

Levels 5 & 6, 151 Shaftesbury Avenue, WC2H

**DESIGN & ACCESS
STATEMENT**

MAY 2017



Contents

This Design and Access Statement has been prepared to accompany a Planning Application for improvements to the fifth floor terrace at 151 Shaftesbury Avenue. Works included a new balustrade system, new decking (with integrated lighting), new planters, new doors to the terrace and removing the window cleaning cradle.

These form part of a wider refurbishment of the 5th and 6th floors as well as the reception in order to provide high quality office accommodation.

It has been split into the following sections:

Introduction

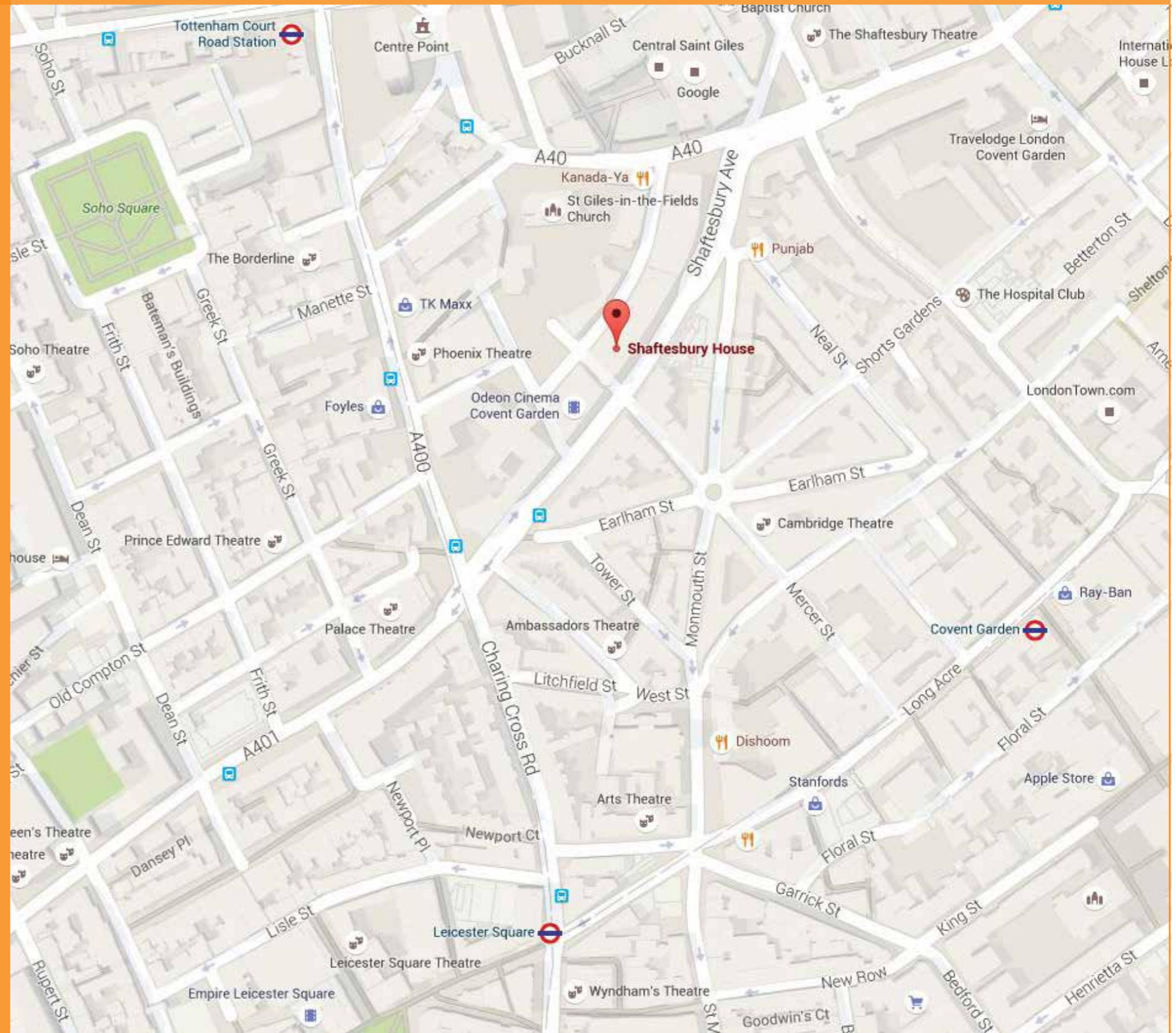
Existing Building

Design Proposals

Project No.	1515
Date:	5th May 2017

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Introduction

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The Site

The site of the proposed works is Shaftesbury House, 151 Shaftesbury Avenue, London WC2 located in the London Borough of Camden. The site is not listed nor in a Conservation Area.

The existing eight storey building (plus two basement storeys) located on the site was constructed in 1999 by Jarrah Properties Ltd. It comprises mostly of B1 commercial offices that are entered from the common reception area at ground floor facing Shaftesbury Avenue, with secondary servicing access and escape doors to the east and rear of the site, and some private residential flats on the rear elevation with separate adjacent access.

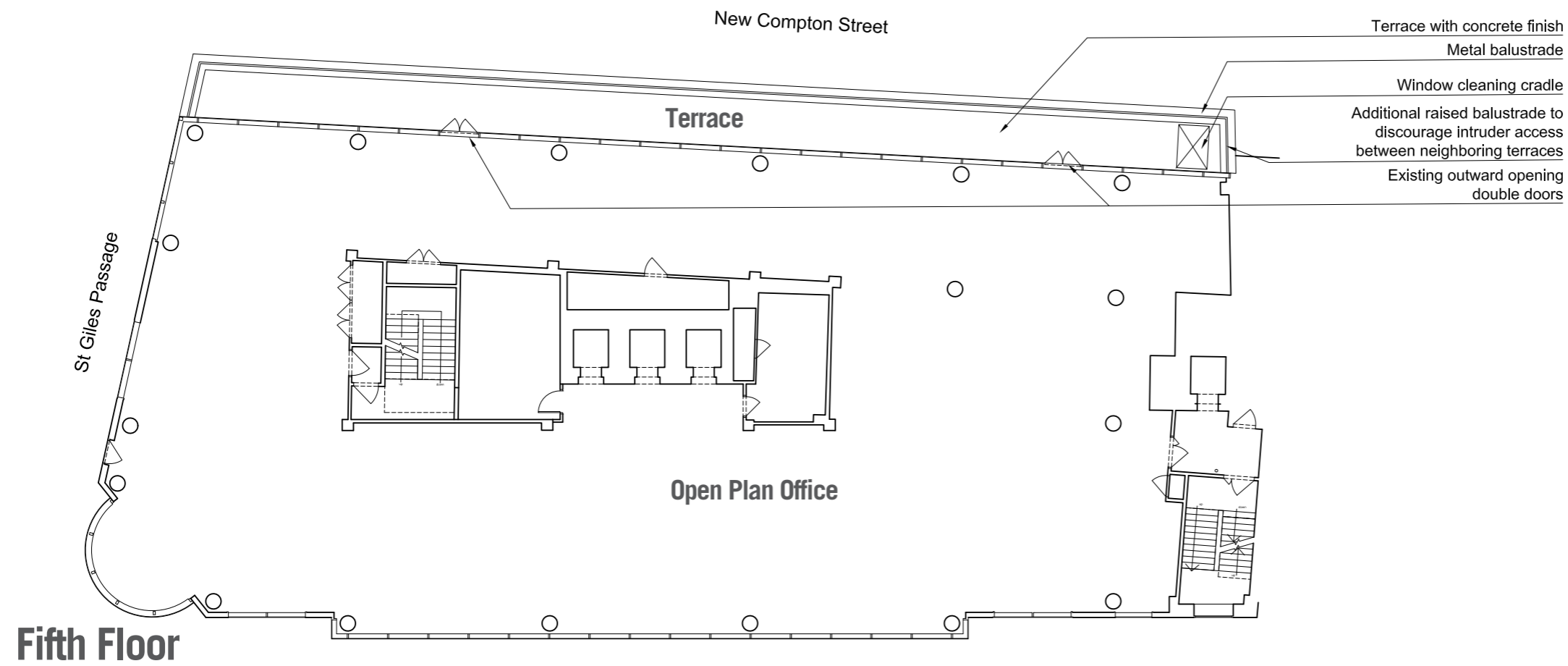
Existing elevations are generally floor to ceiling glazed with a double glazed (green) tinted glazing with metal internal mullions although there are areas externally of terracotta panel or anodised aluminium cladding interspersed with horizontal aluminium solar shading particularly to the corner feature at the junction of Shaftesbury Avenue and St Giles Passage.

A further notable feature of the existing building is the inclined glazing to the rear elevation on New Compton Street at fifth, sixth and seventh floors.



5th Floor Terrace: Existing Photos

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Unightly concrete slab

Window cleaning cradle

Door to terrace with limited clearance at the threshold

DESIGN PROPOSALS:

USE

The buildings use class is not changed with this application it is currently B1 Office.

AMOUNT

The proposal does not impact on the area of the building.

LAYOUT

The proposal keeps the layout largely as existing.

SCALE

The proposal does not effect the scale of the building

APPEARANCE

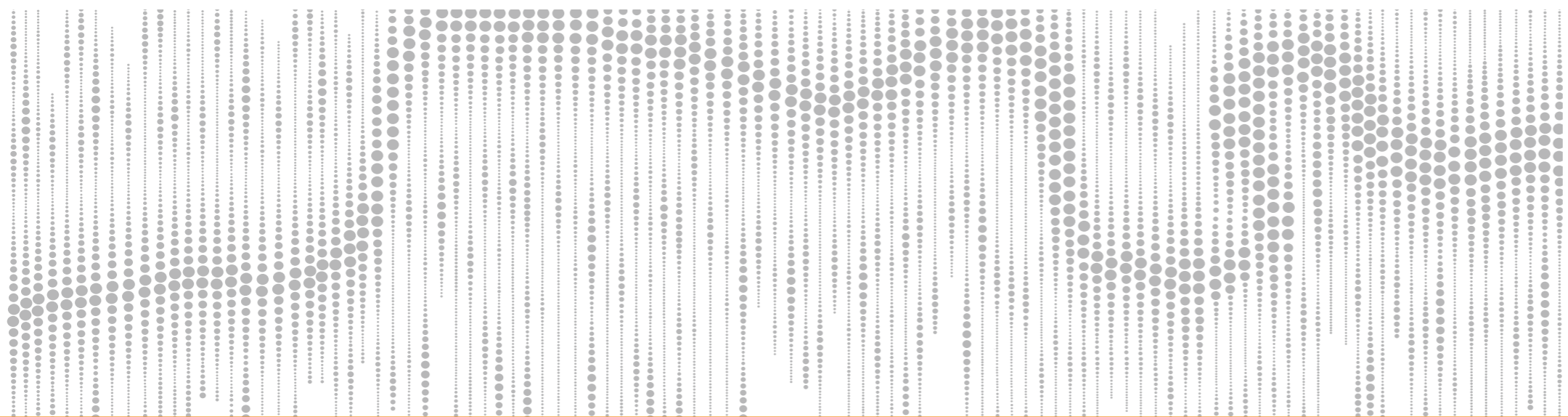
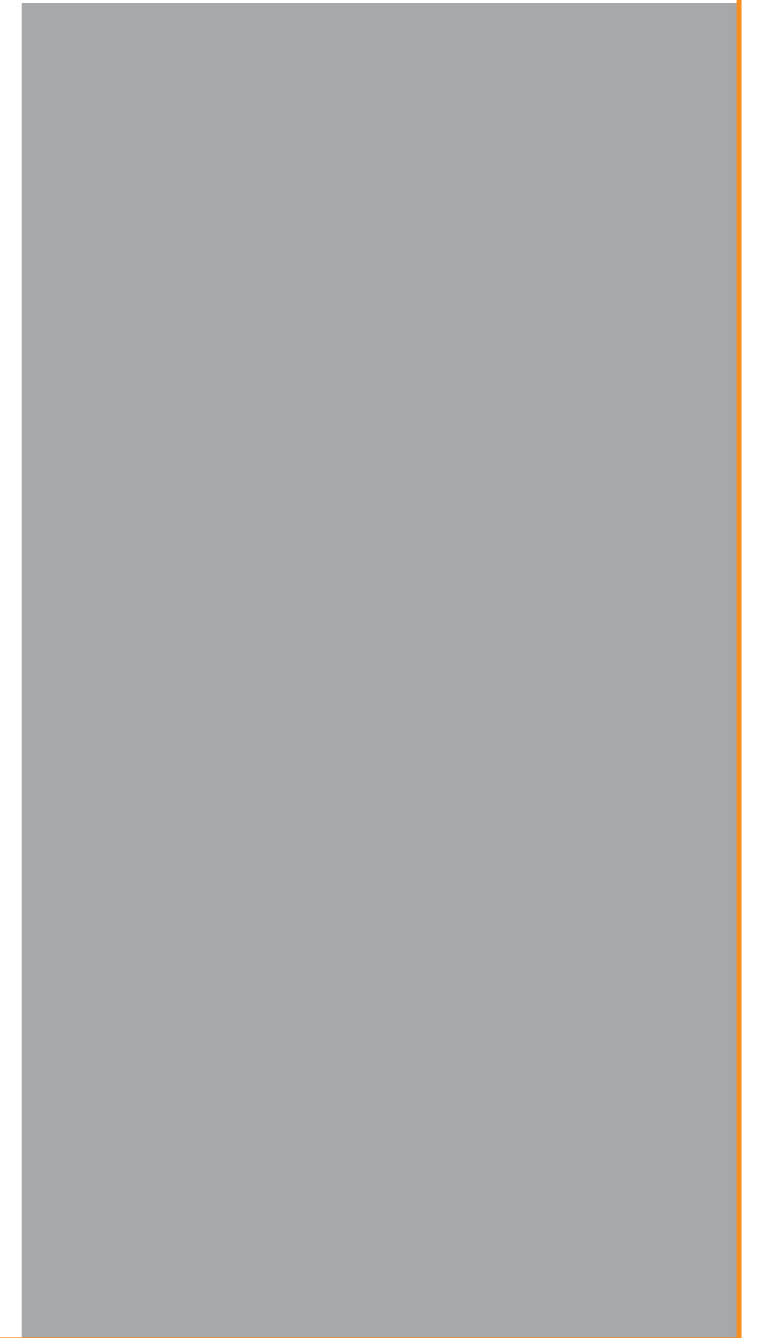
The proposed works are to improve the buildings appearance & quality, the building will appear less cluttered with the removal of the window cleaning cradle, the simplified balustrade and slimmer door frames. The proposed new high quality decking (with intragrated lighting) will replace the existitng outdate and tied concrete screed finish.

LANDSCAPING

Further to these improvement that require planning it is proposed to improve the terrace further by adding planters.

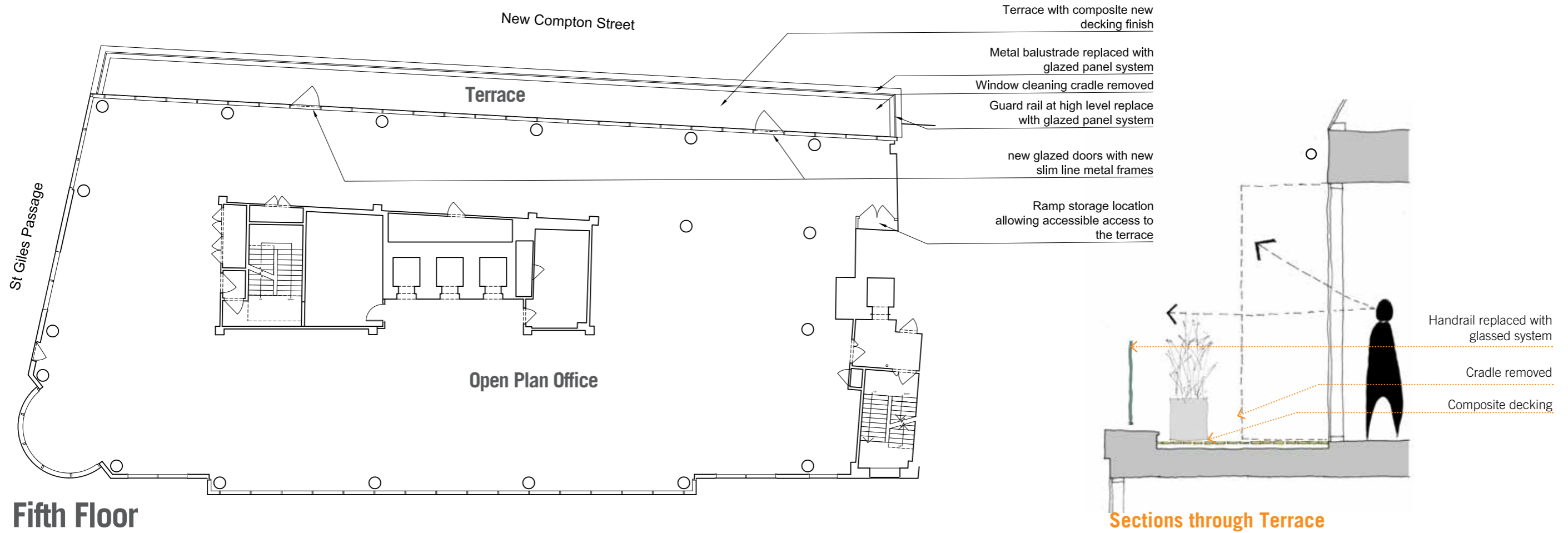
ACCESS

Access to the property will remain generally. There is a upstand leadign to the terrace which it is not possible to remove due to the levels, it is proposed to have a ramp stored locally (shown on plans) on the floor plate to allow the terrace to be accessible.

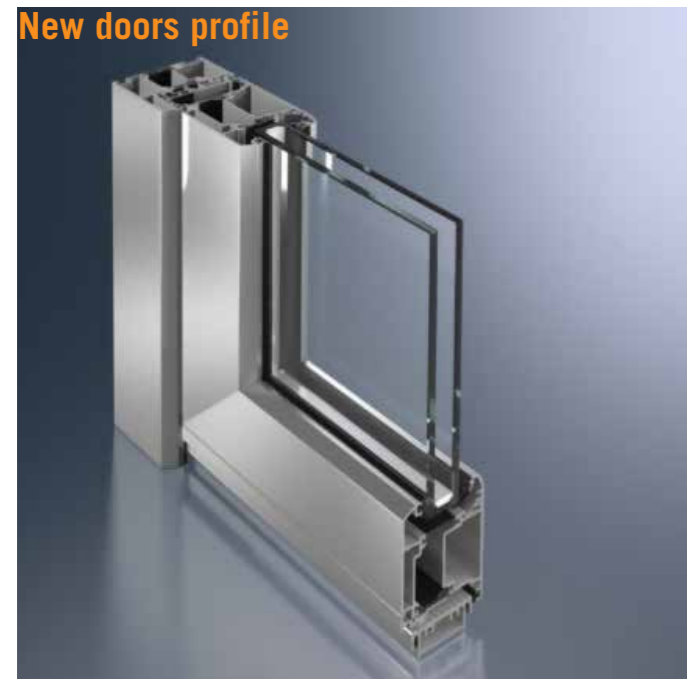


5th Floor Terrace

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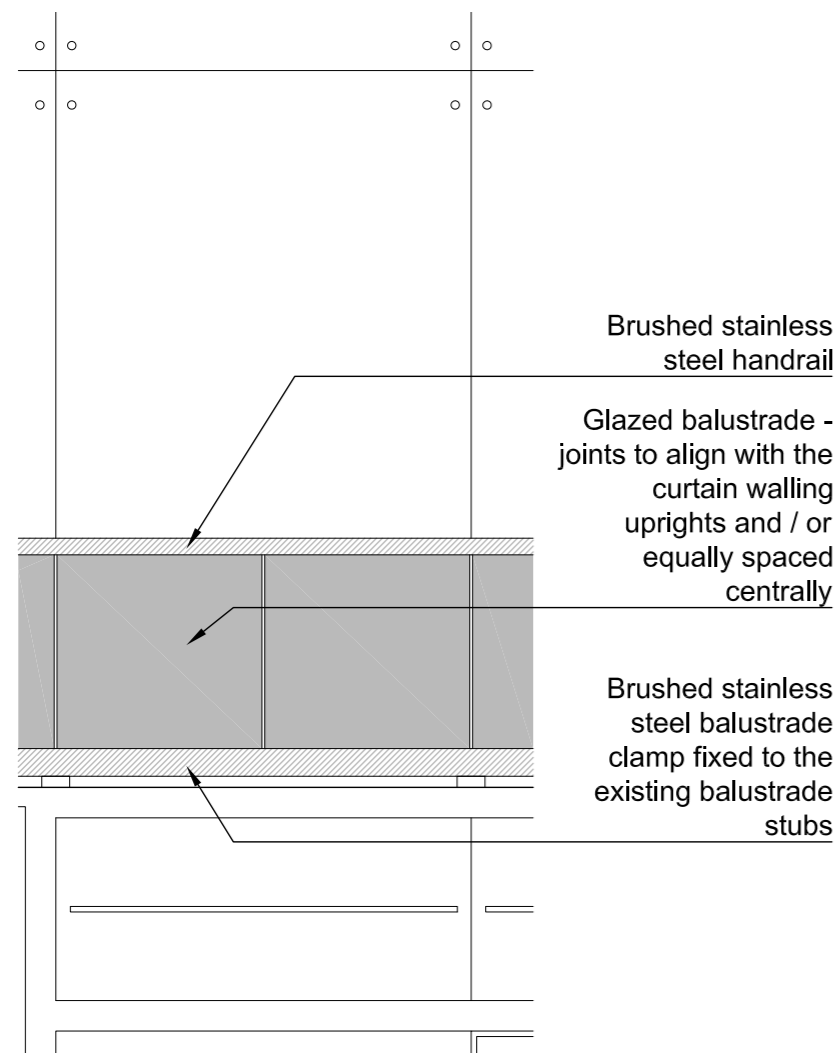


Fifth Floor

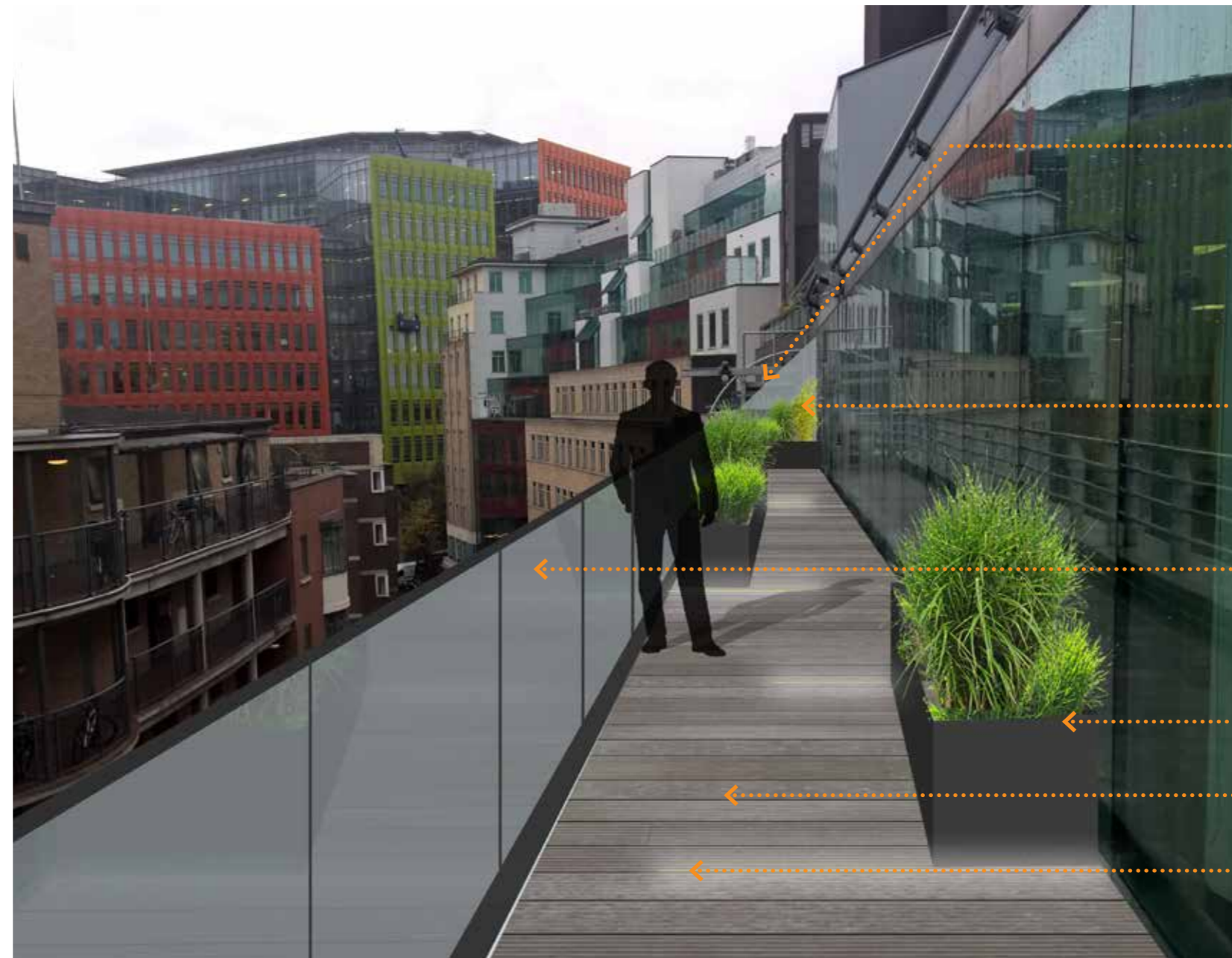


Concept Image

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Handrail elevation



Concept image

New end section to match balustrade (to deter intruders)

Cradle removed

Handrail replaced with glazed system

New Planters

Composite decking

New lighting