

233 Shaftesbury Avenue

Listed Building Consent Application

For Arcacia Ltd



233 Shaftesbury Avenue
Shaftesbury Avenue Elevation



233 Shaftesbury Avenue
Dyott Street Elevation

September 2010

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1.0 Development Framework

1.1 Introduction

Urban Velvet are working with Arcacia Limited to submit a planning application and listed building application for refurbishment and remedial works to No.233 Shaftesbury Avenue. This application contains drawings and supporting information to cover the intended alterations to the building, these works include:

Envelope

- The removal and replacement of the inclined 1980's plus wall cladding system (Figure 1) and of the glass roof light at ground floor.
- Removal and reinstatement where in good condition of all cast iron rainwater goods with additional pipes to match as necessary.
- Repairs and cleaning to facades (Figure 2), windows and doors generally.
- Replacement of luminaries and CCTV cameras to facades.
- Repairs to the roof to make it watertight, replacement handrails, new handrails and the refurbishment of the external access ladder.
- The lightning protection system will be tested and refurbished if necessary.
- Refurbishment of lift motor room.
- Timber decking to first and fifth floors will be replaced with new.

Generally

- Internally work will include include new ceilings (suspended mineral fibre tiles and plasterboard), new solid and glass partitions as shown on the drawings, new skirting boards and new plasterwork where necessary to achieve a good quality refurbishment.
- Existing walls will be made good and refurbished as required, otherwise new wall finishes are proposed.
- All columns will be stripped back to the original finish.
- Existing parquet/timber flooring is to be retained and refurbished, otherwise new floor finishes are proposed.
- Existing floor boxes will be retained or in filled to suit purpose.
- Internal doors will typically be new other than on the cores, see detail below. Ironmongery to all new elements will be new.

Internal Items of Special Interest

- Handrails to cores will be stripped and re painted/varnished.
- Doors to cores (Figure 3) will be retained where thought to be original and where the condition permits, ironmongery will be replaced to match ironmongery to escape stair where ironmongery is likely to be original but is not fully intact.

Fixtures and fittings

- New fixed furniture is to be constructed as indicated on the drawings to include cabinetry, reception and a bespoke servery to the flat at fifth floor.
- New safety and wayfinding signage will be provided throughout.
- New blinds will be provided throughout to all glass.

Mechanical, Electrical and Public health

- Complete replacement of all services except with the exception of retention of the on-floor ductwork, ductwork to main risers and boiler flue. See Cundall's Employers Requirements for more information.



Figure 1



Figure 2



Figure 3



Figure 4

Figures

- 1. 1980's included plus wall cladding system. To be replaced.*
- 2. Example of damage to portland stone facade. This will be refurbished.*
- 3. Example of a typical door to the staircase, thought to be original and to be refurbished.*
- 4. Handrails to escape stair, thought to be original and to be refurbished.*



Figure 5



Figure 7

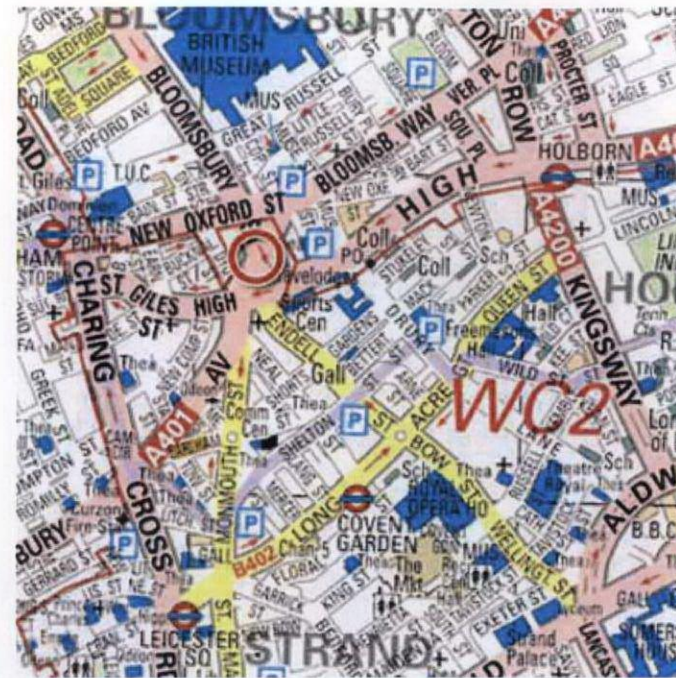


Figure 6



Figure 8

5. Location plan for 233 Shaftesbury Avenue
6. Current day map showing location of building in the West End
7. Listed buildings in the vicinity of 233 Shaftesbury Avenue
8. Historic map from 1916 showing the site occupied by ecclesiastical building

1.2 Building Use

There is no intention to change the use of the building, it will therefore remain within use class B1 (Business) other than the fifth floor. The fifth floor had a change in use granted in 1983 and is within use class C3 (Dwellinghouses).

1.3 Site Description

233 Shaftesbury Avenue is near the intersection of Shaftesbury Avenue and St Giles High Street, facing on to a small triangular space known as Prince's Circus (Figure 5). The property, on the western side of this space and to the south of the Bloomsbury Central Baptist Church, is within London's Central Activity Zone (CAZ). The building is walking distance from Tottenham Court Road and Covent Garden underground stations (Figure 6).

Located on the edge of the Bloomsbury Conservation Area, the site is within Camden Council's Central London Area, it is also in an area of Archaeological Priority. There are several Grade II listed buildings and a Grade II* listed building (53 New Oxford Street) within the vicinity of the site (Figure 7).

The building itself is screened to a large degree from the north by the church and from the east by trees in Prince's Circus. It can be seen over the buildings to the south and is clearly seen from Dyott Street to the west but is screened from longer distance views by the new development at Central St Giles.

There is a varied and diverse appearance of buildings in the area surrounding the site. A mix of uses are present, these include A1, A3, A4, A5 B1, C3 and Sui Generis units.

Historical uses of the site date from at least 1851 when the site was occupied by an ecclesiastical building (Figure 8). In 1929 the current building was built and since this time it is believed that the site has been used for commercial use as evident today. The first map we have showing the building is from 1952.