

# PROPOSED NEW RESIDENTIAL APARTMENT

for

CeX Ltd

AT 70A TOTTENHAM COURT ROAD, LONDON, W1T 2HB

## DESIGN & ACCESS STATEMENT

### BACKGROUND

70 Tottenham Court Road is a four storey building with a ground floor extension to the rear. The building currently consists of retail use of the ground floor and basement (which is used for storage and staff facilities for the ground floor retailer).

To the first and second floors are smaller areas, which, whilst currently designated as office space are at present totally unused and empty.

Historically, the second floor space was last used some ten to fifteen years ago as a taxi office.

Access to the upper floors is by way of a doorway, immediately to the right hand side of the retail shopfront, leading from the pavement into a ground floor corridor which is shared as a means of escape route by the ground floor retail unit.

From this corridor, a staircase leads to the upper floors.

### PROPOSAL

The current tenant appreciates that the continued non-use of the upper floors is not only wasteful, but undesirable.

The current staircases and floors having been subjected to water ingress, are in poor condition and require replacement.

Whilst this replacement is carried out, by reconfiguring the design of the staircases and escape route from the ground floor, it will be possible to provide the upper two floors with a dedicated access from the pavement.

It is therefore proposed to bring back into use, floors one and two, but utilising their area to allow the creation of a three bedroom apartment, distributed over the two floors.

The application therefore seeks Change of Use for the upper two floors from their current status of B1 (Business - Offices) to the status of C3 (Dwellinghouses).

In appreciation of the 'Mayor of London: Housing Space Standards' document of August 2006, the proposal will adequately satisfy the Baseline standards in terms of floor areas.

The proposal allows for the following areas which will meet the requirements for 4-5 person occupancy :-

Cooking/Eating/Living = 31sqm

Bedroom 1 = 10.7 sqm

Bedroom 2 = 10.1 sqm

Bedroom 3 = 6.5 sqm

Total internal area = 82.5 sqm

External roof terrace/balcony = 17.9 sqm

### ACCESS

The new entrance door and staircase will provide access direct from the pavement of Tottenham Court Road up to the apartment. This access will be provided for the sole use of the apartment.