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## **Design and Access Statement**

for

**Internal and external alterations to the Grade II Listed Building  
(part-retrospective)**

known as

**20 Percy Street  
Fitzrovia  
London  
W1T 1DZ**

in support of a

**Full Planning and Listed Building Consent Application**

October 2017

Ref.: AW/1562.5

Structural Consultant: Martin Moore BSc CEng MICE MStruct

Nigel Bird Architects is the trading name of Nigel Bird Architects Limited, a company incorporated in England and Wales under the number 7734824  
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Nigel Bird Architects Limited has an associate practice in Sheffield

# Design Statement

## 1. INTRODUCTION & USE

The property is '38 Tottenham Court Road / 20 Percy Street'; a four storey (plus basement) end of terrace building with a mansard roof form, occupying the corner plot of Percy Street and Tottenham Court Road. The property was built during 1764-1770, along with the remainder of Percy Street.

The basement, ground floor and first floors are currently used for retail and are shared by two units ('iSmash' and 'Opera Opera'), with the second and third floors being a single residential flat.



*Photograph of 20 Percy Street, present day.*

## **2. PROPOSAL**

This application concerns minor alterations to the 'Opera Opera' retail unit only (20 Percy Street). The application is part-retrospective, as some of the alterations have already been undertaken.

The proposal is for the following six aspects:

- i. Removal of existing ground floor partition between the two retail units and replacement with a new separating partition. (Retrospective).
- ii. Replacement of the existing door between the ground floor hallway and the display window serving the 20 Percy Street retail unit. (Retrospective).
- iii. Alterations to the signage of the shop front facing Percy Street. (Part-retrospective).
- iv. Reinstatement of an awning to the shop front facing Percy Street.
- v. Installation of wrought iron railings and gate in front of the 20 Percy Street entrance door.
- vi. Re-instatement of the mosaic floor adjacent to the shop front along Percy Street and Tottenham Court Road.

**The proposal is covered in full detail within the accompanying Heritage Statement.**

## **Access Statement**

Access to the 'Opera Opera' retail unit is current via single door off Percy Street. No alterations to this access are proposed.

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