



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 repairs and alterations proposed 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.

The proposed pavement works and construction of below ground supports are shown on the attached structural survey documents & sketches G24167 – SK100 to SK105 & our proposed drawing 2066 –105. All additional areas which may be affected are to be investigated and advice must be sought prior to this. See drawing 2066 –105 for more information.

Design Statement

The Court has long played an integral role in the social and economic life of Fitzrovia. Our client has informed us of the need to replace a section of existing pavement due to the structural supports not being suitable due to corrosion. This proposal reflects our clients desire to carry out remedial works to the existing pavement to match existing finishes thus ensuring the buildings position to the residents of the area and to customers who will return. 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 the proposals for this existing pavement section to the front of the grade II listed building will protect its heritage. By ensuring the below ground structure is replaced and strengthened this will not affect the heritage of the exterior or interior and still respect the buildings' history. The structural survey report lists the findings of the survey in more detail and explains the proposals to take place.

External Proposed Works Justification

The proposals for these pavements works have been based around the recent structural survey carried out at the site and after intrusive checks it has been noted that the pavement currently has very limited structural supports with the corroded steel work. The steelwork therefore needs to be replaced below ground to enable the pavement to be safe. As listed in the structural report it has been considered sensible to replace the concrete slab to the area of pavement which has been highlighted. As the existing pavement lights are also considered weak due to corrosion these will also be replaced within the proposal.

All proposed works will be carried out to the highest standards to ensure a new safe pavement finish will be achieved.

Existing Images of External Seating Area



General items

1. Part replacement to existing section of pavement, including replacement steelwork below ground level including replacement pavement lights.

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.

ANIL MANGHRA
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Agent


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Signed

12.08.2019
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Date