



## Design and Access Statement

May 2021

DESIGN AND ACCESS  
STATEMENT

Of

187 Tottenham  
Court Road, London  
W1T 7PQ

For

Pontsarn  
Investments Ltd

Prepared by: BD / HartDixon

Reference: 20488

Date: May 2021

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## Design

### 1.1 Use

1.1.1 The property comprises three retail units over the ground and basement floors of a multistorey office building on Tottenham Court Road. Unit 187 is similar to the neighbouring properties; units 184, 185 and 186 which were amalgamated into one retail unit in 2021. The unit is currently utilised as a café / restaurant although there are no current operations due to the COVID 19 pandemic.

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

1.1.3 The buildings use will not be changed.

### 1.2 Building Area

1.2.1 The gross internal area of the combined units is approximately 118m<sup>2</sup> and this will not be altered as a result of the works.

### 1.3 Building Location

1.3.1 The unit is 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.

### 1.4 Works

1.4.1 The proposed development works comprise the replacement of the existing boarded-up timber shop front to Unit 187 with a new polyester powder coated aluminium framed shop front incorporating toughened laminated glazing with matching entrance door. Matching aluminium framed shopfronts were installed to Units 185-186 in 2018/2019 and Unit 184 in 2020. The new shopfront to Unit 187 will match in all respects.

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

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

1.4.4 The internal works include:

- Strip out of existing service installations and ceiling/ wall/ floor finishes to Unit 187.
- Installation of new wall/ floor/ ceiling finishes.
- Installation of lighting and services.
- Replacement of the WCs and kitchenette.

### 1.5 Scale

1.5.1 There are no proposed changes to the height of the existing external elevations. The proposed shop front to Unit 187 will however be increased to replace the existing timber fascia to maximise the shop frontage, allow natural light into the unit and match the shop fronts to 184/185/186.

### 1.6 Landscaping

1.6.1 There are no external landscaped areas within the boundary of the property.

### 1.7 Appearance & Justification

1.7.1 Currently Unit 187 is in poor condition. The new shop front 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 a prospective tenant.

## **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 187 is a stand-alone unit and is accessed from Tottenham Court Road via its own front door at ground level. Means of is via the rear door at basement level.
- 2.2.3 The means of escape from the front entrance to the rear basement door will not be altered.
- 2.2.4 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. 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.