



25.05.2025

DESIGN & ACCESS STATEMENT ASSESSMENT & HERITAGE STATEMENT FOR:

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

180-182 Tottenham Court Road, London, Camden, W1T 7PD

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To be read in conjunction with:

- Window Survey Report for 180 Tottenham Court Road, London, by Cladtech Associates Limited, Ref.: 5977-CTA-ZZ-ZZ-RP-0001

1 Proposal

The proposal is for the replacement of the existing single-glazed metal-framed windows with double-glazed metal-framed windows to match the existing 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, degradation of sealants, 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 metal-framed 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

180-182 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".

This application applies largely to the windows on the 1st to 4th floors, but includes one ground floor window over the rear entrance door on the rear elevation. The original windows are single-glazed white painted metal-framed windows, both on the front and rear facades. The window types comprise centre-pivot and side hung windows, grouped with top hung top lights and fixed glazing.

In terms of finishes, the building's front façade is finished in white render on ground floor and brown brickwork on the upper floors. Apart from a pediment-like ornament over the vertical group of windows on the left side of the façade, it lacks other decorative elements. The rear facades around the light atriums on 1st to 4th floor are finished in white glazed brickwork (towards Queen's Yard) or brown brickwork, painted white in some places. The south-eastern side façade towards 183 Tottenham Court Road exhibits a decorative brick feature along its corners.

The windows on the front façade, to the left of the façade and following the staircase, form a continuous vertical band of single-glazed metal-framed windows, spanning all four upper storeys. To the centre and right of the façade, three single-glazed metal-framed windows on

each of the 1st to 3rd floors are grouped together by sharing one continuous white painted window cill and head with brown brickwork columns in between the windows. On the 4th floor, there are three smaller single-glazed metal-framed windows centred over the windows below. The windows on all floors are typically sets of side hung windows grouped together with fixed glazing and with openable top lights.

To the rear of the building, there are single-glazed metal-framed windows to the office floors and around the two atriums on the 1st to 4th floors. Additionally, there is one window over the ground floor rear door to be replaced. These window assemblies consist of fixed glazing and side hung or centre pivot windows with top lights in a number of different layouts. Around the atrium facing Queen's Yard, these window assemblies are grouped together by virtue of sharing one continuous white window cill and a white painted concrete head with slender brick columns in between the windows. On the remaining facades, the windows are treated as discrete architectural elements and not grouped together.

All original single-glazed metal-framed window frames to be replaced are painted white. They are to be replaced with double-glazed, metal-framed windows to match the existing ones, but painted black.

The proposal includes 100 single-glazed metal-framed windows. All proposed works incorporate original metal-framed 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 metal-framed windows will be replaced with new metal-framed windows to match the existing ones, utilising the existing structural openings.

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 metal-framed windows will match the existing metal-framed 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.

This applications follows the same principles as the recently approved application for the replacement of windows at the neighbouring address 179 Tottenham Court Road, London W1T 7NZ, application ref: 2023/1257/P.

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

The provision of natural daylight will be maintained through the installation of replacement metal-framed windows to match the existing ones.

The sound insulation properties of the existing single-glazed windows will be improved through the installation of double-glazed replacement metal-framed windows to match the existing windows.

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

The energy efficiency of the new metal-framed windows will be improved as the existing metal-framed 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 metal-framed windows are deteriorating and are in need of replacement. Please see the window survey attached to this application for images showing the state of the existing windows.

The replacement metal-framed windows will match the existing in number, layout and types of opening. Therefore, there will be no detrimental effect to the property and the works will have no harmful impact on the historic appearance of the property or neighbouring properties.

The proposed new metal-framed 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 windows to the 1st to 4th floors to the front, rear and side elevations of the property, including one window on the ground floor of the rear façade, with double-glazed metal-framed windows to match the existing ones.

The existing metal-framed windows are deteriorating and are in need of replacement. Please see the window survey attached to this application for images showing the state of the existing windows.

The proposed new double-glazed metal-framed 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.