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02 February 2023

BY EMAIL

Dear Sir/Madam,

Shropshire House, Capper Street, WC1E 6JA

On behalf of our client, Lazari Properties 1 Limited, please find enclosed an application request for the following development:

Partial removal of the external street facing railings on Shropshire Place to facilitate the installation of a bicycle store.

In support of this application, please find enclosed the following documentation:

- Site Location Plan by Hambury Hird Design
- Existing and Proposed Elevations, Sections and other detailed drawings by Hambury Hird Design

The Site

Shropshire House is a building, of ground plus 5-storeys, located on the southern side of Capper Street, which is just off Tottenham Court Road. The building was constructed in 1932 and is of historical interest due to its Art Deco design. The building is not listed however it is located within the Bloomsbury Conservation Area.

Proposed Development

Shropshire House is a historic building which is currently being internally renovated to make way for new office tenants. The applicant has also recently submitted an application for replacement windows, windows, lighting and signage (in addition to a corresponding Advertisement Consent application for the signage).

The applicant has identified a requirement for cycle racks for tenants of the building. The applicant did initially explore the feasibility of housing the cycle store internally. However, the building has very limited communal space which means it is not possible to facilitate this. Therefore, external options had to be sought as an alternative. The front of the building on Capper Street is directly adjacent to the back of the pavement which makes bike spaces impossible at the front of the building. The rear portion of the pavement (owned by the applicant) forms part of the fire escape strategy which makes placing the store here unfeasible. The Shropshire Place elevation is therefore the only potential location for additional cycle spaces.

The cycle storage will front onto Shropshire Place. In order to facilitate the installation of the cycle store, a portion of railing will be removed. A platform will be installed over the void area behind these railings, which is open to the lower ground floor area.

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