

Design and Access Statement 60-61 TOTTENHAM COURT ROAD

London W1T 2EW 28 October 2016

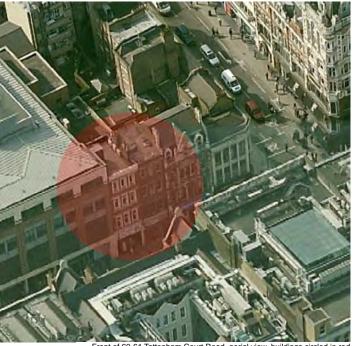
Site Analysis - Location

The Site - 60 and 61 Tottenham Court Road are situated within the Charlotte Street Conservation Area. Camden Council's Charlotte Street Conservation Area Appraisal and Management Plan document, adopted 24 July

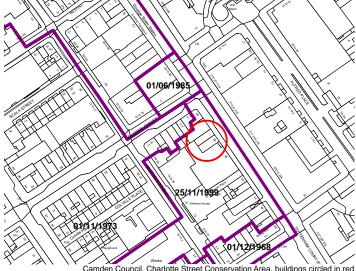
2008, refers to them as positive contributors in Appendix 5: Built Heritage Audit.

The Charlotte Street Conservation Area covers an approximately 8.9 Ha area extending from Tottenham Court Road in the east to Cleveland Street - the boundary with Westminster in the west and from Chitty Street in the north to Gresse Street in the south, again adjoining the London Borough of Westminster.

The Surrounding Area - Tottenham Court Road is notable for the variety of heights, building styles and materials along the frontage. The prevailing height is three and four storeys with a general pattern of vertically proportioned buildings on narrow plots and a well-defined parapet at roof level. Goodge Street Station and nos. 64-67 are taller six storey buildings with an attic level and two storey 'plinths' with arches. Of particular interest in the street scene are the highly decorative facades of the Rising Sun (PH) and 64-67 (formerly Catesby's Department Store) which have common themes of Dutch Gable and corner turrets.



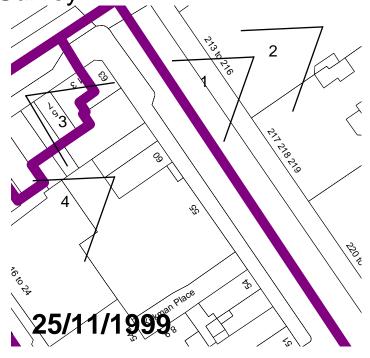




Site Analysis - Photographic Survey













Design and Access Statement - Key Points

Introduction - Before considering the proposals in relation to planning policy and guidance, this section of the report will briefly identify the design parameters.

Pre-application advice - Pre-application advice was sought for this project. The reference for this advice is 2016/3349/PRE, dated 21/10/2016. In terms of the roof extension the advice can be summarised as follows: 'The additional storey would need to be set back further in order to retain its sensitive setting.' The roof extension has been modified significantly so that it is small in scale, set back much further. It's relationship with neighbouring buildings is shown in 2 additional views showing that the proposal will be invisible from the street. The principle of developing a rear extension was considered acceptable in the Pre-application advice received.

Use -The rear extension is for office use.

The scale of the proposal - This is one of the key factors in formalising the design process for submission. This application has been designed so that the scale of the rear extension remains comparable with the scale of the neighbouring properties.

Layout - In terms of the layout, the design of the proposal has sought to retain offices on the first, second, third and fourth floor (roof extension). The established commercial use on the ground floor and basement level are also maintained. The re configuration in terms of connecting the buildings together makes for a more efficient work space.

Appearance - The proposal has been carefully designed, using traditional materials: brick for the stair enclosure. The more contemporary roof extension is a response to 55 and 63 Tottenham Court Road and their style. This reinforces the character of 62 Tottenham Court Road. The proposal at roof level cannot be seen from the street level because it is so far set back.

Landscape - There would be no change to landscaping at the site as a result of the proposed development.

Access and Transport Arrangements - The access and parking arrangements are considered suitable for the proposal.

Sustainability - The proposed developments retain the predominant use of offices. The building is located within a highly sustainable location, in close proximity to a wide range of services, as well as underground / train stations offering access to wider London and beyond without the need to use a private car.

Neighbour Amenity - The schemes have been designed to carefully consider protecting the neighbouring amenity. This has been achieved by ensuring that there is no overlooking.

Conclusion - It is considered that the proposals accord with the UDP and Core Strategy policies.





Design Proposal - Brick Cladding

The detailed proposal for the rear elevation will require its entire demolition. The new facade will probably be subject to a condition of the planning approval. However it would appear logical to match the character and appearance of the recent development at 62 Tottenham Court Road.



Photograph of where the rear facade of 62 joins 61 TCR

62 Tottenham Court Road utilises a stretcher or 'running' bond. They are a different shades of blue. If the same bricks were used for the rear of 60 and 61 TCR it would bring a design consistency to the rear elevations.



Photograph of where the rear facade of 62 joins 61 TCR

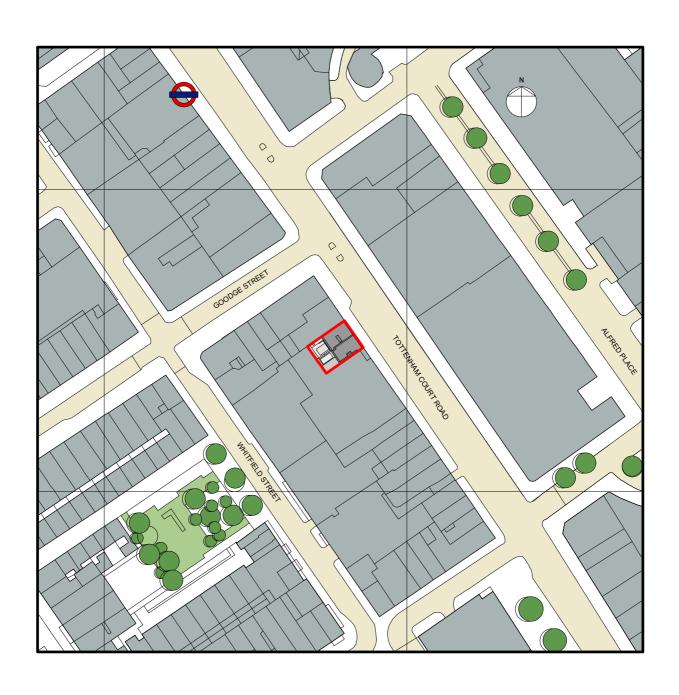


Product Ref: Urban Dark Blend Manufacturer: Blockleys

Mortar: Readymix Black D or similar approved

Design Drawings

DRAWING NO	NAME	SCALE	SIZE	DATE
1260-A-SP-01	LOCATION PLAN	1:1250	A4	27/10/16
1260-A-SP-02	SITE PLAN	1:500	А3	27/10/16
EXISTING CONDITIONS				
1260-A-GA-PL-00	EXISTING BASEMENT FLOOR PLAN	1:100	A3	27/10/16
1260-A-GA-PL-01	EXISTING GROUND FLOOR PLAN	1:100	А3	27/10/16
1260-A-GA-PL-02	EXISTING FIRST FLOOR PLAN	1:100	А3	27/10/16
1260-A-GA-PL-03	EXISTING SECOND FLOOR PLAN	1:100	А3	27/10/16
1260-A-GA-PL-04	EXISTING THIRD FLOOR PLAN	1:100	A3	27/10/16
1260-A-GA-PL-05	EXISTING ROOF PLAN	1:100	A3	27/10/16
1260-A-GA-EL-00	EXISTING ELEVATIONS	1:100	A3	27/10/16
1260-A-GA-SC-00	EXISTING SECTION 1	1:100	A3	27/10/16
PROPOSAL				
1260-A-GA-PL-20	PROPOSED BASEMENT FLOOR PLAN	1:100	A3	27/10/16
1260-A-GA-PL-21	PROPOSED GROUND FLOOR PLAN	1:100	A3	27/10/16
1260-A-GA-PL-22	PROPOSED FIRST FLOOR PLAN	1:100	A3	27/10/16
1260-A-GA-PL-23	PROPOSED SECOND FLOOR PLAN	1:100	A3	27/10/16
1260-A-GA-PL-24	PROPOSED THIRD FLOOR PLAN	1:100	A3	27/10/16
1260-A-GA-PL-25	PROPOSED FOURTH FLOOR PLAN	1:100	A3	27/10/16
1260-A-GA-PL-26	PROPOSED ROOF PLAN	1:100	A3	27/10/16
1260-A-GA-EL-00	PROPOSED ELEVATIONS	1:100	A3	27/10/16
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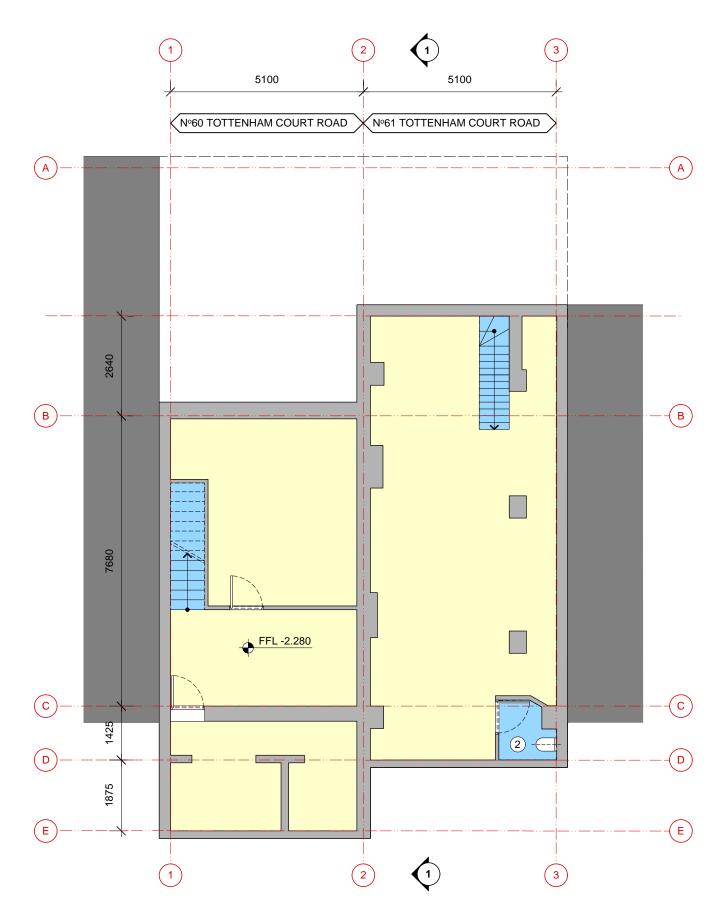
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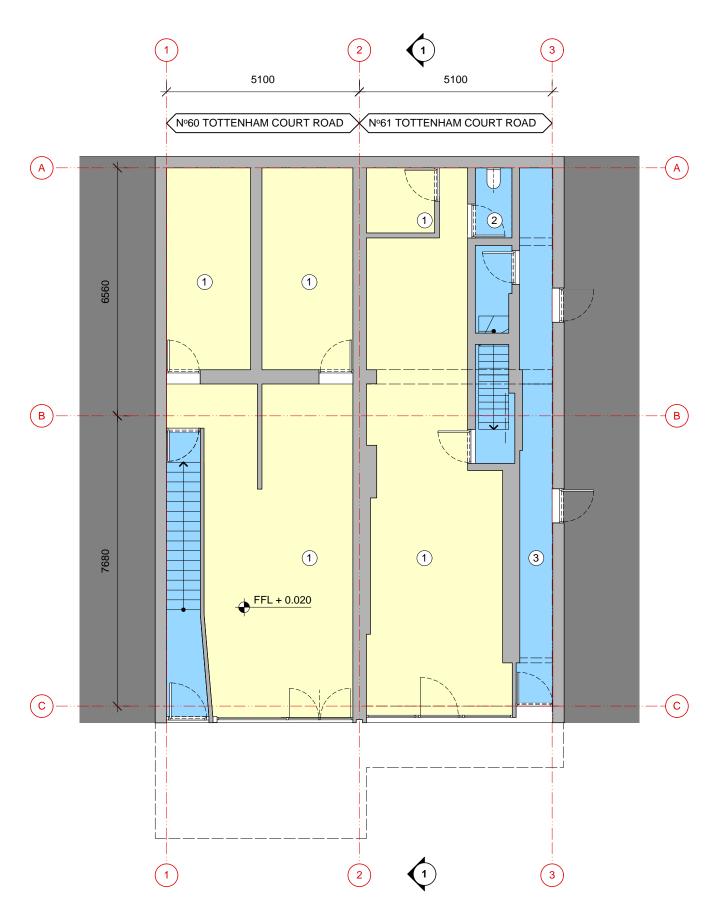
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3	Access corridor
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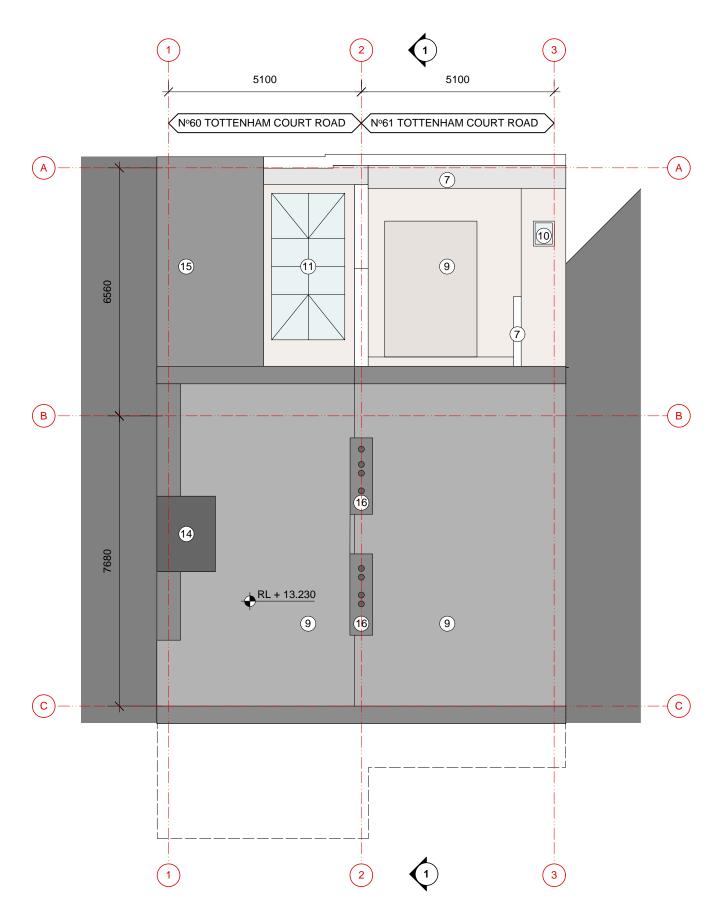
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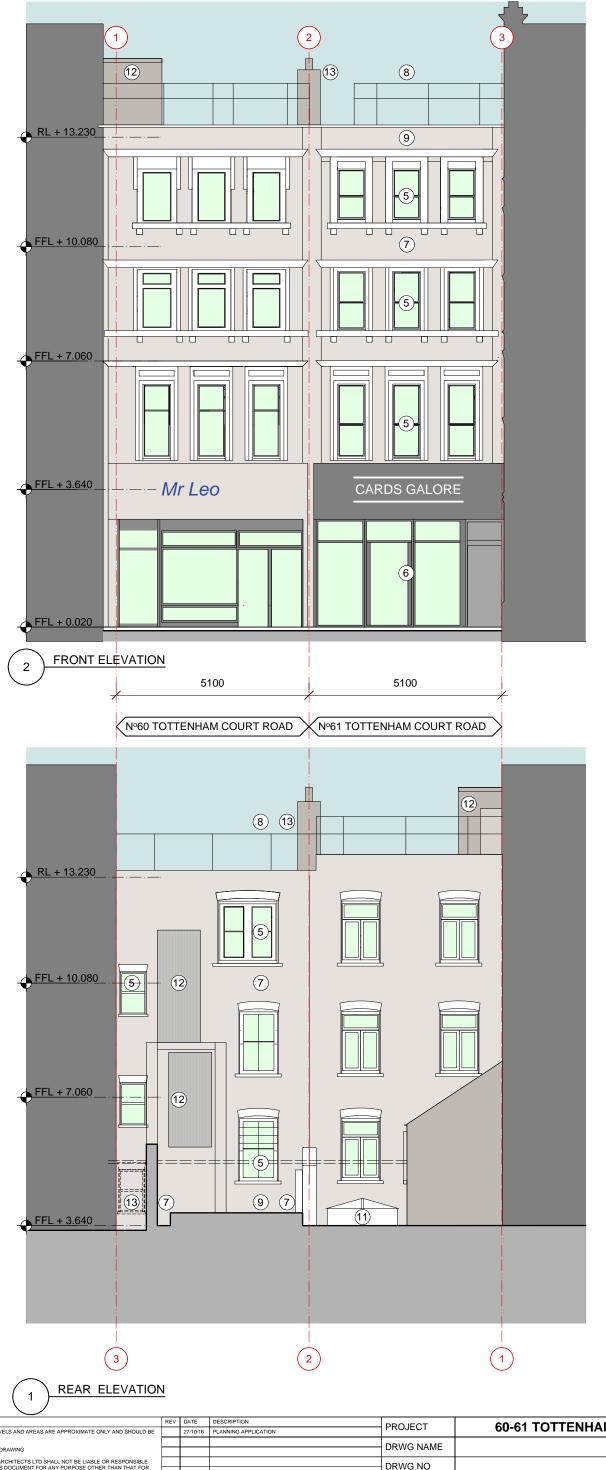


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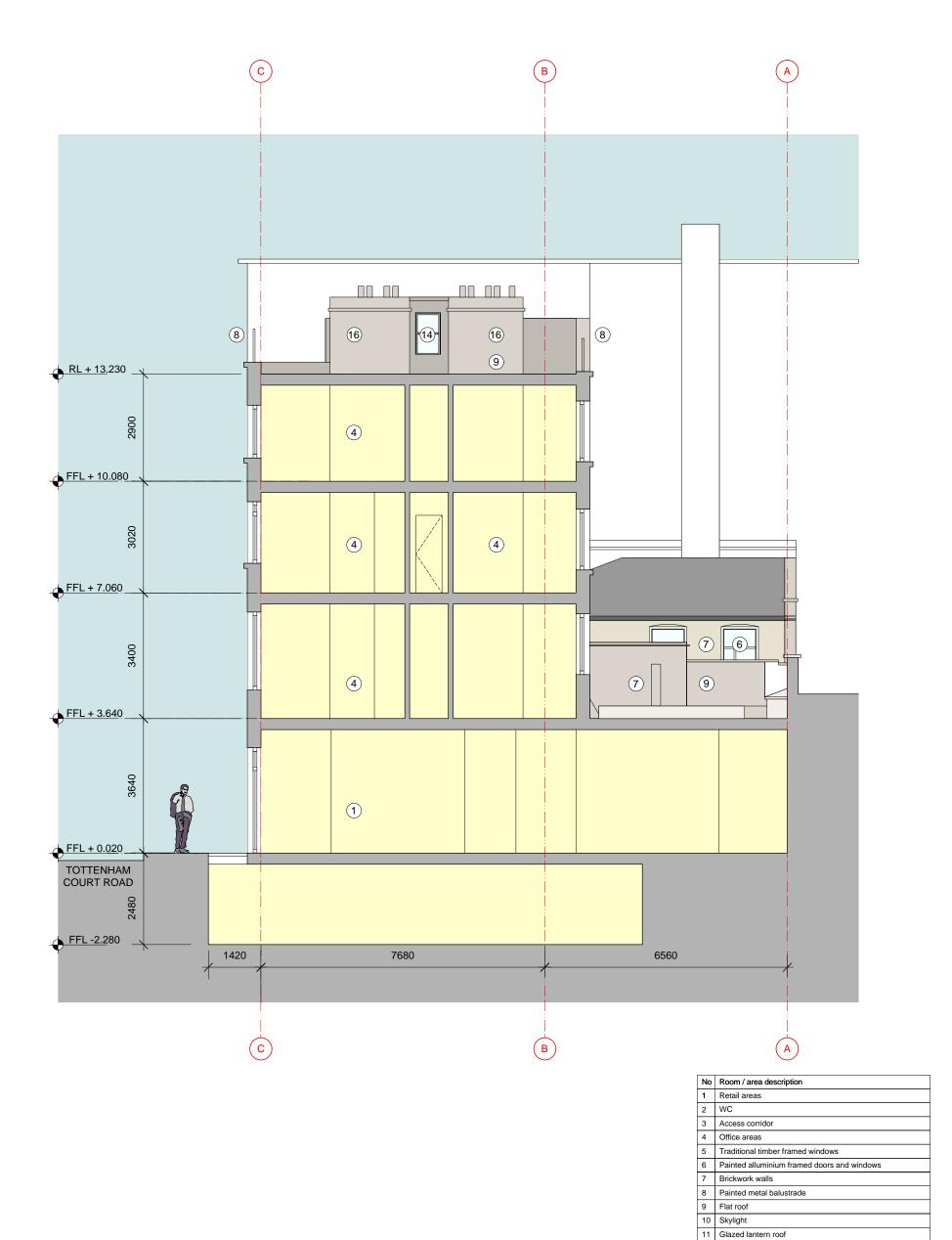
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12 Boarded facade to cover demolished rear extension

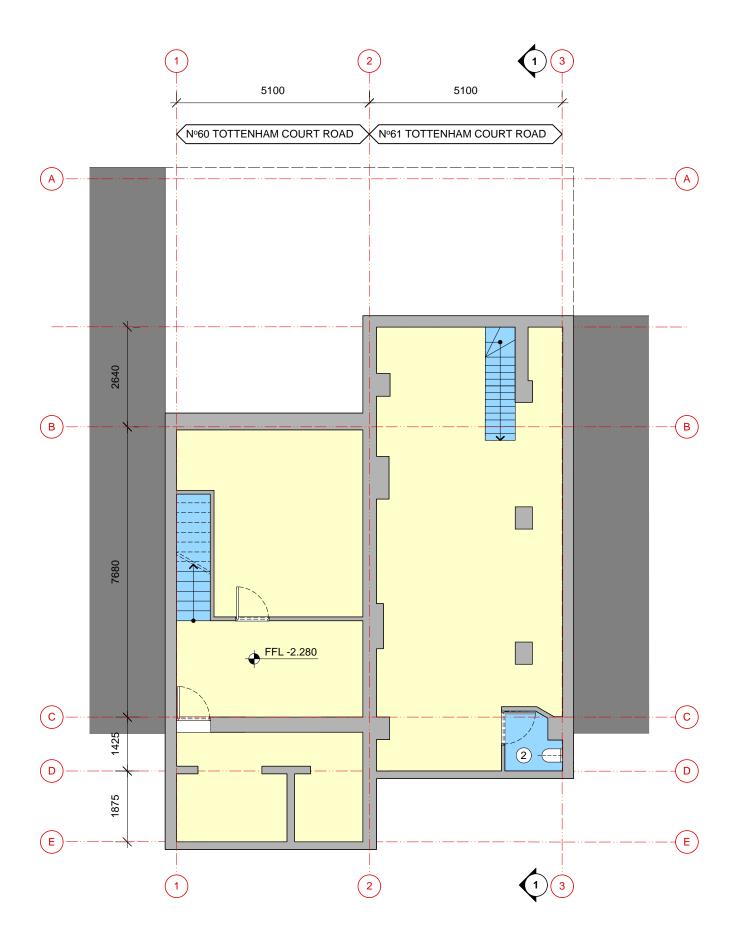
13 Bricked up windows14 Roof access enclosure15 Tiled pitched roof

16 Parapet walls with chimney pots

KEY / NOTES	REV	DATE	DESCRIPTION	PROJECT	60-61 TOTTENHAM COURT ROAD LONDON	REVISION
ALL DIMENSIONS, LEVELS AND AREAS ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED ON SITE.		27/10/16	PLANNING APPLICATION	FROJECT	00-01 TOTTENHAM COURT ROAD LONDON	KEVISION
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WC1E 7AE
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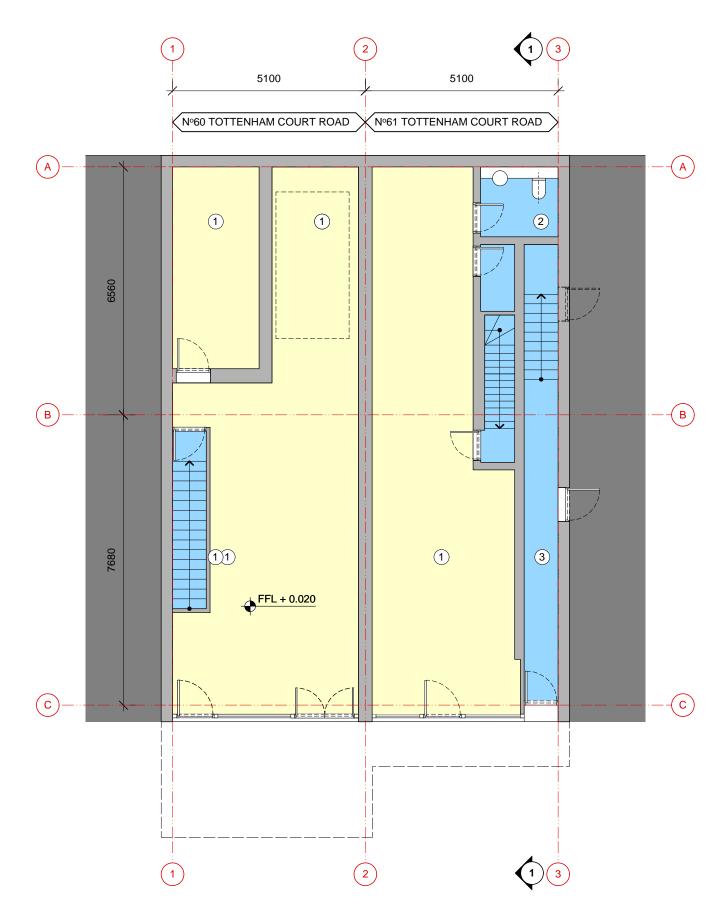
No	Room / area description
1	Retail areas
2	WC
3	Access corridor
4	Office areas
5	Traditional timber framed windows
6	Painted alluminium framed doors and windows
7	Brickwork walls
8	Painted metal balustrade
9	Flat roof
10	Skylight
11	Glazed lantern roof
12	Boarded facade to cover demolished rear extension
13	Bricked up windows
14	Roof access enclosure
15	Tiled pitched roof
16	Parapet walls with chimney pots

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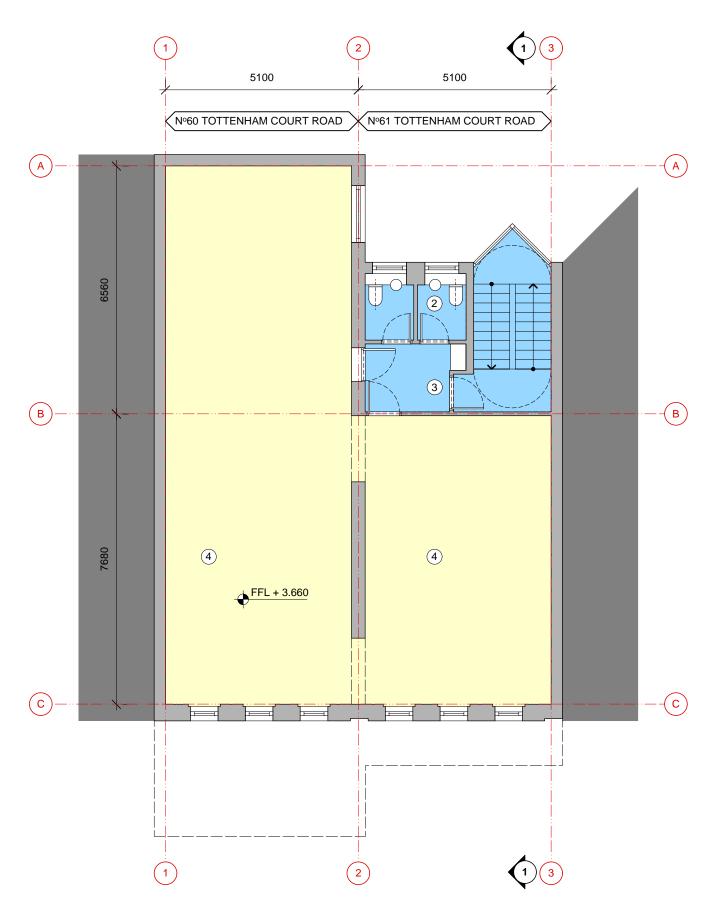
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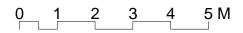
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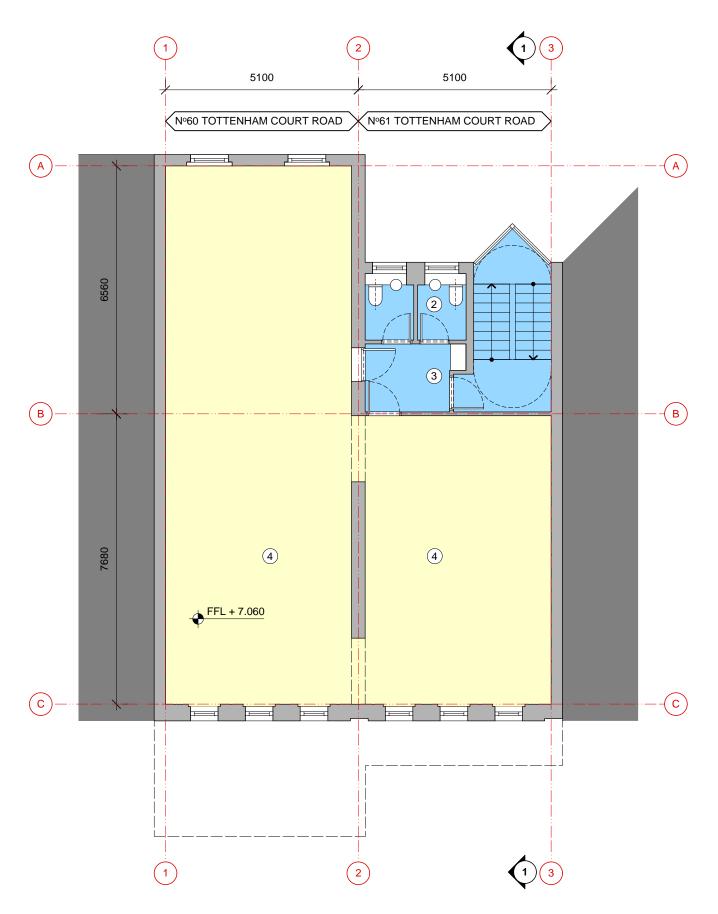
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3	Access corridor
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5	Traditional timber framed windows
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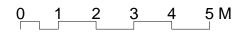
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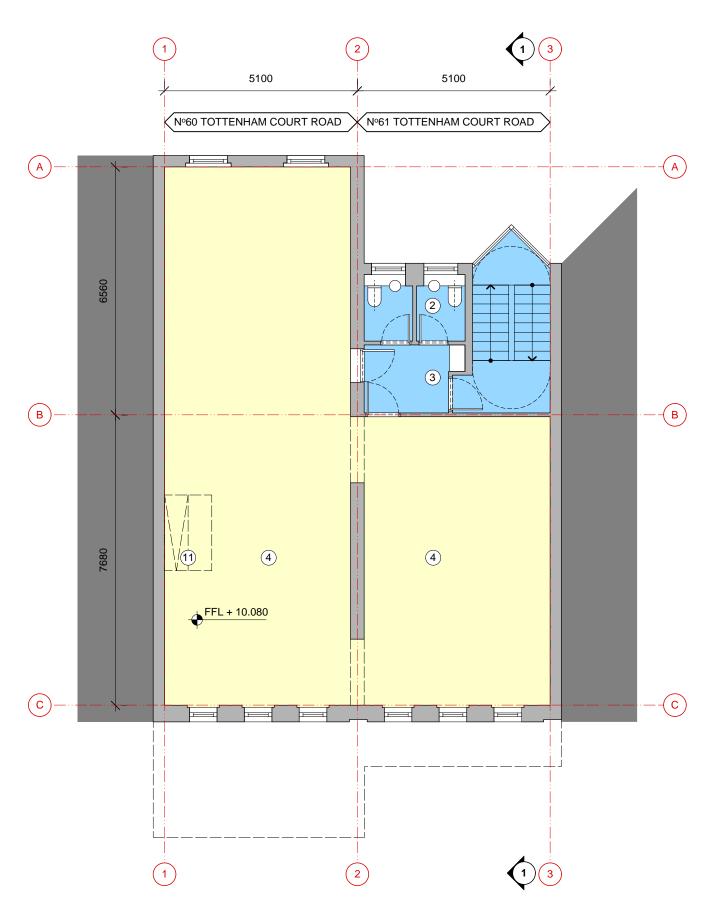
No	Room / area description
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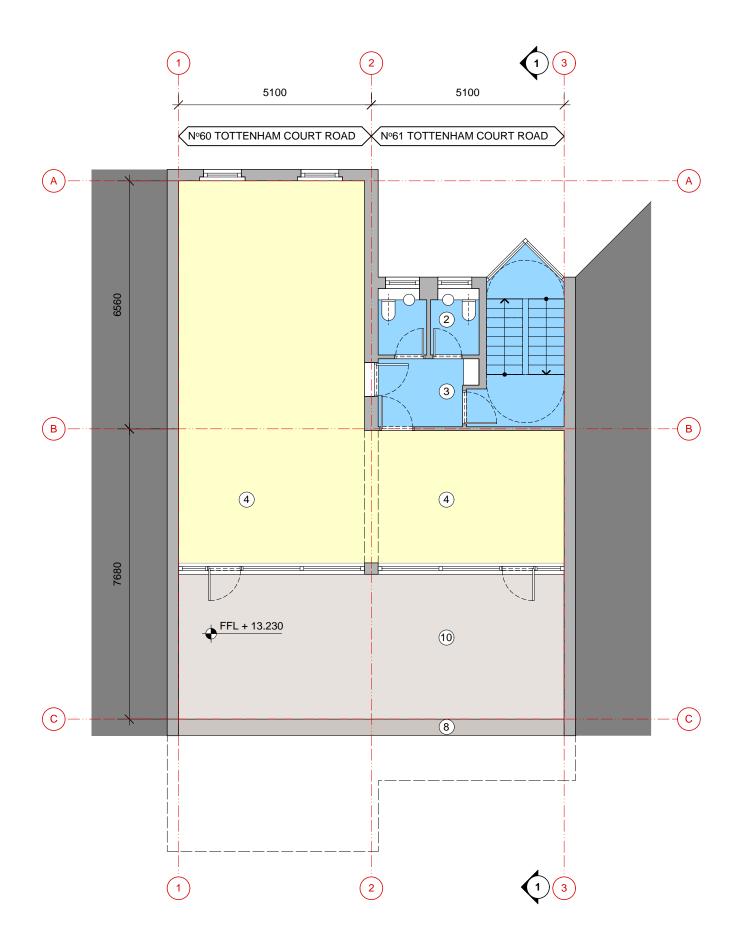
No	Room / area description
1	Retail areas
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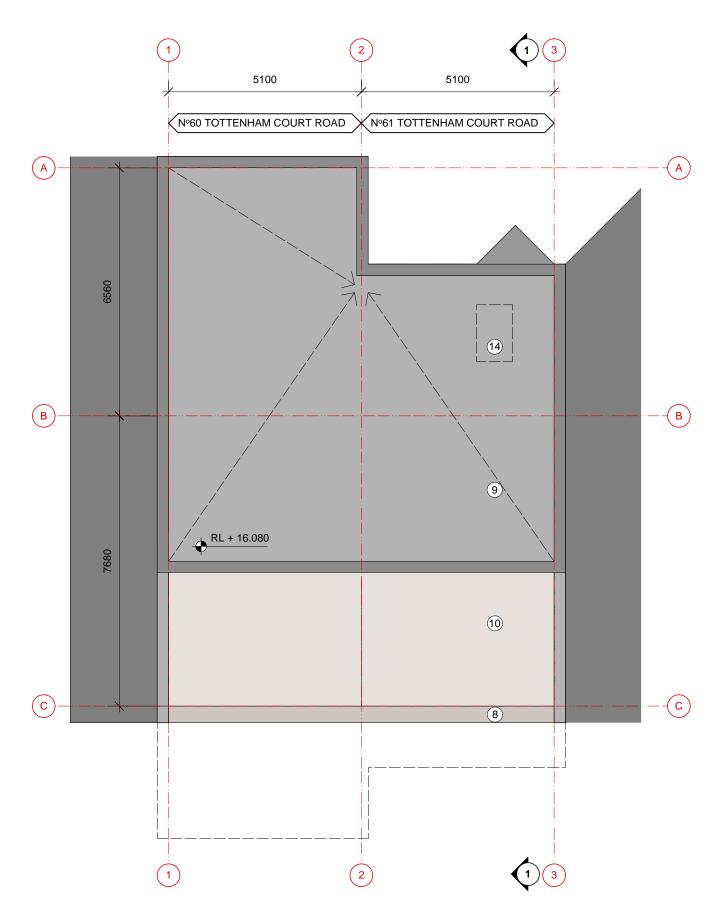
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1	Retail areas
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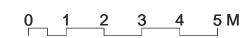
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No	Room / area description
1	Retail areas
2	WC
3	Access corridor
4	Office areas / Lobby
5	Traditional timber framed windows
6	Painted alluminium framed doors and windows
7	Brickwork walls
8	New matching brickwork parapet
9	Notionally flat roof
10	Accessible flat roof terrace
11	Ceiling hatch and ladder for roof access
14	Roof maintenance access hatch

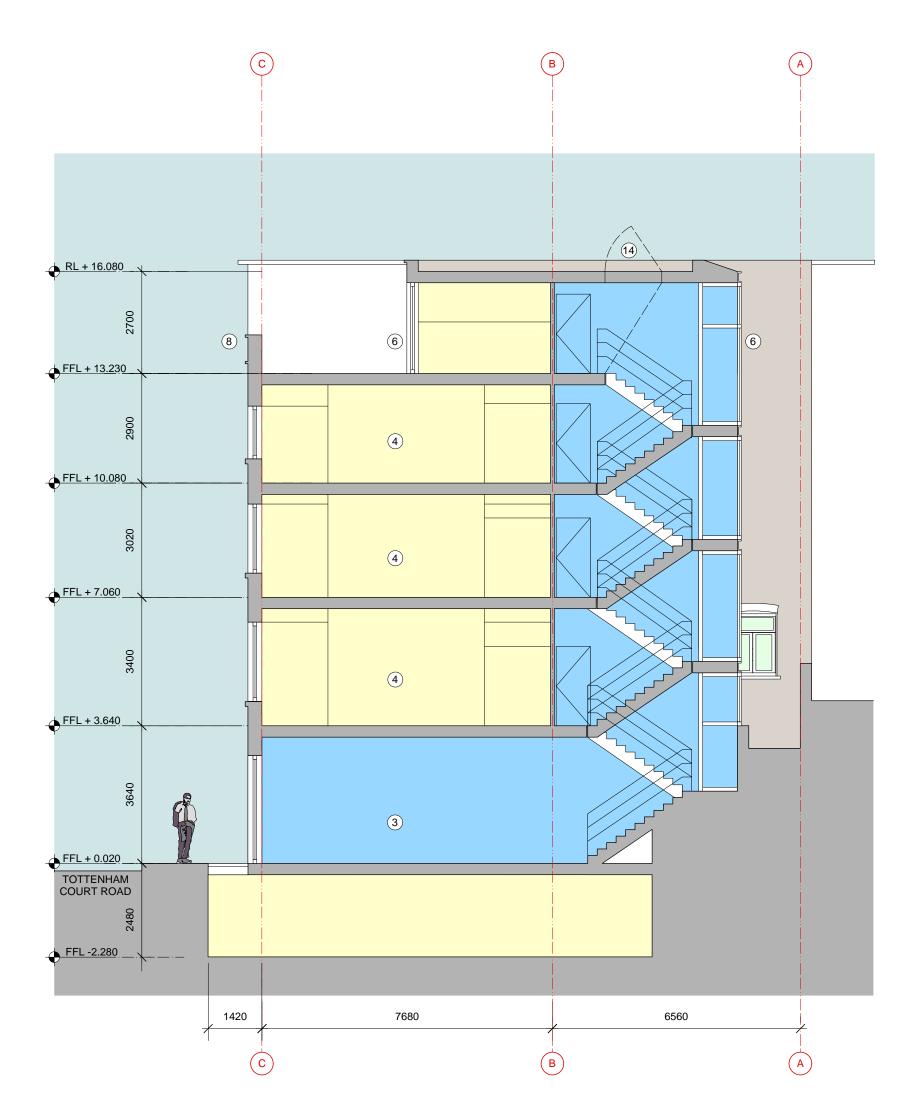


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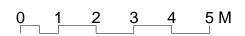
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WC1E 7AE
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www.laceysaltykov.com
info@laceysaltykov.com

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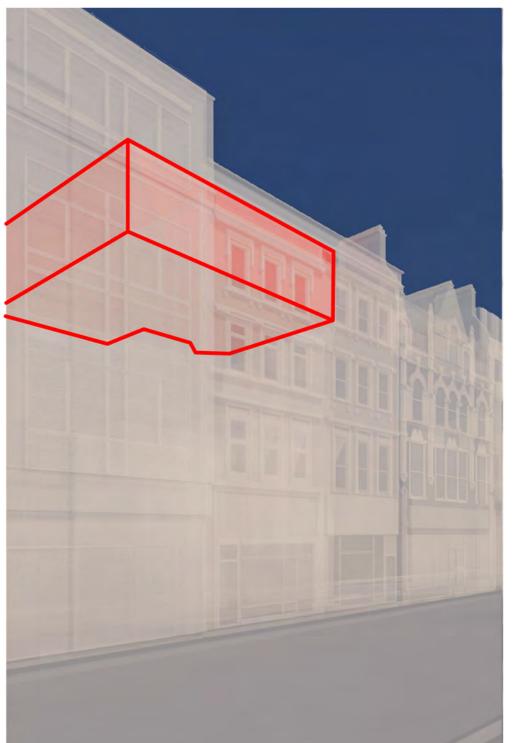
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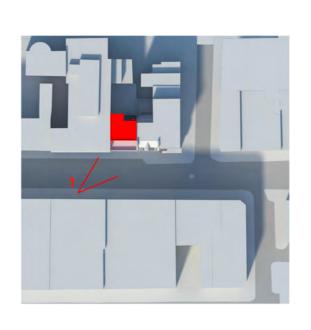


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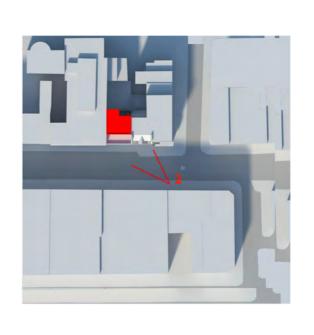




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