



Localised Alterations to External Façade- Butler House 177-178 Tottenham Court Road
“Design Access Statement”

Prepared by HamburyHird Design Ltd. Issue Date: APRIL 2019



HamburyHirdDesign

1.0 Introduction

This Design Access Statement has been prepared to support localised alterations to the external façade for 177-178 Tottenham Court Road

The property is owned by Lazari Investments Ltd. The Ground Floor is occupied by 'Calligaris' (a contemporary furniture shop) and the remaining upper floors (Levels 1-6) are tenanted office accommodation. Each lettable floor plate is approximately 1,027 sq.ft. plus the common parts (lift, lobbies and access stairs)

Several of the office floors are currently untenanted. To raise the profile of the property and attract potential tenants the Landlord wishes to enhance the external main entrance to levels 1-6



Butler House, 177-178 Tottenham Court Road

1.0 Site Context

Whilst the overall building is 7 storey's high (+ a basement). The localised entrance to the office accommodation, Levels 1-6, is accessed from the Main High Street of Tottenham Court Road.



Red Line indicates main entrance to Levels 1-6 of 177-178 Tottenham Court Road Office Accommodation

2.0 The Proposals

The proposal is to swap out the existing main entrance door with a new glazed full height, full width powder coated metal door.

Create new canopy over main entrance

Remove overhead signage panel and replace with rear illuminated powder coated panel (Ral 9016 Dark Grey)

Clean existing stone cladding

Renew existing door for full height/ full width glazed entrance door (Ral 9016)



Existing Main Entrance to 177-178

2.0 The Proposals

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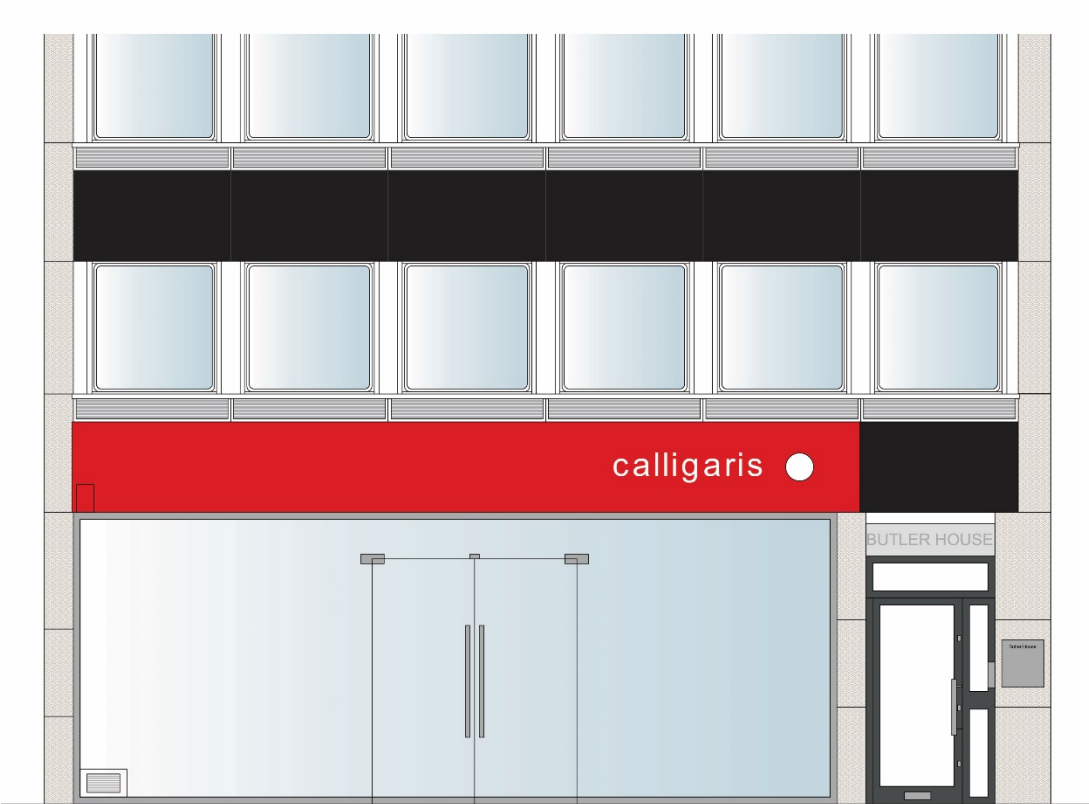


Concept Image of Proposed Canopy over Main Entrance

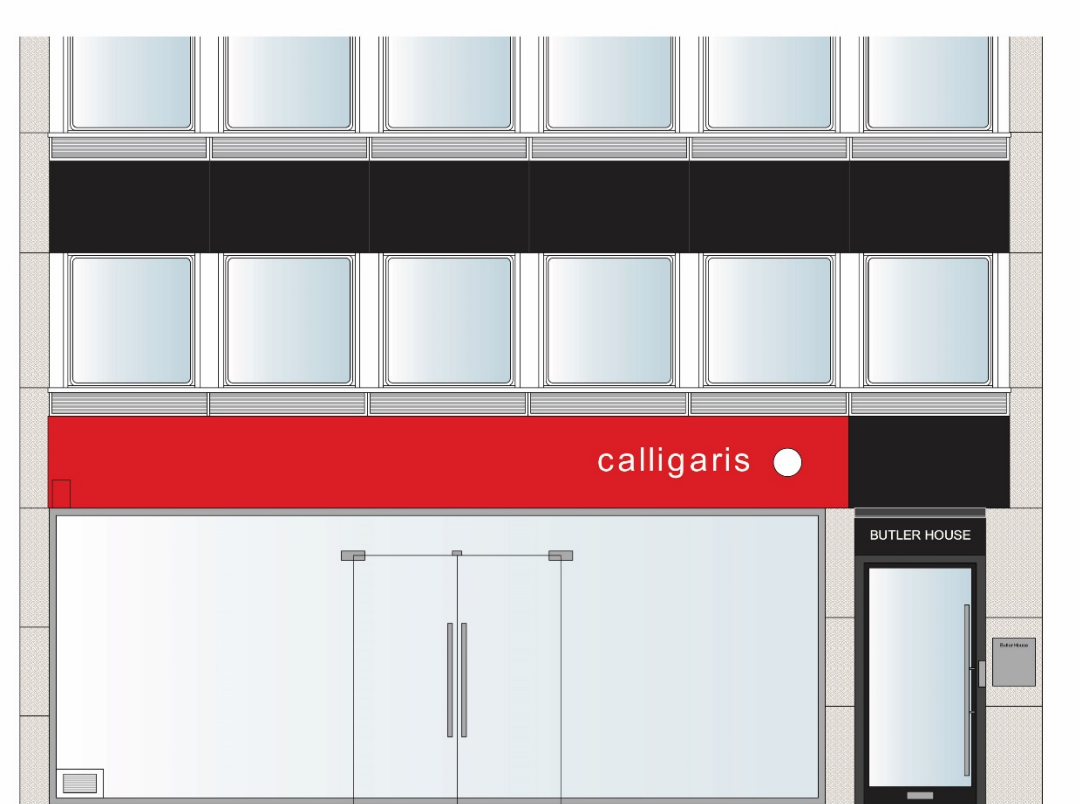


Photoshop Image of Proposed Main Entrance Door

2.0 The Proposals- External Elevations



Existing Front Elevation



Proposed Front Elevation