

October 2016

## **DESIGN + ACCESS STATEMENT: Application no. PP - 05543492**

Prepared by Evan Ferguson, Architect, for Leyland SDM.

### **Application for:**

**Full Planning Permission + Advertisement Consent for:**

**Change of Use from B1a to A1 and new fascia sign at:**

**25 New Compton Street, London WC2H 8DN**

## **1. Existing Premises + Surroundings**

The subject of this application is an existing B1a commercial office on the ground floor of a 1970s office block (now mainly residential) and with a fully glazed shopfront facing onto – and an entrance door from – New Compton Street.

Historically, this part of New Compton Street has accommodated service areas and loading bay facilities for the retail, commercial and office premises facing onto Shaftesbury Avenue, though there are now numerous apartment blocks in the vicinity and the rear doors of former offices also now serve flats.

Until 2004 this office unit was the loading bay, back-of-house area and additional sales space for the existing A1 retail unit at 167-169 Shaftesbury Avenue, currently occupied by Leyland SDM, a decorator's merchant. In 2004, planning permission (ref. 2004/0277/P) was granted to the building's owner to divide this shop and form a separate A1 unit facing New Compton Street, which traded as a ticket agency until 2012. In 2012, planning permission was granted (ref. 2012/4558/P) for a Change of Use from A1 to B1a and the premises have been occupied since then by a property service that did not actually need a shopfront and will now be moving into larger first floor offices in the same building.

The current application seeks to Change the Use of this unit back to A1 retail and reconnect it with the existing retail premises at 167-169 Shaftesbury Avenue.

## **2. Drawings of the Current Proposal**

The following drawings have been submitted in pdf. format as part of this application (to be printed to scale at either A1 or A2 sizes) and the Design + Access statement refers to these drawing numbers. Each drawing is marked with the scale and the paper size for that scale; the main plans, elevations and sections are to 1.50 scale at A1 paper size, so the same pdf versions of the drawings printed on A3 paper would then be 1.100 scale:

- 1605.01.- - Location Plan and Block Plan (1.1250 + 1.200 at A2)
- 1605.02.- - Ground Floor Plan as Existing (1.50 at A1 or 1.100 at A3)
- 1605.03.B - Existing + Proposed Street Elevation + Signage to New Compton St.  
- (1.50 at A1 or 1.100 at A3 )
- 1605.04.A - Ground Floor + Refl. Ceiling as Proposed (1.50 at A1 or 1.100 at A3)

### **3. Shop Area, Access + Fire Escape**

The existing retail premises facing Shaftesbury Avenue measure 208 square metres, which will be increased by 74 sq.m. with the addition of this office unit, making a total of 282 square metres. There is a change in floor level between front and back, with steps and handrails being installed as shown on the proposed plan.

Both the existing shop and office have staff and w.c. facilities, with only those currently serving the shop retained.

Customer access on foot will be only from the Shaftesbury Avenue frontage, with the ironmongery to the existing door from New Compton Street altered so that this can serve as a secondary Means of Escape. There is currently no vehicle access to the premises on either Shaftesbury Avenue or New Compton St. and none is proposed. Servicing will be dealt with as for the existing Shaftesbury Avenue store.

The immediate area has a PTAL rating of 6b (excellent) and has a CPZ in place, though there are some temporary parking bays on Shaftesbury Avenue and two areas of Pay + Display parking to the rear on New Compton Street.

### **4. Existing Shopfront + New Fascia Sign**

No changes are proposed to the existing shopfront facing New Compton Street, with the existing glazing and external shutter and door retained (subject to the fire escape provision mentioned above). External planters will be replaced with bollards.

No images are available of the fascia sign for the ticket agency that occupied this site until 2012 and there are no real precedents for retail frontages in this part of New Compton Street, so a fascia sign is shown that echoes the proportions of the "No Parking" sign above the folding doors to the left of this shopfront and fits in with the patterns of the ventilation louvres to the right, all as drawn.

### **5. Retail Area + Employment**

The entire floor area within the extended unit is to be developed for the intended A1 retail use, with the associated creation of employment.

We believe the accompanying drawings and documents fully describe the proposed works. Please telephone the agent if you require further information, clarification or alterations. It is the intention of the applicant to negotiate on any point, including all aspects of the detail and form of the proposals as drawn.

Work has not yet started, but will proceed at pace once begun, as it is the intention to move into and trade from this unit as quickly as possible.