



Localised Alterations to Ground Floor External Façade- 172 Tottenham Court Road
“Design Access Statement”

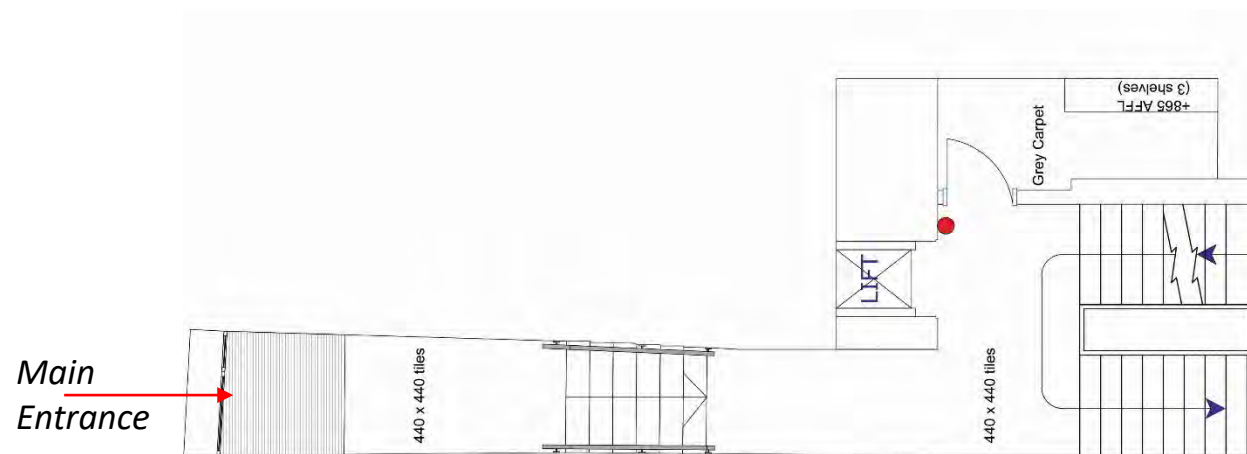
1.0 Introduction

This Design Access Statement has been prepared to support localised alterations to the external entrance façade of 171 Tottenham Court Road

The property is owned by Lazari Investments Ltd. 171 Tottenham Court Road comprises of a ground floor entrance lobby with lift and stairs to the tenanted office floor above 171 and 174 Tottenham Court Road.

The Ground floor of 171 Tottenham Court Road is owned by Lazari and was a former Bank but is now empty and available for lease. The Ground Floor of 174 Tottenham Court Road is occupied by a pub. Above both are five floors of office accommodation.

To raise the profile of the property and attract potential tenants the Landlord wishes to enhance the external main entrance to 172 Tottenham Court Road, which access levels 1-5.



Existing Ground Floor Lobby- 172 Tottenham Court Road

1.0 Site Context

The Landlord feels that the Shopfront to 171 Tottenham Court Road (the former Bank premises, now empty) is discouraging potential tenants to 172 Tottenham Court Road. The desire is to upgrade the Main Entrance to 172 and undertake a cosmetic refurbishment of the shopfront to 171.



Existing Shopfront to 171 Tottenham Court Road



Existing Entrance to 172 Tottenham Court Road

2.0 The Proposals- Entrance Doors to 172 Tottenham Court Road

The proposal is to swop out the existing main entrance doors with full width

*Renew Projecting Sign
Like-for-like but with
Dark Grey powder coating to
Trim and background (ref RAL 7016)*

*Remove tiling to recess of door entrance
and apply colour-through render ref
K Rend Silicone K1 Colour; Terracotta*

*Retain Canopy but re-paint dark grey
& add 3no. Recessed LED spot lights*

*Replace existing door with new Crittall-
Style glazed entrance door (Ral 7016)*



Existing Photos



Proposed Photoshop Image

2.0 The Proposals- Cosmetic Refurbishment of Ground Floor Shopfront to 171 Tottenham Court Road

The shopfront elevation of 171 Tottenham Court Road is currently boarded up and is for Let. Lazari wish to make minor cosmetic changes to the façade to decrease its visual impact on the highstreet.

Clean existing window box

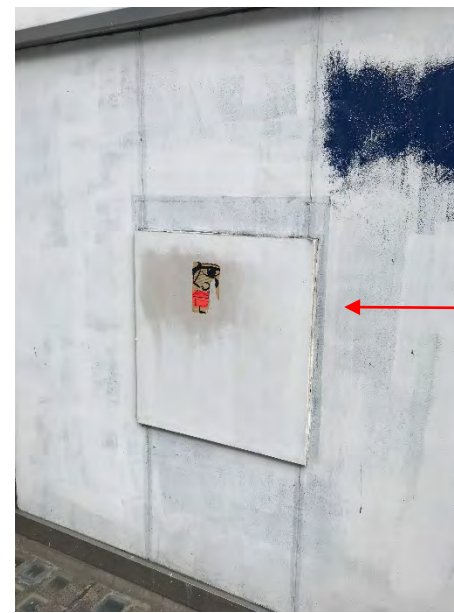
*Clean existing stone
moulding*

Paint out fascia Matt Black

*Clean/Paint existing vents/
fascia board*



*Clean existing granite
stone cladding*



Repaint timber

2.0 The Proposals- External Facade



Existing Façade: 171-172 Tottenham Court Road



Proposed Façade: 171-172 Tottenham Court Road

2.0 The Proposals- External Façade

A photo shop image of the proposed Façade

