

30.07.2024



**DESIGN & ACCESS STATEMENT AND CONSERVATION AREA ASSESSMENT
FOR:**

A Full Planning Application for the replacement of the existing glazed door and side light, removal of the existing metal feature panel across the stair half landing and glazed panel above, to be replaced with a new bronze frame glazed door with glazed side panel, the removal of the stair landing edge on the street façade to be replaced with a bronze framed window and the installation of a new stone surround with a vertically ribbed bronze over panel incorporating site name,

At:

**Queens House, 180 Tottenham Court Road, London
W1T 7PD**

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1. Proposal

The proposal is for the replacement of the existing full-glazed entrance door with a metal-framed door and stone surround that would be more sympathetic to the overall style of the building and its surroundings. Furthermore, the existing metal feature panel will be removed to expose the concrete stair half landing which in turn will be cut back to the inside face of the entrance wall reveal. This will allow for the new glazed panel above the new entrance door to extend across the floor slab significantly improving the visual proportion of the overall entrance screen.

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 an attractive entrance that will also improve the appearance of the street.

2. Use

The property is within close proximity to local amenities/town centre and is well served by public transport with a number of bus routes along Tottenham Court Road including close proximity to Warren Street, Goodge Street and Tottenham Court Road underground stations.

The existing property (*Queens House*) is a five-storey building with offices on the first floor and above. Neighbouring properties have a similar use.

3. Amount

The existing entrance to the commercial building consists of part aluminium part frameless glazed entrance door and side panel with stainless steel fixings, a curved (in plan) metal feature panel which extends across the half landing of the stair to the offices above, and an obscured glazed fixed panel above with 180 *Queens House* embossed on it.

The existing entrance is located in a white painted, flat, rendered façade which extends across the ground floor of the building. It has little connection with the rest of the building façade.

The proposed design has been well considered in accordance with the style of the existing building and its external decorative elements. The new entrance will create a stronger vertical connection to the stair landing windows which extend vertically above the entrance.

The new glazed entrance door will feature a brass-metal frame and glazed side panel. The new entrance doors will also have a fixed glazed panel above with a bronze frame that will feature the number 180 etched into it. Above this will be a vertically ribbed bronze panel with Queens House in raised letters located centrally within it. The top of this panel will line up with the top of the shop sign adjacent. A stone frame will then form a surround to the new entrance screen.

All proposed works will incorporate the use of high-quality materials that are sympathetic to the existing shopfronts/buildings in the area and will enhance the character of the building.



Image 1: view of the existing entrance door to the Queens House at No.180 Tottenham Court Road

4. Layout

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 and its surround, including works to the existing stair half landing directly above it which form part of the entrance.

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

5. Scale

The proposal has been designed to match and be sympathetic to the existing style of Queens House and the surrounding area. As demonstrated in the drawings submitted with this application, the proposal will enhance the existing buildings character.

6. Appearance

The proposed design of the entrance door and decoration has been well considered and do not present an intrusion into its neighbourhood by virtue of its proportions, materials, colour and style. The appearance of the new entrance door screen and the surrounding frame will be improved through the well-proportioned design, material palettes, and colours and do not materially disturb the prevailing character of this area.

It has been demonstrated that this proposal would be suitable with the relationship to its neighbouring properties and we consider this proposal not to be detrimental to the street scene.

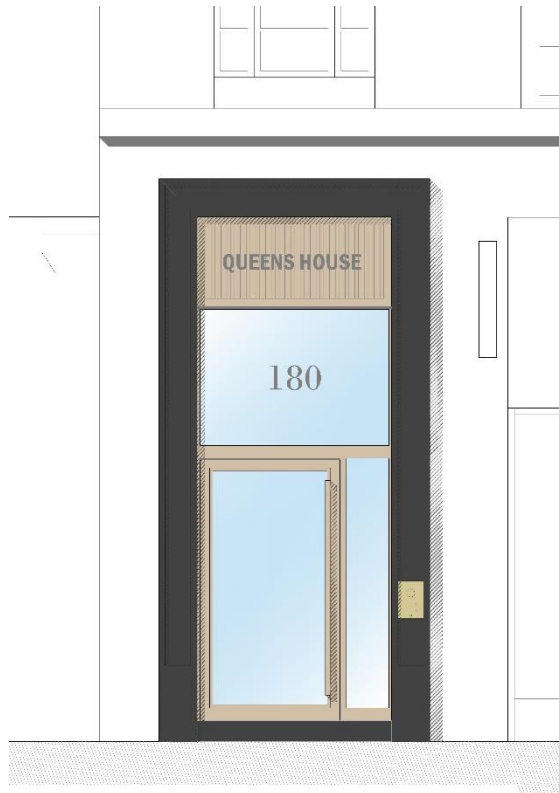


Image 2: proposed view from the street

7. Landscaping

There is no landscaping proposed as part of this application.

8. Access

Access to the offices on the upper floors of No.180 Queens House will not be altered by these proposals and will stay as they currently are. The proposal only relates to removal the replacement of existing entrance doors and associated works.

The entrance will comply with the Building Regulations Part M requirements and the Disability Discrimination Act.

9. Conservation Area Assessment

The site falls within the Bloomsbury Conservation Area, as shown below in the Camden Bloomsbury Conservation Map.

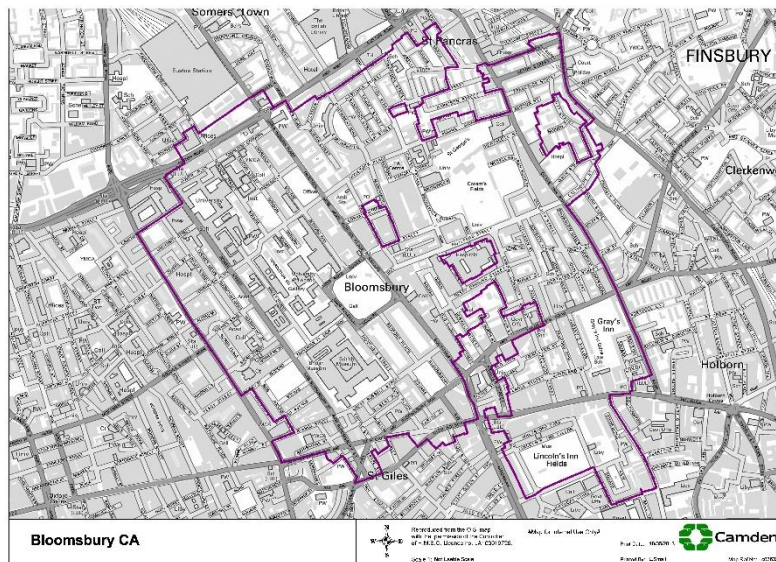


Image 3: Bloomsbury CA map

Under the Bloomsbury Conservation Area Appraisal and Management Strategy, Sub Area 4: Grafton Way/Alfred Place/Tottenham Court Road it is stated that:

“Generally, the buildings share a consistency of scale and massing. The façades are constructed from a variety of materials and embellished with a range of decorative motifs to give visual interest and a distinct character to their public face, particularly at upper floor and roof level”

The proposal seeks to improve the character of the building in relation to the Conservation Area and enhance the ground floor commercial entrance, while being sympathetic to the surrounding context and maintaining the buildings character.

As such we believe that the principle of the proposed development will have a positive contribution to the are. It will form part of a contribution which will bring the property into a longer-term sustainable use.

10. Summary

The existing entrance requires upgrading for functional as well as aesthetic reasons. The proposal presents an aesthetically pleasing frontage to the ground floor entrance, providing a fresh look to the immediate neighbourhood and thereby significantly improving the streetscape.

It has been demonstrated that this proposal would be sympathetic to the character and appearance of the surrounding buildings and correct the visual deficiencies of the existing property.