

DESIGN AND ACCESS STATEMENT

127A Tottenham Court Road, London.

This Design and Access Statement has been prepared to accompany a planning and related advertisement consent application for a new shopfront and internally illuminated signs at 127A Tottenham Court Road, London.

This small unit is currently vacant, having recently been occupied by a camera and mobile phone shop and has a glazed frontage, split by a structural column that supports the upper floors of the hotel above, resulting in the main shopfront being on the Warren Street side of the unit and a small window only frontage to the Grafton Street side of the unit. The existing entrance into the unit is recessed.

It is proposed to remove the existing shop front and replace it with a new fully glazed shop front located at back of pavement edge so that the entrance to the unit is flush to and at grade with it and accessed via a frameless glazed door. The glazed windows will be set within thin aluminum frames under a new internally illuminated fascia sign, set across the whole of the unit's frontage. A projecting sign will be fixed onto the main fascia sign.

The resultant shop unit will present a modern glazed frontage to Tottenham Court Road with a less cluttered signage display than that of the previous business that occupied the unit.

In providing a flush frontage across the back edge of footway the new shopfront also removes a recessed entrance to the unit. This reduces any chance of litter being deposited in the former recess and removes the ability for any anti-social behavior taking place.