

# 119 SHAFTESBURY AVENUE, COVENT GARDEN, LONDON, WC2

DESIGN AND ACCESS STATEMENT PLANNING SUBMISSION

February 2019 - REV A



## **1.0 Introduction**

- 1.1 Executive Summary
- 1.2 Design & Access Statement
- 1.3 Existing Vs. Proposed Floor Plans

## **2. Design Proposal - External**

- 2.1 Front Elevation - Shaftesbury Avenue
- 2.2 Proposed Shopfront Alterations

## **3. Design Proposal - Internal**

- 3.1 Main Entrance Internal Alterations
- 3.2 Interior Design Finishes
- 3.3 Typical Office Layout

# 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.

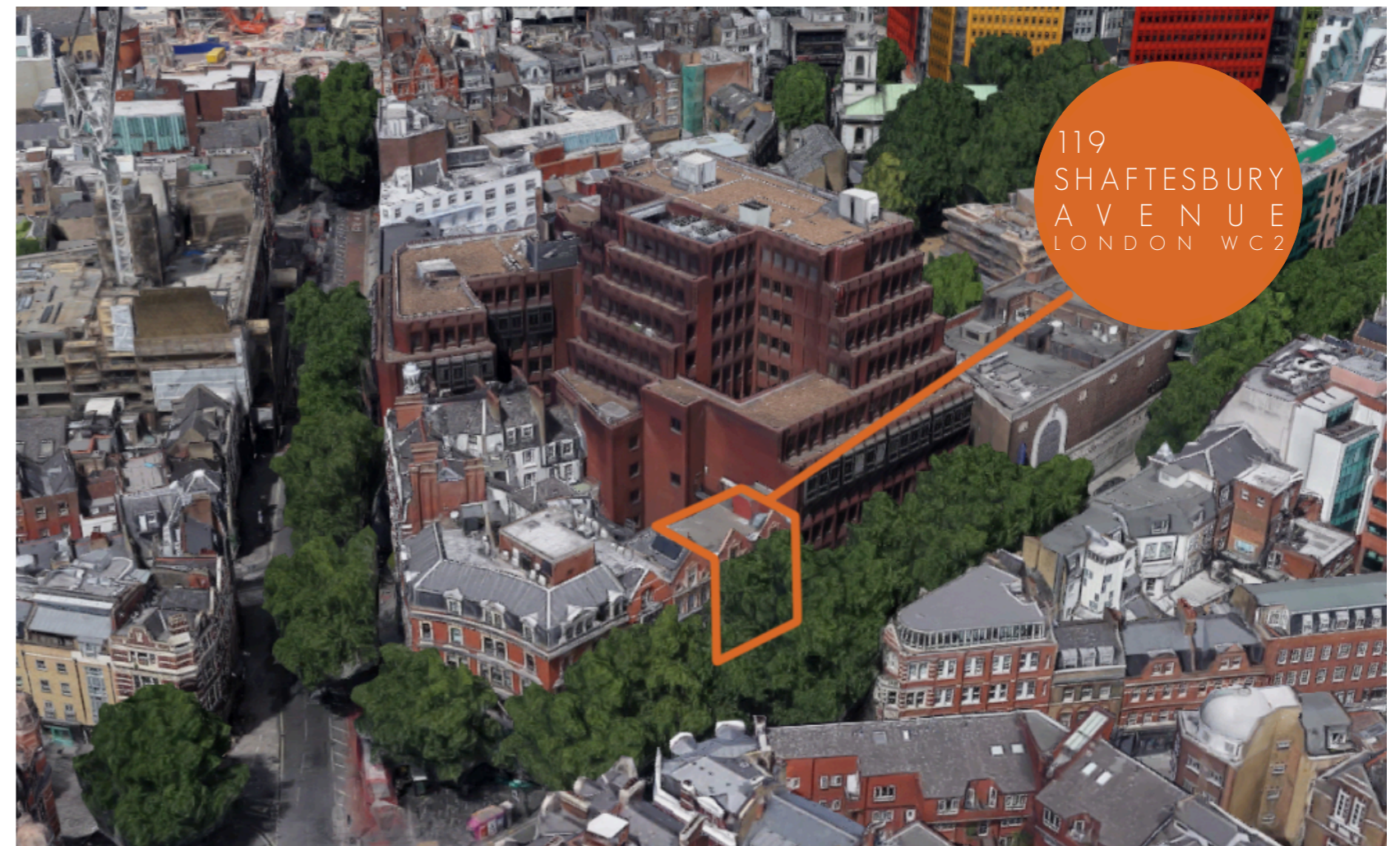
The site is bounded by Charing Cross Road to the south west and Shaftesbury Avenue to the south east. Through extensive refurbishment of the building, the proposal seeks to create high-quality B1 office space on upper floors 1, 2, 3 and 4 whilst maintaining existing A1 retail use and the current occupying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

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 and existing retail unit on the lower floors of the building improving accessibility for all building users. The existing stair core will house a single accessible WC that would serve all office floors.



Existing OS map 1:1250



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. The lower floors of the building will remain as existing A1 retail on the basement and ground floors.

## **Amount**

The floor area will remain the same with GIA of 643.7 m<sup>2</sup> / 6,929 ft<sup>2</sup>.

## **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 office 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**

Scale and massing of the existing building will remain the same.

## **Landscape**

There is no external landscaping within the scope of work.

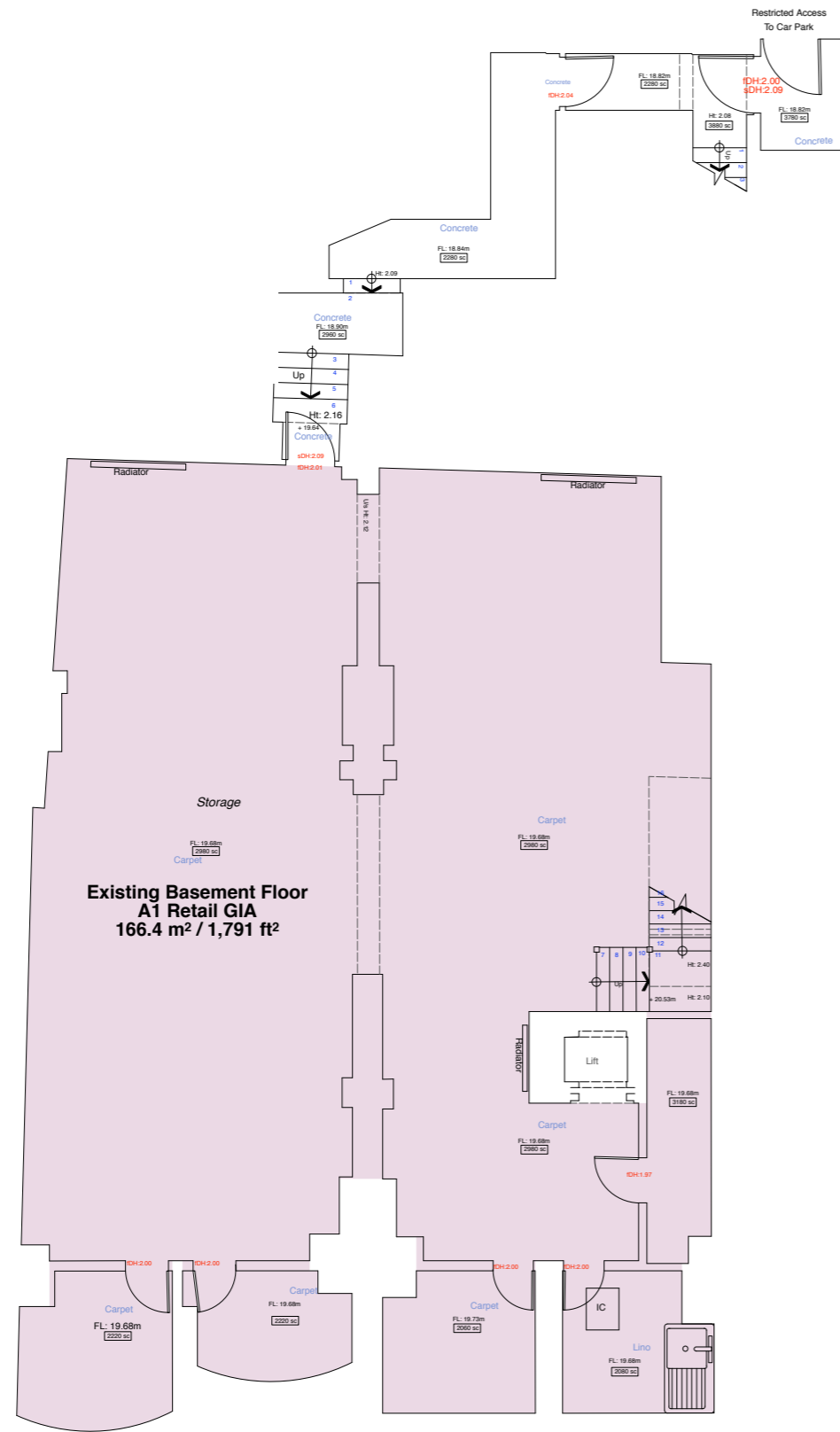
## **Appearance**

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.

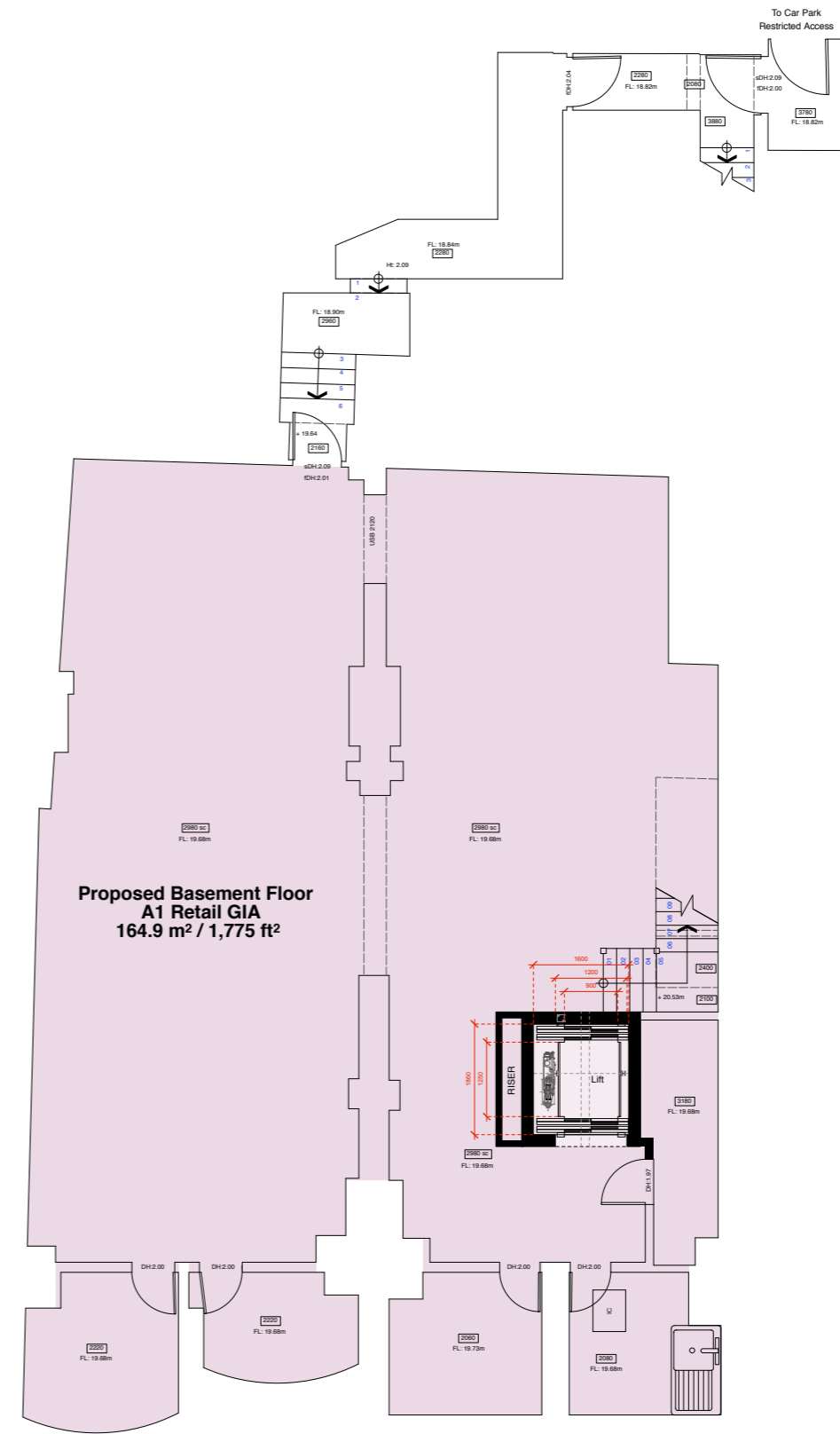
## **Inclusive Design & Access**

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 re-configured offices staircore for use by all 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

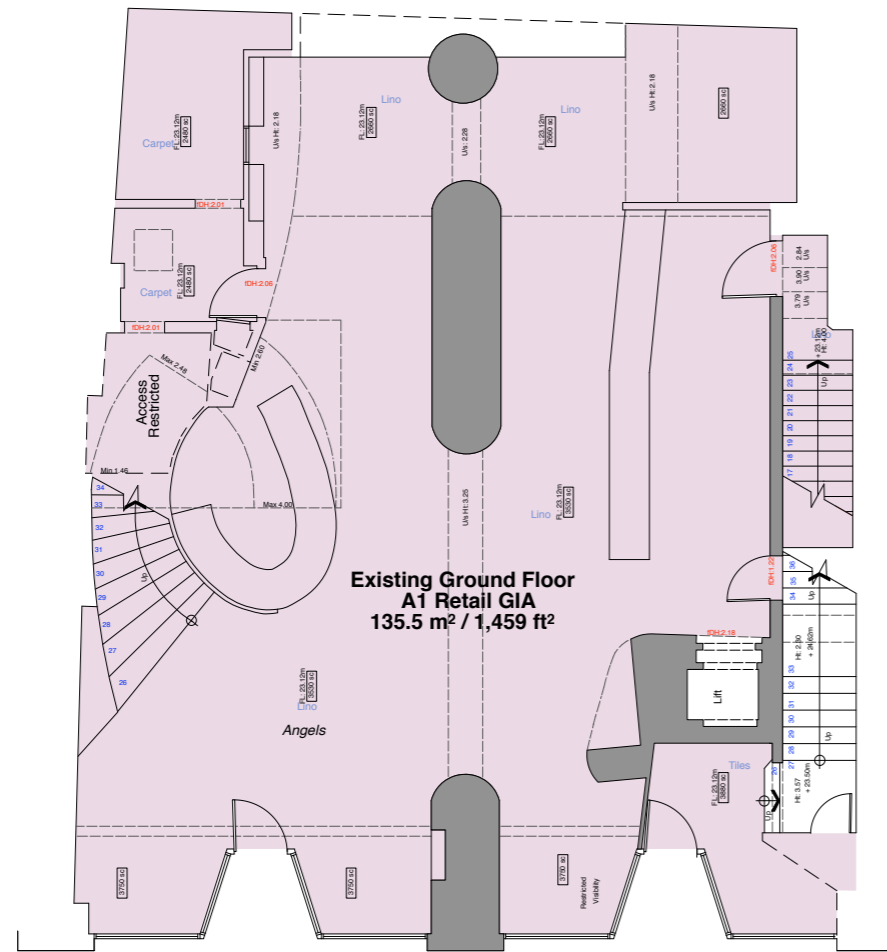


Existing Basement Floor Plan

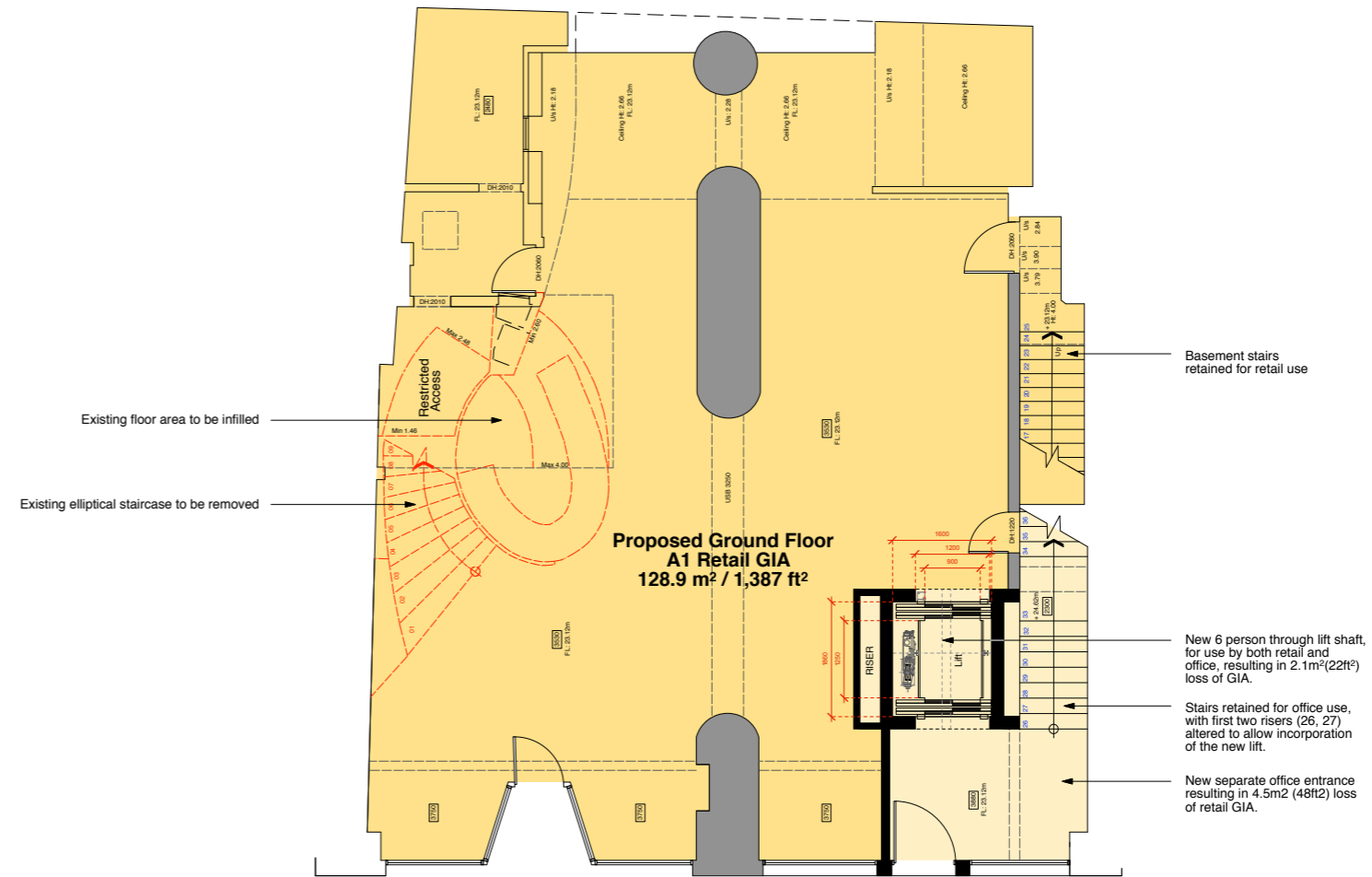


Proposed Basement Floor Plan

# EXISTING VS. PROPOSED FLOOR PLANS

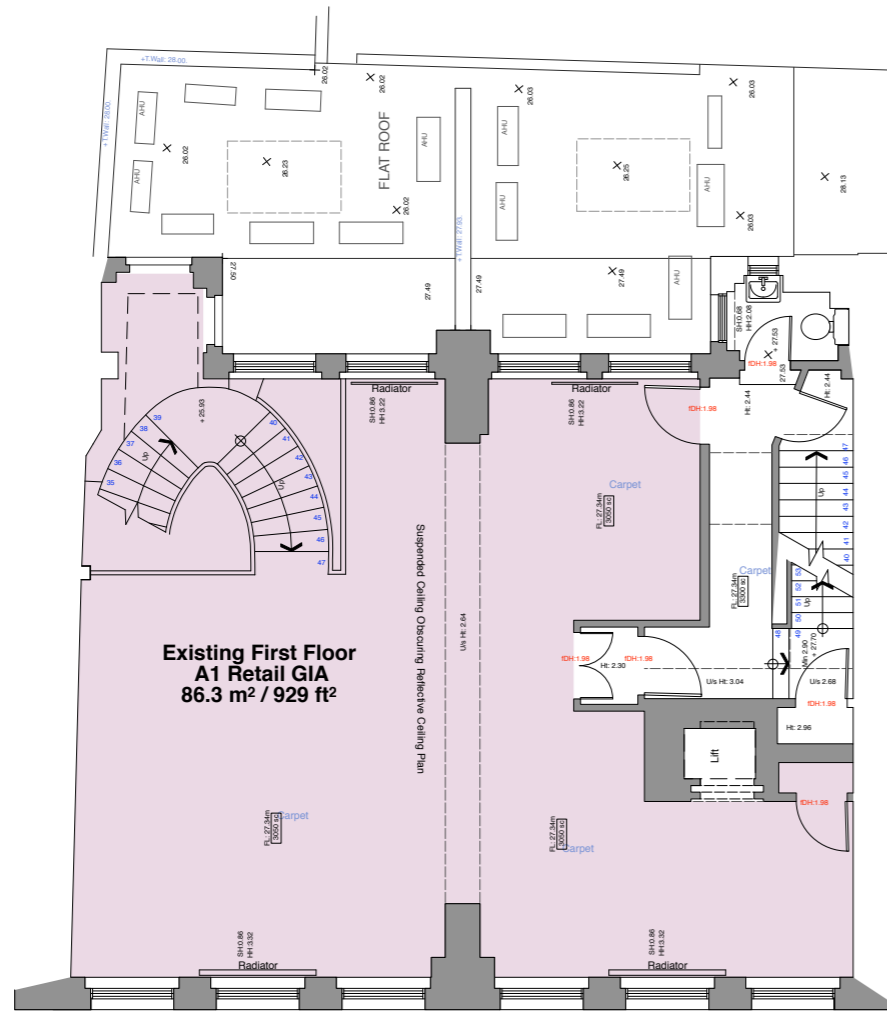


Existing Ground Floor Plan

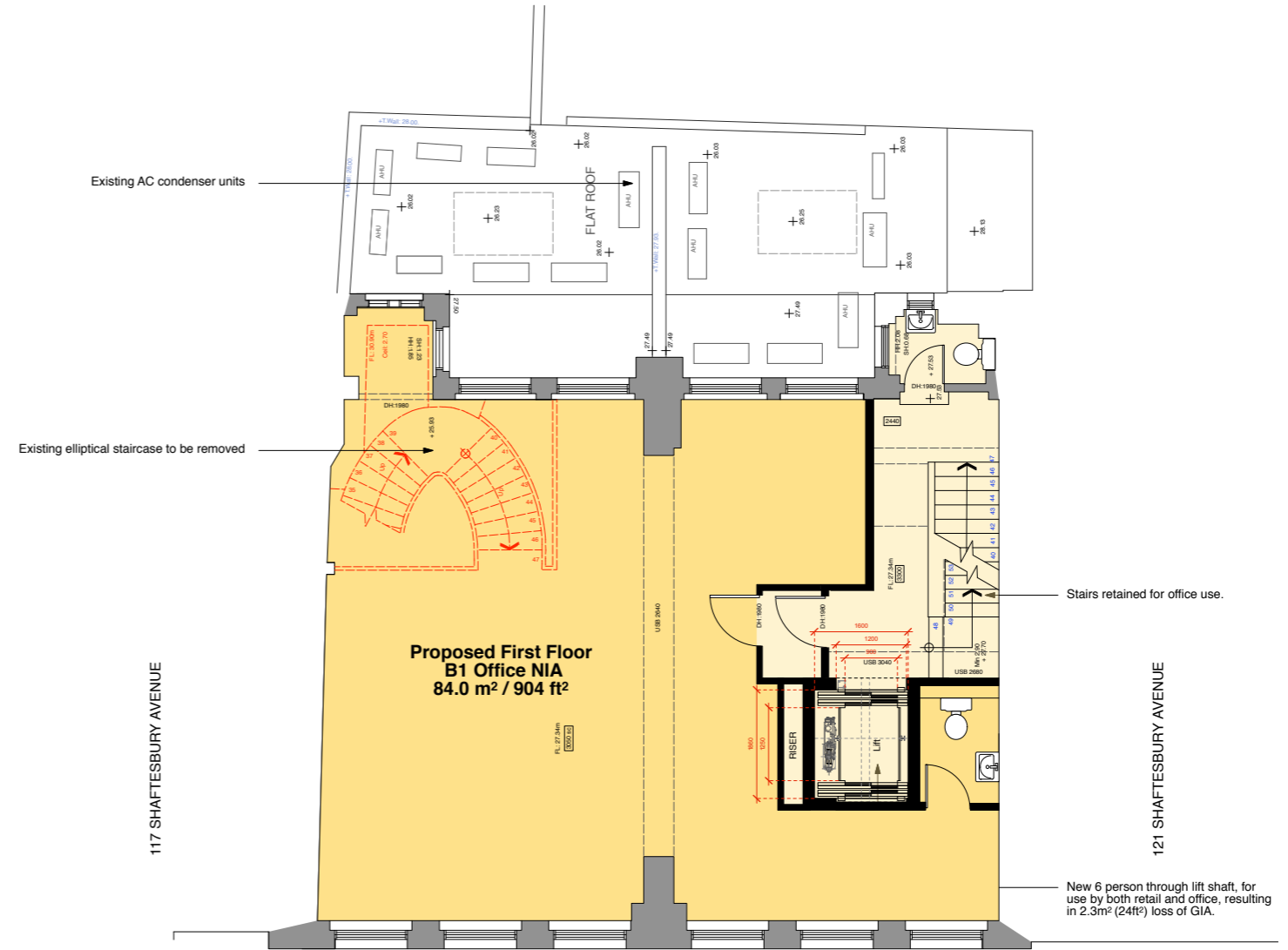


Proposed Ground Floor Plan

# EXISTING VS. PROPOSED FLOOR PLANS



Existing First Floor Plan

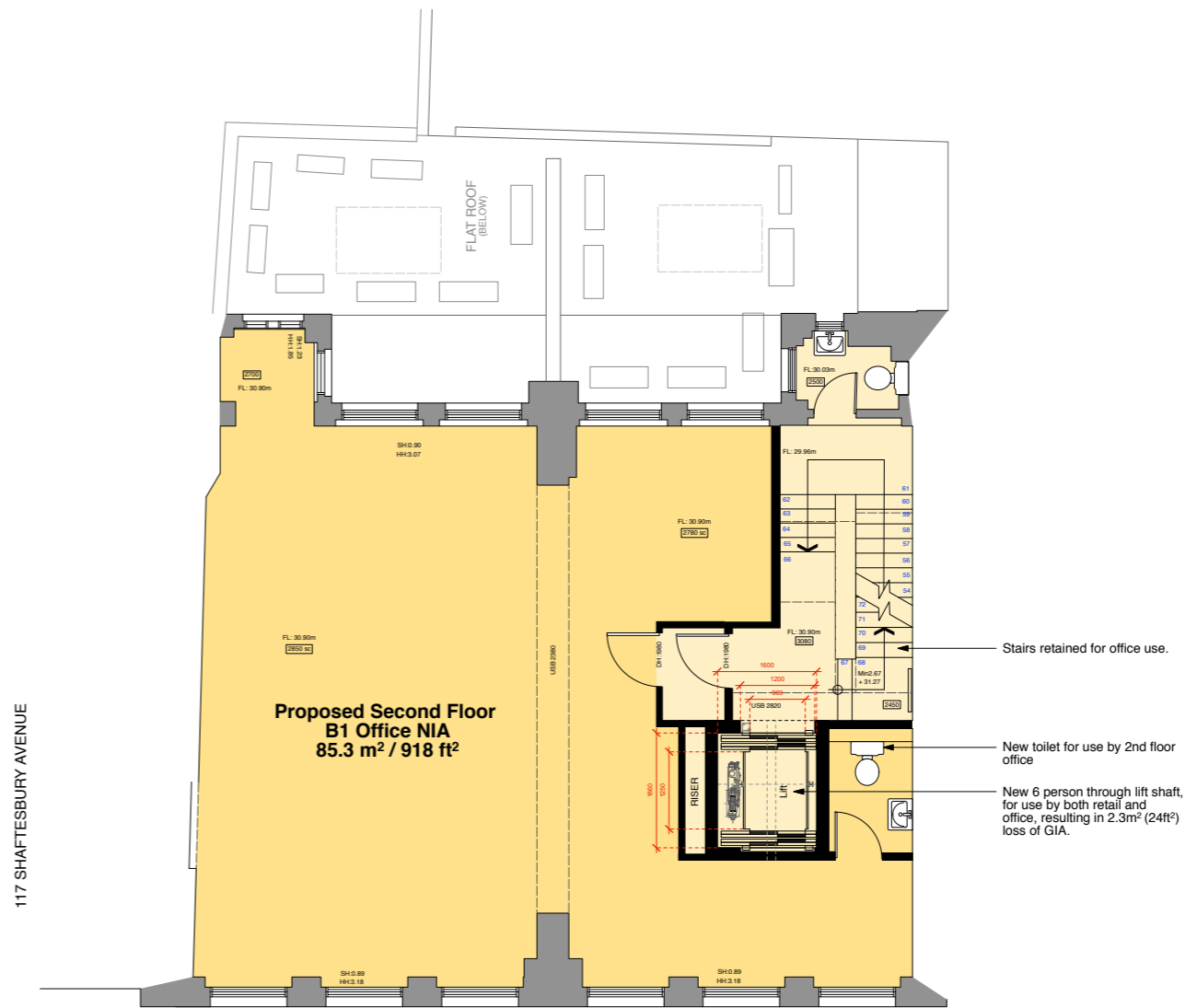


Proposed First Floor Plan

# EXISTING VS. PROPOSED FLOOR PLANS



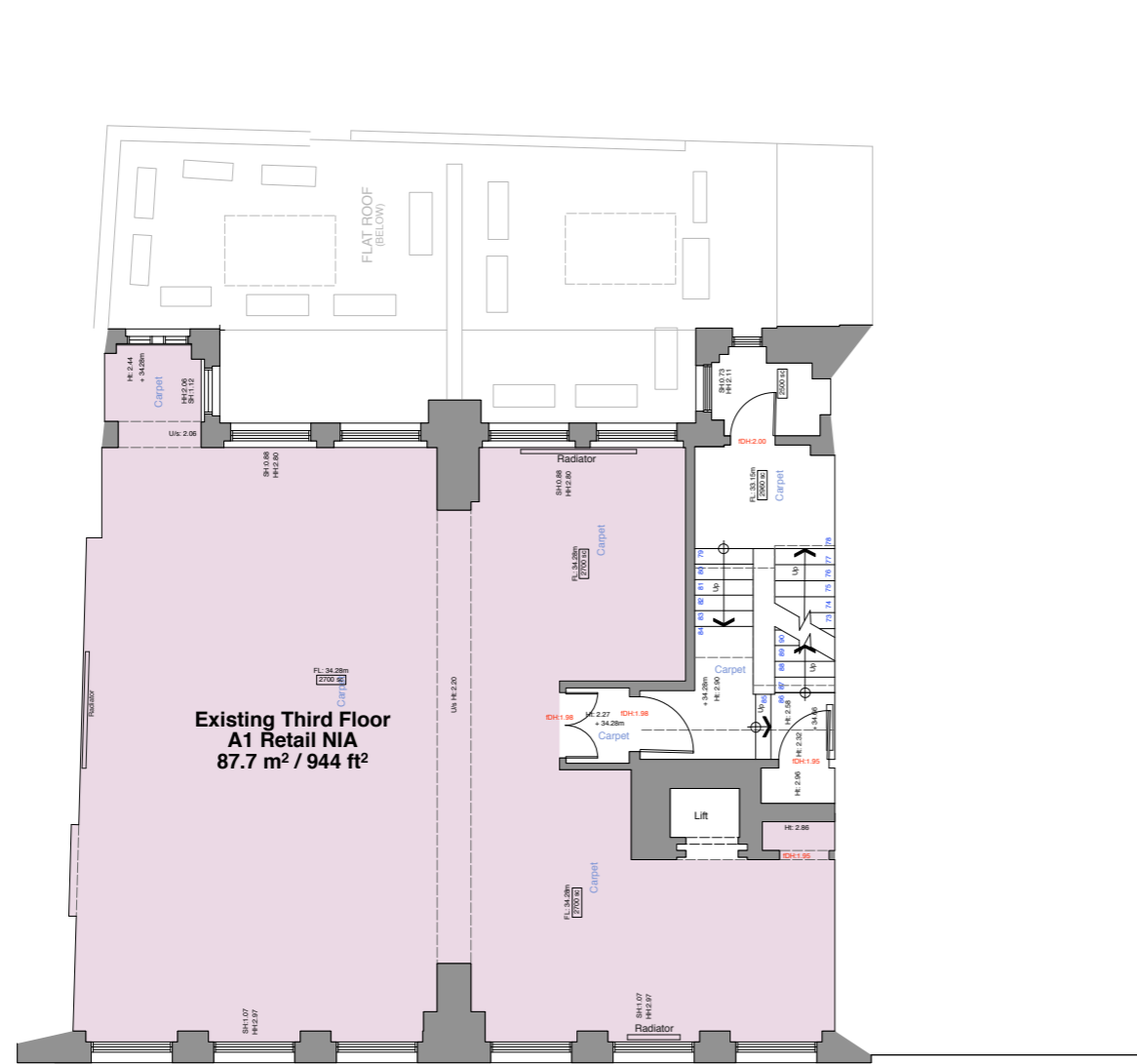
Existing Second Floor Plan



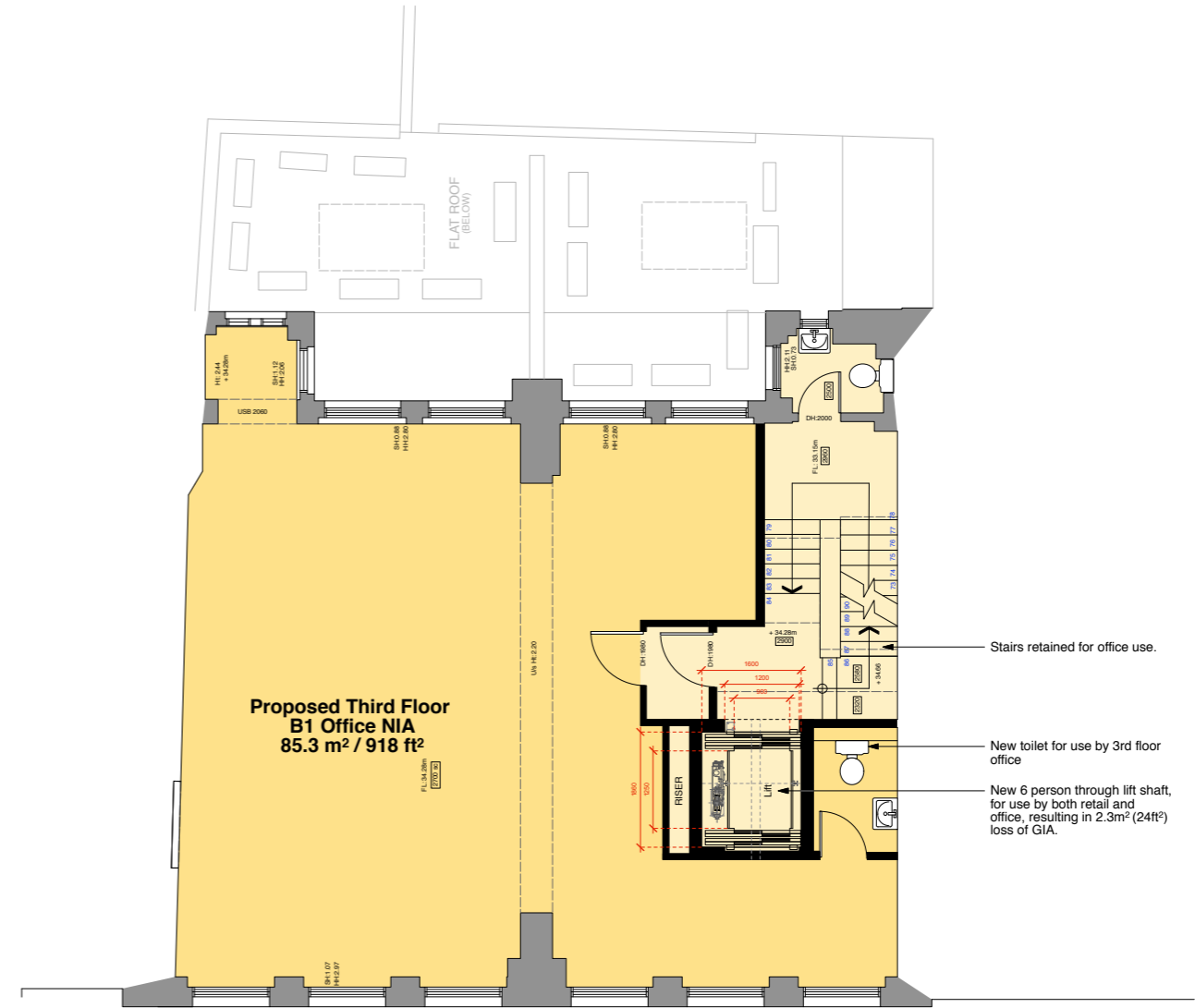
Proposed Second Floor Plan



# EXISTING VS. PROPOSED FLOOR PLANS

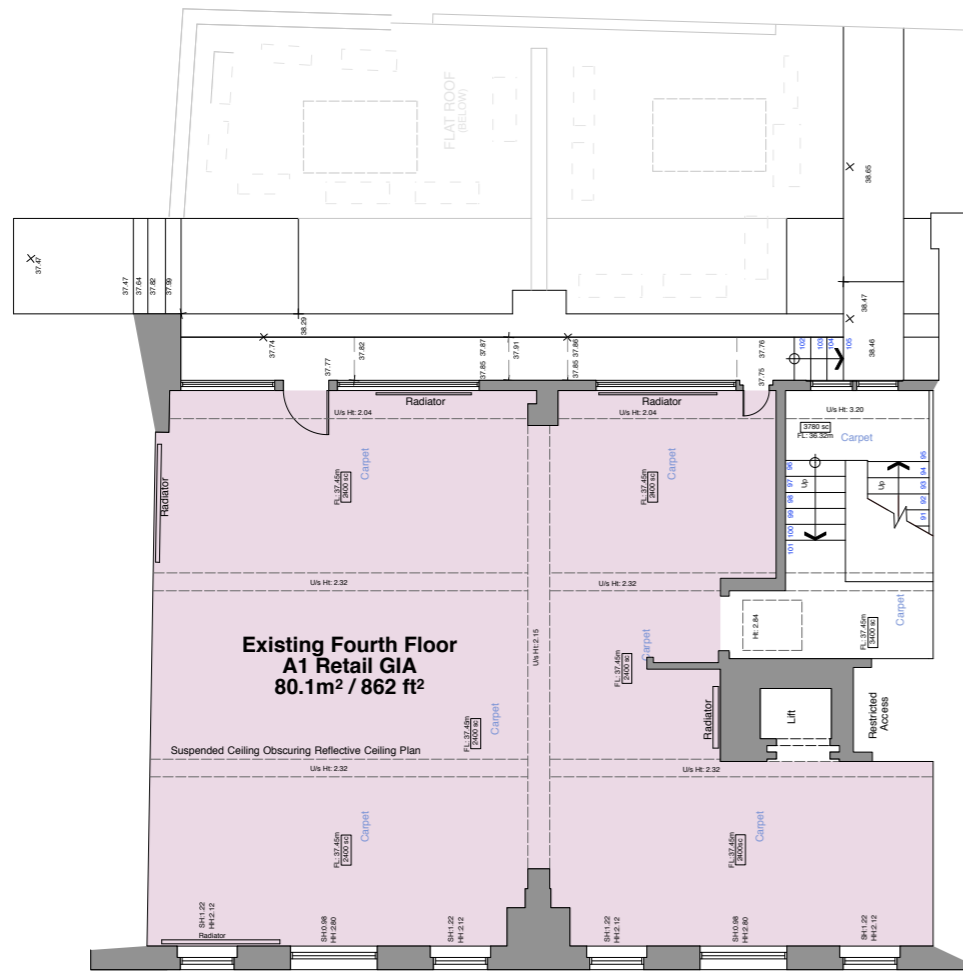


Existing Third Floor Plan

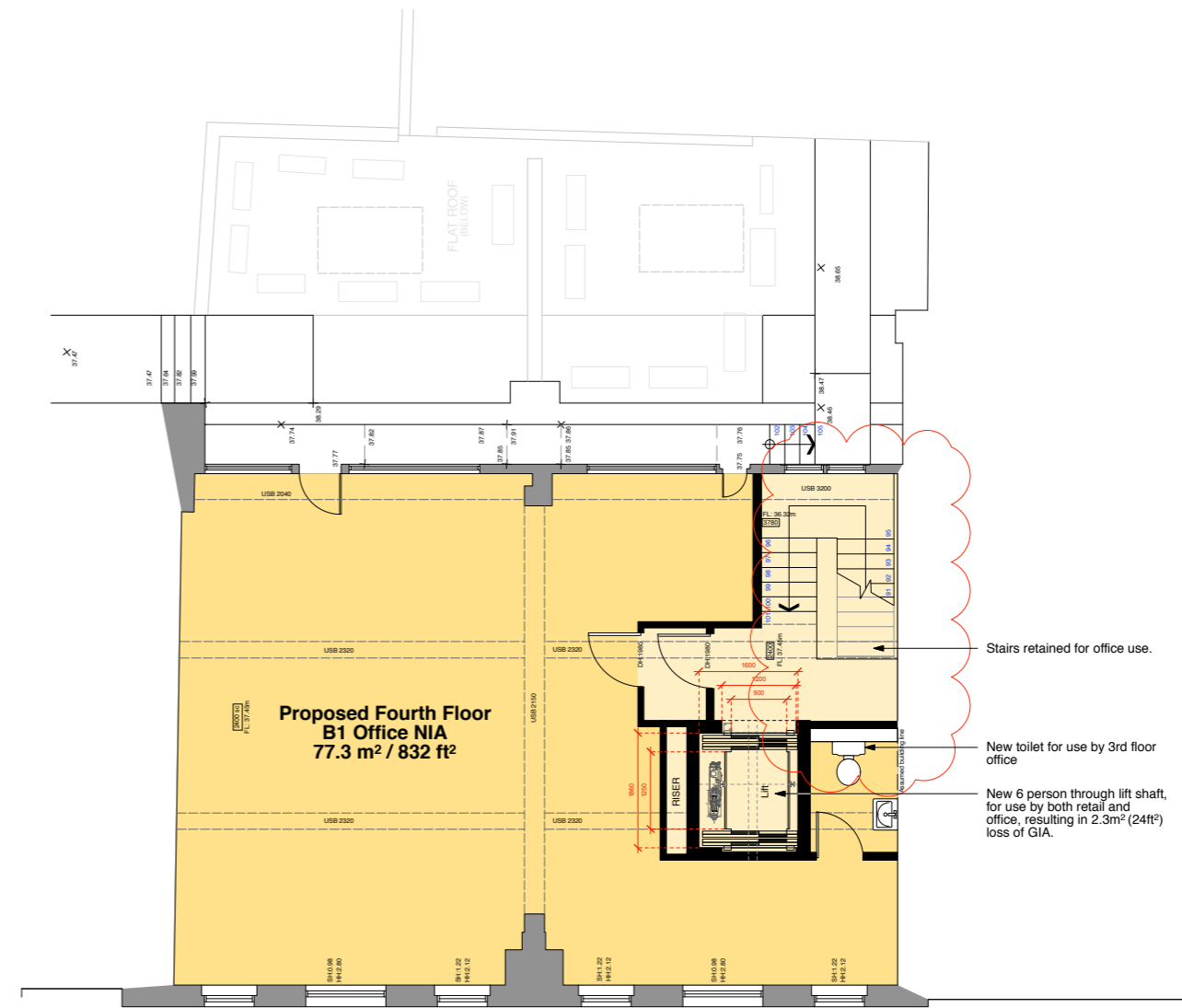


Proposed Third Floor Plan

# EXISTING VS. PROPOSED FLOOR PLANS

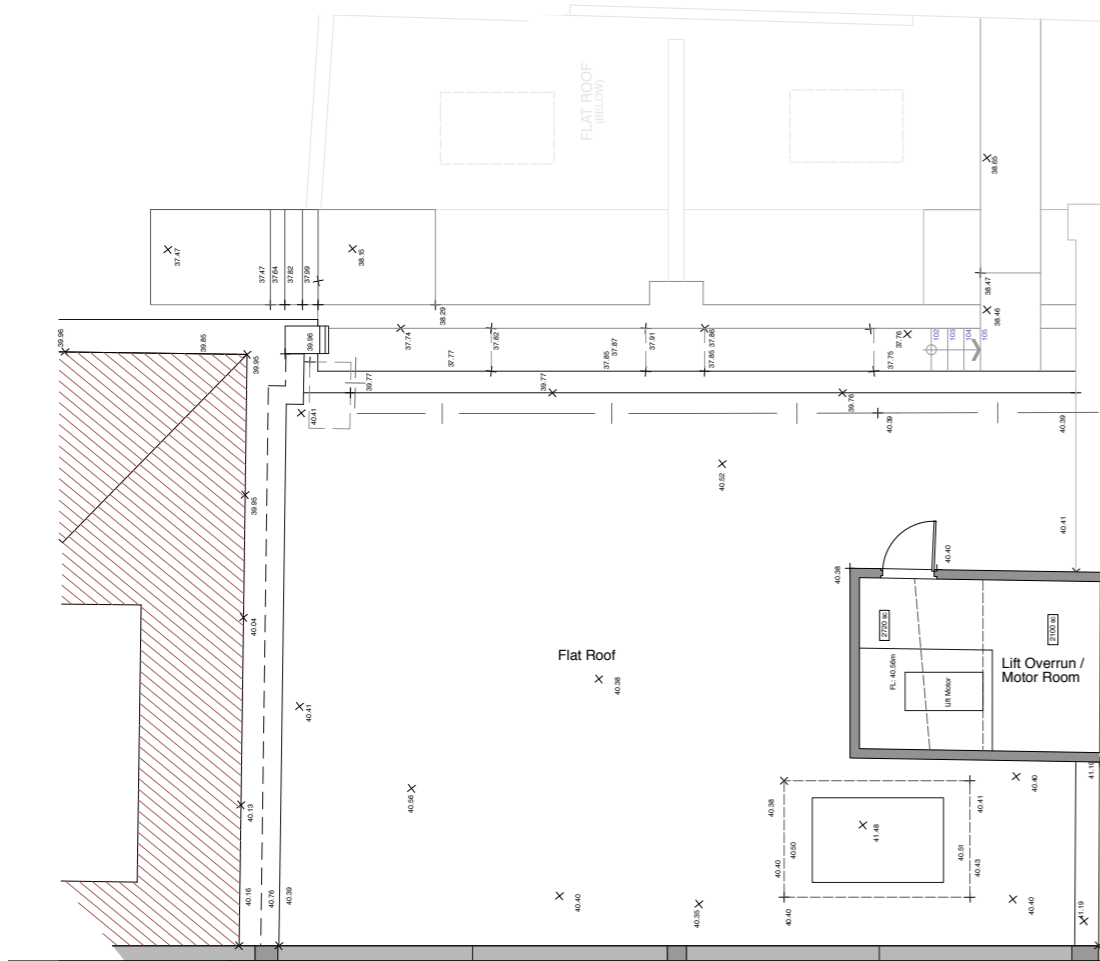


Existing Fourth Floor Plan

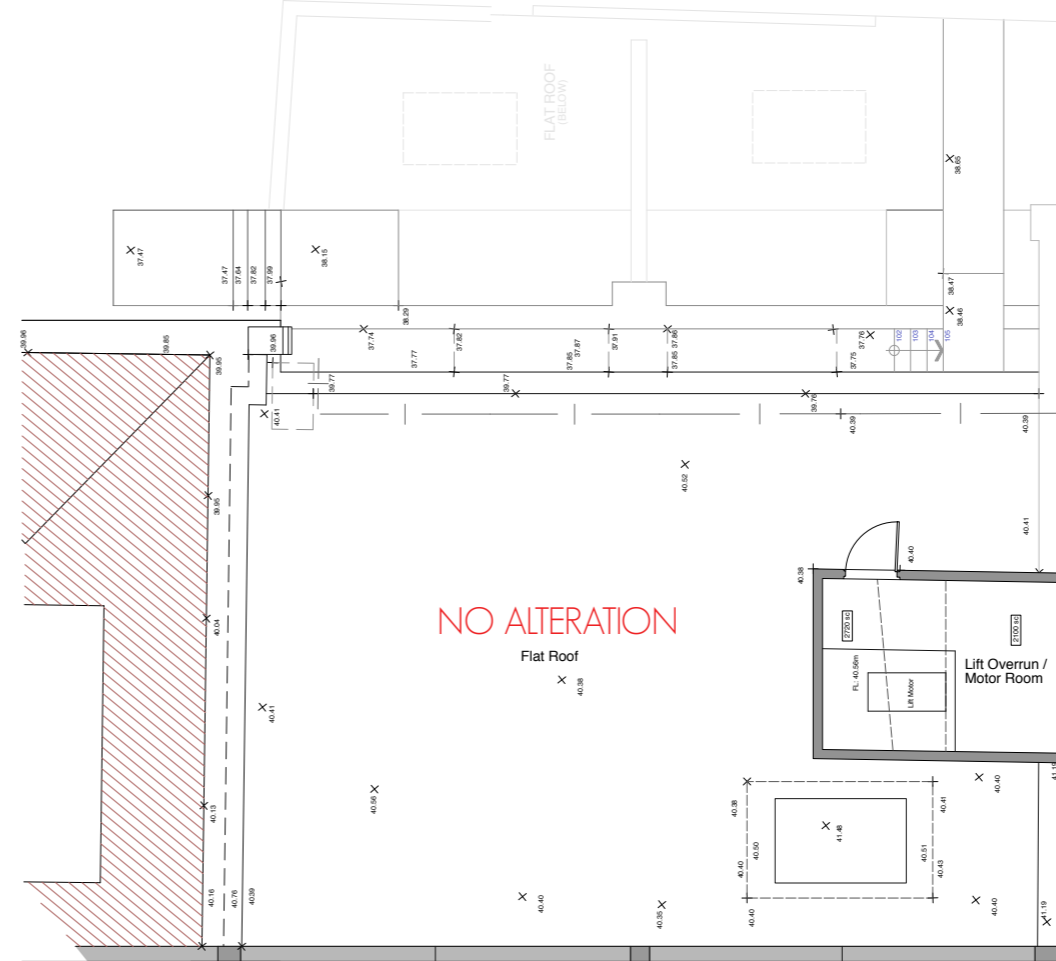


Proposed Fourth Floor Plan

# EXISTING VS. PROPOSED FLOOR PLANS



Existing Roof Plan



Proposed Roof Plan

DESIGN PROPOSAL - EXTERNAL  
MAIN ENTRANCE SHAFTESBURY AVENUE

2.0

# SHAFTESBURY AVENUE - EXISTING 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



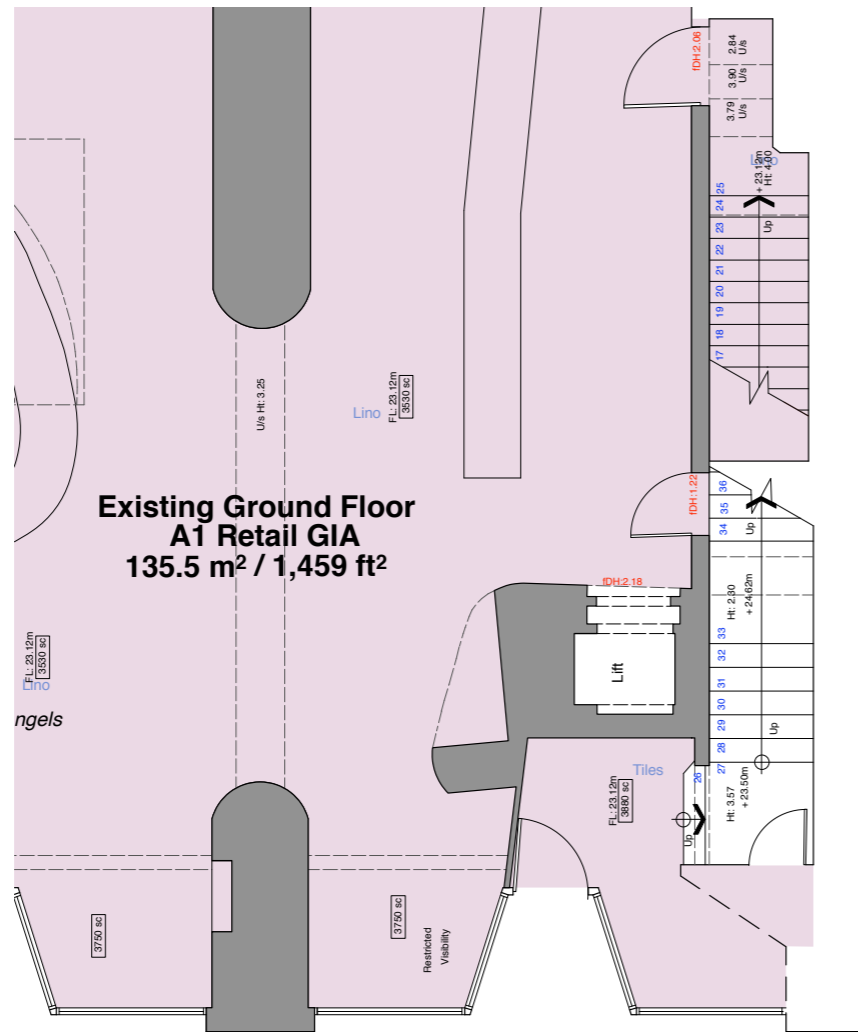
Proposed alterations to shopfront / colour

# DESIGN PROPOSALS - INTERNAL

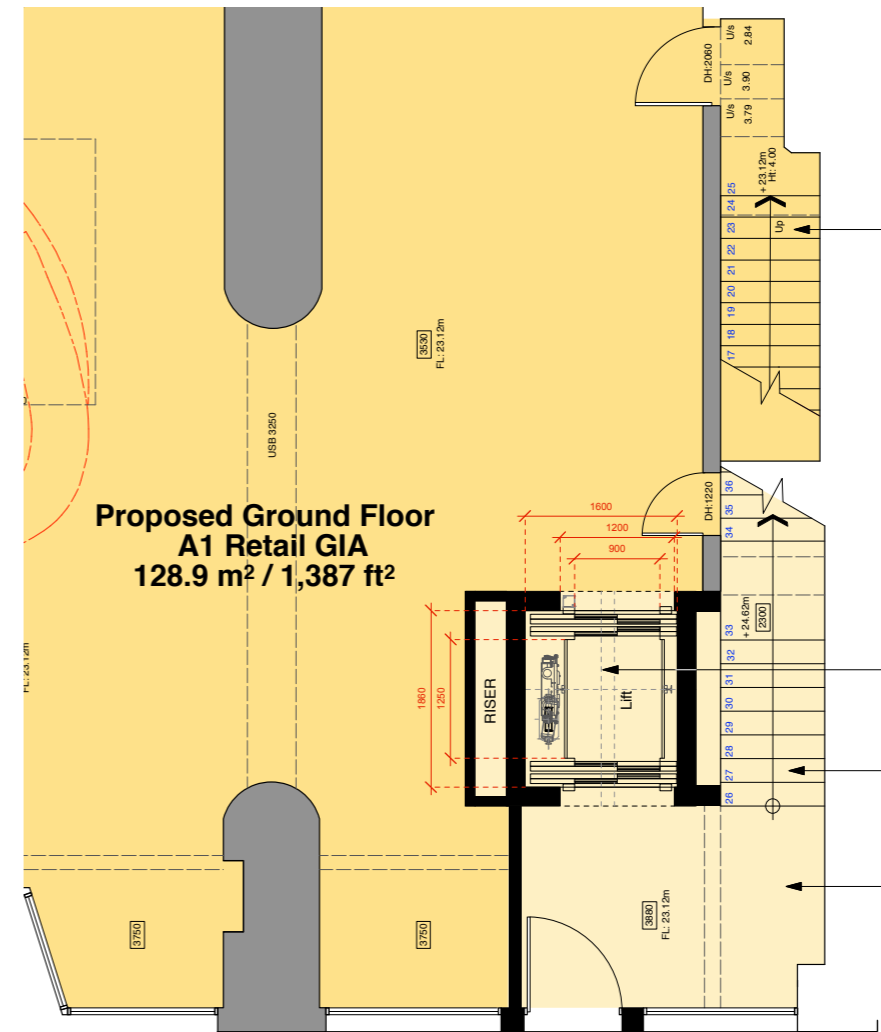
3.0

# 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

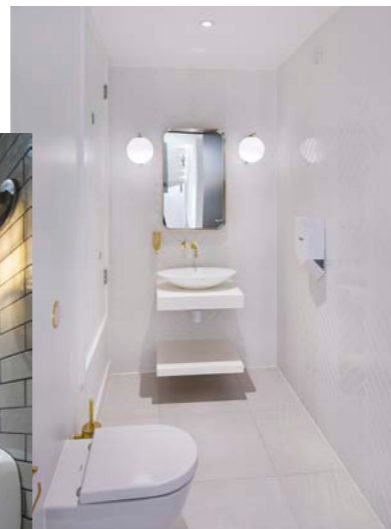
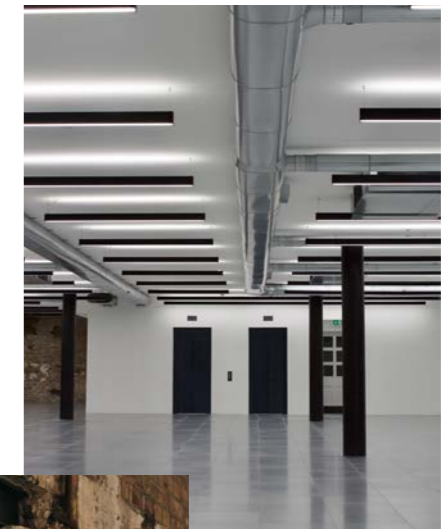
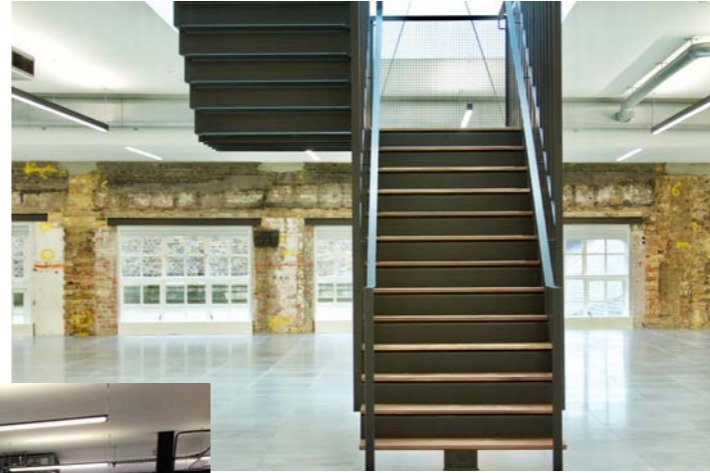


Proposed Ground Floor Entrance

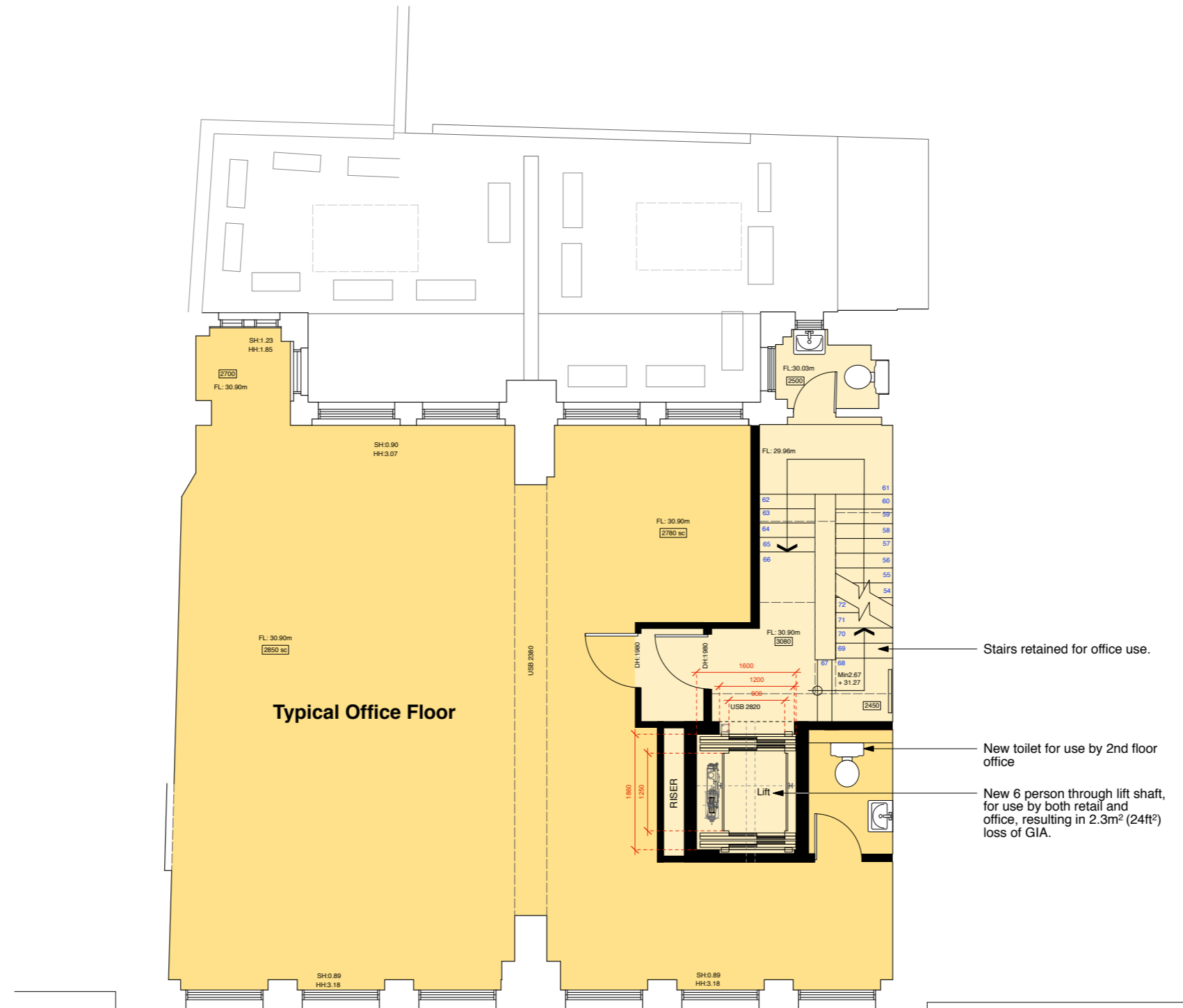


# INTERIOR DESIGN - MATERIALS & FINISHES

---



# 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 2.3m<sup>2</sup> (24ft<sup>2</sup>) loss of GIA.

 Proposed Typical Office Floor

