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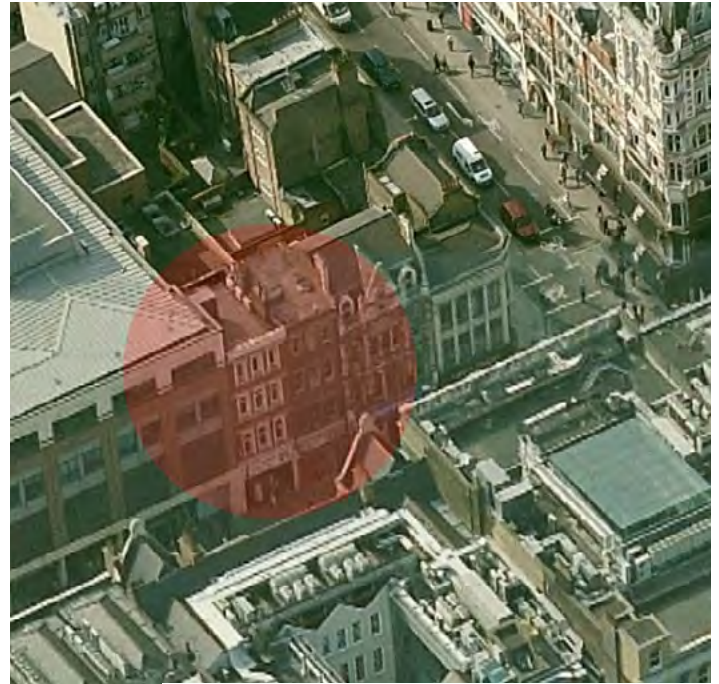
Design and Access Statement  
60-61 TOTTENHAM COURT ROAD  
London W1T 2EW  
28 October 2016

# Site Analysis - Location

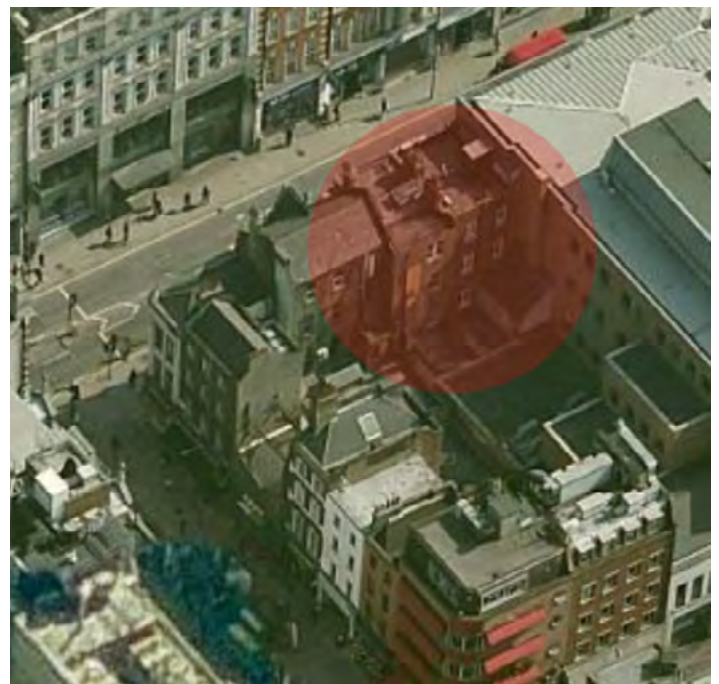
**The Site** - 60 and 61 Tottenham Court Road are situated within the Charlotte Street Conservation Area. Camden Council's Charlotte Street Conservation Area Appraisal and Management Plan document, adopted 24 July 2008, refers to them as positive contributors in Appendix 5: Built Heritage Audit.

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.

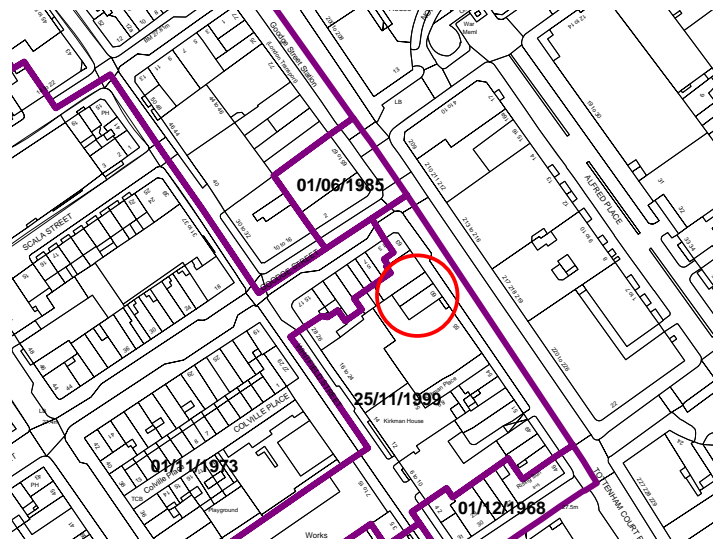
**The Surrounding Area** - Tottenham Court Road is notable for the variety of heights, building styles and materials along the frontage. The prevailing height is three and four storeys with a general pattern of vertically proportioned buildings on narrow plots and a well-defined parapet at roof level. 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.



Front of 60-61 Tottenham Court Road, aerial view, buildings circled in red



Rear of 60-61 Tottenham Court Road, aerial view, buildings circled in red



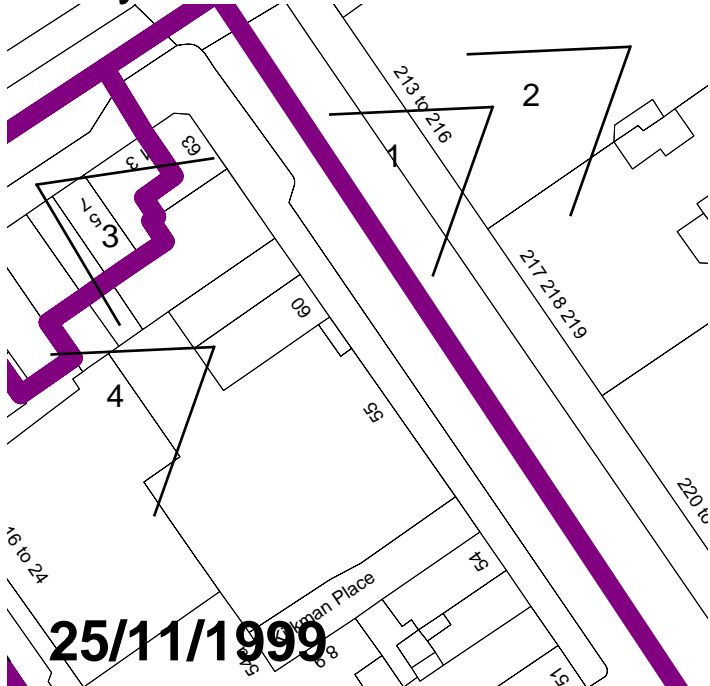
Camden Council, Charlotte Street Conservation Area, buildings circled in red



# Site Analysis - Photographic Survey



View 1: from the Tottenham Court Road



View 3: towards Whitfield Street



View 3: from the rear of 7 Goodge Street



View 2: from the Tottenham Court Road

# 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	A3	27/10/16
<b>EXISTING CONDITIONS</b>				
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	A3	27/10/16
1260-A-GA-PL-02	EXISTING FIRST FLOOR PLAN	1:100	A3	27/10/16
1260-A-GA-PL-03	EXISTING SECOND FLOOR PLAN	1:100	A3	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
<b>PROPOSAL</b>				
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
1260-A-GA-SC-00	PROPOSED SECTION 1	1:100	A3	27/10/16
1260-A-SK-01	INDICATIVE VIEWS OF THE PROPOSAL IN CONTEXT	NTS	A3	27/10/16
1260-A-SK-02	INDICATIVE VIEWS OF THE PROPOSAL IN CONTEXT	NTS	A3	27/10/16

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		27/10/16	PLANNING APPLICATION SUBMISSION	DRWG NAME	LOCATION PLAN		
				DRWG NO	1260-A-SP-01		
				SCALE	1:1250		
				SIZE	A4		
				DATE	27/10/16		

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	27/10/16	PLANNING APPLICATION SUBMISSION

PROJECT	60-61 TOTTENHAM ROAD LONDON
DRWG NAME	BLOCK PLAN
DRWG NO	1260-A-SP-02
SCALE	1:500
SIZE	A3
DATE	27/10/16

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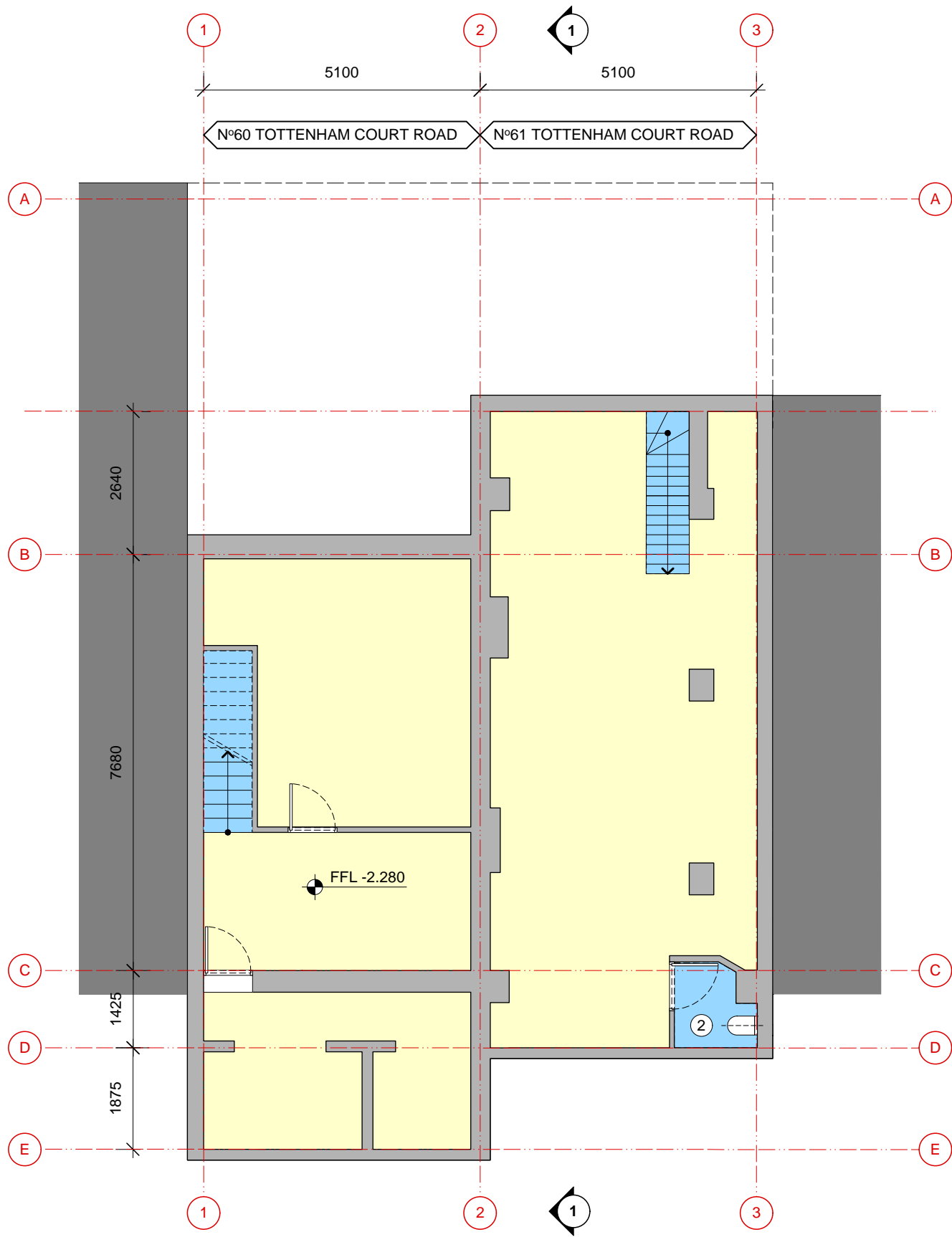
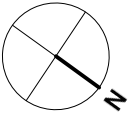
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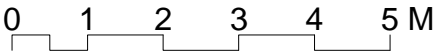
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No	Room / area description
1	Retail areas
2	WC
3	Access corridor
4	Office areas
5	Traditional timber framed windows
6	Painted alluminium framed doors and windows
7	Brickwork walls
8	Painted metal balustrade
9	Flat roof
10	Skylight
11	Glazed lantern 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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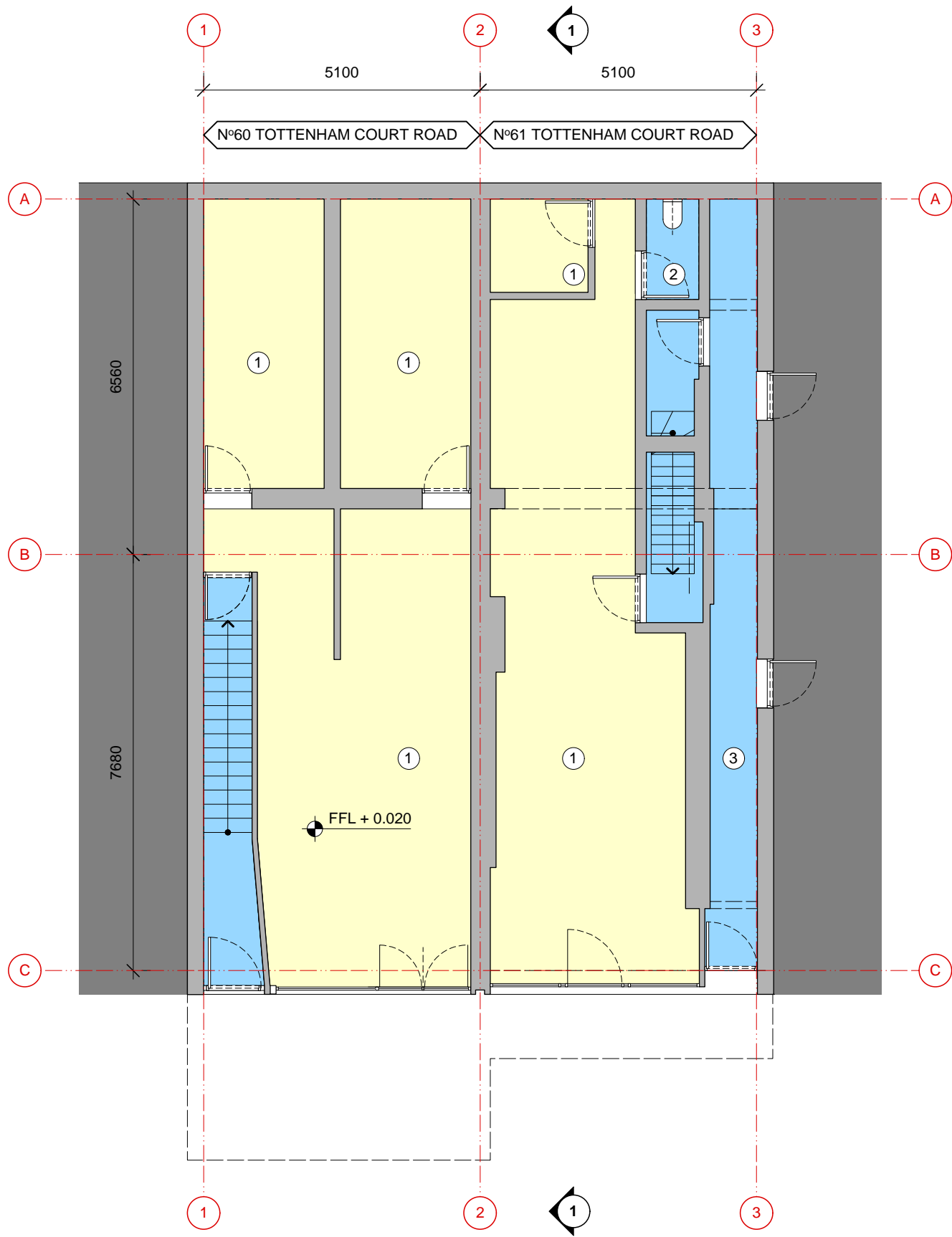
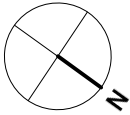
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DRWG NAME	EXISTING BASEMENT PLAN
DRWG NO	1260-A-GA-PL-00
SCALE	1:100
SIZE	A3
DATE	27/10/16

REVISION

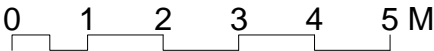
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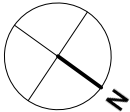
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DATE	27/10/16

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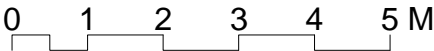
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REV	DATE	DESCRIPTION
	27/10/16	PLANNING APPLICATION

PROJECT	60-61 TOTTENHAM COURT ROAD LONDON
DRWG NAME	EXISTING FIRST FLOOR PLAN
DRWG NO	1260-A-GA-PL-02
SCALE	1:100
SIZE	A3
DATE	27/10/16

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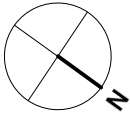
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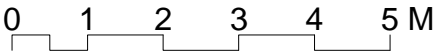
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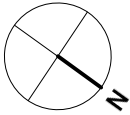
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DRWG NAME	EXISTING SECOND FLOOR PLAN
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SCALE	1:100
SIZE	A3
DATE	27/10/16

REVISION

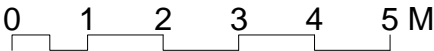
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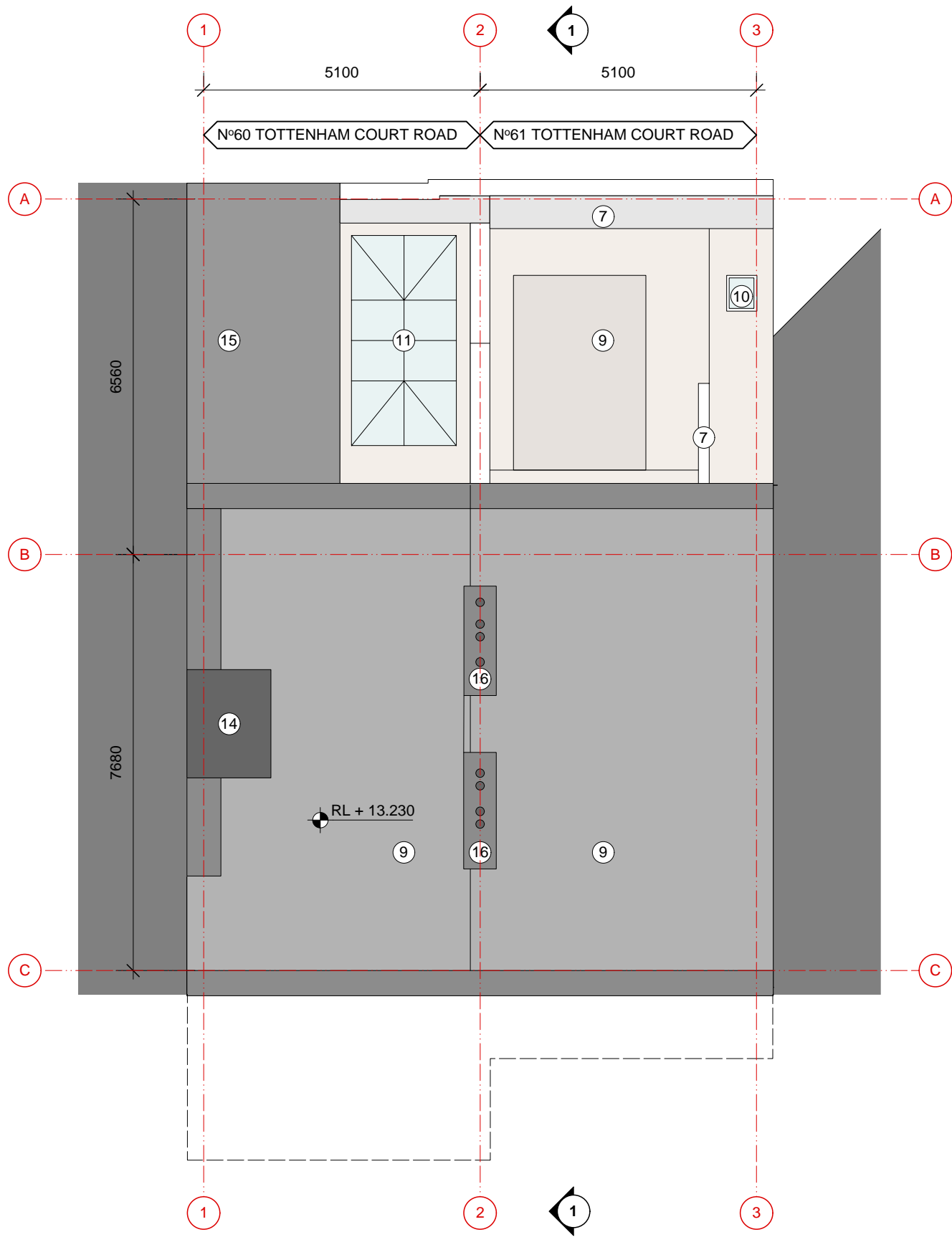
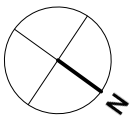


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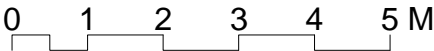
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PROJECT	60-61 TOTTENHAM COURT ROAD LONDON
DRWG NAME	EXISTING THIRD FLOOR PLAN
DRWG NO	1260-A-GA-PL-04
SCALE	1:100
SIZE	A3
DATE	27/10/16

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ALL DIMENSIONS, LEVELS AND AREAS ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED ON SITE.		27/10/16	PLANNING APPLICATION	DRWG NAME	EXISTING ROOF PLAN		7 RIDGMOUNT STREET LONDON WC1E 7AE
DO NOT SCALE THIS DRAWING				DRWG NO	1260-A-GA-PL-05		+44 (0)20 7255 0525 www.laceysaltyskov.com info@laceysaltyskov.com
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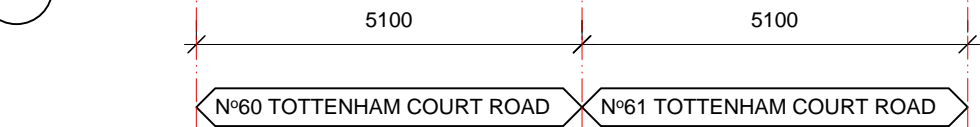
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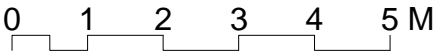


2 FRONT ELEVATION

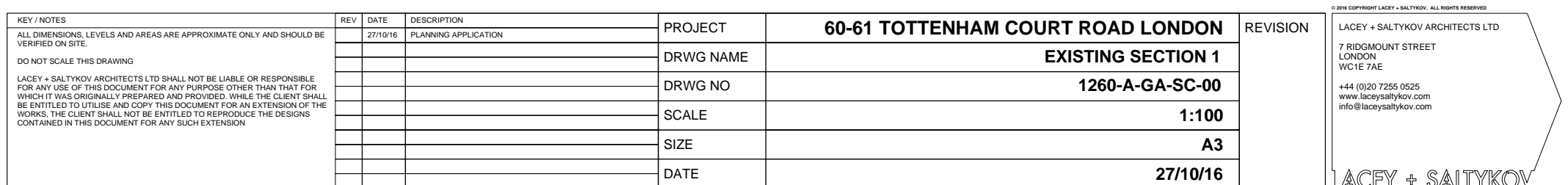
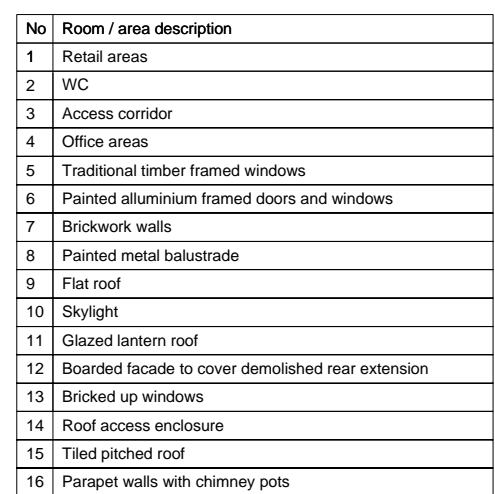


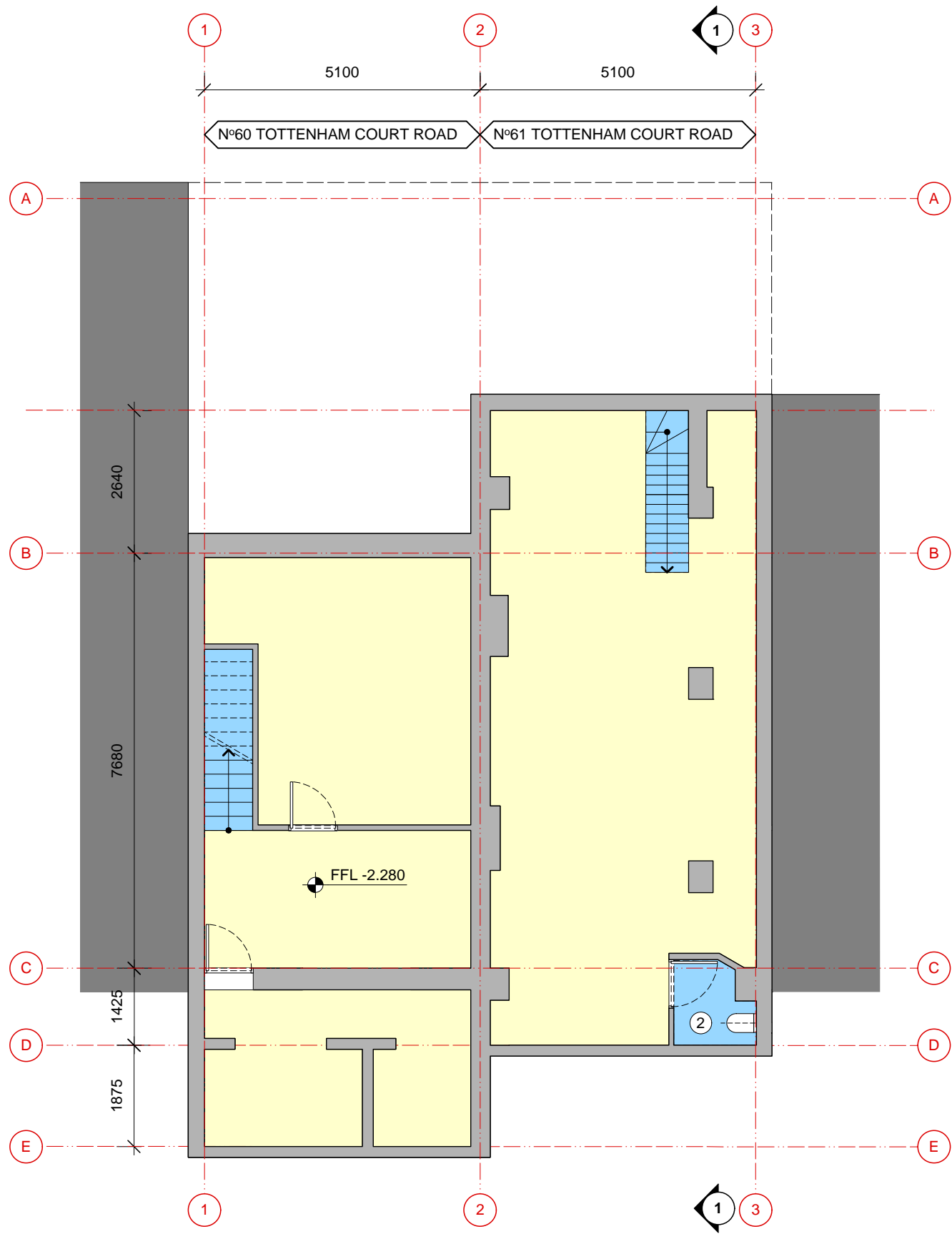
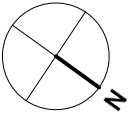
1 REAR ELEVATION

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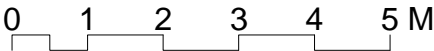


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		27/10/16	PLANNING APPLICATION	DRWG NAME	EXISTING ELEVATIONS		
				DRWG NO	1260-A-GA-EL-00		
				SCALE	1:100		
				SIZE	A3		
				DATE	27/10/16		
							LACEY + SALTYSKOV



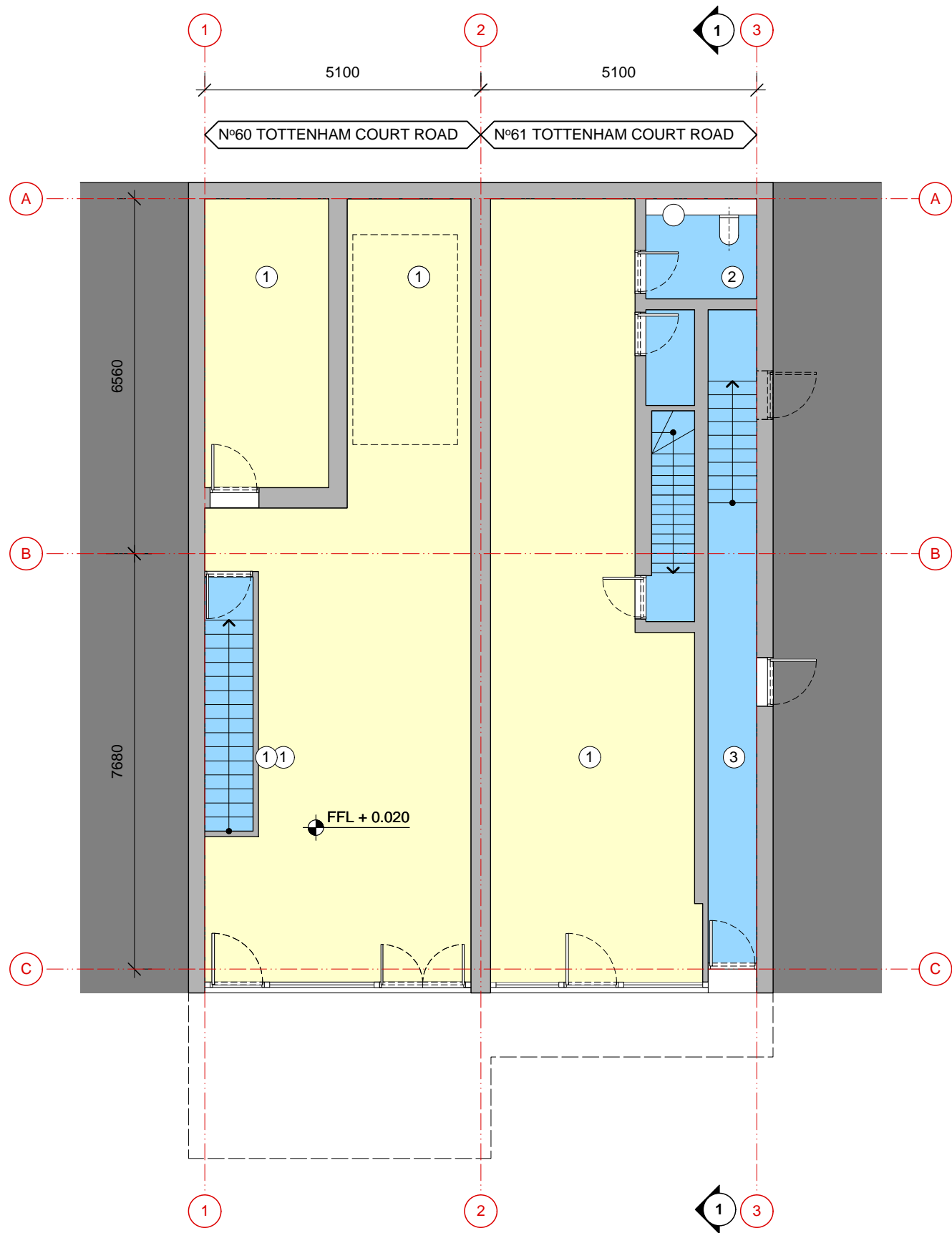
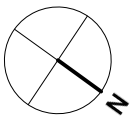


No	Room / area description
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3	Access corridor
4	Office areas
5	Traditional timber framed windows
6	Painted alluminium framed doors and windows
7	Brickwork walls
8	Painted metal balustrade
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10	Skylight
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

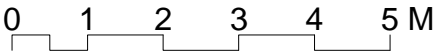


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ALL DIMENSIONS, LEVELS AND AREAS ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED ON SITE.		27/10/16	PLANNING APPLICATION	DRWG NAME	PROPOSED BASEMENT PLAN		7 RIDGMOUNT STREET LONDON WC1E 7AE
DO NOT SCALE THIS DRAWING				DRWG NO	1260-A-GA-PL-20		+44 (0)20 7255 0525 www.laceysaltyskov.com info@laceysaltyskov.com
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				SIZE	A3		
				DATE	27/10/16		





No	Room / area description
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14	Roof access enclosure
15	Tiled pitched roof
16	Parapet walls with chimney pots

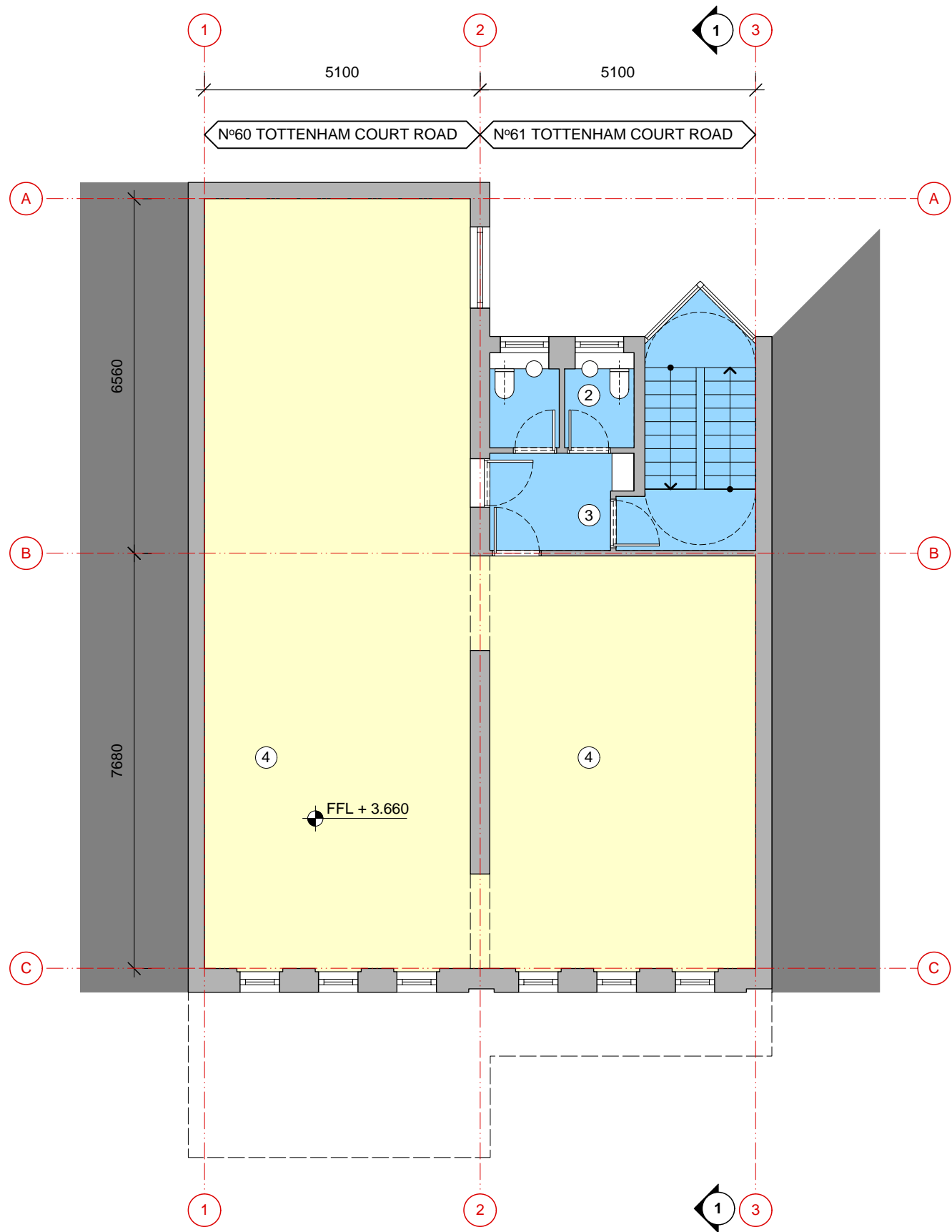
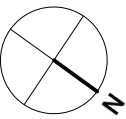


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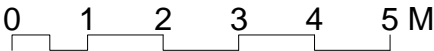
REV	DATE	DESCRIPTION
	27/10/16	PLANNING APPLICATION

PROJECT	60-61 TOTTENHAM COURT ROAD LONDON
DRWG NAME	PROPOSED GROUND FLOOR PLAN
DRWG NO	1260-A-GA-PL-21
SCALE	1:100
SIZE	A3
DATE	27/10/16

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	+44 (0)20 7255 0525
	www.laceysaltykov.com
	info@laceysaltykov.com
	LACEY + SALTYSKYOV



No	Room / area description
1	Retail areas
2	WC
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REV	DATE	DESCRIPTION
	27/10/16	PLANNING APPLICATION

PROJECT	60-61 TOTTENHAM COURT ROAD LONDON
DRWG NAME	PROPOSED FIRST FLOOR PLAN
DRWG NO	1260-A-GA-PL-22
SCALE	1:100
SIZE	A3
DATE	27/10/16

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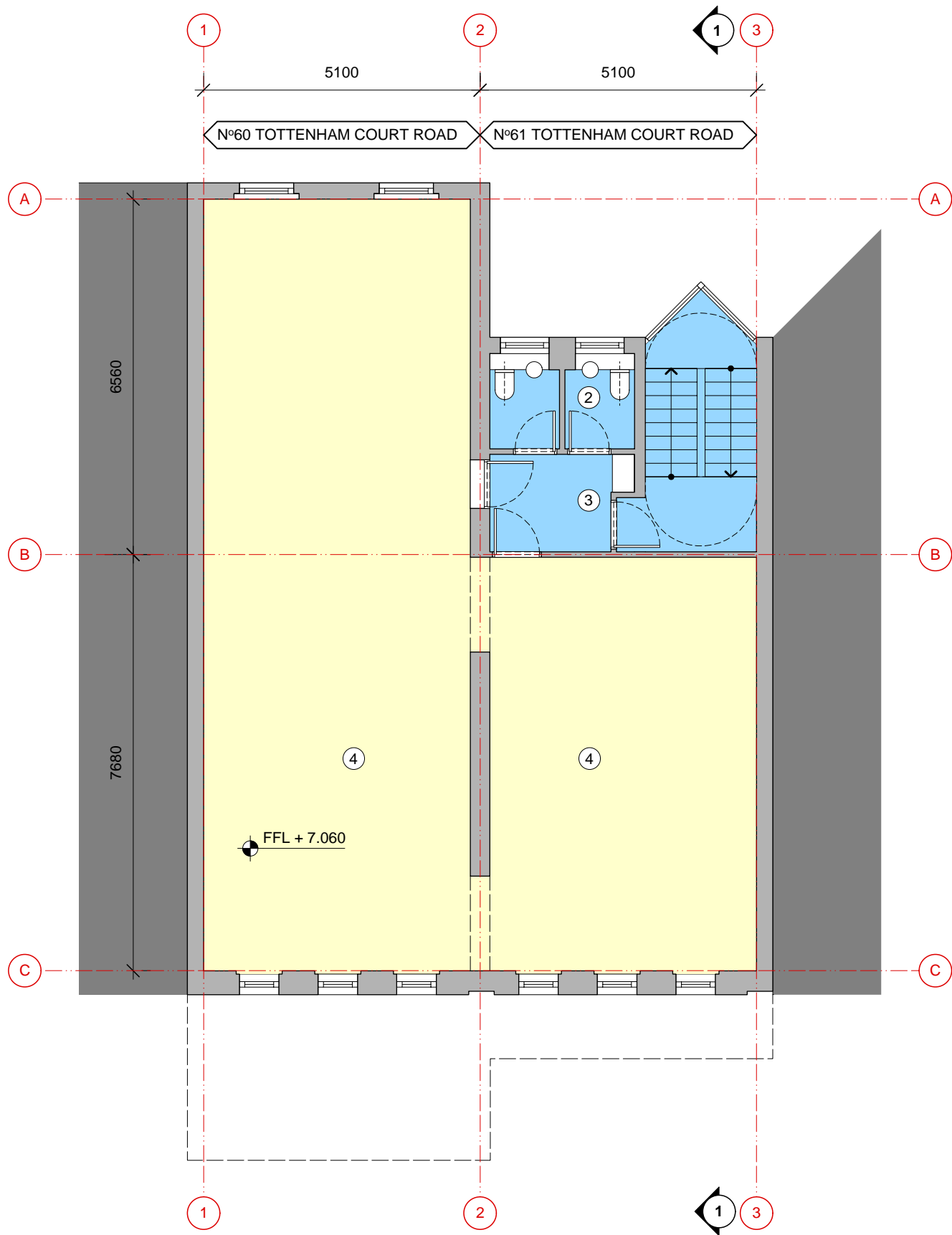
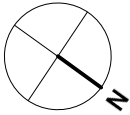
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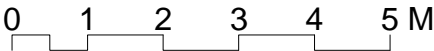
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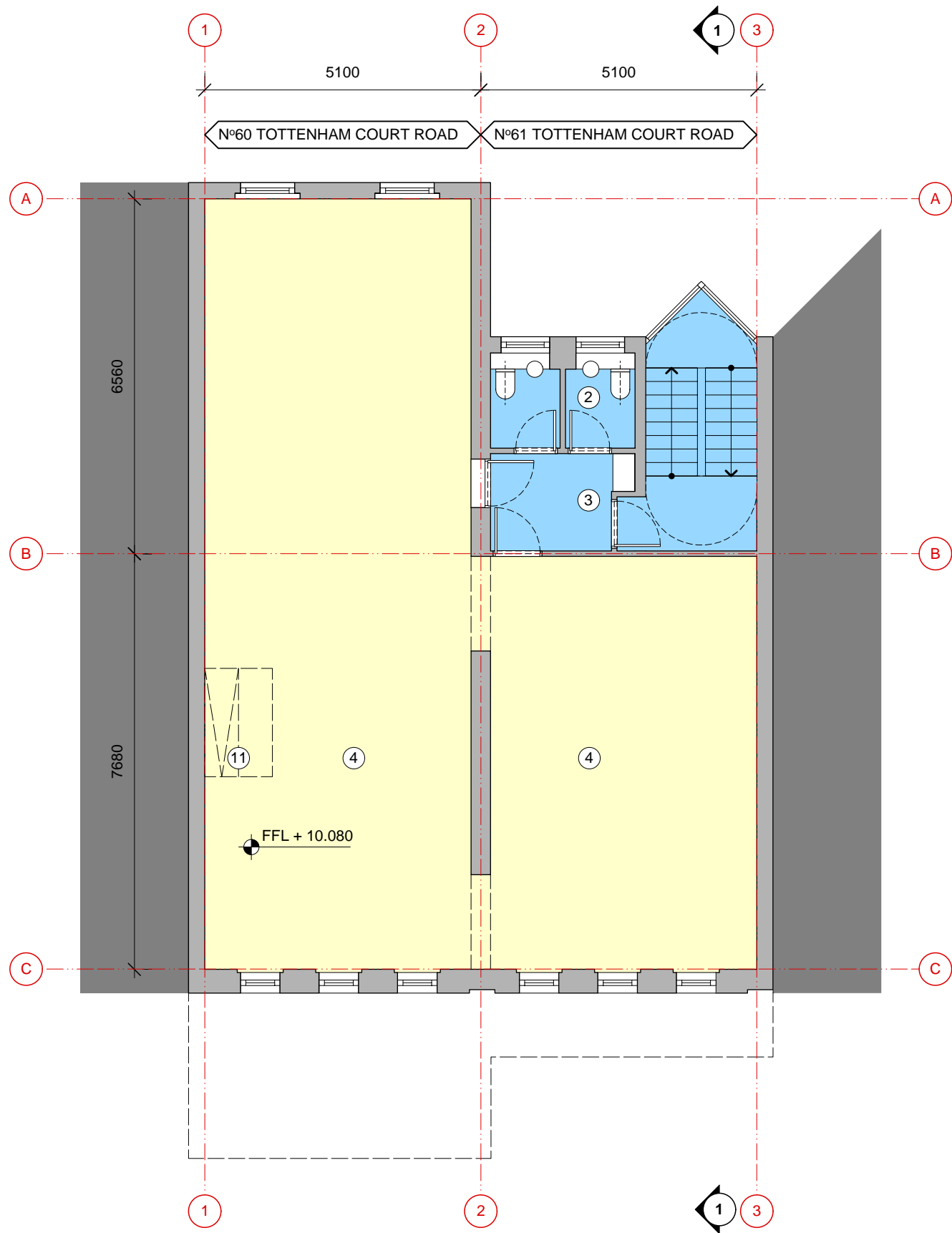
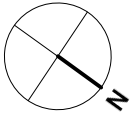
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	27/10/16	PLANNING APPLICATION

PROJECT	60-61 TOTTENHAM COURT ROAD LONDON
DRWG NAME	PROPOSED SECOND FLOOR PLAN
DRWG NO	1260-A-GA-PL-23
SCALE	1:100
SIZE	A3
DATE	27/10/16

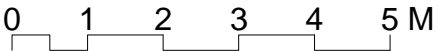
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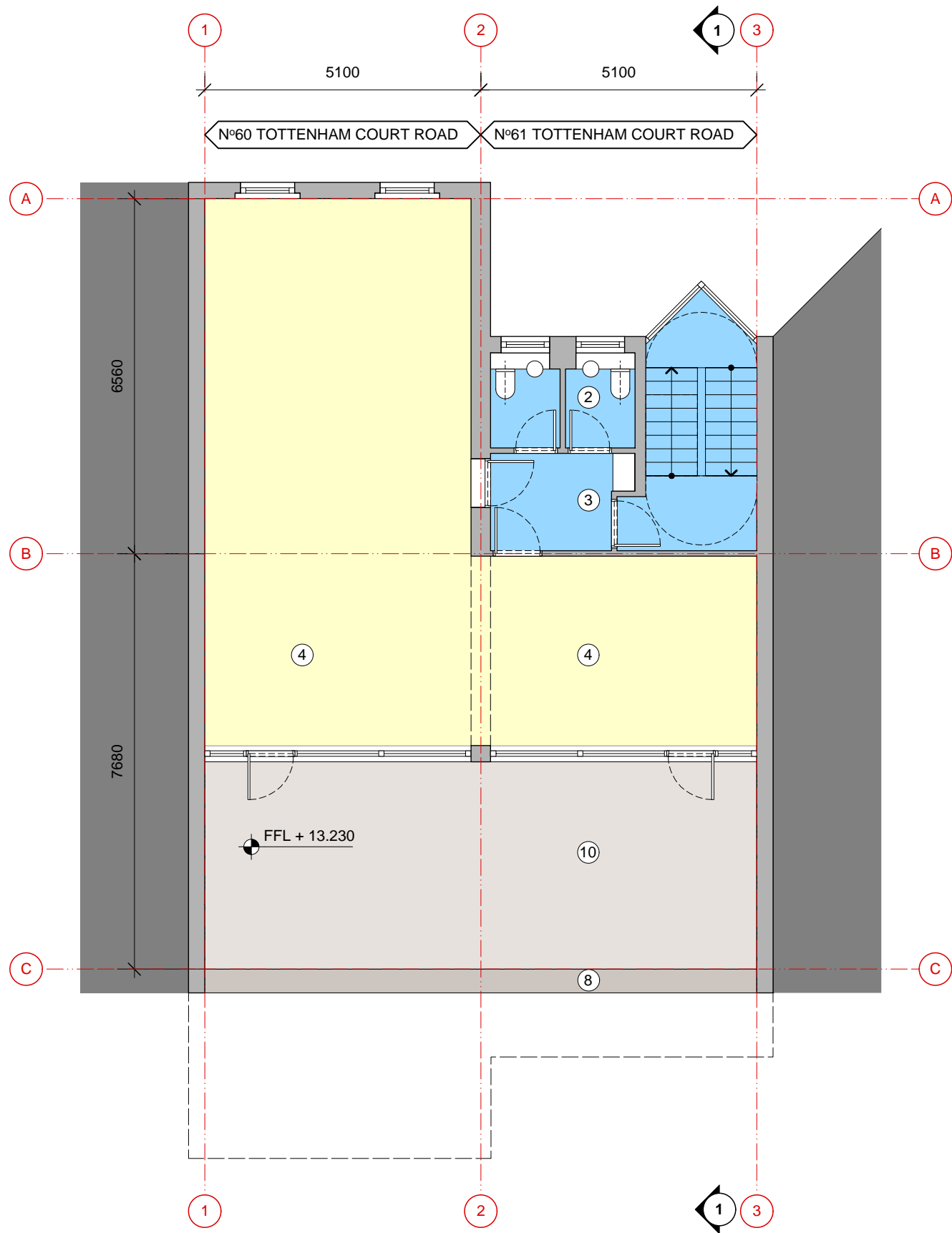
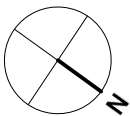
REV	DATE	DESCRIPTION
	27/10/16	PLANNING APPLICATION

PROJECT	60-61 TOTTENHAM COURT ROAD LONDON
DRWG NAME	PROPOSED THIRD FLOOR PLAN
DRWG NO	1260-A-GA-PL-24
SCALE	1:100
SIZE	A3
DATE	27/10/16

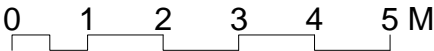
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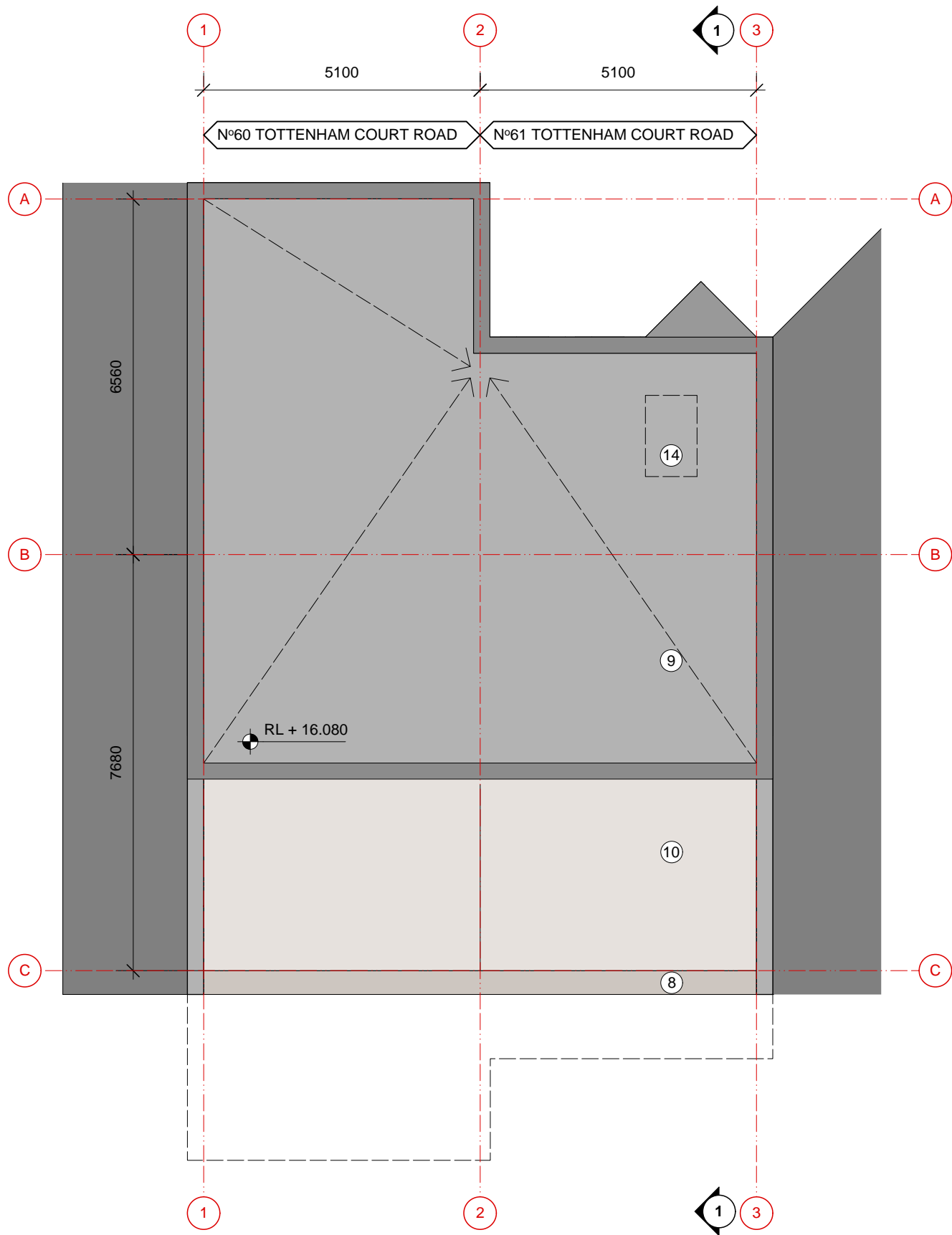
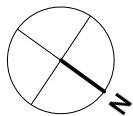
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	27/10/16	PLANNING APPLICATION

PROJECT	60-61 TOTTENHAM COURT ROAD LONDON
DRWG NAME	PROPOSED FOURTH FLOOR PLAN
DRWG NO	1260-A-GA-PL-25
SCALE	1:100
SIZE	A3
DATE	27/10/16

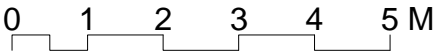
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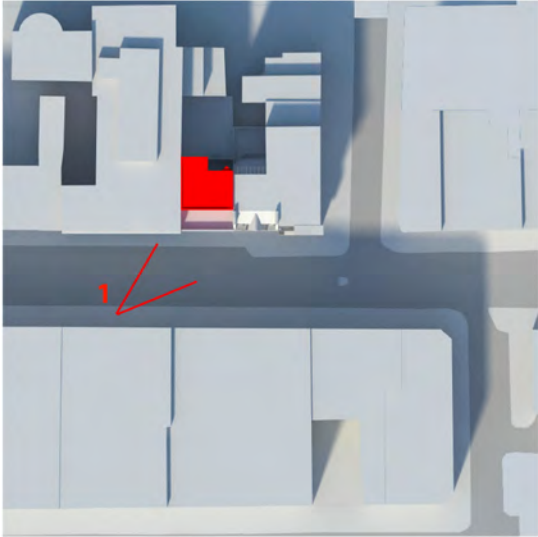
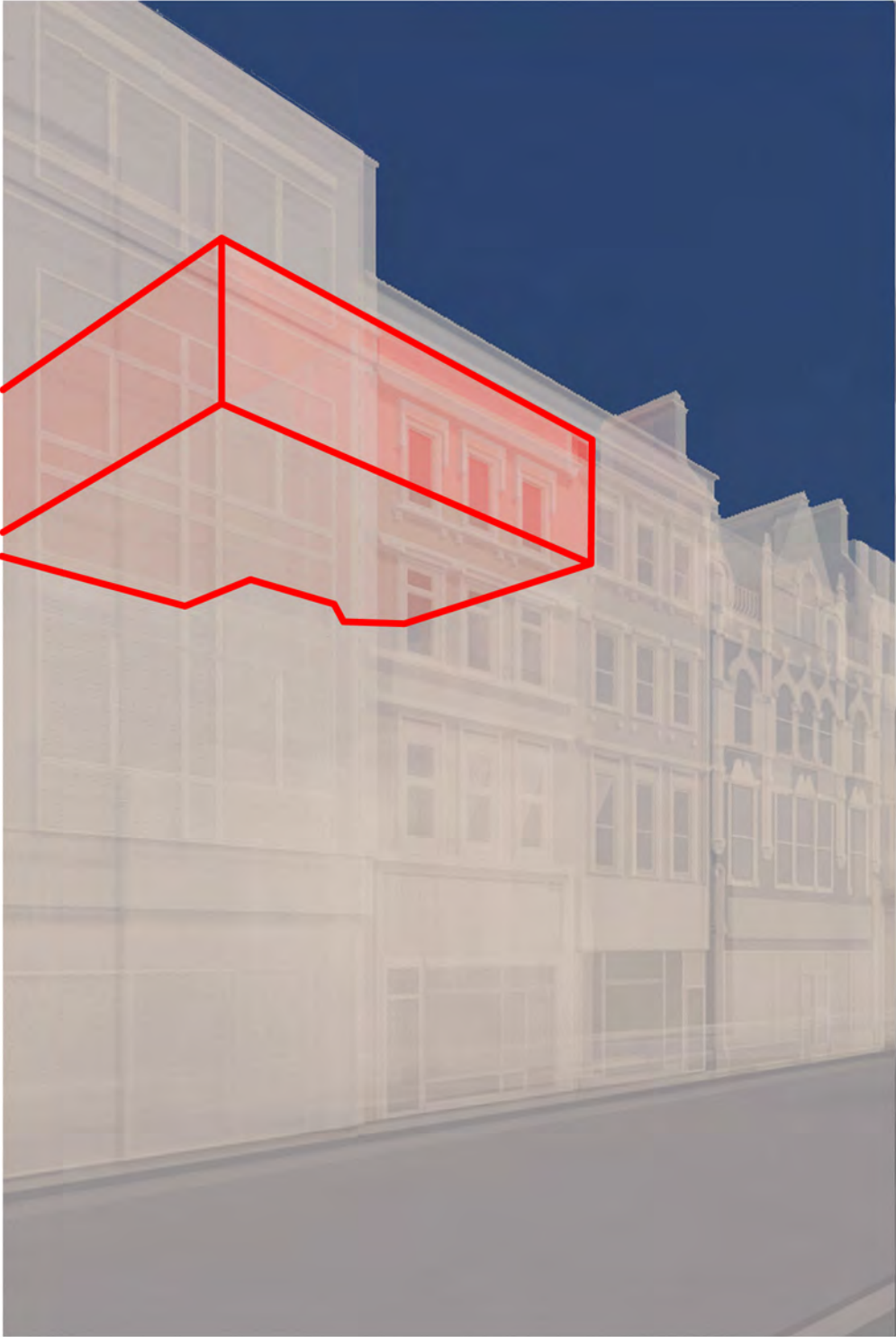


KEY / NOTES	REV	DATE	DESCRIPTION	PROJECT	60-61 TOTTENHAM COURT ROAD LONDON	REVISION	LACEY + SALTYSKOV ARCHITECTS LTD
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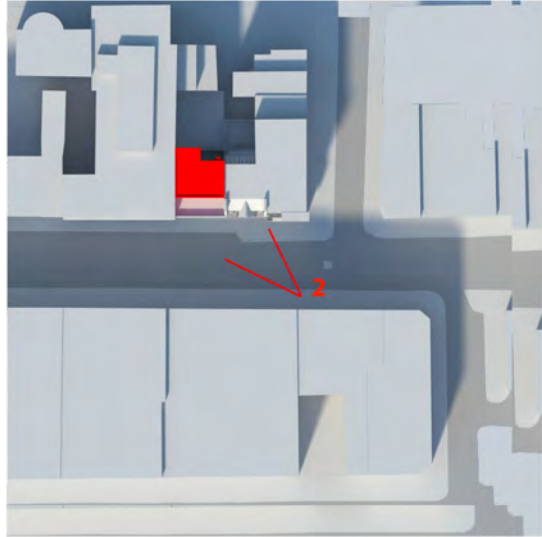






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					SCALE	1:100				
					SIZE	A3				
					DATE	27/10/16				





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								SIZE		A3			
								DATE		27/10/16			

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