

**JUSTIFICATION FOR DEMOLITION OF A NON-LISTED BUILDING  
IN A CONSERVATION AREA IN ACCORDANCE WITH PPG 15 REQUIREMENTS**

Historical Background

Hanway Street is an ancient lane cutting behind the major crossroads of Tottenham Court Road and Oxford Street. Little of the development originating in the year 1600 survives today as the area was comprehensively re-built between 1850 and 1920. This street development is of a mixed character with small shops in Hanway Street, large shops, offices, commercial buildings and the Oxford Music Hall on Oxford Street and semi-industrial buildings on Rathbone Place. The area in proximity which is of high architectural quality is emphasised at Oxford Street erected at the turn of the century.

Existing Building

20-22 Hanway Street is an existing mixed use terraced building fronting both Hanway Street to the front and Hanway Place to the rear. The building is of late Victorian character with two shops at ground floor (one record shop at 22 Hanway Street and one camera repair shop at 20 Hanway Street. The three storeys above are used by private businesses and flat accommodation. The existing basement houses a bar.

The elevation to Hanway Street is of a neglected and tired façade with multi coloured painted brickwork mainly of white appearance with No. 20 in particular being entirely painted over with graffiti art. The uppermost storey of the building is a recessed mansard type roof entirely clad with a make-shift membrane material of a dark brown appearance.

The rear of the building fronting Hanway Place is of original red brick appearance with the four door openings at ground floor now infilled as solid walls with grilles/louvres. The first floor window has since been reduced in size to accommodate the space behind.

The building itself offers little in terms of architectural merit or detail. The interior space of the building has been largely neglected with staircases and general interior walls & fittings in need of structural and cosmetic refurbishment. The building at basement level houses A3 use comprising a bar, w.c's and seating areas. Ground floor houses 2 shop units, first floor houses a studio flat and seating area access from the shop unit below, second floor houses two studio flats as does the third floor.

The building itself does little to contribute to the local scene and in fact probably detracts from the tone of higher quality late Victorian buildings along Hanway Street. The building sits rather uncomfortably between a 4-storey Victorian building to the right of Hanway Street and a 3/4 storey office building of 1970's appearance to the left when viewed from Hanway Street. The two adjacent buildings contrast in style, appearance and mass thus creating an irregularly styled street scene.

The building is considered sensitive in as much that it is proving difficult to sustain any realistic alterations to keep it in a viable economic use. In order for the building to be considered for re-development without demolition the entire interior space from basement through to roof level requires extensive structural remedial work. Replacement of the front and rear elevation would in this case seem to be a justifiable approach when considering the overall redevelopment of this site.

### Replacement

Our Client has pursued all reasonable efforts to sustain existing uses and to find viable new uses for the building, with evidence that these efforts have failed by the fact that the client has struggled to fill the spaces with tenants, whilst at the same time maintaining the building's running costs.

In considering the condition of the building, the costs of repairing and maintaining it in relation to its importance and to the value derived from its continued use, our Client has researched the buildings potential in order to propose its demolition and subsequent replacement.

A new building in this location would create a base of consistent and long term use coupled with physical attractiveness and functional spaces that in an age of rapid change will outlast the short lived and inflexible space that the existing building offers.

Our client has extensively researched and satisfied himself that real efforts have been made to continue the present use and to find compatible alternative uses for the building, however, without success due to the structural condition of the building and the financial input required to sustain its current use.

### Proposal

It is proposed that the new building will bring substantial benefits for the community by offering local labour for the A3 use and much needed housing from 1st to 4th floor. The proposed building is considered to be of high architectural character by repeating existing acknowledgements recognised throughout Hanway Street (large vertical staggered windows, window frame projections, façade recesses, recessed upper storey).

The design of the proposed building conveys an interesting façade by way of contrasting materials (copper sheet cladding, limestone, glass and powder coated grey sheet cladding).

Reference should be made to the Design Statement for the above building which is included with the application.

As a result of the ongoing development of Hanway Street following its original design in the 17th century much redevelopment has replaced the original character. The street now incorporates façade designs which vary from late Victorian through to 1960/70's office development, this has resulted in a rather dynamic street scene with no obvious continuation of architectural fenestration or design from one end of the street to the other, this is further exaggerated by the fact that the buildings along the street vary in height, width and bulk.

In considering the design of the proposed building there appears little merit to continue the form of adjacent or indeed other buildings in its proximity. The building, therefore, has to be designed to be individual, striking and of worthy contemporary value (much as the other buildings would have been at the time of their construction).

Conclusion

The existing building is not listed but falls within a conservation area. Should the Council agree with the proposal for demolition, then the replacement calls for a building of high architectural character and not that of a pastiche copy of a more traditional styled building. The current proposal would create a real focal point and great interest along this particularly narrow street, which is, of course in close proximity to Oxford Street and Tottenham Court Road, further implying that a high standard quality of design is required commensurate with its standing and location in this area of London.