

119 SHAFTESBURY AVENUE, COVENT GARDEN, LONDON, WC2

DESIGN AND ACCESS STATEMENT PLANNING SUBMISSION

February 2019



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1.0 INTRODUCTION

1.1 EXECUTIVE SUMMARY

119 Shaftesbury Avenue is not listed but is a building of architectural merit consisting of four existing floors above ground located along the northern side of Shaftesbury Avenue near to Cambridge Circus.

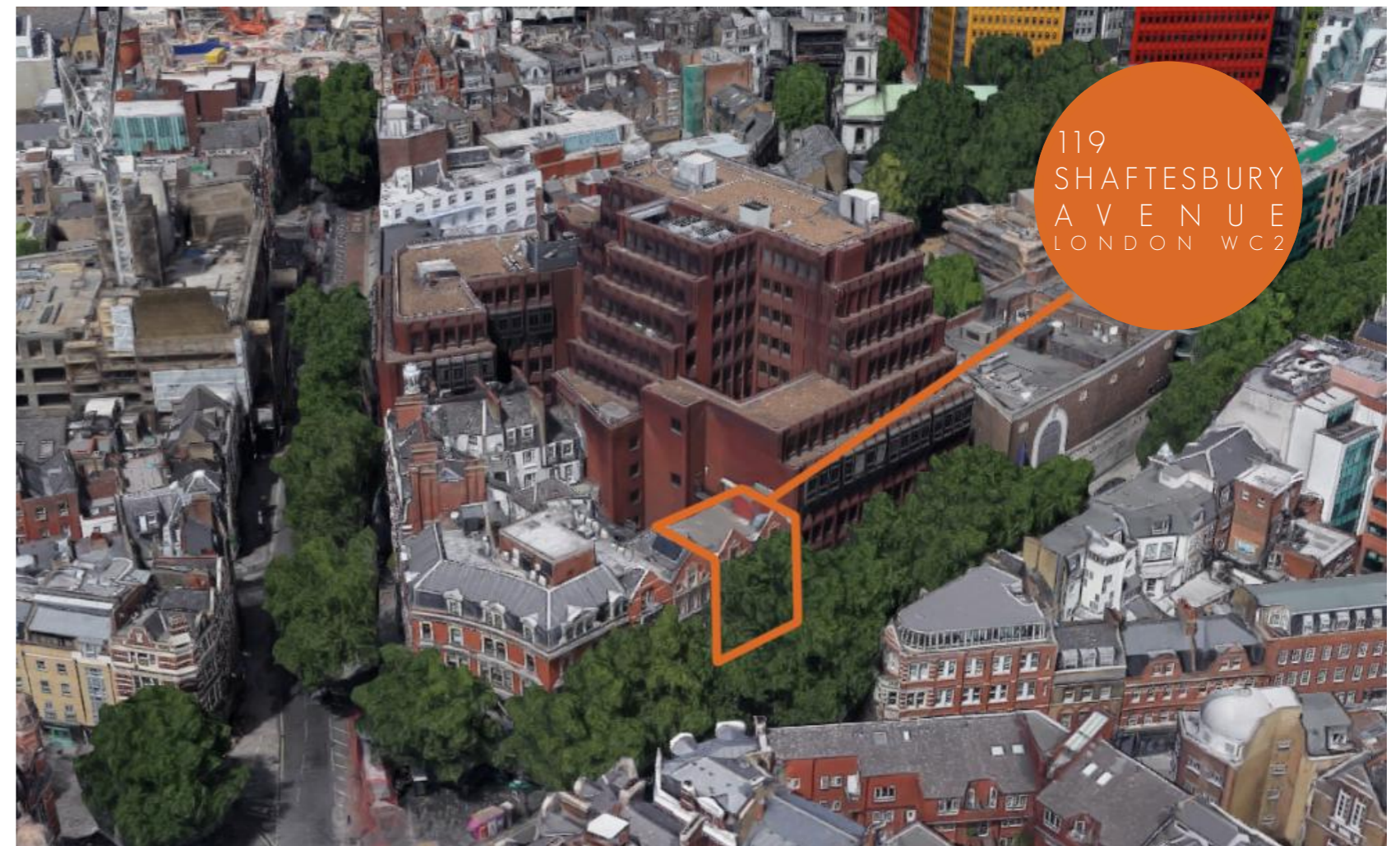
The site is bounded by Charing Cross Road to the south west and Shaftesbury Avenue to the south east. Through extensive refurbishment of the building, the proposal seeks to create high-quality B1 office space on upper floors 1, 2, 3 and 4 whilst maintaining existing A1 retail use and the current occupying tenant at ground floor and basement level.



Existing OS map 1:1250

An additional fifth storey is proposed to compliment the scheme, set-back from the street frontage it would provide additional B1 office space with accessible WC to serve all office floors behind the large existing roof gables. The proposed roof extension would not be directly visible from street level below and only slightly visible from a distance and standing in a very specific location. This has been demonstrated with the use of 3D modelling visualisation and 2D plans.

The existing two entrances at street level from Shaftesbury Avenue will be maintained and utilised to provide a single entrance to serve the existing A1 retail unit, whilst the second entrance will provide access to the proposed B1 office spaces created on the upper floors of the building. A new 6-person through lift will serve both the offices on the upper floors, including proposed fifth floor extension and existing retail unit on the lower floors of the building improving accessibility for all building users.



Existing birds eye view

DESIGN & ACCESS STATEMENT

Use

A change of use from A1 to B1 is proposed for the upper floors of the building on floors 1, 2, 3 and 4 with the proposed addition of a fifth storey extension with set-back. The lower floors of the building will remain as existing A1 retail on the basement and ground floors.

Amount

There will be a slight uplift in floor area. The additional fifth floor extension proposed will provide approx. 73.5 m² GIA on top of the existing 643.7 m².

Layout

The existing layout is to be broadly maintained, with minor internal alterations to accommodate a separate entrance to the proposed offices on the upper floors. It is proposed that the existing passenger lift will be changed to a larger more contemporary lift to serve all existing and proposed floors of the building. The upper floors will require some minor internal alterations to accommodate the change of use from A1 retail to B1 office to provide suitable high-end open plan office space.

Access

Access to the building for both retail and the proposed offices will be maintained from Shaftesbury Avenue with no proposed alteration to the existing retail entrance door on the left of the elevation. A new entrance will be established for access to the proposed offices through an existing retail door on the right side of the elevation.

Scale

There is a slight increase in the proposed scale and massing of the building to accommodate the proposed additional fifth storey extension with set-back. This is demonstrated within the 3D massing model visualisation that demonstrates this is not apparently visible from the street views on Shaftesbury Avenue.

Landscape

The application is seeking to provide a small roof terrace to serve the new offices proposed. The terrace and glass balustrade will be set away from the building's parapet and large existing roof gables so not to be seen from street level.

Appearance

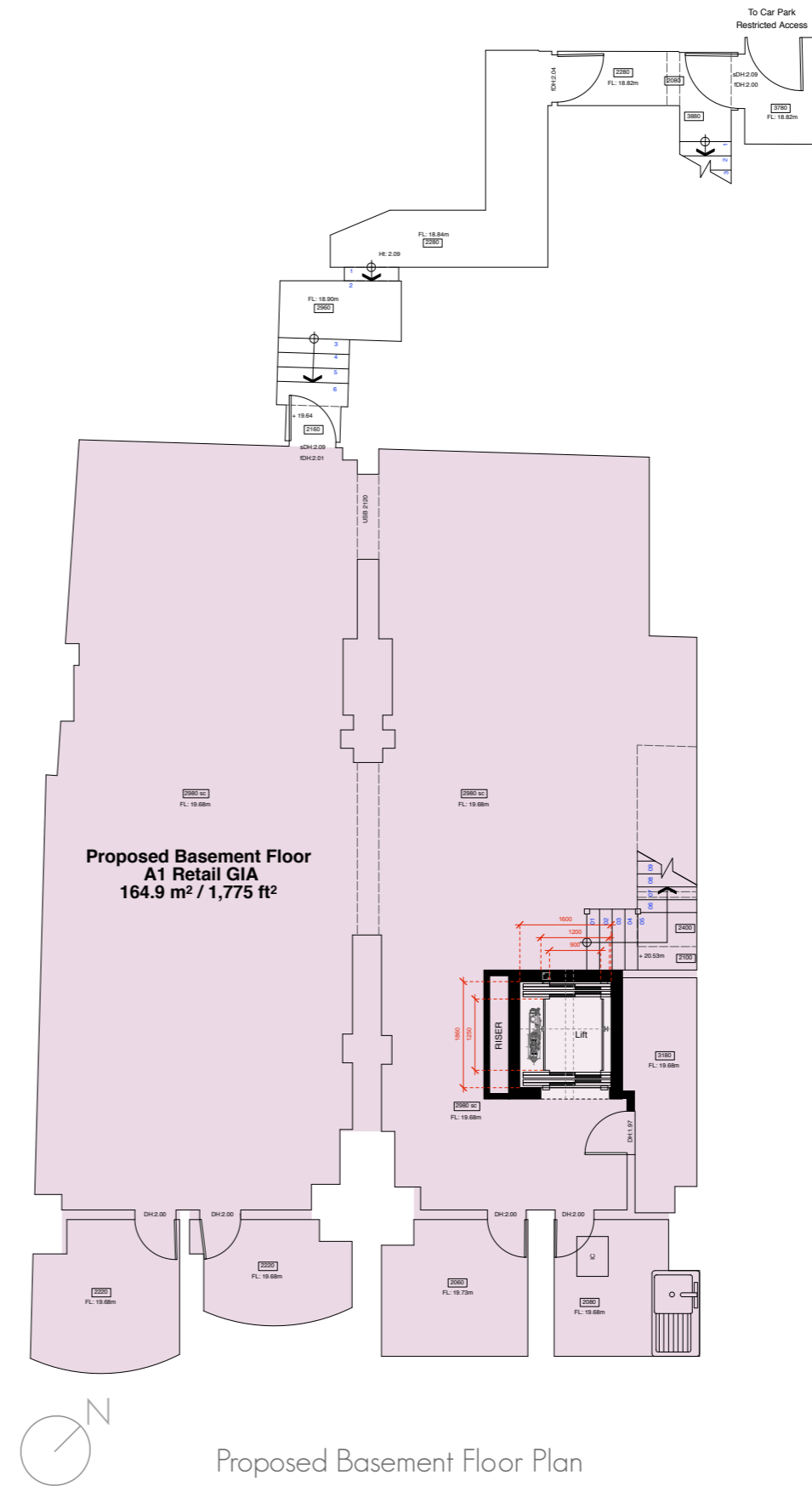
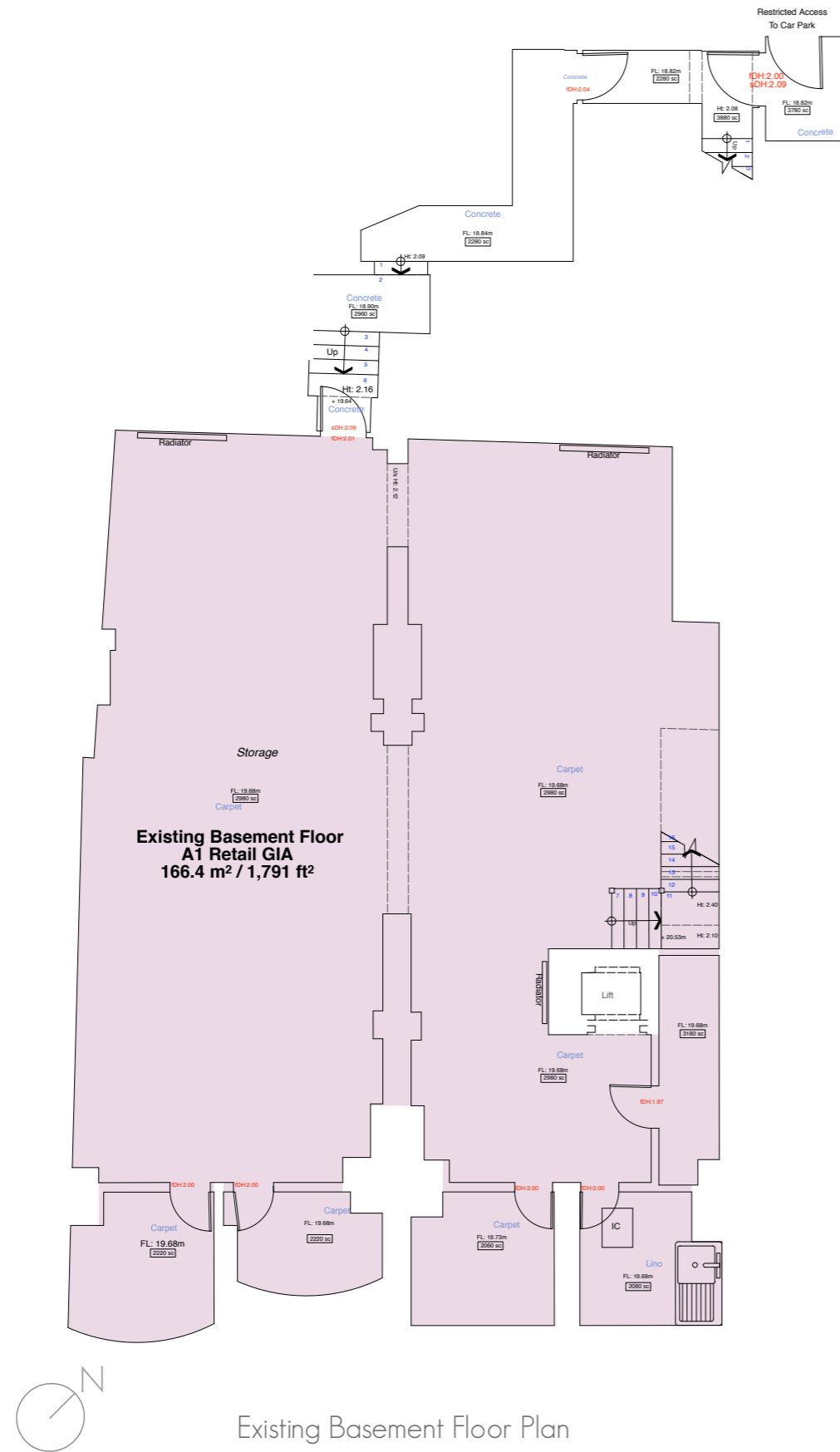
The application is seeking some minor alterations to the existing shopfront on Shaftesbury Avenue to create a new separate entrance that will serve the proposed B1 offices on the upper floors. The existing right hand door will be utilised as an office entrance with some minor internal alterations to partition the entrance from the existing A1 retail unit. The roof extension and terrace addition has been carefully considered so as not to change the original building appearance. A proposed set-back from the existing building parapet edge and large existing roof gables would obscure much of the proposed development beyond.

The proposal would in addition be obscured from view by neighbouring properties being nestled between the height of the large existing flank wall of 125 Shaftesbury Avenue and existing pitched roof of 117. Although the roof pitch is slightly lower, there is little impact of proposing an additional storey on the street scene from street level below. We have selected a material finish that is sympathetic to the existing building and blends harmoniously with the surrounding buildings. The use of glass balustrades around the proposed terrace and full height glazing with playful reveals further reduces any visual mass to the existing streetscape.

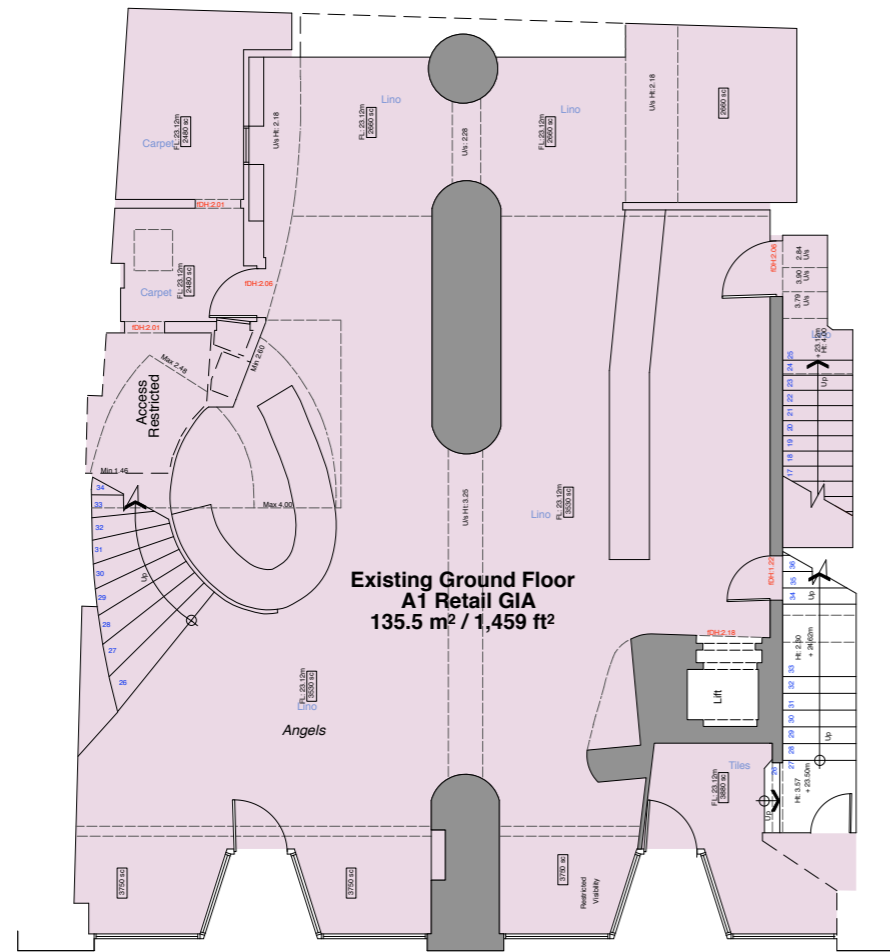
Inclusive Design & Access

The building currently does not have level access. There is an existing single step-up from street level to ground floor level. It is not expected that this existing configuration could be changed. Once at ground floor level the building is fully accessible using the proposed upgraded accessible passenger lift. An accessible WC is proposed within the newly created extension for use by all office floors. In addition, a single WC has been demised to each office floor with three additional WCs provided within the communal main stair areas to serve all tenants.

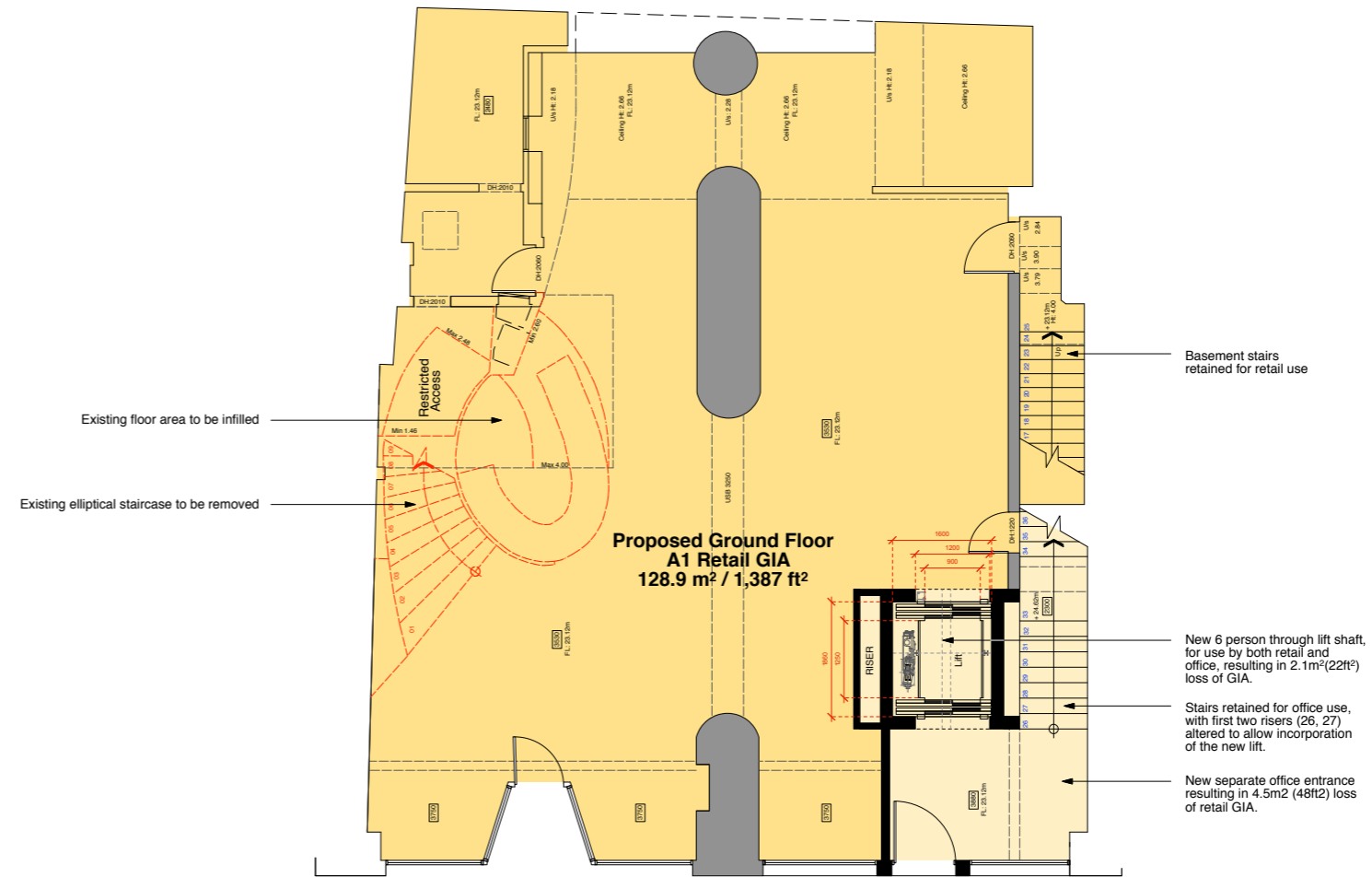
EXISTING VS. PROPOSED FLOOR PLANS



EXISTING VS. PROPOSED FLOOR PLANS

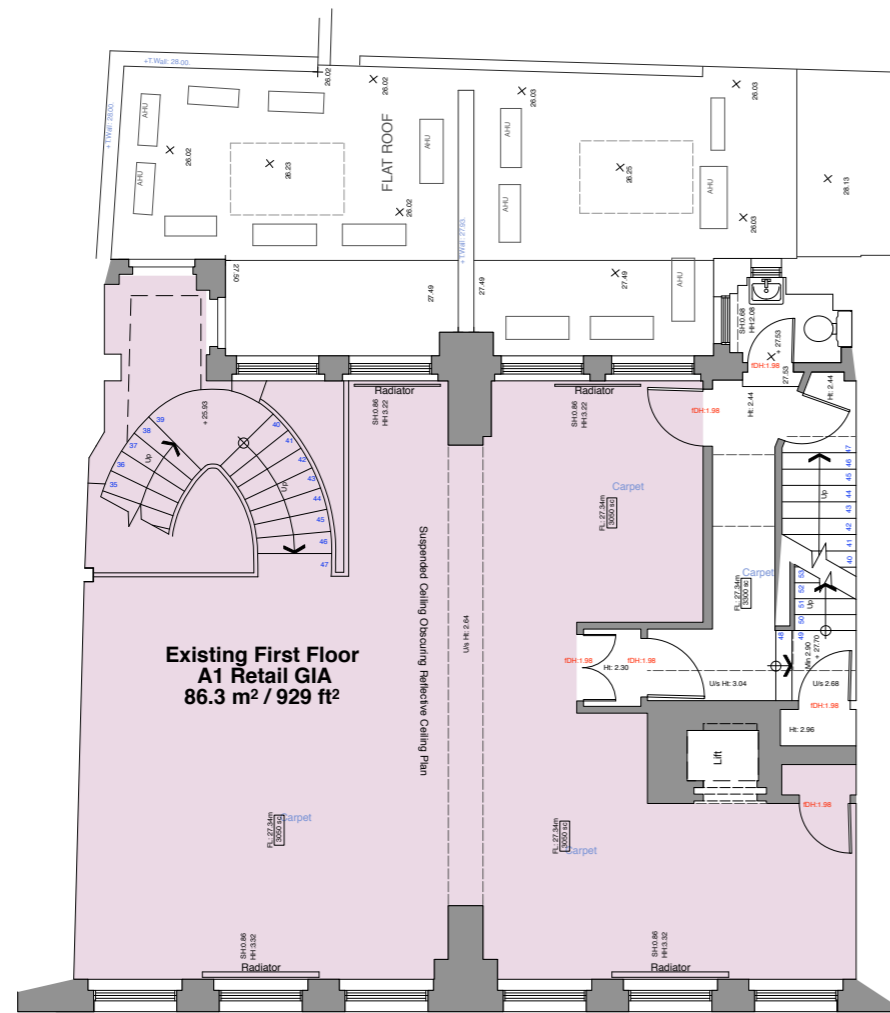


Existing Ground Floor Plan

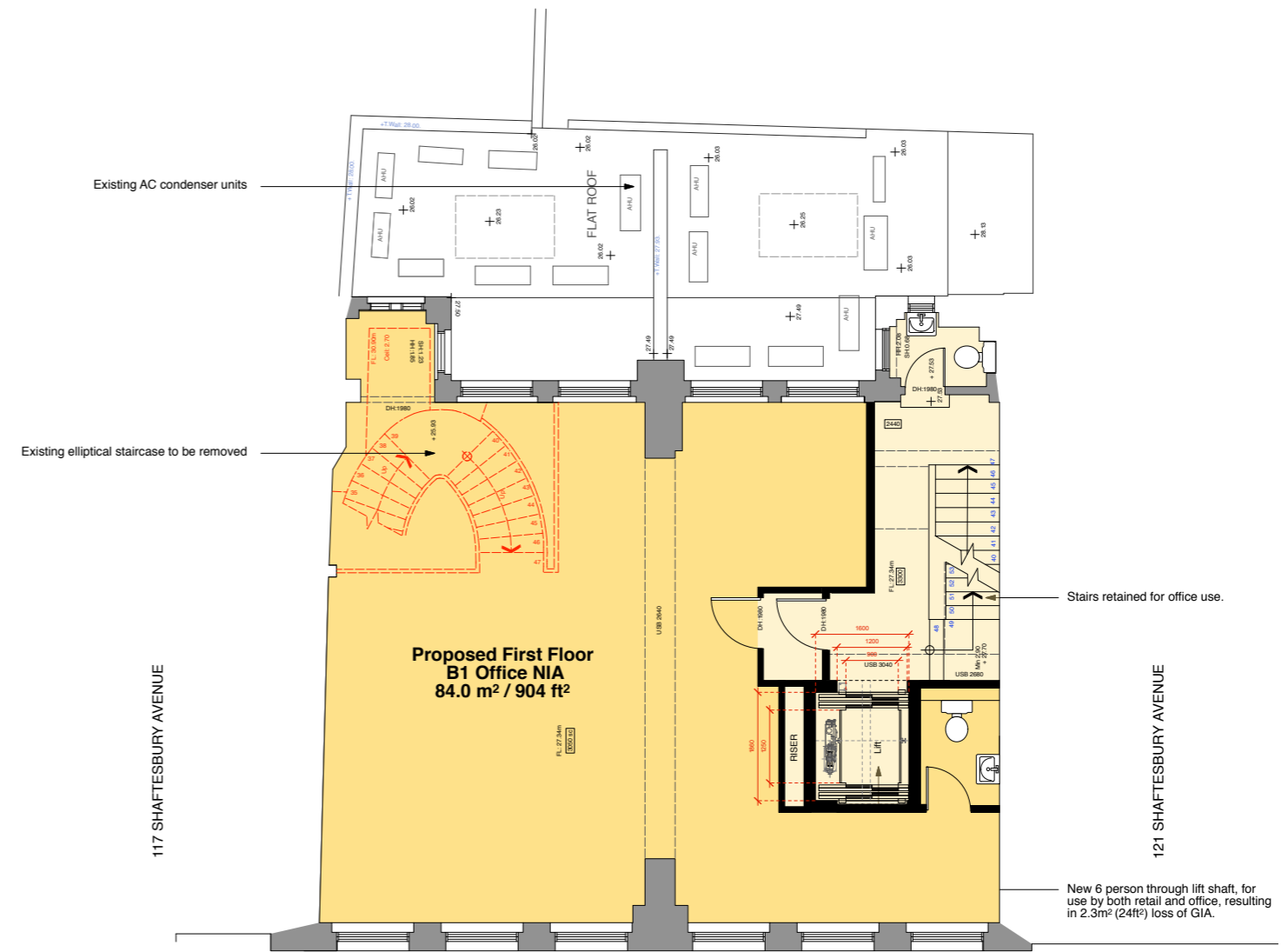


Proposed Ground Floor Plan

EXISTING VS. PROPOSED FLOOR PLANS



Existing First Floor Plan

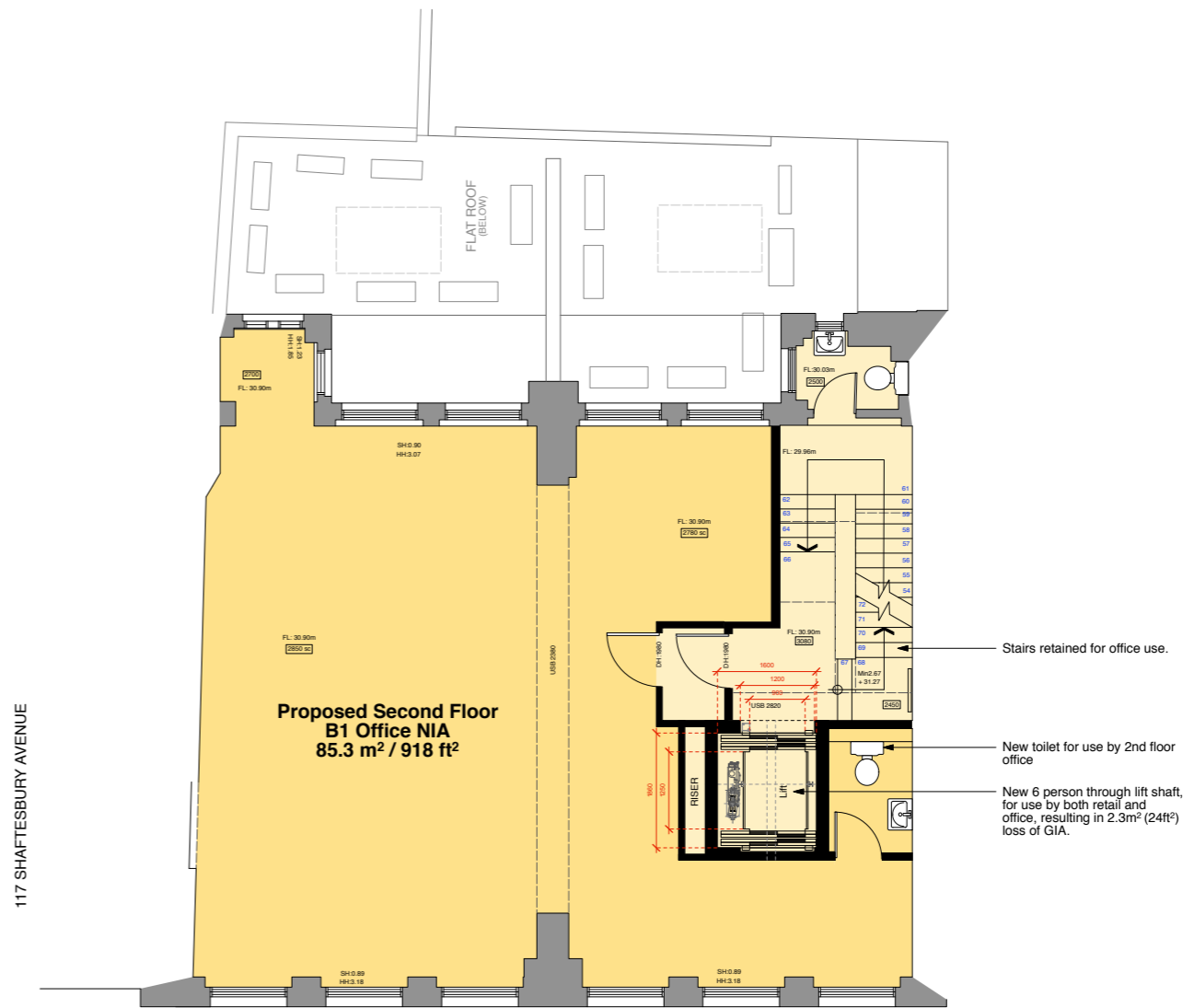


Proposed First Floor Plan

EXISTING VS. PROPOSED FLOOR PLANS



Existing Second Floor Plan



117 SHAFTESBURY AVENUE

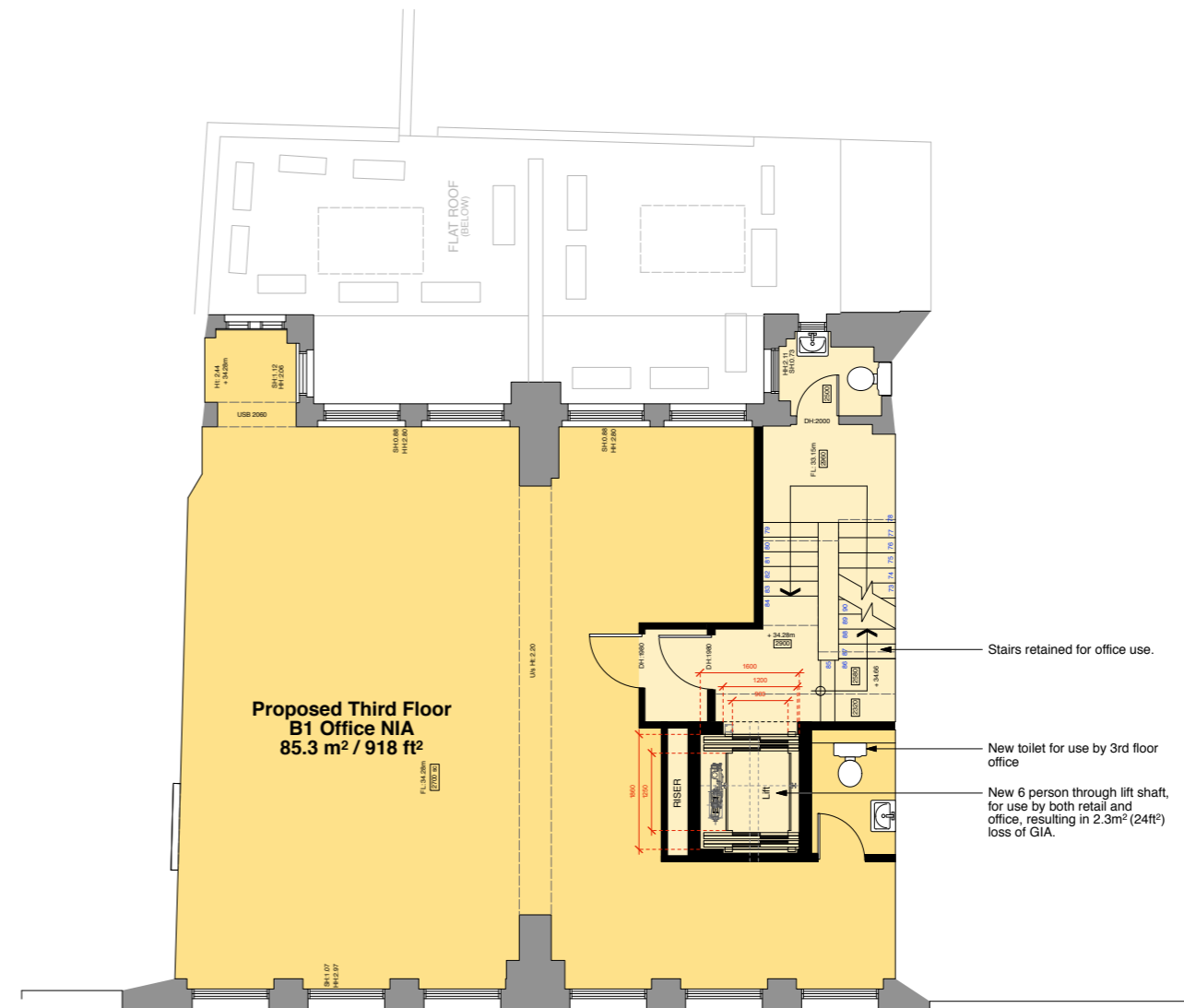


Proposed Second Floor Plan

EXISTING VS. PROPOSED FLOOR PLANS

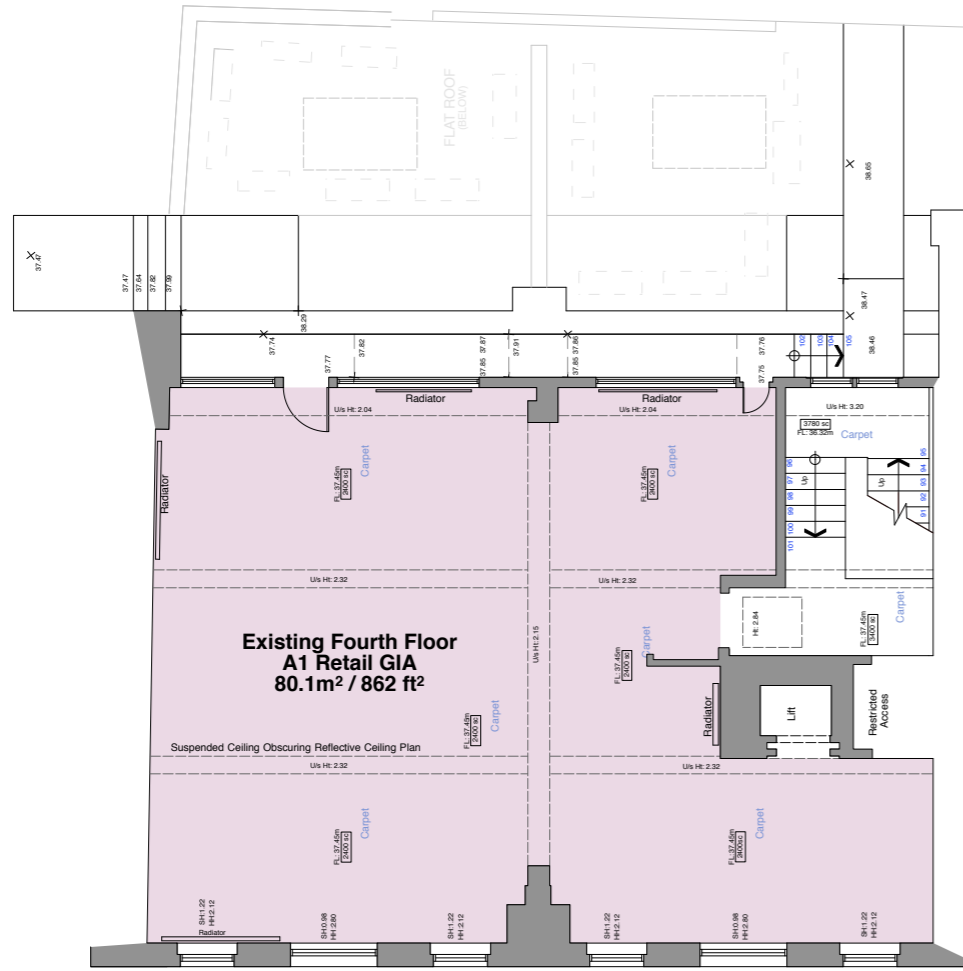


Existing Third Floor Plan

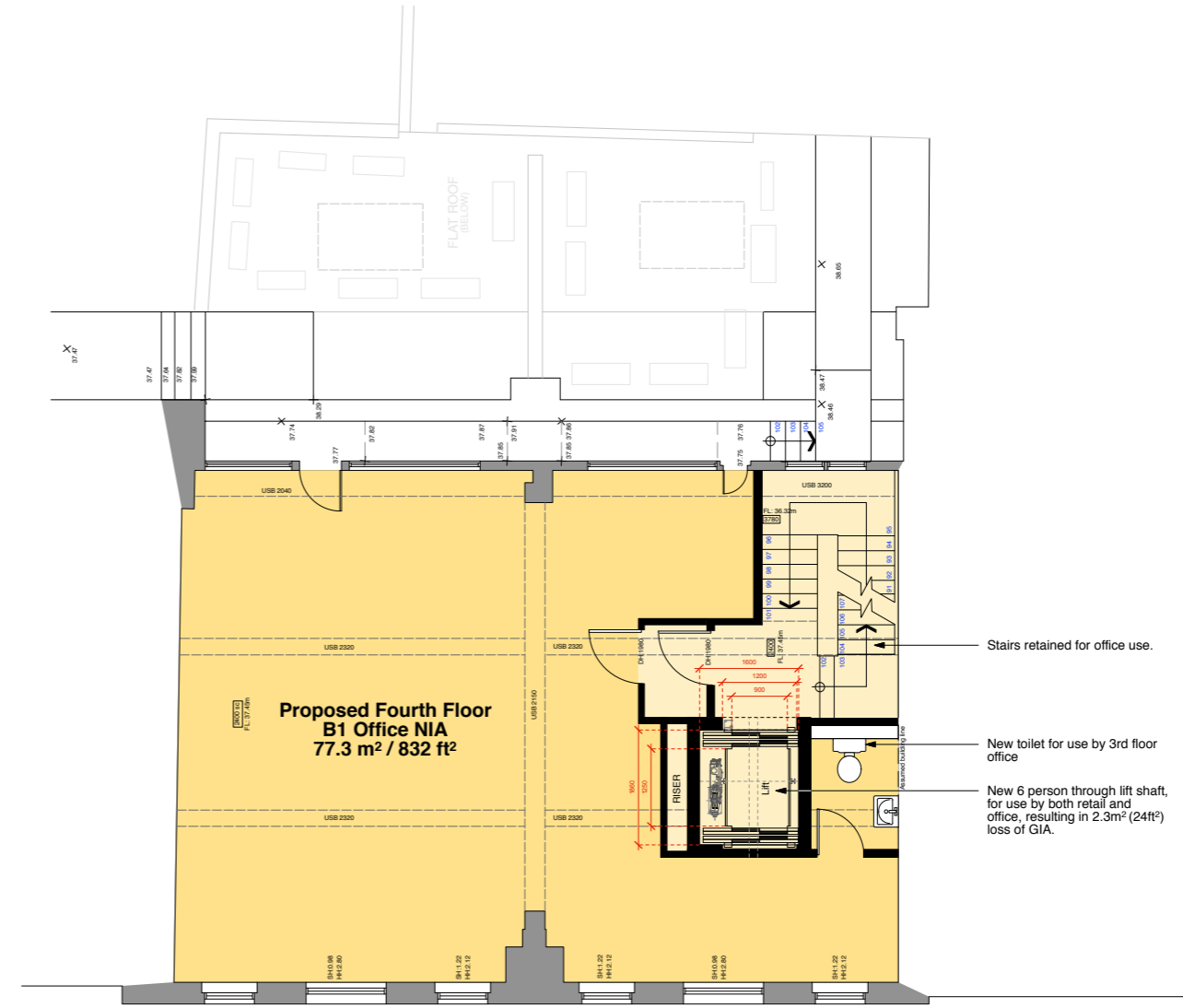


Proposed Third Floor Plan

EXISTING VS. PROPOSED FLOOR PLANS



Existing Fourth Floor Plan



Proposed Fourth Floor Plan

DESIGN PROPOSAL - EXTERNAL
MAIN ENTRANCE SHAFTESBURY AVENUE

2.0

SHAFTESBURY AVENUE - EXISTING ELEVATION



SHAFTESBURY AVENUE - PROPOSED ELEVATION



SHAFTESBURY AVENUE - PROPOSED SHOPFRONT ALTERATIONS

- Relocate existing entrance door to right of front elevation whilst being sympathetic to the existing timber glazing shop frontage. This enables the creation of the accessible waiting space required internally for the passenger lift serving the upper office floors of the building. In addition, it would remove the recessed covered external space along the frontage that is desirable for rough sleepers and anti-social behaviour.
- Make alterations to the timber shopfront windows to accommodate the relocation of the right hand door to provide a distinctive but sympathetic separate office entrance door.
- Make alterations to the shopfront fascia signage, removing Angels branding from the right hand fascia above the shopfront. The fascia's are to be divided appropriately between the existing retail retained on the left side and the proposed office entrance to be provide on the right side.



Existing retail timber shopfront with branding photograph



Existing shopfront door location / colour



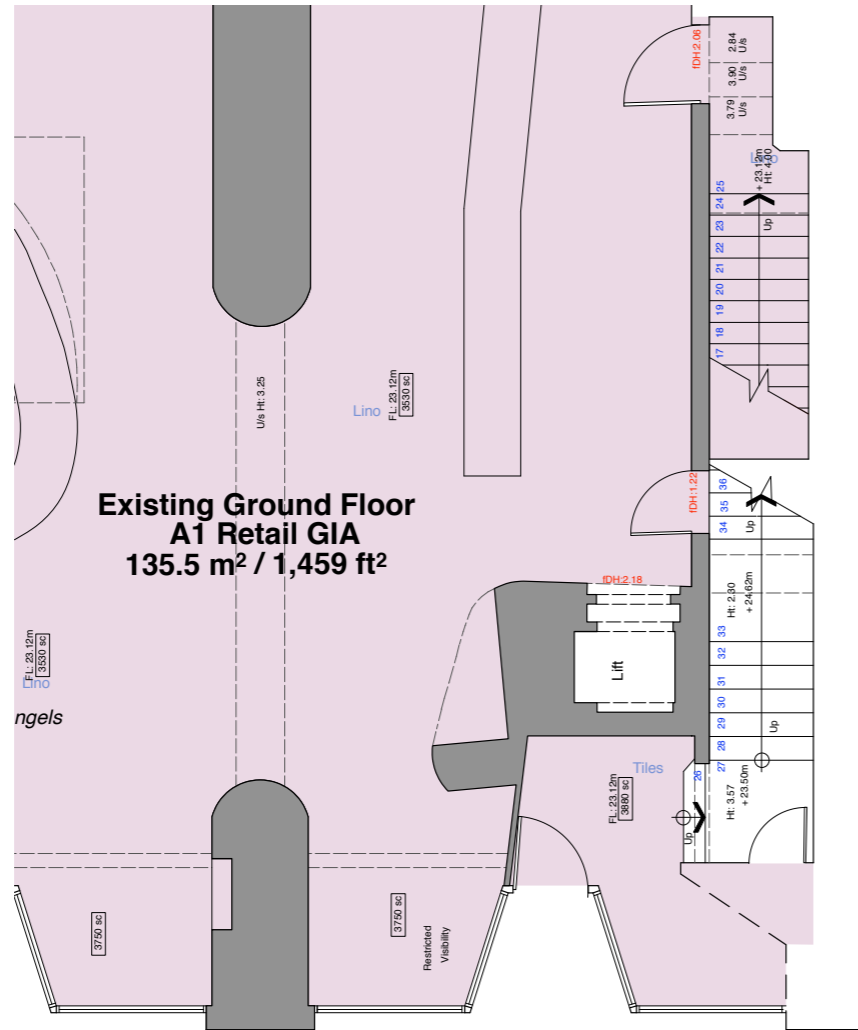
Proposed alterations to shopfront / colour

DESIGN PROPOSALS - INTERNAL

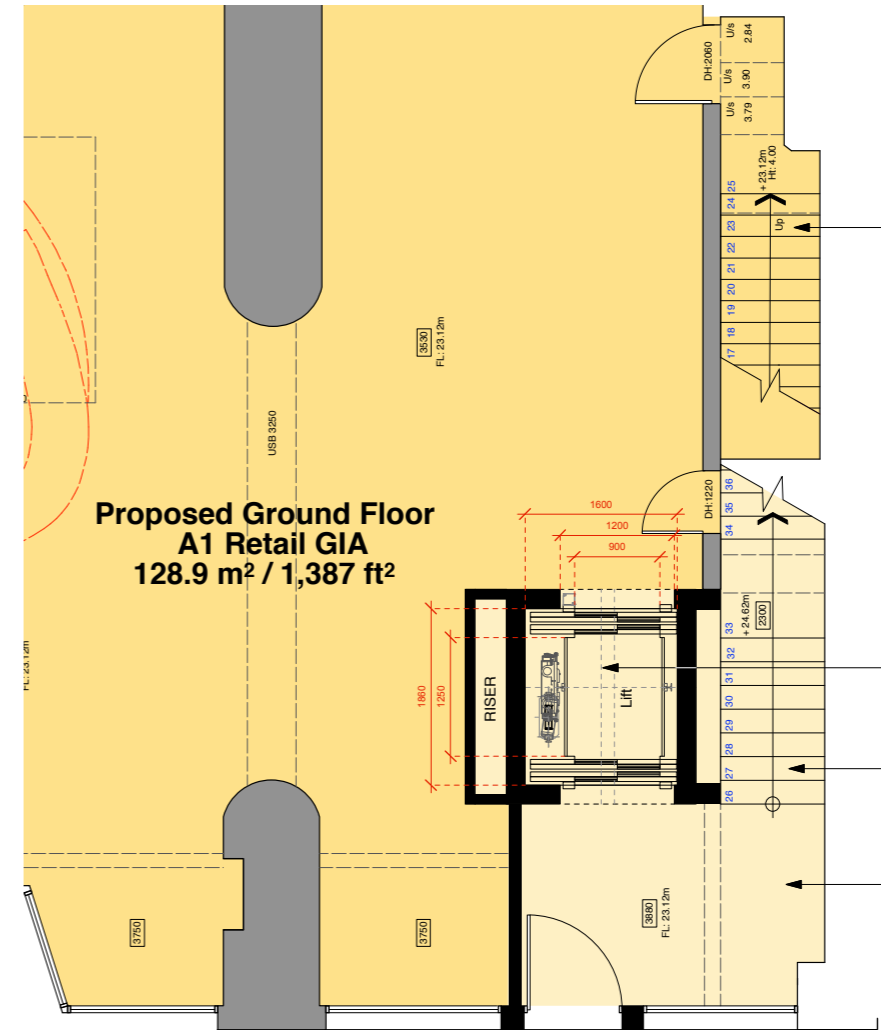
3.0

EXISTING GROUND FLOOR OFFICE ENTRANCE ALTERATIONS

- Existing right hand shopfront door to be utilised for the proposed office entrance to upper floors.
- New 6 person lift to serve proposed B1 offices and existing A1 retail at ground and basement floors.

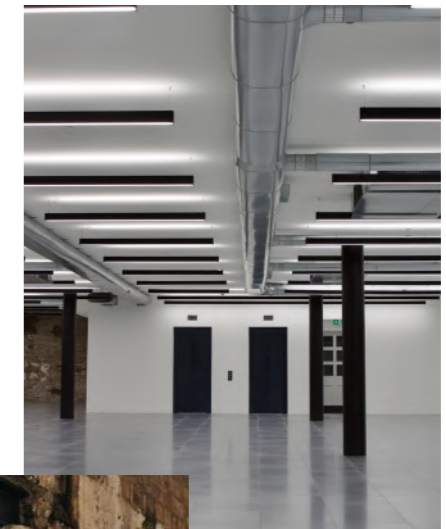
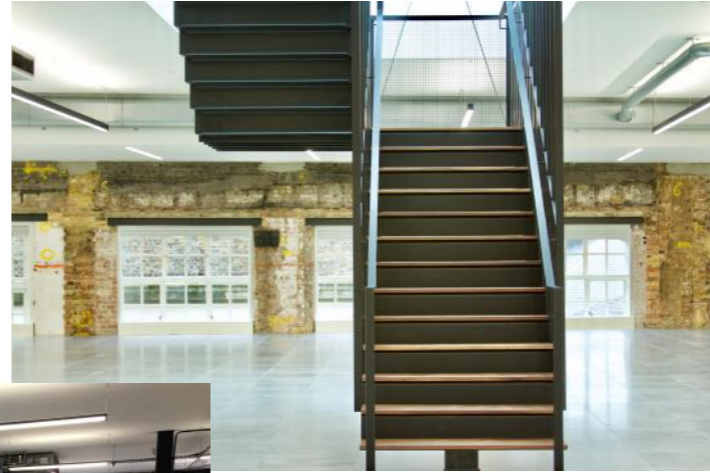


Existing Ground Floor Entrance

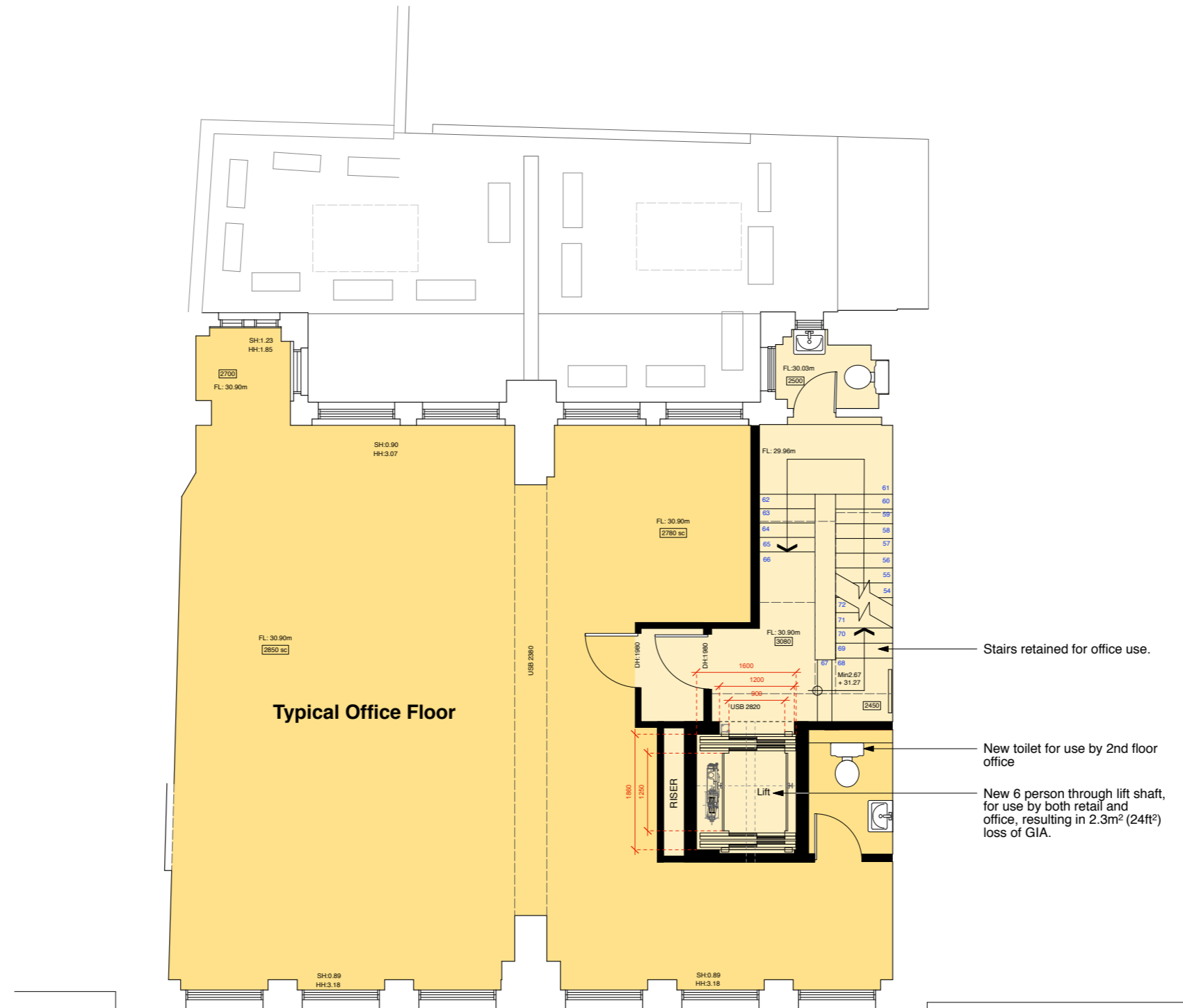


Proposed Ground Floor Entrance

INTERIOR DESIGN - MATERIALS & FINISHES



OFFICE - TYPICAL LAYOUT



Stairs retained for office use.

New toilet for use by 2nd floor office

New 6 person through lift shaft, for use by both retail and office, resulting in 2.3m² (24ft²) loss of GIA.

 Proposed Typical Office Floor

DESIGN PROPOSALS - ROOF LEVEL

4.0

EXISTING ROOF AERIAL



Aerial View - Facing North



Aerial View - Facing East



Aerial View - Facing South



Aerial View - Facing West

PROPOSED BIRDS EYE VIEW - ADDITIONAL STOREY



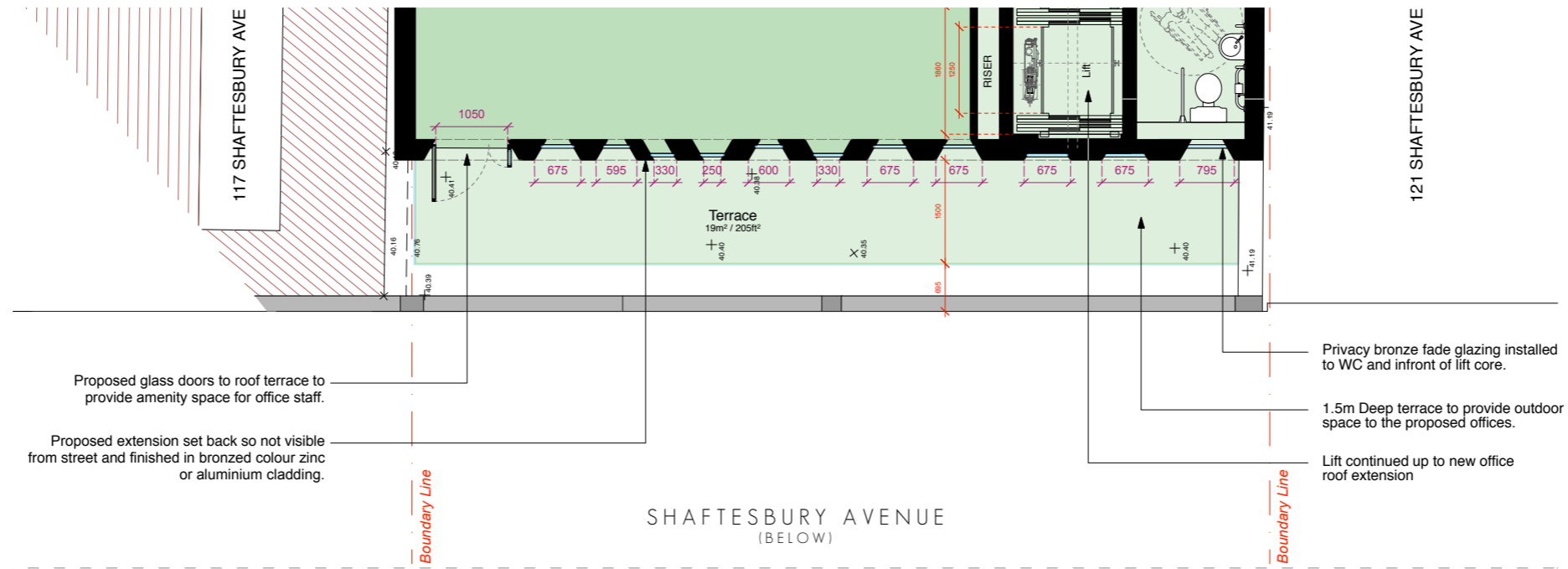
Existing Aerial Photograph

Vs

Proposed Model Extension



PROPOSED ROOF TERRACE



Proposed External Terrace

AERIAL MASSING / VISUALISATION



Existing Aerial View - Facing North



Existing Aerial View - Facing West



Proposed Aerial View - Facing North



Proposed Aerial View - Facing West

STREET SCENE VIEWS



Existing Street View looking towards Cambridge Circus.



Proposed Street View looking towards Cambridge Circus.

STREET SCENE VIEWS

Model view opposite 119 Shaftesbury Avenue with extension.



Photograph view opposite 119 Shaftesbury Avenue.



STREET SCENE VIEWS

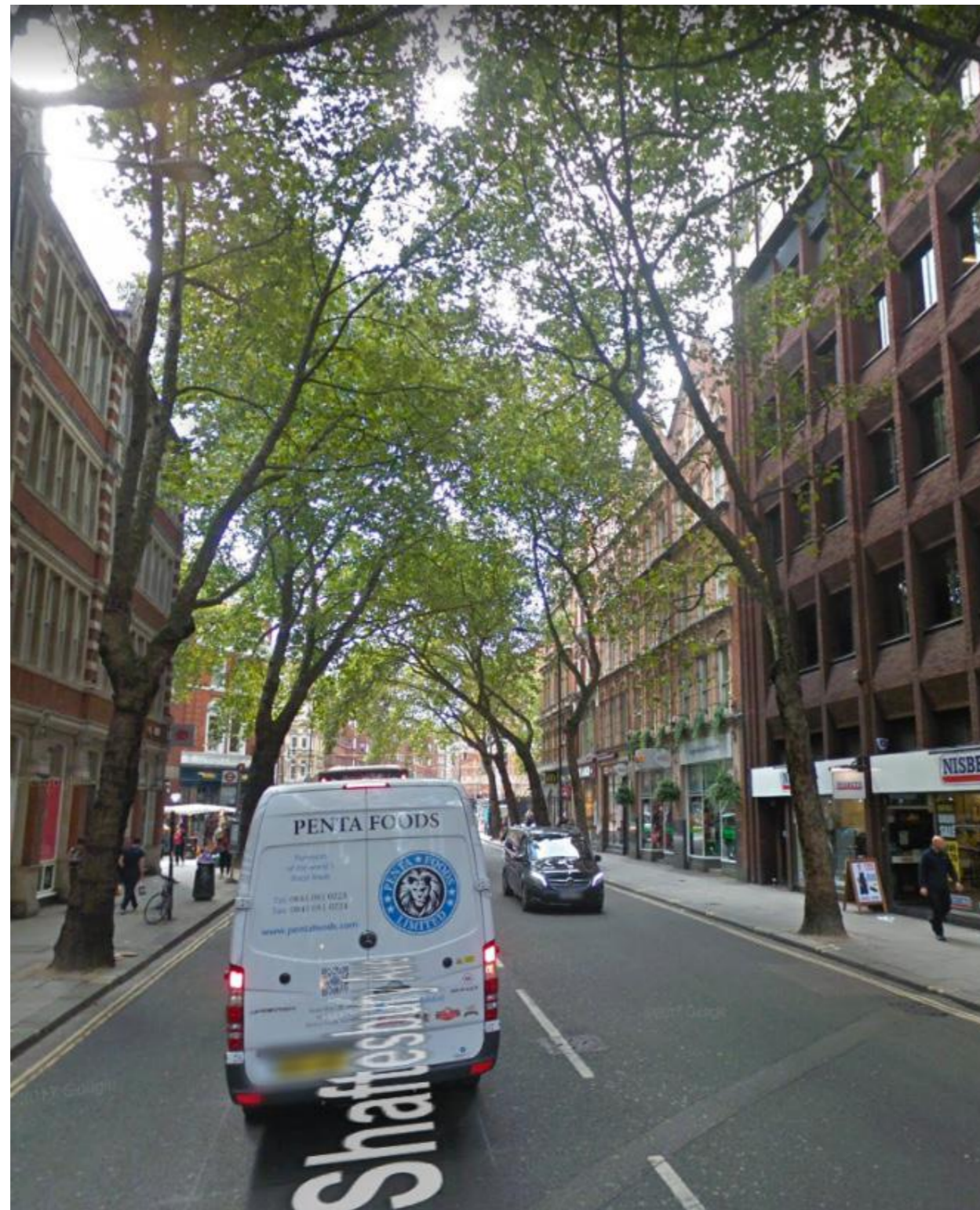
Model view with extension from Cambridge Circus partially visible between gables.

Photograph view from Cambridge Circus facing north.

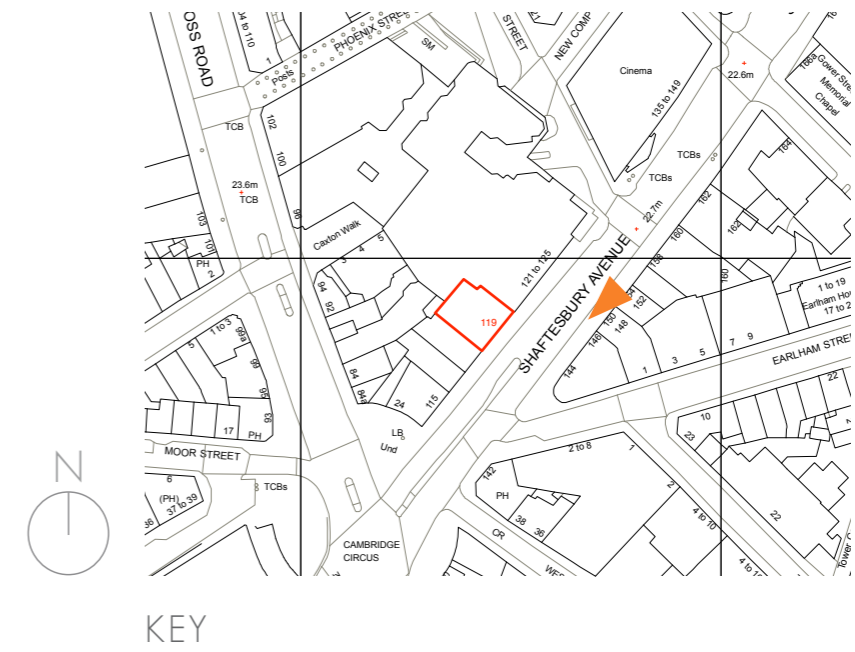


STREET SCENE VIEWS

Photograph view on Shaftesbury Avenue facing west.



Model view showing proposed extension is obscured.



STREET SCENE VIEWS

Photograph aerial view on Shaftesbury Avenue facing east.



Model showing aerial rear view of extension.



STREET SCENE VIEWS

Existing street view on Shaftesbury Avenue standing at Ground Plan and Section AA location B.



Proposed street view on Shaftesbury Avenue from Ground Plan and Section AA location B.

