

Design & Access Statement

200-204 Tottenham Court Road London W1T 7PL

1.1 The Setting: The property in question is located on Tottenham Court Road. The County is the Greater London Authority. The District is Camden (London Borough).

1.2 The Building in its current form is a retail unit with offices above.

1.3 Context: The property is a five storey end terrace property adjacent to similar properties on Tottenham Court Road with mixed use of offices & shops at Ground floor.

1.4 History and Listings: The property is Grade 2 listed property Built as a light industrial building for the Bosch Magneto Company, Glen House is an office building today with retail units at street level. The name still appears on the clock that hangs above the footpath. The building stands 5-storeys high and has 13 bays. It was built by Hobden & Porri 1913-14



2. An Assessment of Significance. Having reviewed the history of the property, its relative originality and condition. Brown Studio would consider this property significant.

3.1 Significance within the Conservation Area. The applicant acknowledges the properties significance within the area.

4. Proposals. Please refer to drawings; as listed on the planning application

5.1 Use - The use and zoning are not affected by this proposal

5.2 Scale - The scale is not affected by this proposal

5.3 Appearance - The proposed application is for new signage & internal works to facilitate a new retail tenant

5.4 Materials - The materials are not affected by this proposal.

5.5 Layout - The layout is not affected by this proposal. Entry and exit points remain as existing.

5.6 Amount - The volume of the building is not increased or decreased by this proposal.

5.7 Access - The access is not affected by this proposal. Entry and exit points remain as existing. Sightlines and mobility are not hindered or made worse than existing by this proposal.

5.8 Sustainability -The sustainability of the property is not affected by this proposal

5.9 Servicing - Servicing of the property is not affected by this proposal

5.10 Landscaping - The landscaping and public realm outside of the volume of the property, is not impacted by this proposal.

6. Conclusions. The documents submitted to this application, read in conjunction with the Statement addresses the properties historic significance, it's context, photos of the existing property, along with mock up's of the proposed design fully satisfies the requirements of the council to make an informed decision.

6.1 Impact of the proposals on the Conservation Area? Minimal and Reversible. The constantly evolving retail landscape of London allows for flexibility when reviewing planning applications. The application sits comfortably within these guidelines.

6.2 Impact of the proposals on the Architectural Significance? Minimal and Reversible. The application calls for new signage & internal works to facilitate a new retail tenant