



# **78** NEW OXFORD STREET

DESIGN & ACCESS STATEMENT

23rd August 2024

Client: Fairgate Estates Limited

Project No:155

Rev A

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## 1.0 INTRODUCTION

This statement sets out the design and access principles and concepts for proposed roof extension works for secondary fire escape 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.

The building is currently undergoing façade and entrance works, as well as the construction of a new roof extension, in accordance with previously approved planning applications: 2022/5605/P; 2023/1464/P; 2023/5307/P; 2024/1949/P.

In response to building control requirements, a secondary fire escape from the roof terrace has been added to the project. Therefore, planning permission is sought for the following:

- A new extension to accommodate the secondary fire escape
- Rearrangement of the approved louvered plant enclosure to allow for the secondary fire escape.
- Installation of a new external metal stair with a key clamp guardrail and handrail.
- Relocation of the existing retail unit's condensers.



## 2.0 SITE LAYOUT & SURROUNDINGS

### 2.1 LOCATION

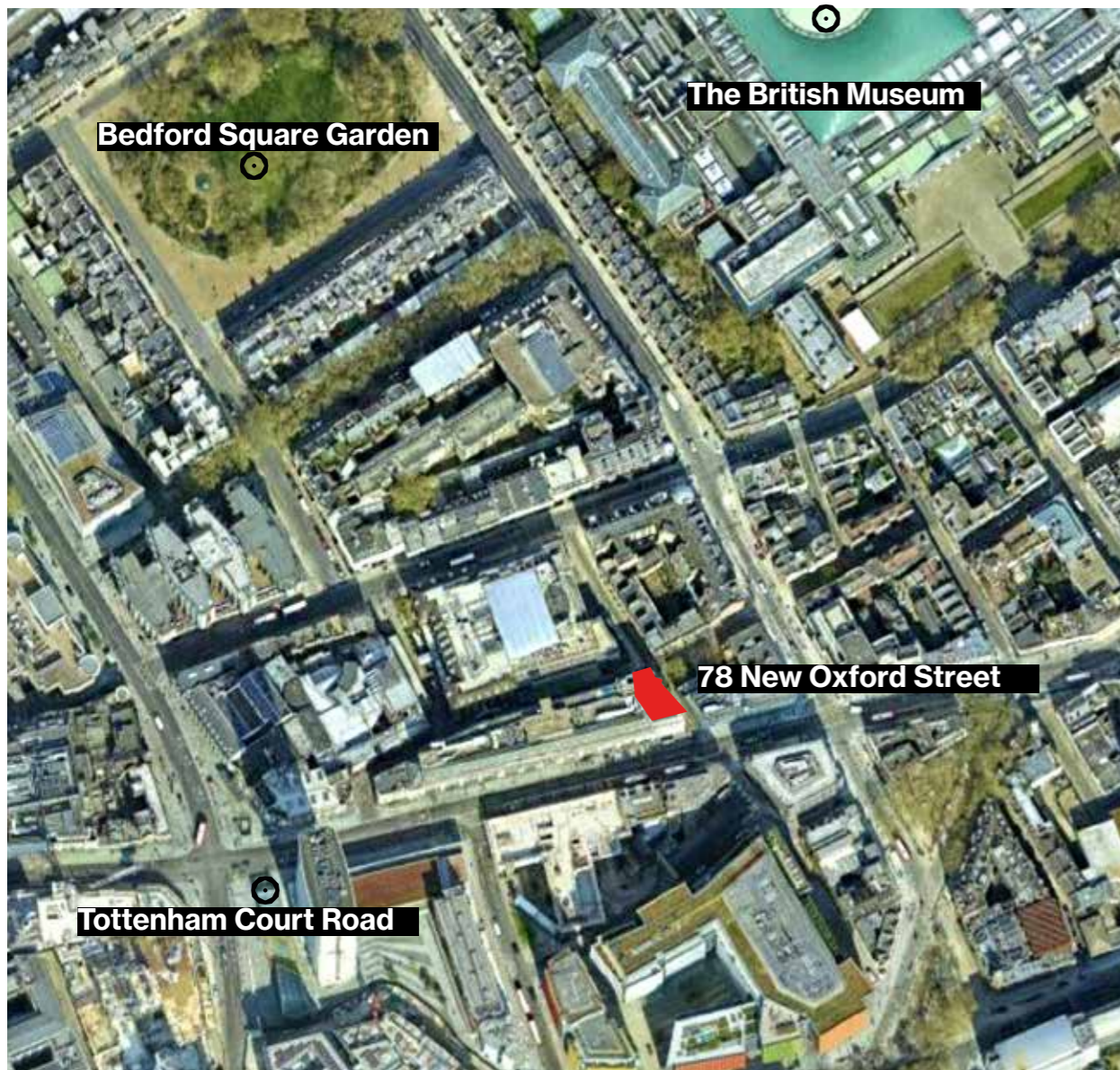
#### 2.1.1 SITE ADDRESS

78 New Oxford Street,  
London,  
WC1A-1HB

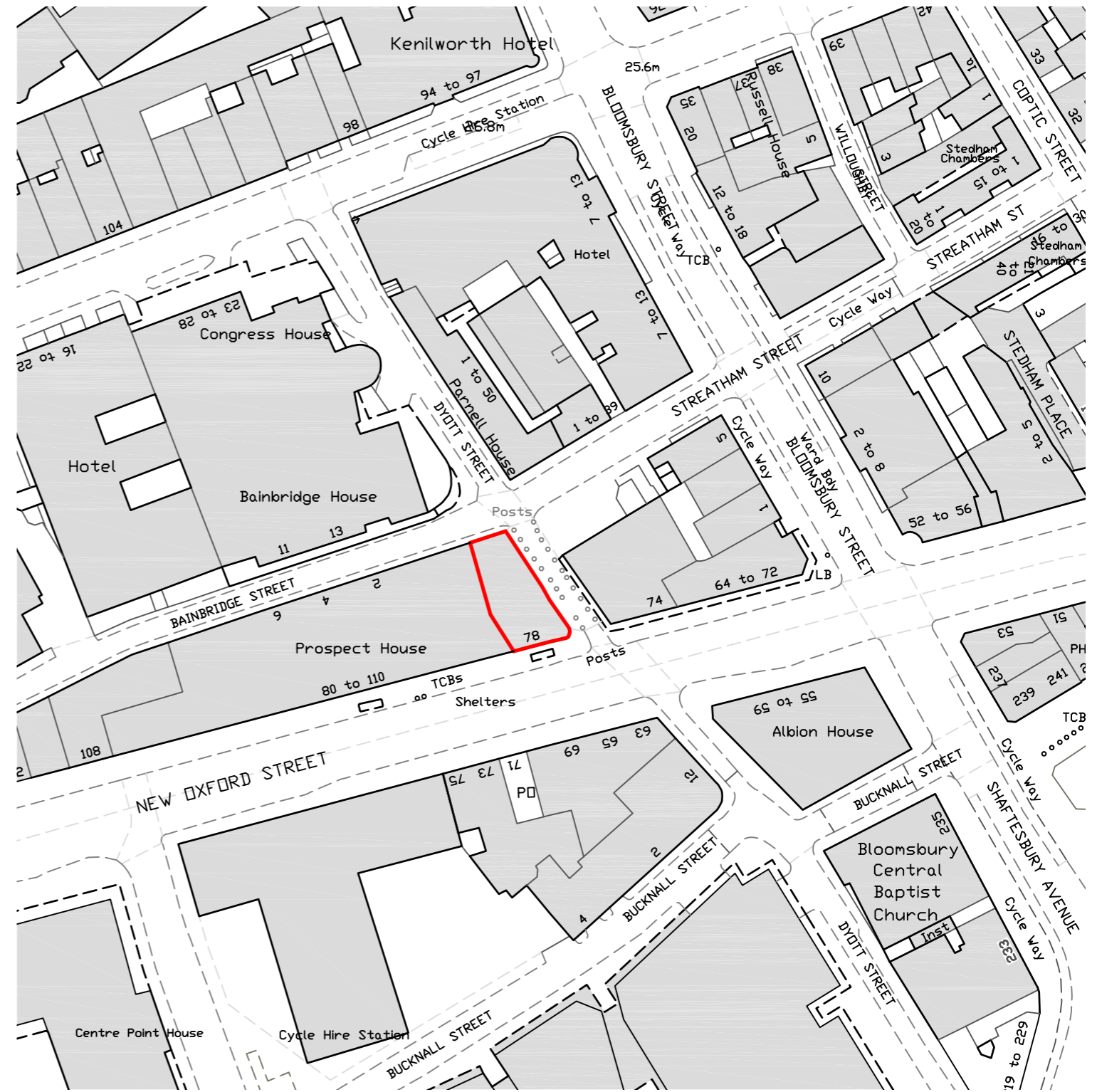
#### 2.1.2 BOUNDARIES

- 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 retail unit on the ground floor and office spaces on the upper floors.

The existing façade features light warm grey metal cladding with bronze window and door frames on the 1st to 7th floors, and green glazed brick cladding on the ground and seventh floors. The building is currently undergoing refurbishment, including the construction of a new roof extension, in accordance with the previously approved planning applications: 2022/5605/P; 2023/1464/P; 2023/5307/P; 2024/1949/P.

### 3.1 PROPOSED SCHEME

Planning permission is sought for the following:

- A new extension to accommodate the secondary fire escape
- Rearrangement of the approved louvered plant enclosure to allow for the secondary fire escape.
- Installation of a new external metal stair with a key clamp guardrail and handrail.
- Relocation of the existing retail unit's condensers.

## 3.0 DESIGN & CONSERVATION

### 3.2 PROPOSAL

The proposed roofworks aim to improve the accessibility and safety of the occupants. The new extension of the staircase will provide a secondary means of escape from the roof terrace. The proposal includes the rearrangement of the approved louvered plant enclosure to create a pathway leading to the new extension. Additionally, the existing retail unit's condensers will be relocated and their arrangement tidied up.

The new extension is compact and set back from both New Oxford Street and Dyott Street, making it invisible from the street. The proposed dark tones for the roof extension will match the existing tones at the building's ground level.

### 3.3 MATERIALS

Cladding – black fibre cement cladding to new secondary fire escape stair extension

Door – new black metal door to secondary fire escape stair extension

Stairs - new external metal stair with a key clamp guardrail and handrail.

Louvered plant enclosure - bronze metal finish

3.0 DESIGN & CONSERVATION



**\*EXISTING SOUTH (NEW OXFORD STREET) ELEVATION**

\* AS APPROVED REF:2024/1949/P; 2023/5307/P; 2023/1462/P; 2022/5605/P. CURRENTLY UNDER CONSTRUCTION



PROPOSED SOUTH (NEW OXFORD STREET) ELEVATION

3.0 DESIGN & CONSERVATION



**\*EXISTING DYOTT STREET ELEVATION**

\* AS APPROVED REF: 2024/1949/P; 2023/5307/P; 2023/1462/P; 2022/5605/P. CURRENTLY UNDER CONSTRUCTION

**PROPOSED DYOTT STREET ELEVATION**



3.0 DESIGN & CONSERVATION



**\*EXISTING BAINBRIDGE STREET ELEVATION**

\* AS APPROVED REF:2024/1949/P; 2023/5307/P; 2023/1462/P; 2022/5605/P. CURRENTLY UNDER CONSTRUCTION



**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.

Currently, access to the roof is provided by a previously approved staircase extension. The proposal introduces a new secondary access through an extended and enclosed staircase, bringing the building up to current building regulations and standards.

The existing building offers no car parking spaces and this will remain unchanged.

### 4.1 ENVIRONMENT & SUSTAINABILITY

#### Flood risk

- No change

#### Daylight/ Sunlight

- The proposal does not impact sun lighting of the surrounding buildings.

#### Waste Storage

- The proposal does not impact 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 roof refurbishment.

#### Landscape

- No change

## 5.0 CONCLUSION

The proposed alterations to the building's roof will form an integral part of a whole-sale 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 new staircase extension is seen as improvement of building's safety, bringing it up to current building regulations and standards.

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.

