

## DESIGN & ACCESS STATEMENT

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### 154-155 TOTTENHAM COURT ROAD

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D0881

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**Date:** 27 September 2017

**Version:** 1.0 **Author:** IT

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#### **APPLICATION SITE: 154-155 Tottenham Court Road, W1T 7NG**

##### **PROPOSAL:**

Refurbishment comprising replacement of existing shopfront with new DDA access and installation of new ATM. New external fascia and projecting signage. Construction of new interviews and new secure studwork partition housing self-service machines. New internal ventilation units at ceiling level serving a new internal system at basement and ground floor level. Suspended ceiling and flooring. New A/C units to rear alley of building.

##### **01: Current context of the application site**

*The Property itself is not listed but is situated within in the Bloomsbury Conservation Area. The Bloomsbury Conservation Area is located within central London, its southern boundary around 750 metres north of the River Thames. It covers an area of approximately 160 hectares which extends from Lincoln's Inn Fields and High Holborn to Euston Road and from King's Cross Road to Tottenham Court Road.*

*The Conservation Area is situated midway between the earlier settlements of the City of London and the City of Westminster. Conservation Area is located to the northern periphery of the older areas of Soho and Covent Garden, which had been developed during second half part of the 17th century and now are a focus for leisure and entertainment. To the south-east is Finsbury which extends into the financial district of the City. Clerkenwell lies to the east. To the north of the Conservation Area, the great Victorian railway termini of King's Cross, St Pancras and Euston line the northern side of Euston Road. To the west is Fitzrovia extending to the boundary with Westminster.*

## **02: Purpose of the proposal**

Barclays has acquired a new premises and the proposal aims to provide a new banking facility and service to Barclays clients within the local community. The works comprise of a series of internal and external alterations to the property, and this application relates to the proposed alterations to the external appearance of the building.

### **The application seeks advertisement consent and full planning permission for the following items:**

Shopfront alteration – Replacement and installation of new shopfront, new ATM, CCTV camera, new ramped access and ventilation louvre.

Advertisement Consent – 1no. 400mm high illuminated individual Barclay's letter and logo sign; 1no. 570mm high internally illuminated projecting sign; 1no. opening times/branch nameplate; and 1no. ATM surround.

Full Planning Permission – 10no. condensers unit to the ground floor, rear elevation alley way.

## **03: How the proposed works relate to the existing building**

The proposed alterations are small in scale and will have minimal impact on the character and appearance of the conservation area to which it is sited.

The new ventilation units are to be located at rear of the building at ground floor level. This space is already established as suitable for air handling units through previous approvals. Access to this area shall be authorised to maintenance professionals only.

The proposed louvre ventilation to front elevation will be similar to the existing and condenser units are located to the rear of the property and have been discreetly located amongst other existing plant equipment, so as to minimise any impact.

## **04: Discussions with neighbours and measures considering shadowing/ lighting/ visibility/ proximity/ overbearing/ noise issues**

The proposal has been considered to minimize impact on neighbours. The two key areas where neighbouring buildings could be impacted is via the installation of new plant for heating and ventilation and the illumination of the signage. The courtyard / alley at rear of the property is the best solution for new condensers installations due to the low expected impact on noise and the proximity to neighbours.

A noise survey will be submitted alongside this application, in consideration of the additional proposed condensing units.



**05: Explanation of the scale, height, width and length of the proposal and its relationship to the existing building**

The existing building is a former café/bistro which will be stripped out and prepared for the new intervention.

The new works will be accommodated within the footprint of the basement, ground floor and façade of the building.

The works are not considered to have any adverse impact to the existing appearance and amenity of the application site and that of its neighbours.

The intervention on the building are intended to be reversible in the future, allowing the building to evolve and maintain the possibility of new uses or layouts.

**06: Consideration given to accessibility to and between parts of the proposed works including disabled access**

Public access to the banking hall is via ramped approach served by a powered automatic sliding doors.

New access for wheelchair users will be created and shall be maintained within the layout inclusive of interview room.

**07: Relationship between the proposed works and public routes and impact if any**

No change is proposed that affects public routes.

**08: Landscaping treatment or other treatment to enhance and protect existing amenities**

Landscaping or other treatment is not considered appropriate in order to preserve the existing situation.

**09: Materials proposed, their use, and maintenance where applicable**

Glazed shopfront, new stud partition and assisted service devices will be of modern materials and construction.



## 10: Street impact

The proposed Halo illuminated signage would be illuminated to a low level (200cd/m) and would be provided via internally mounted LED's. The lighting would not result in any glare and is subtle in nature. No impacts in respect of lighting pollution are therefore anticipated.

The proposed louvres vent at front elevation of the building and will be similar to the existing situation which will not impact the appearance of the surrounding conservation area.

## 11: Sustainability of the proposal and energy efficiency

The new ventilation units will be installed to the latest regulations ensuring they are energy efficient and current environmental sustainability standards are met.

## 12: What provision has been made for the storage of waste and recyclable material?

Confidential waste paper to be collected by applicants own contractor.

### Drawing references:

Drawing Number	Revision	Drawing Title
D0881-001	-	Basement Layout - Existing
D0881-011	C	Basement Layout - Proposed
D0881-002	-	Ground Floor Layout - Existing
D0881-012	C	Ground Floor Layout - Proposed
D0881-300	-	Front Elevation - Existing
D0881-400	C	Front Elevation - Proposed
50-BF-100	C	Basement Floor Proposed Ventilation
50-BF-200	B	Basement Floor Proposed Comfort Cooling
50-GD-100	B	Ground Floor Proposed Ventilation
50-GD-200	B	Ground Floor Proposed Comfort Cooling



### 13: Photographs.



Existing Front Elevation



Rear Alley/ Courtyard – proposed location of Condenser units

