

Design and Access Statement

For

Retention  
Of  
Existing Decking Area  
And  
Levelling of basement floor

At

183 Tottenham Court Road  
W1T 7PE

## INTRODUCTION

This Design and Access Statement is to accompany the attached retrospective full planning application for the retention of the existing decking area and timber decking at basement level to level the floor at 183 Tottenham Court Road, W1T 7PE.



## DESCRIPTION OF THE EXISTING PROPERTY

The existing property is a 7 storey building, consists of an A4 bar/restaurant on basement and ground floor and offices on upper floors. 'The Bar', is situated on Tottenham Court Road. The decking area is a small outdoor customer smoking and sitting area. There is a retractable canopy at the event of rain. There are plants around the space for a pleasant atmosphere. The original building is brick built.

## PROPOSAL

The current decking area provides a smoking area for customers and an open space with a positive atmosphere in the middle of the city. The decking should be retained to preserve this atmosphere. The basement level has a large sloping area, and should be levelled, and timber decking to match the existing decking on the ground floor. There will be some more bamboo trees put to reduce the intensity of the sound waves that may travel to neighbours. If necessary, we can input a sound sucking device for further minimisation of noise pollution.

## REASONS FOR PROPOSAL

- After the smoking ban, the customers used to go outside to the street or to the basement level via existing fire exit stairs to smoke, they sometimes blocked the fire exit stairs or they would stay on the stairs while they smoked. The client created this timber deck raised platform to prevent the main road from overcrowding and to provide a safe and pleasant environment for smoking customers and their friends.
- The current decking area is a positive and pleasant area for smokers, and current non-smoking regulations require an outdoor space for customers, and this decking area is an adequate space for this use.
- To demolish the decking area will mean that the customers will now be required to go out onto the high road, which is Tottenham Court Road, which is a busy and populated and therefore the large number of smoking customers will be populating the High Road, and causes unnecessary nuisance to pedestrians. The customers will be causing crowding on the High Road. Despite the ashtrays provided, some smokers tend to throw the cigarettes butts to the pavement and step on it to put out the fire, without considering the implication of the litter and the butts getting stuck between pavement tiles. The rear decking area prevents and minimises this events and provides a nice and pleasant smoking area to its customers, within this enclosed rear yard.
- The current decking area is not visible from any public road, highway or footpath, and it is enclosed by the surrounding high rise office buildings.

- The surrounding buildings are nearly all commercial/office based functions and the spaces are vacated after 7pm, and the bar is mainly populated by the surrounding workers, and therefore the bar creates minimal or no distraction.
- Gordon Mansions, which are the nearby residential area, are approximately 70-75 metres away, and any sound that may travel is diffused by surrounding high rise office buildings, creating minimal possibility for disruption to the residential area.
- The decking area does not block any fire exits or create any fire hazard. Care has been taken to ensure that the fire exits are kept clear at all times.

## DESIGN PRINCIPLE

- The development respects the amenity of neighbouring properties in terms of privacy, day lighting and disturbance due to noise from adjacent living areas.
- Overall the proposal has none to minimum impact to the nearby commercial or residential properties, which are very far. The development respects the amenity of neighbouring properties in terms of privacy, day lighting and disturbance due to the noise and litter.
- The proposal has no negative impact to the street scene as it isn't visible from road elevations.
- The materials used are timber garden decking, sitting on steel columns. Decorative plants give a garden feel to this rear yard in any season, which gives a feel good factor to its customer, who are mainly office workers, grabbing a drink or two after a long work in the office.
- The proposal provides a safe and pleasant environment to smoking customers, and minimises the noise and litter pollution on the busy Tottenham Court Road.

## THE USE

A3 and A4 as existing (no alteration)

## APPEARANCE

The existing building is brick built and the timber decking area has a steel framework with steel posts. The timber decking will be retained; however, the concrete flooring on the basement floor is proposed to be levelled using similar timber decking material,

## ACCESS

The proposal does not introduce a new entrance.

### LANDSCAPING

The proposed development does not involve or create any issues with regards to trees, nor any landscaping issues.

### SUMMARY

As demonstrated in this document design principles were based on the Borough's Supplementary Planning Guidance and Local Planning Policies and produced a high quality design that respects the existing special character of the site, and aims to contribute to the local built environment.

To demolish the existing decking area will be removing a positive atmosphere for the current users, and also will be creating more nuisances on an already busy High Road with smoking customers.