

Design & Access Statement

184-186 Tottenham Court
Road, London, W1T 7PG

Prepared for: Pontsarn Investments Limited

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1. Design

1.1. Use

1.1.1 The property comprises three retail units over the ground and basement floors of a multi-storey office building on Tottenham Court Road. Units 185 and 186 were amalgamated into one retail unit in 2018/2019 and it is now proposed that Unit 184 also be incorporated to facilitate a new letting to high quality furniture retailer Lazzoni. All three units are currently vacant and the proposed works are being done to provide a furniture show room.

1.1.2 The works are being procured on behalf of the applicant, Ponsarn Investments Limited.

1.1.3 **The building's use will not** be changed.

1.2. Building Area

1.2.1 The gross internal area of the combined units is approximately 370m² and this will not be altered as a result of the works.

1.3. Building Location

1.3.1 The units are located adjacent to other retail units. The building comprises a reinforced concrete frame with occupied retail accommodation adjacent to the unit and occupied office accommodation above. The site is accessed directly from Tottenham Court Road with emergency exits at basement level to the rear.

1.3.2. External Works

1.3.3. The proposed development works comprise the replacement of the existing boarded-up timber shop front to Unit 184 with a new polyester powder coated aluminium framed shop front incorporating toughened laminated glazing. No door will be required in the shopfront as the main entrance to all three units will be via the existing door to Unit 185. A new aluminium framed shopfront was installed to Units 185-186 in 2018/2019 when works were undertaken to adjoin those units. The new shopfront to Unit 184 will match in all respects.

1.3.4. New tenant signage will be affixed to the shopfronts. This will comprise a painted timber fascia board with non-illuminated aluminium lettering.

1.3.5. New external air conditioning condensers will be installed to the rear elevation at basement level. These will be wall mounted.

1.3.6. This development is necessary in order to facilitate a new letting to the premises.

1.3.7. Internal Works

1.3.8. Internally, alterations will open up Unit 184 with Units 185/186 and new finishes will be installed. The internal works include:

- Strip out of existing service installations and ceiling/ wall/ floor finishes to Unit 184.
- Removal of the staircases to Units 184 & 185.
- Installation of a new staircase to Unit 186.
- Part removal of internal non-load bearing walls.
- Installation of new wall/ floor/ ceiling finishes.
- Installation of lighting and air conditioning.
- Replacement of the WCs and kitchenette.

1.4. Scale

1.4.1. There are no proposed changes to the height of the existing external elevations. The proposed shop front to Unit 184 will however be increased to replace the existing timber fascia to maximise the shop frontage, and allow natural light and match the shop front to 185/186.

1.5. Landscaping

1.5.1. There are no external landscaped areas within the boundary of the building.

1.6. Appearance & Justification

1.6.1. Currently Unit 184 is in poor condition and Units 185/186 are vacant. The new shop front , condensers and signage are necessary to revert the unit back into a condition that is suitable for re-letting and to facilitate the completion of a letting with the prospective tenant.

2. Access

2.1. Consultation

2.1.1 No detailed consultation with the general public is planned prior to the project works given the simple nature of the works.

2.1.2 The scheme has been prepared based upon information provided by our Client together with our professional experience in dealing with matters of this nature.

2.2. Means of Escape & Access

2.2.1 Access to and from the units will be altered.

2.2.2 Currently, Unit 184 is a stand-alone unit and is accessed from Tottenham Court Road via its own front door at ground level. Means of escape from all 3no. units is via rear doors at basement level.

2.2.3 The units are being amalgamated to offer one large unit over ground and basement levels. The proposed main entrance will be via the existing door to Unit 185. No alterations to the main access route to Units 185/186 is proposed.

2.2.4 The means of escape from the rear basement doors will be altered with the door to Unit 185 being retained and the existing doors to Units 184 and 186 boarded over but not removed.

2.2.5 The proposed travel distances have been checked and are compliant with the 18m in one direction and 45m in two directions stated in Approved Document B Fire Safety Volume Two 2019 Edition. This is shown on the enclosed drawing.

2.2.6 Vehicular access is also by Tottenham Court Road. There is no parking on site. There are however good transport links in the area with several bus links nearby as well as Goodge Street, Warren Street and Tottenham Court Road underground stations.