

Design and Access Statement **185/186, Tottenham Court Road,** **London, W1T7PG**

Prepared for **Great Portland Estates Plc**
Prepared by **Adam Wlodarczyk-Black BSc (Hons) MRICS MAPM**
Date **11 July 2018**
Reference **68474/34/AWB/MBo/hlw**

Contents	Page
1. Design.....	3
1.1 Use	3
1.2 Building Area	3
1.3 Building Location.....	3
1.4 Scale	4
1.5 Landscaping.....	4
1.6 Appearance & Justification	4
2. Access	5
2.1 Consultation	5
2.2 Means of Escape	5
2.3 Public Access	5

1. Design

1.1 Use

- 1.1.1 The property comprises a retail unit located within the ground floor of a multi-storey office building on Tottenham Court Road. The unit is currently occupied by Highly Sprung as a furniture showroom, however they will be vacating the unit in due course. The proposed works are being undertaken to enhance the building for re-letting for a tenant that will also occupy the unit as a furniture show room.
- 1.1.2 The works are to be procured on behalf of the applicant, Great Portland Estates. The building's use will not be changed.

1.2 Building Area

- 1.2.1 The gross internal area of the unit is currently approximately 243m² and this will not be altered as a result of the works.

1.3 Building Location

- 1.3.1 The unit is set within the ground floor of a multi-storey office building on Tottenham Court. The unit is located adjacent to other retail units also located on the ground floor of the building. The building is comprises a reinforced concrete frame and with occupied retail accommodation adjacent to the unit and occupied office accommodation above. The site is accessed directly from the Tottenham Court Road.

External Works

- 1.3.2 The proposed development works comprise the replacement of the dated entrance screen with a new polyester powder coated aluminium shop front incorporating toughened laminated glazing and a new manual glazed single door. This development is necessary in order to facilitate a new letting to the premises.
- 1.3.3 The following details an overview of the proposed external works:
- Replacement of the existing shop front with new PPC aluminium shop front incorporating laminated toughened glazing and new single door.
 - Minor repairs and cleaning of the external granite.
 - Redecoration of the external render to Unit 185/186.
 - Replacement of the existing pavement lights which are currently leaking.

Internal Works

- 1.3.4 Internally, the proposed works are to comprise a shell specification in order for the prospective tenant to complete their fit out.
- 1.3.5 The following details an overview of the proposed internal works that will be provided by the applicant as part of the shell works:
- Strip out of the tenant installed ceiling finishes. Existing lights to first floor ceiling are to be isolated and removed. Original plasterboard linings to be retained. Air conditioning units to be retained.

- Remove the existing laminated floors and carpets to the unit.
- Remove the perimeter boxing to the rear elevation in the basement level.
- Remove of the timber window shuttering to kitchen.
- Remove the staircase to 186.
- Increase the structural opening to facilitate a new timber staircase in 186.
- Part removal of internal non load bearing walls.

1.4 Scale

- 1.4.1 There are no proposed changes to the height of the existing external elevations. The proposed shop front will however be increased to replace the existing orange fascia to maximise the shop frontage and natural light into the unit. The prospective tenant will separately apply for planning consent their new signage and shop front fascia.

1.5 Landscaping

- 1.5.1 There are no external landscaped areas within the boundary of the building.

1.6 Appearance & Justification

- 1.6.1 Currently the unit is in poor condition. The new shop front and entrance door is necessary to revert the unit back into a condition that is suitable for re-letting and to facilitate the completion of a letting with the prospective tenant.

2. Access

2.1 Consultation

- 2.1.1 No detailed consultation with the general public is planned prior to the project works given the simple nature of the works.
- 2.1.2 The scheme has been prepared based upon information provided by our Client together with our professional experience in dealing with matters of this nature.

2.2 Means of Escape

- 2.2.1 No works that affect the means of access or escape to and from the building are proposed.

2.3 Public Access

- 2.3.1 Access to the building will remain as existing. There is no intention to alter the existing access arrangements as part of the proposed works. There will however be a partial closure of the pavement in order to replace the shopfront and pavement lights.
- 2.3.2 Access to the main entrance of the unit is via Tottenham Court Road.
- 2.3.3 Vehicular access is also by Tottenham Court Road. There is no parking on site. There are however good transport links in the area with several bus links nearby as well as Goodge Street and Tottenham Court Road underground stations.