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21/12/2016

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Font door & Roof plants

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Design and Access Statement

Project Number 1626
Project Name 112-116 New Oxford Street

Design and Access Statement

Introduction

This document, prepared by LTS Architects, describes the design proposals for the refurbishment of existing office located on new oxford street.

The application covers the installation of new roof plant & louvers to the rear façade & the replacement of an existing front door.

This document should be read together with the following reports and information prepared as part of the application.

- Existing and Proposed Design Drawings:

1626_00(EX)001_Location Plan	1626_00(GA)005_Basement Plan
1626_00(EX)005_Basement Plan	1626_00(GA)006_Ground Floor Plan
1626_00(EX)006_Ground Floor Plan	1626_00(GA)007_First Floor Plan
1626_00(EX)007_First Floor Plan	1626_00(GA)008_Second Floor Plan
1626_00(EX)008_Second Floor Plan	1626_00(GA)009_Third Floor Plan
1626_00(EX)009_Third Floor Plan	1626_00(GA)010_Fourth Floor Plan
1626_00(EX)010_Fourth Floor Plan	1626_00(GA)011_Fifth Floor Plan
1626_00(EX)011_Fifth Floor Plan	1626_00(GA)012_Sixth Floor Plan
1626_00(EX)012_Sixth Floor Plan	1626_00(GA)013_Seventh Floor Plan
1626_00(EX)013_Seventh Floor Plan	1626_00(GA)015_Elevation
1626_00(EX)015_Elevation	1626_00(GA)016_Main Entrance Elevation

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Project Brief

112-116 New Oxford Street Office Refurbishment

The property is the first of a terrace dating back to the late 1920s/early 1930s. There is currently 5 floors of unoccupied office space including a mezzanine level. There is a Starbucks coffee on the street level and roof terrace on the top. The property is going to be refurbished into a new cat A office space. The scope of the project is the redevelopment of Basement Floor to 7th Floor (except Starbucks demised areas).

Location

The property is located on the corner junction of Bainbridge Street, and New Oxford Street, with the main frontage being towards the A40 New Oxford Street.

Site Address:

112 – 116
New Oxford Street
London
WC1A

The Existing Space

The existing space currently includes storage space at the basement with circulation area within the ground and first floor. There is vacant office accommodation between the second and sixth floor. The front entrance on the New Oxford Street is not easily identifiable and the office space is in poor quality. The rear façade (Bainbridge Street) is currently of a simple red brick material with simple punched windows.

The Proposal

The proposed refurbishment creates a new entrance space facing directly onto the high street. Existing finishes and door set will be removed. New entrance door, wall finishes, and feature wayfinding panel will be introduced to create distinct front entrance for office space and clean up the existing façade

As part of the works, new roof plants is required. 4no. condensers will sit on the rear of the roof. Windows to the rear elevation will be adapted for the installation of new louvers & a new opening will be required as part of these works. Most openings on the rear façade will remain untouched.