



MAPLE HOUSE

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DESIGN & ACCESS STATEMENT

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1.0 INTRODUCTION

1.01 SCOPE OF THE APPLICATION

This application is for planning permission and has been prepared on behalf of Lazari Investments Limited. This application is for improvement works to Maple House, Tottenham Court Road. These can be summarised as follows:

- New secure entrance to the existing carpark on Beaumont Place
- New secure passageway within the carpark to provide a safe route for pedestrians and cyclists

1.02 PLANNING CONTEXT

Maple House is located on the eastern side of Tottenham Court Road at its northern end. The building is not listed, nor is it located within a conservation area.

The building is located opposite Fitzroy Square Conservation Area to the west and Bloomsbury Conservation Area to the south.

1.03 SUMMARY OF THE PROPOSALS

The proposals contained within this application comprise a new secure pedestrian and cyclist entrance from Beaumont Place within the existing carpark entrance. The proposal includes a new access controlled door and signage panel that will provide secure access for tenants of the office buildings to

basement level. Ultimately this provides access to bike storage and showers. The proposals also includes a dedicated pedestrian and cyclist passageway that safely takes tenants and visitors from the ground level entrance to the bike store and showers without mixing with existing car and delivery vehicles.



Overview of existing building from the west

2.0 THE EXISTING BUILDING

2.01 CONTEXT

The existing building occupies a plot on the eastern side of Tottenham Court Road at its northern end. The site is bound by Beaumont Place to the north and east, Grafton Way to the south and Tottenham Court Road to the west.

The site is occupied by four principle buildings, arranged at its perimeter to form a large central courtyard. A podium at part-ground and basement level fills most of the site with access to the central courtyard at first floor level.

Block A (the western block fronting onto Tottenham Court Road) and Block B (the northern block fronting Beaumont Place) are in office use at the upper levels.

A retail frontage at ground floor exists along Tottenham Court Road. The office entrance (for Blocks A and B) is also accessed from Tottenham Court Road, adjacent to the junction with Beaumont Place.

The southern block is in residential use, whilst the eastern block contains a mixture of residential use and UCLH functions.

The carpark, at basement level, is accessed from Beaumont Place to the east.



Ariel view of existing building

3.0 BASEMENT ENTRANCE

3.01 EXISTING BASEMENT ENTRANCE

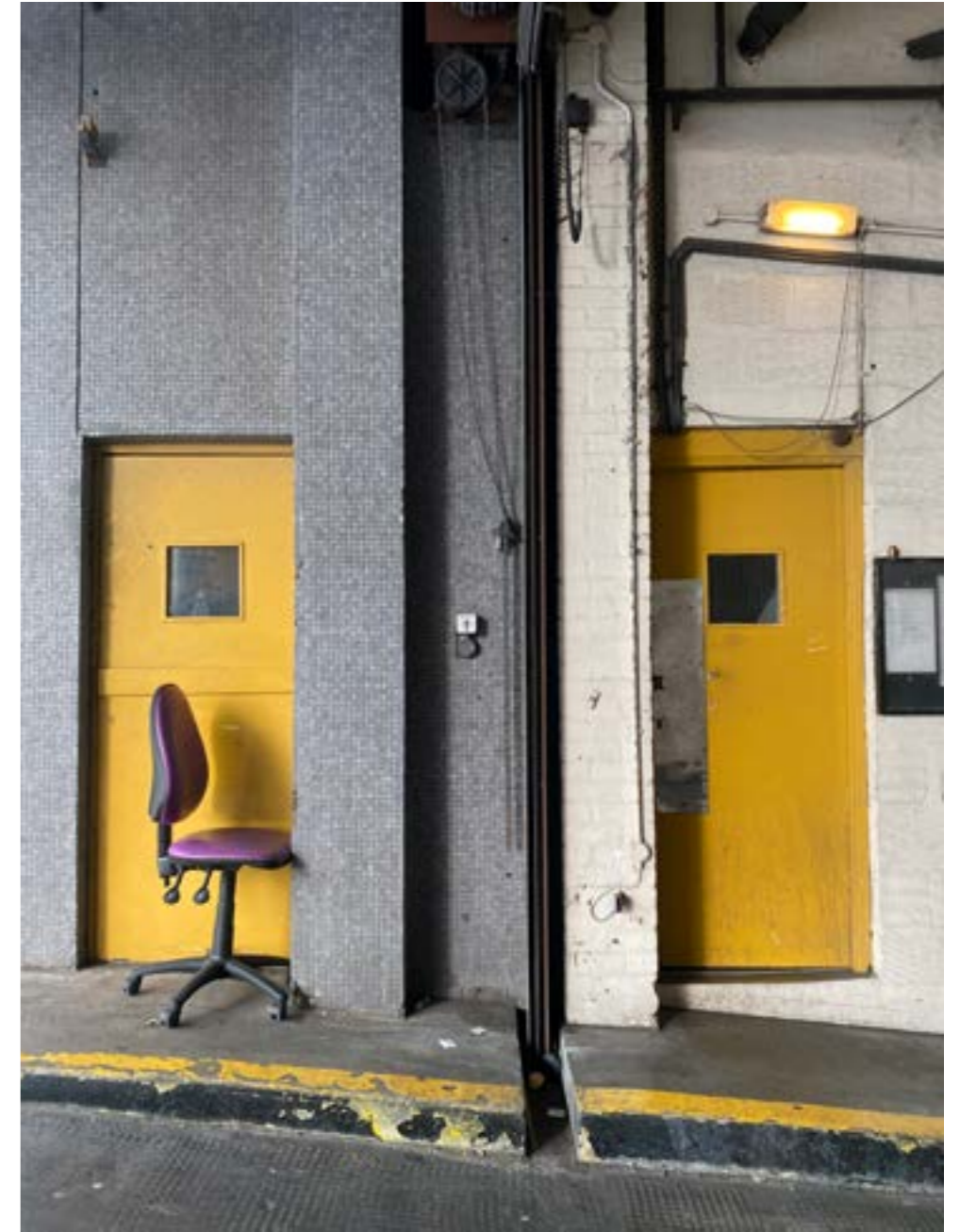
The existing basement entrance is located on Beaumont Place along the eastern edge of the building. The ramp down to basement level comprises a 2-way car and vehicular roadway. At the head of the ramp a manually operated car barrier afford some control of vehicular access and egress. The carpark entrance and ramp to basement level is low grade and in need of renovation.



View of car park entrance from Beaumont Place



Mouth of car park entrance



Roller shutter onto car park entrance

3.0 BASEMENT ENTRANCE

3.01 EXISTING BASEMENT ENTRANCE

The photograph below shows the existing carpark and service entrance on Beaumont Place.



3.0 BASEMENT ENTRANCE

3.02 PROPOSED BASEMENT ENTRANCE

The illustrative view below shows the proposed pedestrian and cyclist entrance. The new doorway provides a secure entrance for tenants and visitors.

The facade of the existing building is also cleaned and renovated where it has become damaged.

A traffic light system with sensors will be included to monitor traffic on the ramp. Two additional traffic lights are placed in the basement to control access in and out of the carpark.



4.0 SUMMARY

This application comprise improvements to the existing carpark entrance on Beaumont Place. These improvements will add to the amenity, accessibility, safety and sustainability of Maple House.

As such the proposals make a positive contribution to the building for its users and the wider context.

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