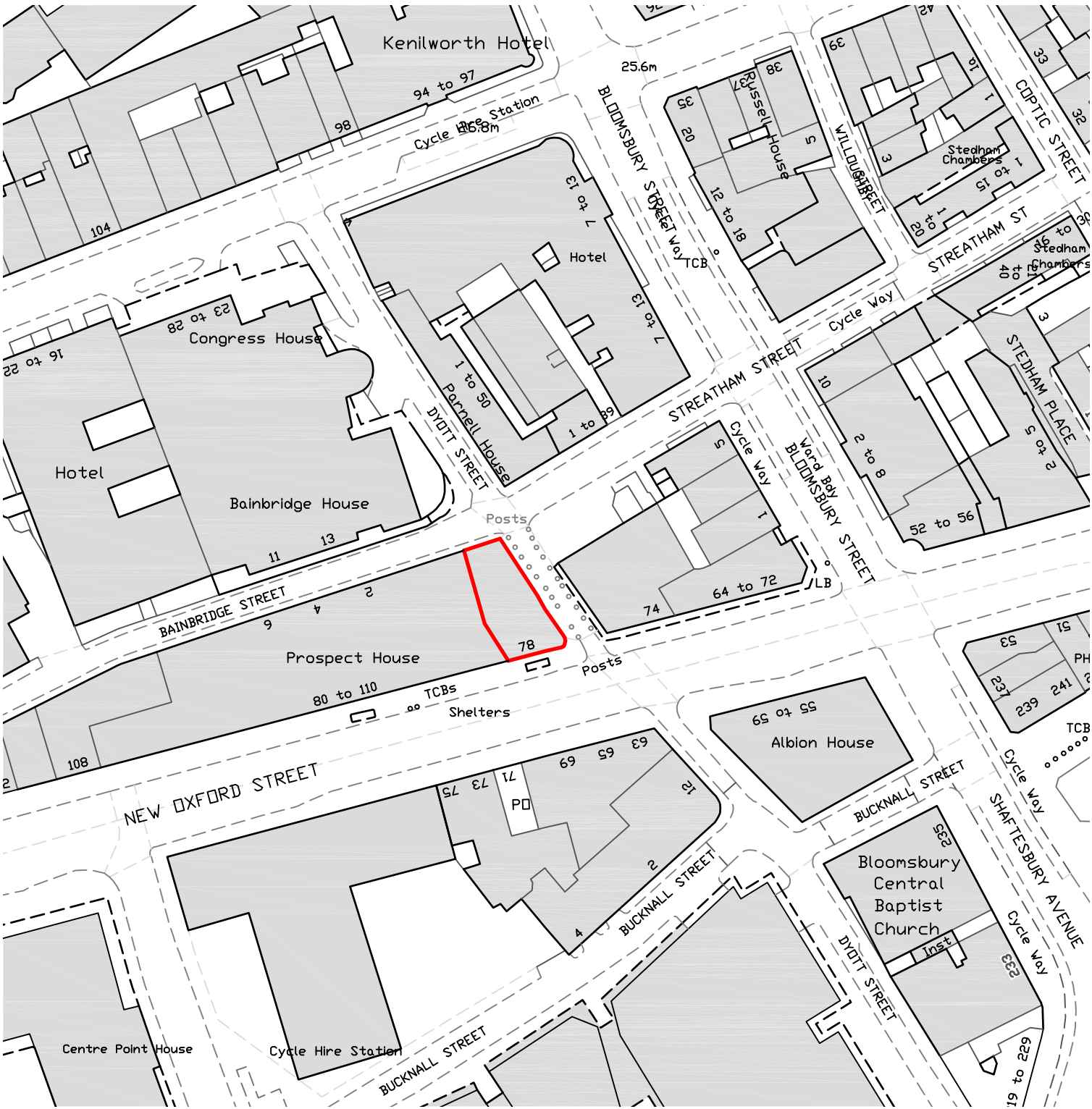
2.1.2 BOUNDARIES

- New Oxford Street the south
- Dyott Street to the east
- Bainbridge Street
- 80 New Oxford Street to the west

The site is located to the east of Tottenham Court Road Underground Station and in close proximity to the British Museum.



SATELLITE VIEW OF SITE



LOCATION PLAN
SCALE 1:1000

2.0 SITE LAYOUT & SURROUNDINGS

2.2 CONTEXT

The property sits within the Camden council's Bloomsbury Conservation Area. The area has a rich history dating back to Roman settlements. Historically the southern parts of the Conservation Area fall within the suburban areas outside of the walls of the Roman City of London (Londinium AD43). New Oxford Street/ High Holborn follows the line of part of an old Roman road which was widened in the mid 19th century.

New Oxford Street was built in 1840 to ease congestion in St Giles High Street. This cut through a notorious area of slums known as the Rookery. A wide range of shops, offices, and banks were then developed.

2.3 EXISTING BUILDING

The existing eight storey building with basement was constructed in 1983. It has a retail unit on the ground floor and office spaces on the upper floors.

The existing façade is covered in light grey metal cladding with light blue window and door frames on 1st-7th floors. Black cladding and frames to the ground floor retail unit and light grey metal frames and cladding to the office entrance. The 7th floor is slightly set back, creating a small terrace area orientated towards New Oxford and Dyott Streets.

The existing light metal cladding is badly weathered and conveys a tired worn down appearance across the building as a whole. For the building to appeal to future tenants and adhere to modern operational requirements significant refurbishment works are required.

The office entrance sequence is obscure and awkward to use. Entrance signage is undersized and virtually invisible from the main thoroughfare - New Oxford Street. In addition the graffiti covered permanently closed shutter to the retail facade offers an un-civilising aspect to Dyott Street.



01. VIEW FROM NEW OXFORD STREET



02. VIEW OF EXISTING CLADDING



03. VIEW FROM DYOTT STREET



04. VIEW FROM DYOTT STREET



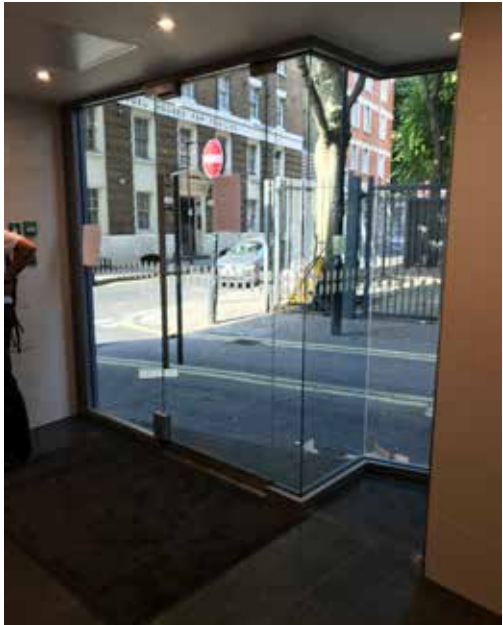
05. VIEW OF MAIN OFFICE ENTRANCE



06. VIEW FROM DYOTT STREET



07. VIEW OF MAIN OFFICE ENTRANCE



08. VIEW OF MAIN OFFICE ENTRANCE



09. VIEW FROM BAINBRIDGE STREET

3.0 DESIGN & CONSERVATION

3.1 PROPOSED SCHEME

Planning permission is sought for the following:

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- Full height window to the staircase at the ground floor level;
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- New glazed brick cladding to attic storey;
- The removal of the Dyott Street roller shutter to reveal glazed shopfront;
- Addition of new centralised plant area behind acoustic louvred screen at roof level;
- The introduction of new louvers to the curtain wall system to facilitate air intake to the indivisual floors.



VIEW OF PROPOSAL FROM NEW OXFORD STREET OPPOSITE DYOTT STREET

3.0 DESIGN & CONSERVATION

3.2 PROPOSAL

The proposed works to the facades seek to improve the quality and visual aspect of the existing façade in a sustainable way, i.e. by means of extensive refurbishment as against wholesale replacement. The proposed introduction of dark green glazed bricks at ground and attic storey levels make reference to the glazed tile facades within the area, for example Russel Square Underground Station. The green tones will provide a counterpoint to the lighter tones proposed for the main facade and help civilize and provide greater resilience to the ground floor condition.

It is proposed that the current entrance, which is diminutive and discreet will be enhanced by means of the removal of a mezzanine floor slab (containing redundant centralized plant). This will provide a lofty double height entrance sequence. In addition the current tapered entrance step will be replaced by a safer more generous parallel entrance step, (note: due to existing building levels the entrance step cannot be removed, to mitigate accessibility issues an accessible call panel will incorporated at the entrance to alert building users of the presence of a visitor with with mobility impairments, enabling assistance to be delivered).

The introduction of automatic sliding doors in lieu of hinged doors will also improve movement in and out of the building and reduce the impact of the potential trip hazard. The introduction of a double height bronze metal recessed architrave will provide new and greater emphasis to the entrance. A cantilevered light-box building sign will significantly improve way-finding to the building’s main entrance. Furthermore the enlargement of the existing slot window to the stair enclosure will allow greater penetration of natural daylight and further civilize the street frontage.



THE PROPOSED VIEW OF THE APPROACH TO THE BUILDING'S OFFICE ENTRANCE FROM NEW OXFORD STREET



PROPOSED VIEW OF THE OFFICE ENTRANCE FROM DYOTT STREET



AN ORTHOGONAL VIEW OF THE PROPOSED NEW ENTRANCE TO THE OFFICE BUILDING.

3.0 DESIGN & CONSERVATION

3.3 PROPOSAL - ROOF



EXISTING ROOF



PROPOSED ROOF

3.0 DESIGN & CONSERVATION

3.4 MATERIALS

Cladding – existing cladding painted warm grey (RAL 210-M). Dark green glazed tiles to the ground and 7th floor facades.

Windows – existing frames spraypainted in bronze. New full height metal framed double glazed window to the office entrance/staircase.

Curtain Wall Frames – change existing light blue aluminium frame clippings to bronze

Entrance door – new metal framed architrave to the double glazed sliding doors to the office entrance



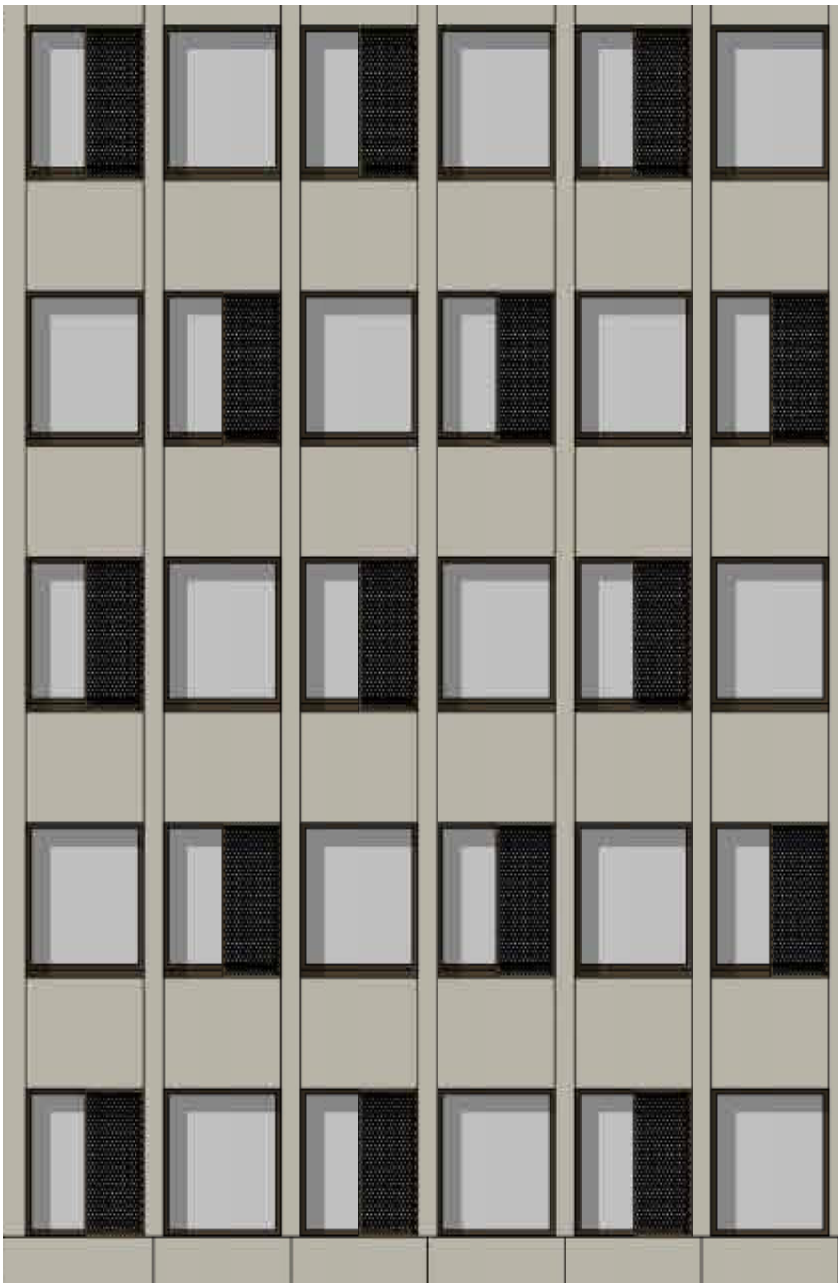
BRONZE WINDOW
FRAMES



WARM GREY (RAL 210-M)
PAINTED CLADDING



DARK GREEN GLAZED
BRICKS



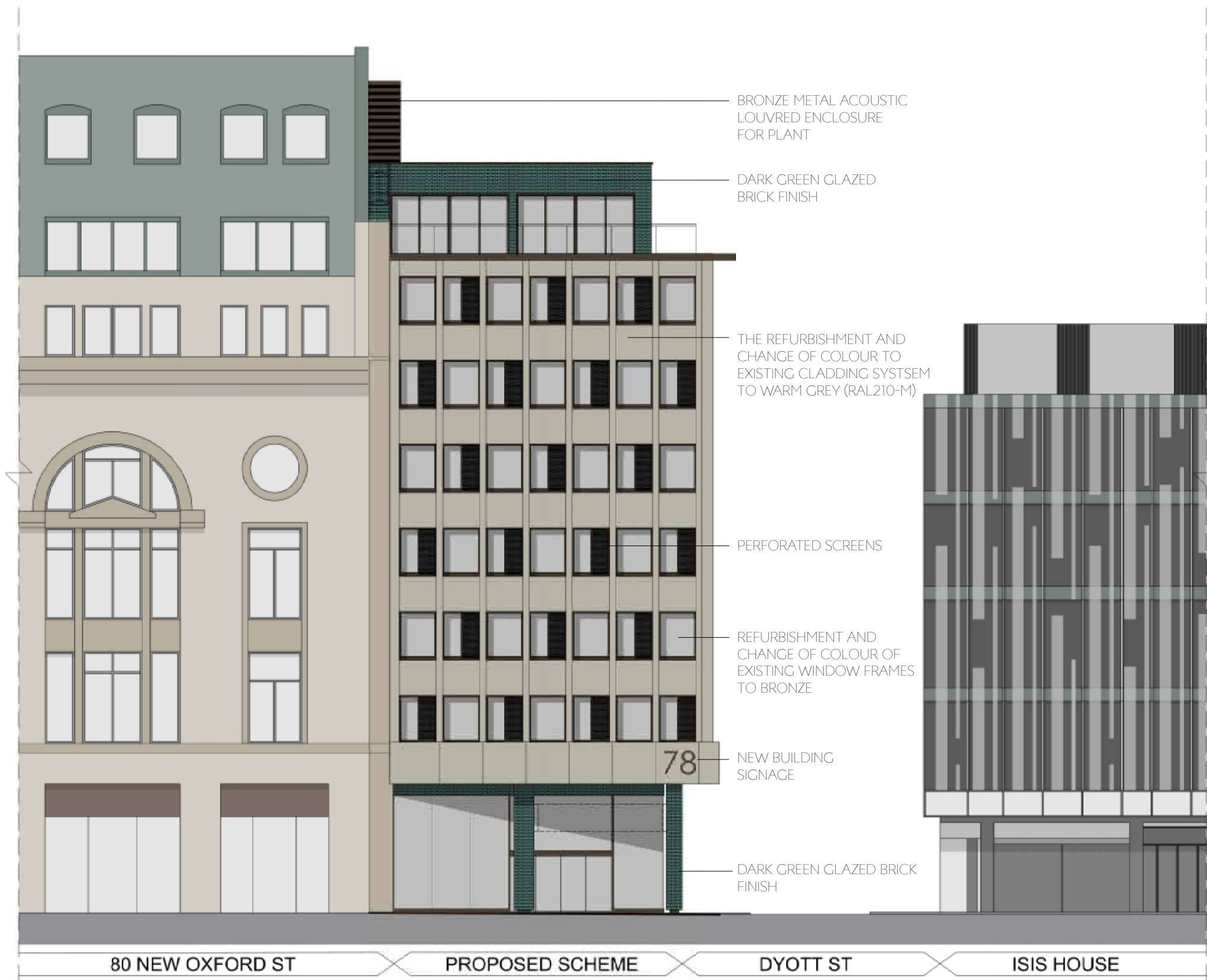
METAL PERFORATED
SCREENS TO SOUTH
FACADE IN BRONZE



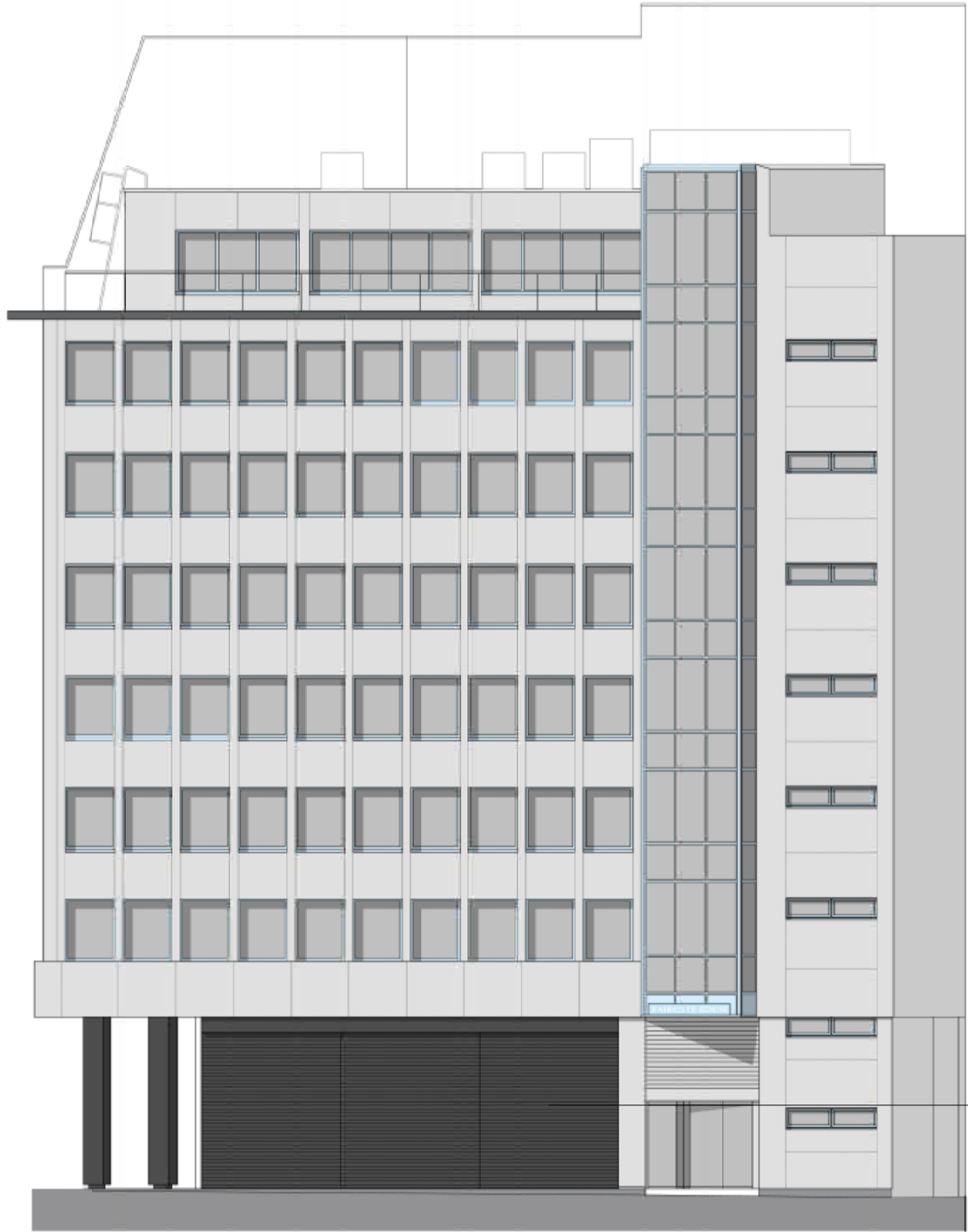
EXAMPLES OF SIMILAR PERFORATED PANELS PROPOSED
FOR THE NEW OXFORD STREET SOUTH FACING FACADE.



EXISTING SOUTH (NEW OXFORD STREET) ELEVATION



PROPOSED SOUTH (NEW OXFORD STREET) ELEVATION



EXISTING DYOTT STREET ELEVATION

BRONZE METAL ACOUSTIC
LOUVRED ENCLOSURE
FOR PLANT

DARK GREEN GLAZED BRICK FINISH

THE REFURBISHMENT AND
CHANGE OF COLOUR TO EXISTING
CLADDING SYSTEM TO WARM
GREY (RAL210-M)

NEW BRONZE METAL
LOUVRES

REFURBISHMENT AND CHANGE OF
COLOUR OF EXISTING WINDOW
FRAMES TO BRONZE

THE REMOVAL OF THE DYOTT
STREET ROLLER SHUTTER TO
REVEAL EXISTING SHOPFRONT

DARK GREEN GLAZED BRICK FINISH



NEW METAL FRAMED TREATMENT
TO OFFICE ENTRANCE

FULL HEIGHT WINDOW TO THE
STAIRCASE AT THE GROUND
FLOOR LEVEL

PROPOSED DYOTT STREET ELEVATION



EXISTING BAINBRIDGE STREET ELEVATION



PROPOSED BAINBRIDGE STREET ELEVATION

4.0 IMPACT

4.1 ACCESS

The building is situated to the east of the Tottenham Court Underground Station. There is public access to the ground floor retail unit from the New Oxford Street and staff access will remain to the offices off Dyott Street. Due to existing building levels the entrance step cannot be removed. To mitigate accessibility issues an accessible call panel will be incorporated at the entrance to alert building users of the presence of a visitor with mobility impairments, enabling assistance to be delivered.

Currently, the building offers no car parking spaces and this will remain unchanged.

New shower facilities are to be incorporated within a revised arrangement of the first floor to enable cyclists and joggers to refresh following exercise routines or journeys to work. Arrangements for the storage of cycles will be made at local facilities near by.

4.1 ENVIRONMENT & SUSTAINABILITY

Flood risk

- No change

Daylight/ Sunlight

- The proposal does not impact sun lighting of the surrounding buildings. New perforated screens to the South Façade (towards New Oxford Street) will improve internal environment and reduce glare and solar gains within the office environments.

Waste Storage

- Currently waste is handled via private street collection contracts between tenants and private licensed waste collection agencies, this practice will be continued following the refurbishment.

Sustainability

- The existing operational energy efficiency of the building will be significantly improved by means of the replacement of existing electrical and mechanical systems. Greatly improving the building's sustainability credentials and attractiveness for future prospective tenants.

Landscape

- No change

5.0 CONCLUSION

The proposed alterations to the building's exterior appearance will form an integral part of a wholesale building refurbishment programme conceived to prolong the building's useful life and appeal for future tenants - adopting a fitting sustainable philosophy of 'reuse rather than renew' approach. The proposals will, in turn, positively contribute to the substantial improvements being made, by others, along New Oxford Street and feature in the process of revitalization of the area for the benefit of the local business and residential community.



VIEW OF PROPOSAL FROM NEW OXFORD STREET



www.gth-architects.com

Studio 212, The Print Rooms, 164 Union Street, London,
SE1 0HL

GTH/architects is the trading name of Richard Hopkinson Architects Ltd. Company
Registration: 07868889 / VAT: 126855789