



Proposed Retail Unit/ Amendment to Reception Area

Design and Access Statement

170 Tottenham Court Road
London, W1T 7HA

University College London
Hospitals Charity (UCLHC)

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This document should be read in conjunction with the following submitted drawings:

P_SP_00	Location Plan
P_0_XTG	Existing Ground Floor Plan
P_0_00	Proposed Ground Floor Plan
E_0_XTG	Existing West Elevation
E_0_00	Proposed West Elevation

Introduction

The application site is an existing Reception Area at 170 Tottenham Court Road, London, W1T 7HA. The site is accessible for pedestrians via Tottenham Court Road and through Mortimer Market.

The application is for a change of use. The existing Concierge/ Reception is currently oversized with the excess area underutilised. The Reception serves as a communal entry point for Levels 01-04 (D1 and Office Uses above). The reduction in area will create a welcoming reception area with direct contact with concierge and users directed to the correct level via lifts and stairs. The excess area is to be changed in Use to A1 Retail Use (to match existing A1 Uses at Ground Level along Tottenham Court Road- see plans). This will further add an active street frontage, bringing new business opportunities to the Tottenham Court Road Area.

Use

In reducing the size of the existing Reception area, it gives way to A1 Retail Use (Core Strategy 7) with an active street frontage. The Reception, smaller in size will continue to support levels 01-04 above.

Amount

The amount specified works to achieve both a reasonably sized A1 Retail Unit and a Reception with sufficient circulation space.

	Existing GIA	Proposed GIA
Reception	184.9m ²	103.5m ²
Retail Unit	-	78.4m ²

Sanitary Provision

Part M facilities for staff has been provided in the proposed Retail Unit. This will allow use of the toilet and accommodation of a wheelchair if required.

Landscaping

The existing landscape on the approach consists of a level, hard pavement- there will be no changes or additions to this.

Appearance

The material finishes to the facade will remain as existing, with no changes. The new entrance to the Reception area will match the existing entrance in place (full height, powder coated aluminium framed glazing).

Layout and Access

No. 170 faces and is approached off Tottenham Court Road, as mentioned above. It is accessible via car or foot with available car parking bays directly in front for wheelchair users, as well as loading and drop off bays. This is in keeping with the existing layout and other retail units along Tottenham Court Road.

Approach and Entrances

The main entrance to the Retail Unit will have step free, level access with minimal thresholds. Matwell will be provided where necessary and full height access doors will have manifestation at 1500mm.

Conclusion

The proposal makes good use of the currently under-utilised space at ground level. The additional Retail Unit provides an active street frontage especially along Mortimer Market passage way. The proposed Retail space is designed to be fully accessible and flexible. Additionally the Reception area continues to provide support to the levels above with no impacting changes.

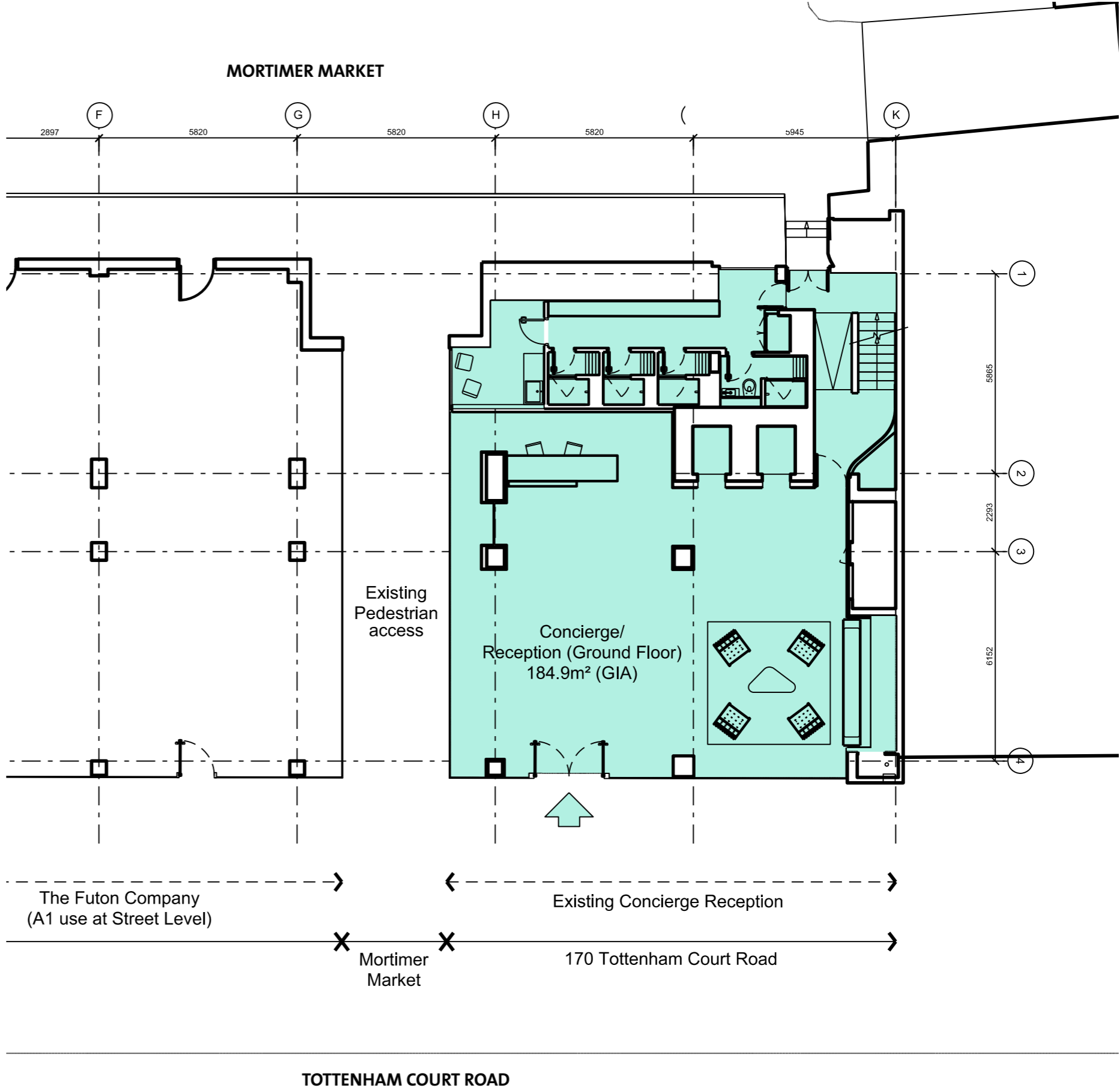


Aerial View



Rendered image of Proposed Reception area

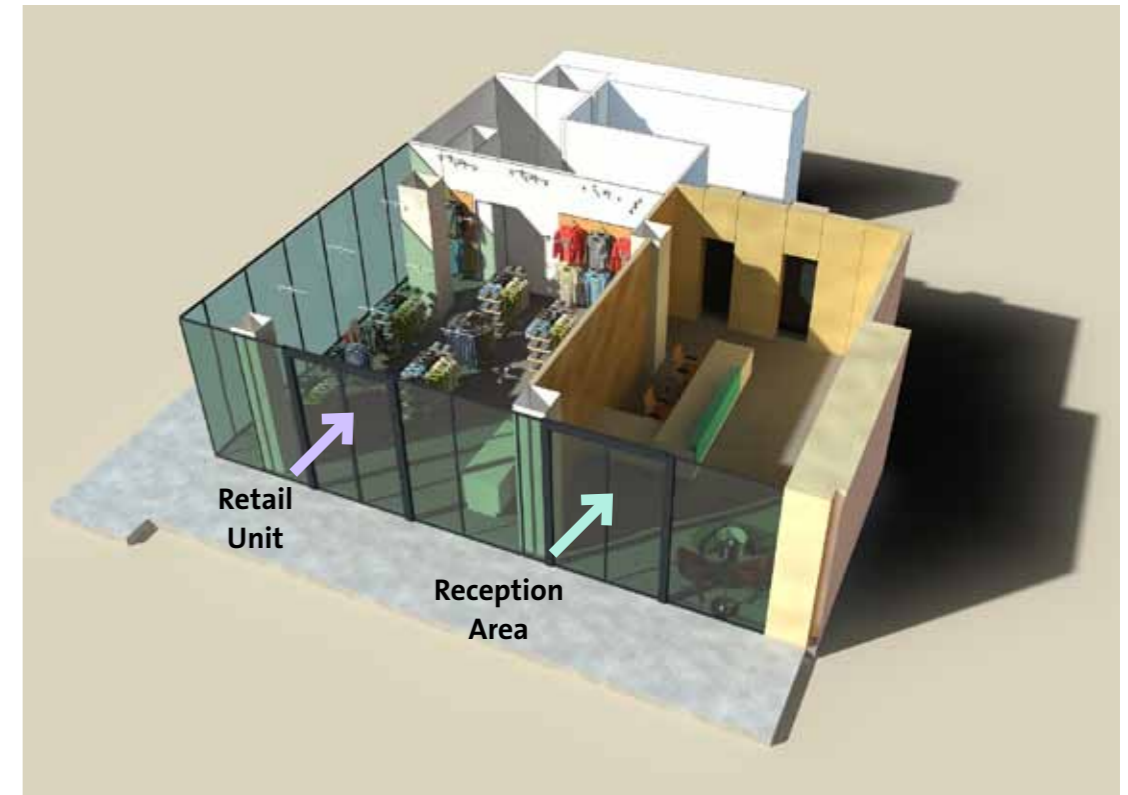
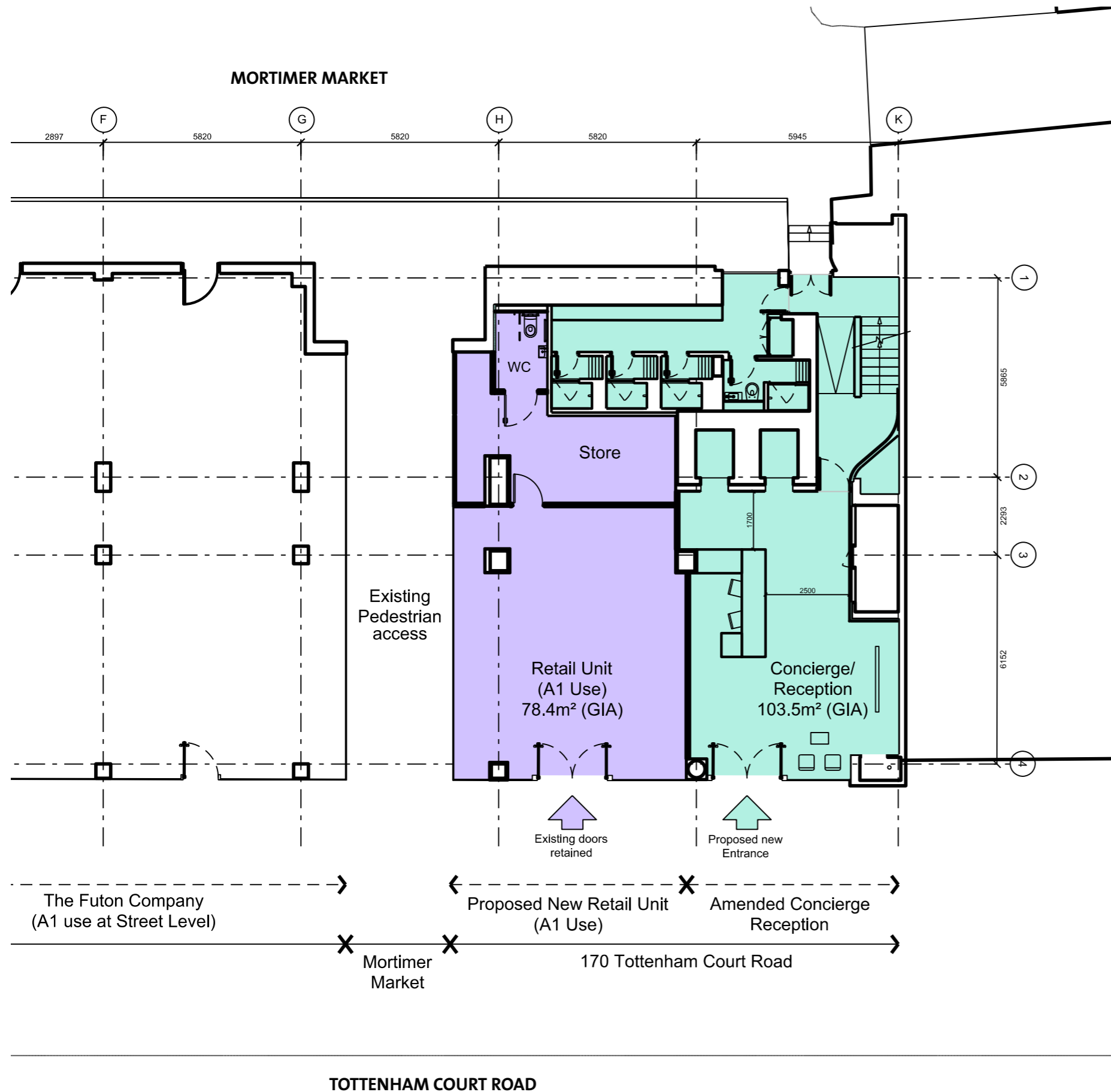
Existing Plan Ground Floor



KEY

Existing Reception Area

Proposed Plan Ground Floor



- Retail Unit (A1 Use)
- Reception Area

Areas stated are approximate and are subject to design development. Dimensions to be taken on site.

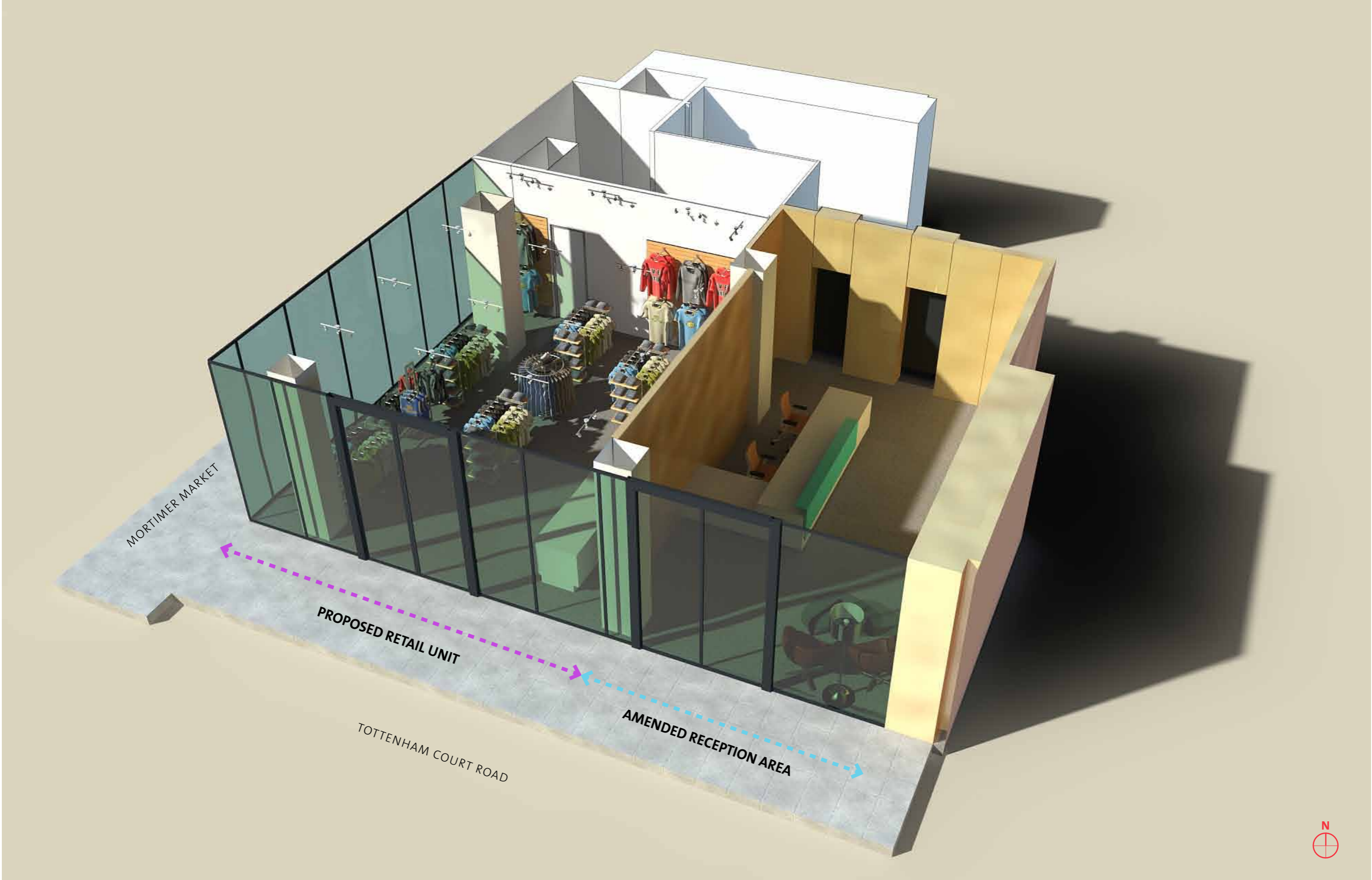
Street View Existing Reception Area



Street View Proposed Retail Unit



Aerial View Proposed Ground Floor



Street View Tottenham Court Road

Existing Street Elevation



Proposed Street Elevation

