

# Design and Access Statement

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225 – 226 Tottenham Court Road, London, W1T 7PZ

**April 2015**

## **1.0 Introduction**

- 1.1 This application has been submitted on behalf of our client Nationwide Building Society, for alterations to the facade comprising replacing existing 2 no. glazed double doors with 1 no. repositioned glazed double door, introduction of 2 no. external ATM's, painted grilles, applied vinyl's/back painted finish to glass, fascia signage & projecting signs.
- 1.2 This Design and Access Statement is provided to support the planning application.
- 1.3 The planning application submission comprises the following material:
  - i. Design and Access Statement
  - ii. Site location plan
  - iii. The following drawings:
    - a. TO46-W-101.0 Existing Plans and Elevations
    - b. TO46-W-101.1 Proposed Plans and Elevations
    - c. TO46-W-201.0 Existing Plans and Elevations - Basement
    - d. TO46-W-201.1 Proposed Plans and Elevations - Basement
  - iv. Existing Photography Pack

## **2.0 Application Premises**

- 2.1 The premises comprise a four storey building with Basement level, located on the junction of Tottenham Court Road and Store Street.
- 2.2 The premises was previously a retail outlet
- 2.3 The building is not listed but falls within Bloomsbury Conservation area.

## **3.0 The Proposal**

- 3.1 Nationwide Building Society proposes to completely refit the ground floor and basement to accommodate the new branch. The main entrance to the branch is on Tottenham Court Road, with glazed externals to Tottenham Court Road and Store Street.
- 3.2 The alterations to the external facade are to suit the needs of Nationwide Building Society. They will provide an improvement to the condition of these fascias and bring them in line with current Nationwide brand standard. The adjusted position of the glazed double door entrance has distinct benefits to the interior layout of the branch which is due to be fitted out with bespoke high quality finishes and fittings. An external ATM machine on each street elevation is to meet the needs of the bank.

## **4.0 National Planning Policy Framework (NPPF)**

- 4.1 The National Planning Policy Framework (NPPF) was published on 27 March 2012. It retains the plan led approach to planning but introduces a presumption in favour of sustainable development, requiring local planners to look for solutions rather than problems and to seek to approve development where possible.

- 4.2 The NPPF also sets out guidance on conserving and enhancing the historic environment, which recognises that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 4.3 Paragraph 134 of the NPPF advises that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. In weighing applications, paragraph 134 states that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset (Paragraph 135).

## **5.0 Local Development Plan**

5.1 The Development Plan for the area comprises:

- i. The London Plan (March 2015)
- ii. City of London – Local plan (Adopted January 2015)
- iii. Bloomsbury Conservation area Appraisal and Management Strategy (Adopted 2011)

5.2 The applicable planning policies are outlined below:

### **5.3 Policy DM 10.5 Shopfronts**

To ensure that shop fronts are of a high standard of design and appearance and to resist inappropriate designs and alterations. Proposals for shopfronts should:

- respect the quality and architectural contribution of any existing shopfront;
- respect the relationship between the shopfront, the building and its context;
- use high quality and sympathetic materials;
- include signage only in appropriate locations and in proportion to the shopfront;
- consider the impact of the installation of louvres, plant and access to refuse storage;
- incorporate awnings and canopies only in locations where they would not harm the appearance of the shopfront or obstruct architectural features;
- not include openable shopfronts or large serving openings where they would have a harmful impact on the appearance of the building and/or amenity;
- resist external shutters and consider other measures required for security;
- consider the internal treatment of shop windows (displays and opaque windows) and the contribution to passive surveillance;
- be designed to allow access by users, for example, incorporating level entrances and adequate door widths.

## **6.0 Design Statement**

6.1 The site is situated within a prominent location on Tottenham Court Road with return frontages to Store Street. These proposals affect both frontages. The main entrance to the building is on Tottenham Court Road.

- 6.2 Works relating to planning are confined to the buildings ground floor externals which are not of any historical significance. The proposals recognise the design style of the building and work within the context of this design to make sympathetic modifications to meet the needs of the new occupier whilst respecting the design ethos of the building.
- 6.3 The current facade will be sympathetically altered to close off the 2 no. existing glazed double doors on Tottenham Court Road. One new set of repositioned glazed double doors – styled to reflect the upper building windows is to be added – the remainder of this adjusted frontage converted to fixed windows. It is proposed that each window will be a single glass pane to match the existing windows within the facade. This design has been chosen as it is in keeping with the existing and will not impact on the overall glazed uniformed design of the ground floor facade. Frosted vinyl/back painted glass to be used on some ground floor facade to obscure back of house areas.
- 6.4 The upper fascia is to be clad with ‘grey shuttered concrete effect’ cladding with Nationwide logo mounted onto.
- 6.5 It is considered that the proposal is for minor alterations that will not impact on the street scene or character and appearance of the conservation area.
- 6.6 As the proposal would respect the style, proportions and character of the existing building and would not impact on the visual appearance of the street scene, it is considered the changes accord with the aims and objectives of policy DM 10.5.

## **7.0 Access Statement**

- 7.1 The property is located on two roads, frontage to Tottenham Court Road and return to Store Street in the borough of Camden, London. It is accessible by a number of sustainable transport modes, with a bus stop on Tottenham Court Road and is within walking distance of Goodge Street Underground Station. In addition it is accessible to car users, with a public car park also within walking distance.
- 7.2 The planning application seeks alterations to the external access points of the ground floor unit only. It is proposed that the two existing double access doors on Tottenham Court Road will be replaced by one set of double access doors on Tottenham Court Road slightly repositioned to suit the new internal layout.
- 7.3 The ground floor entrance is at street level so there is no requirement for ramp or steps as it is accessible to all.
- 7.4 Photographs of existing facade to support access statement



Figure 1 - Tottenham Court Road Pedestrian Entrance



Figure 2 - Corner of Tottenham Court Road & Store Street



Figure 3 - Store Street Facade

## **8.0 Conclusions**

- 8.1 The proposed alterations to the facade will allow the ground floor to function to the needs of Nationwide's new branch.
- 8.2 Taking into account that the proposal accords with planning policies and seeks minor alterations to the overall appearance of the building we believe that there is no principle objection to this proposal and planning permission should be granted.