

DESIGN AND ACCESS STATEMENT

New Entrance to Shaftesbury Avenue

at

The Glasshouse
167 – 177 Shaftesbury Avenue
London WC2H 8AN

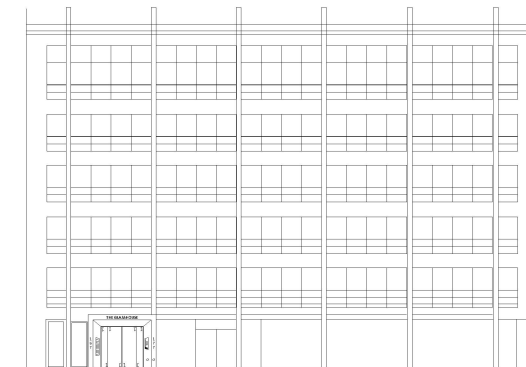
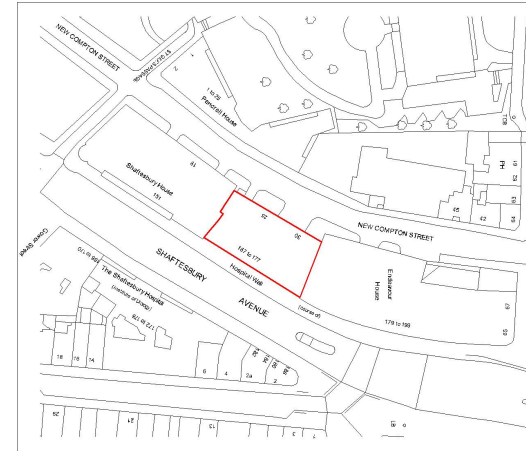
for

Hilbery Chaplin

Prepared by

ISL
Groewood House
155 Abbs Cross Gardens
Hornchurch
Essex
RM12 4FS

Tel: 01708 470001
Fax: 01708 476001



Reference: 15-086
Date: December 2015

Introduction

This application has been submitted on behalf of the freehold and leasehold owners of The Glass House for the replacement of the ground floor entrance. The new entrance is required in order to raise the profile of the apartments, upgrade access and remove ongoing problems with people using the existing recessed space for shelter and anti-social behaviour.

Site Description

The application site comprises an eight storey residential building fronting onto the north – west side of Shaftesbury Avenue. The application concerns the ground floor entrance only.

The surrounding area is a mix of residential, commercial, retail, restaurant, café, drinking and leisure uses with buildings of similar or greater scale and height to the application site. The application site is not listed and is located outside of the Seven Dials Conservation Area.

The Application

Planning permission is sought for the removal of the existing ground floor entrance doors, screen and finishes and replacing them with a new design as shown in the attached technical drawings.



Existing Shopfront



Proposed Shopfront

Design

Very high quality modern finishes are being used including “rusting” metal cladding, limestone flooring and structural glass screens and doors. The existing recess will be reduced and chamfered side walls will reduce loitering and allow good natural surveillance from outside and inside for residents and visitors.

The recess will be illuminated from bulkhead light fittings.

The proposed shopfront is set away from the boundary with Seven Dials Conservation Area and as such is not considered to impinge on the setting, character or appearance of this conservation area.

Scale

The proposed entrance is of a similar scale to the existing

Access

Part M of the building regulations will be complied with where possible but the stepped entrance cannot be altered. Part M is not retrospective and the current access situation is not worsened by the proposed works.

Conclusions

These alterations are required in order to improve security to the front of the building, the appearance of the entrance and to define the entrance to the apartments more effectively.