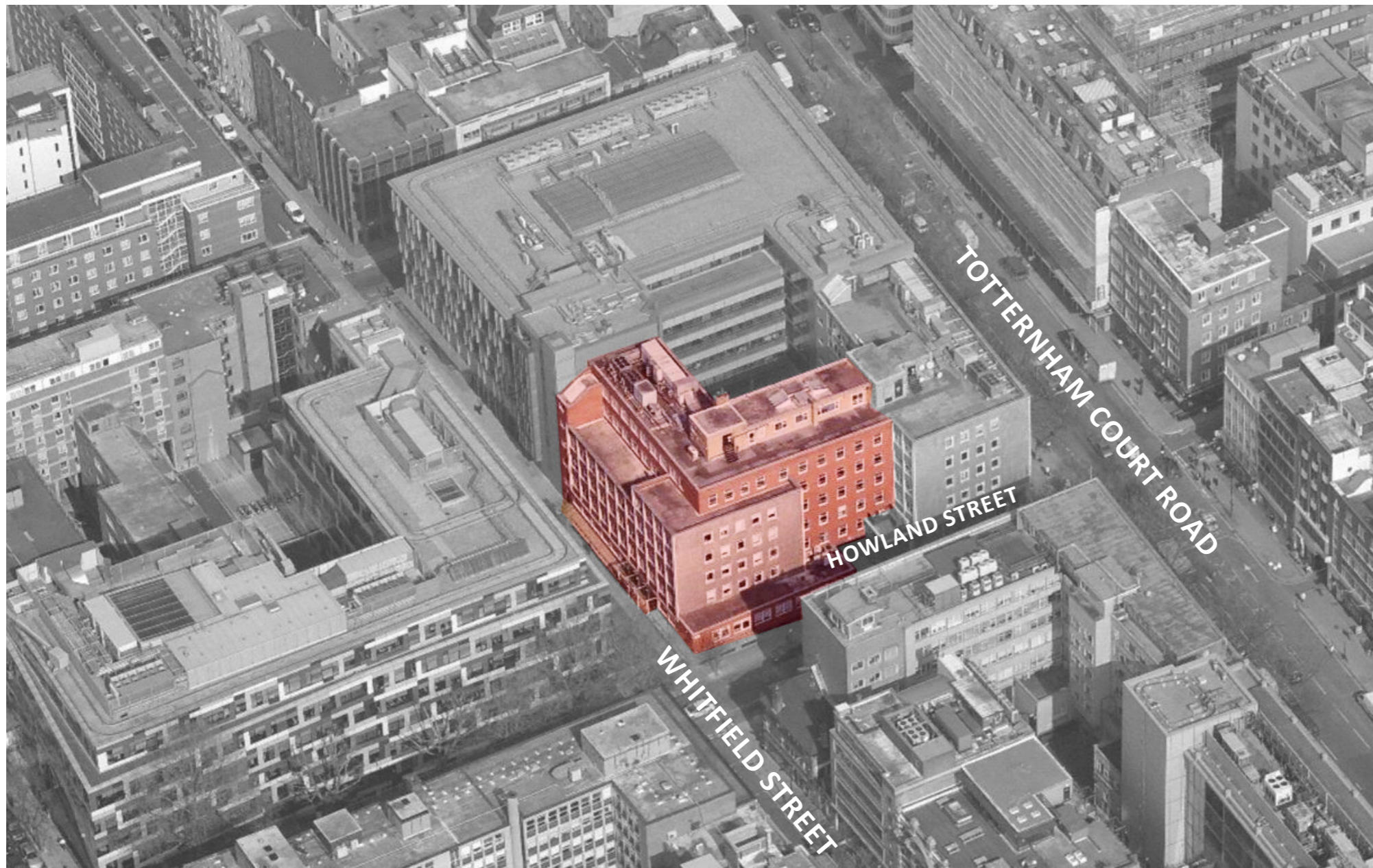


DESIGN & ACCESS STATEMENT

78 Whitfield Street, Fitzrovia, London W1T

Sep 2015

**DE METZ FORBES KNIGHT ARCHITECTS**



## 1.0 Introduction

This Design and Access Statement relates to the refurbishment and general upgrade of 78 Whitfield Street, Fitzrovia, London. The proposed site does not sit within a conservation Area and the building is not of Listed Status.

This report should be read in conjunction with the accompanying drawings: *Existing drawings; A10,A11 ,A12,A13,A14,A15,A16,A20,A21,A30, A31. Proposed drawings; A100, A101,A102,A103, A104,A105,A106, A200,A210,A300,A301,A402.*



South approach on Whitfield Street



North approach on Whitfield Street



View of Existing Roof



View of existing entrance



Existing brick plinth & entrance

## 2.0 Existing Building

The existing building consists of 7 floors of office accommodation, bridging over Cypress Place, the building is split into two domains accessed by two separate entrances; Whitfield Street & Tottenham Court Road. This application relates to the part of the building accessed off of Whitfield Street, the demise lines are illustrated on the accompanying drawings.



Proposed front elevation

### 3.0 Proposed Scheme

The existing commercial use of the building will not be changed. The proposed modifications are to revitalise and improve the existing office accommodation. The proposed refurbishment and upgrading works include:

- Removal of existing glazed entrance canopy
- Reconfiguration of the existing entrance steps
- New entrance portal
- New sliding glazed entrance doors
- Refurbishment of the existing reception
- Refurbishment of the existing office floors
- Use of existing roof areas as external terraces at the upper levels
- Refurbishment and repainting of existing external brick plinth (Refer to dwg A300 & A350)

### 4.0 Materials & Detailing

The proposed alterations, as outlined above and set out within the accompanying drawings, will enhance the overall quality and appearance of the building through high quality design and use of materials.

Minor alterations to existing window openings are proposed to allow access onto new roof terraces which make use of the flat roof sections on floors 4, 5 & 6. These terraces will have new composite timber decking and new metal planters & metal balustrades.

The existing main entrance is dated and uninviting,

the proposal looks to improve both the look and feel of the entrance. Removing the existing glazed canopy and introducing a new black steel clad entrance portal making the entrance appear more prominent. It is proposed for a set of new sliding glazed entrance doors to replace the existing lobbied entrance.

It is proposed to remove the existing stone top and metal handrail that runs along the existing brick plinth and to introduce a new steel clad planter, to match the new portal frame, running the full length.

There is currently no prominent signage or numbering to the building, it is proposed for signage to be introduced by painting part of the existing brickwork (refer to A300).

### 5.0 Access

Principal approach to the building is by foot from Whitfield Street. There is existing parking provision within the basement accessed off of Cypress Place. This provision will remain.

The existing ground floor is 5 steps above external ground level. The existing entrance stair allows for temporary disability ramp to be moved into place as needed, as a managed solution. There is no material change of use or floor space so the provision is proposed to remain as existing.

The proposed new external doors meet Part M.