

H U N T E R
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Design, Access & Heritage Statement

The Court
108A Tottenham Court Road
Fitzrovia,
London,
W1T 5AA

On behalf of: Mitchells & Butlers

Introduction

This statement has been prepared to accompany an application for the alterations and development proposal at The Court, Fitzrovia which includes alterations to no. 2 Maple Street, Fitzrovia.

The idea of this statement is to show how we as designers wish to take into account the historical values of not only the building but the surrounding environment to help preserve its beauty and history by designing for a purpose with form and function. We believe that it is important that any changes to The Court are in context with neighbouring streets and surrounding local area as well as respecting the nearby buildings. The changes would also need to fulfil the actual function that was in hand and also work with the existing fabric. This statement will assess the building in terms of historic and architectural interest and context of the local planning policy with a view to the application to refurbish the internal and external areas of the building.

General building information

CAMDEN TQ2982SW MAPLE STREET 798-1/93/1102 (North side) 14/05/74 No.2 II. Terraced house and later shop, now forming part of The Roebuck Public House (adjacent section not included). c1777-8. Multi-coloured stock brick with later yellow stock brick patching. Stucco ground floor. Wooden shopfront with pilasters carrying entablature with inswept frieze and projecting cornice. Shop window and doorway altered in C20. Gauged red brick flat arches to recessed sash windows. Parapet. INTERIOR: not inspected. (Survey of London: Vol. XXI, Tottenham Court Road and Neighbourhood, St Pancras III: London: -1949: 47). Listing NGR: TQ2933982093

Description of Works

All works will be to the highest standard and any areas affected will be made good to ensure full respect and acknowledgement of the buildings history. An overall refurbishment is necessary as the layout, furniture and finishes have become 'tired' as a result of a long period without a refurbishment, changes will include; the installation of a new external raised platform seating area, the removal and replacement of fixed seating and screens, the installation of new drinks shelves, altering and adapting the bar counter and back fitting, new door leaves and new tiled wall finishes. See drawing 2066-104 for more information.

Design Statement

The Court has long played an integral role in the social and economic life of Fitzrovia. This proposal reflects our clients desire to reinforce the buildings position to the residents of the area and to customers who will return and, also, recommend the establishment to others thereby increasing its importance to the local economy by offering improved bar facilities. The design philosophy of the proposal is to interfere with the authentic charm that already exists as little as possible but recognises the need for the development to enhance the existing space by developing the internal areas.

Impact Statement

We believe our proposal for this grade II listed building will protect its heritage. By removing the previously added modern features such as the existing screens and bar back fitting and altering them will not affect the heritage of the interior and still respect the buildings' history. In regards to the external areas, the scheme will be sympathetic to the building but will create a far better space for guests to enjoy and therefore, enjoy visiting the listed building.

External Proposed Platform Justification

We originally planned to replace the existing dilapidated tarmacked external floor finish that meets the pavement with a new suitable tiled floor finish to enhance the buildings entrance and curb appeal to passers-by. Although this was our desired and most logical proposal, upon closer inspection of the area we discovered that the area of flooring we proposed to break through and replace was in a very poor state of repair and to break through this area would result in going directly through to the basement below. Given our newly found situation the only logical solution to the problem of a tired, unsafe and unattractive external seating area had now become to install a slightly raised area of 150mm matching the height of the existing first step on the far left of the maple street elevation. The existing external staircase has an adjacent screen to prevent the trip hazard it creates and as our proposed platform could create a potential trip hazard we have took similar precautions when designing the area and by adding sizeable planters with greenery to all sides of the platform, custom A-framed bench seating to reach the edge of the platform and a bold patterned tile we feel any trip hazard from the sides or front will be nullified.

Existing Images of External Seating Area



General items

1. Full new decorations scheme internally & externally.
2. New floor finishes within the public house
3. Allow for general repairs to any timberwork and any other damaged items.
4. New light fittings to be installed.
5. New (loose and fixed) furniture to be installed. All upholstery to be fully compliant with current standards.
6. All existing items retained during the scheme to be cleaned to ensure suitable to new scheme.
7. Allow for new elects. Supply to new TV positions indicated on plan.

Access Statement

Our client, Mitchells & Butlers, is committed to improving the products and services offered to all customers, they fully intend to comply with all current regulations and good practice.

The physical limitations of the area provide some constraints being a Grade II Listed building; however, it is our intention to make the proposed scheme as accessible as possible in compliance with Local Planning Policy and the Equality Act 2010.


Summary

We believe that our proposal for, and our clients' commitment to the Court; secure the following strategic planning objectives -

- ensure the premises ongoing commercial viability
- preserve and contribute to the character and appearance of the area
- create an attractive place for people to visit
- enhance an existing amenity to the local community, and, achieves all of the above in a manner that respects historical importance of the area and the eclectic mixture of the neighbouring buildings and surroundings within the town.

DAVID MEREDITH

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Agent



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Signed

15.11.18

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Date