

## **Glen House, 200-208 Tottenham Court Road, London. W1T 7PL**

### **Design and access statement**

Heritage, design and access statement accompanying Listed Building Consent Application dated July 2016 for alterations to internal lighting to externally mounted double faced clock and associated works to carry out repairs to bitumen felt covered mansard roof.

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### **1 Asset history and description:**

Glen House (photo below) is a commercial building over 5 upper floors, ground and basement. To the front and wrap around elevations is a detailed masonry façade, with elements of brick masonry to the north elevation in Alfred Mews. Internally are generally to open plan office floors.

Glen House was originally built as a light industrial building for the Bosch Magneto Company. The building was built in two sections, the southern half in 1913, the northern half in 1923.

Today the building is a commercial retail and office building. Retail units occupy the basement and ground floors and upper floors are let to commercial office tenants.



## **2 Listing Entry**

Below is a copy of the text of the entry shown for the properties concerned on the 'National Heritage List for England':

### List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: GLEN HOUSE

List entry Number: 1379030

### Location

GLEN HOUSE, 200-208, TOTTENHAM COURT ROAD

GLEN HOUSE, ALFRED MEWS

The building may lie within the boundary of more than one authority.

County: Greater London Authority

District: Camden

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 11-Jan-1999

Date of most recent amendment: Not applicable to this List entry.

### Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 478395

### Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

CAMDEN

TQ2981NE ALFRED MEWS 798-1/99/1641 Glen House

GV II

See under: Nos.200-208 Glen House TOTTENHAM COURT ROAD.

CAMDEN

TQ2981NE TOTTENHAM COURT ROAD 798-1/99/1641 (East side) Nos.200-208 (Consecutive)  
Glen House

GV II

Includes: Glen House ALFRED MEWS. Light industrial building, now offices. Southern half, Nos 204-8, 1913-14 by Hobden and Porri; northern half, Nos 200-3, built c1923 in fascimile by Ernest Souster. Originally built for the Bosch Magneto Co. Mannerist style. 5 storeys. 13 bays. Pillars with grooved panels and rectangular blocks flank ground floor openings. Upper floors have austere full height pilasters culminating in intricate Mannerist brackets supporting the parapet with geometrically patterned cast-iron railings flanked by stone dies. 1st to 3rd floor windows metal framed half-columns transom and mullion with enriched spandrel panels; 3rd floor under stone arched heads. 4th floor metal framed with stone half columns flanked by the brackets. Clock inscribed "Glen House" on elaborately enriched wall bracket at 1st floor level. Design continues on returns to Alfred Mews and Chenies Street; Alfred Mews facade with triple doorway of grooved pilasters. INTERIOR: not inspected.

### **3 Proposed Works**

It is proposed to undertake the following works to this property as follows:

#### **3.1 Replace internal lighting to externally mounted double faced clock**

Disconnect and strip out internally contained original filament bulb background lighting circuit to clock (photo below). Upgrade and reinstall lighting circuit, install new internally contained LED background lighting system.



#### **3.2 Roof repairs**

Carefully take off layer defective bitumen felt overlay roofing material (photo below) back to original felt roof covering beneath, to mansard roof elevations and replace to match with new bitumen felt roofing material on a like for like basis to the same.



### **3.3 Concurrent works**

Works described in 3.1 and 3.2 above are being carried out concurrently with external cyclical maintenance which will include decorations to all fenestration and timber details from and including 1st floor level upwards to all elevations. All of these works will be on a like for like basis with no proposed changes to any details.

There will be no project works externally to the Ground floor, excepting common parts entrances as marked on plan attached this application which will include redecoration/repair on a like for like basis only.

#### **4 Design principles and concepts**

These works are being undertaken alongside external cyclical maintenance to the property which are all on a like for like basis.

The works described above in Section 3 require scaffold access, the applicant is taking the opportunity whilst scaffold for external cyclical maintenance is in place to carry out the works described in Sections 3.1 and 3.2.

The principle of replacing the internally contained background lighting to the externally mounted clock is to reduce frequent maintenance to replace bulbs to the existing lighting system to the clock. Currently maintenance requires scaffold access to replace bulbs which become defective on a regular basis. Erecting scaffold frequently to carry out such maintenance to such a busy pavement area is becoming untenable both from a Health and Safety and practicality point of view given the high footfall to Tottenham Court Road.

The repairing of defective bitumen roofing felt to the mansards is a preventative measure to prevent inevitable water ingress through a defective roofing material to tenanted areas and affecting the overall integrity of elements of a Grade II listed building. Like for like materials are being used to maintain the existing look of the mansards.