

Design & Access Statement

Heal's Building

PHASE 1A - DESIGN AND ACCESS STATEMENT

30-03-22



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Introduction

1.00

1.01 Consultant Team

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1.02 Purpose of report

This Design & Access Statement has been prepared by Buckley Gray Yeoman on behalf of General Projects. It forms part of a Listed Building Application for the refurbishment of existing reception spaces at the Heal’s Building, Tottenham Court Road.

We propose a sensitive approach to reinvigorating this unique collection of buildings. Our carefully considered alterations will enliven the urban block entrances and breathe new life into the existing reception spaces. Our enhancements will work with the existing building fabric, retain the existing windows and historical features while removing non original modern additions.



Design & Access Statement

Site & Context

2.00

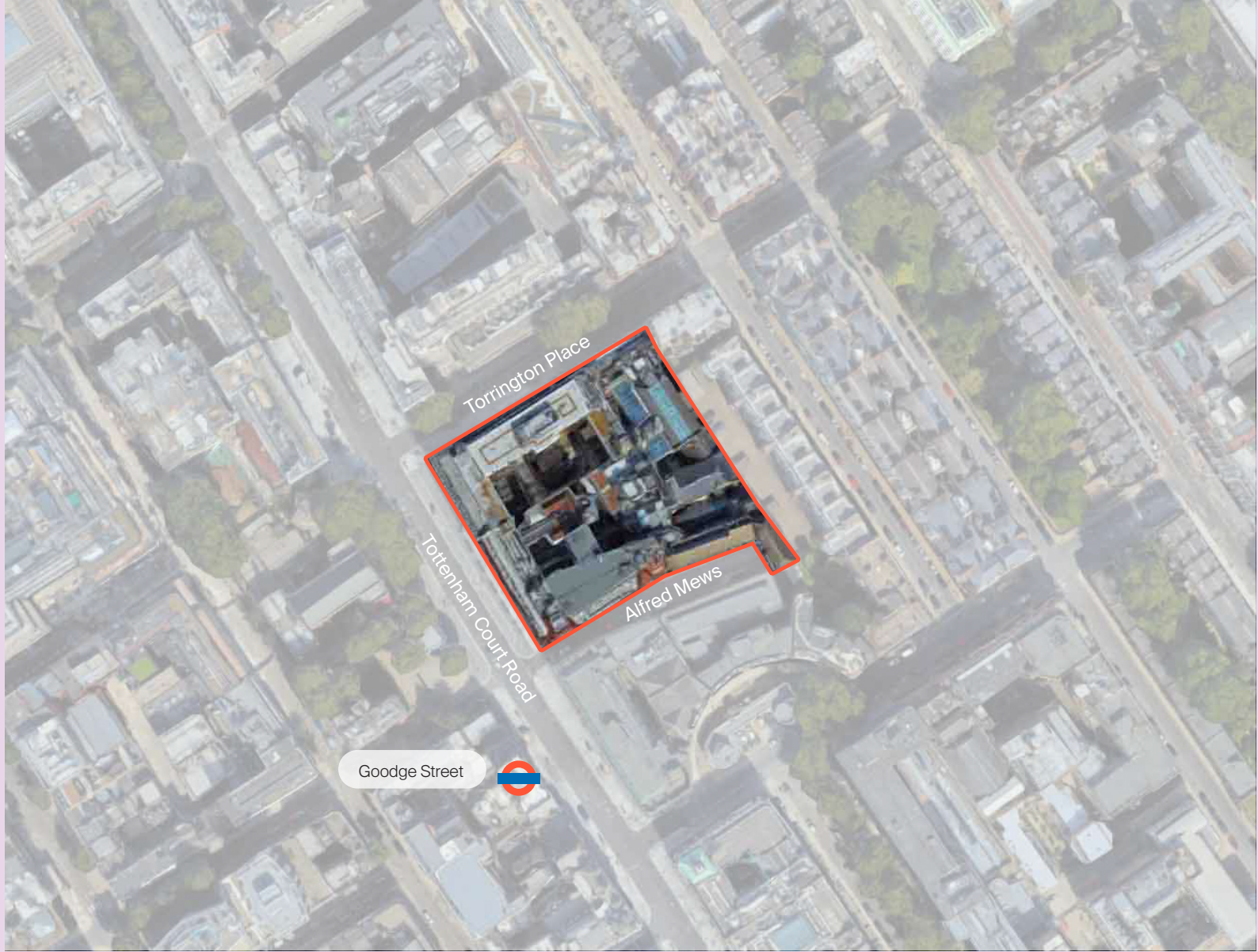
BUCKLEY GRAY YEOMAN

2.01 Site Location

The Heal's building is a Grade II* listed mixed commercial use building located on Tottenham Court Road. The Site and larger building complex that covers the greater part of the urban block are bounded by Tottenham Court Road, Torrington Place and Alfred Mews. This also includes the historic premises of Heal and Son Limited, which was first included on the statutory list of buildings of special architectural and historic interest at Grade II* on 14 May 1974.

The Site is located within a designated area of the Bloomsbury Conservation Area, and within the shared setting of a number of other listed buildings along Tottenham Court Road (to the south) and within the surrounding streets.

More generally, the site is located within the Tottenham Court area of the West End (an identified growth area under Camden's Local Plan) and the Central Activities Zone (CAZ) (as per the London Plan). The surrounding area is reflective of the site's location with the neighbouring buildings being in use for a mix of principally retail and commercial uses (Class E) alongside residential uses (Class C3) towards Bloomsbury to the east.

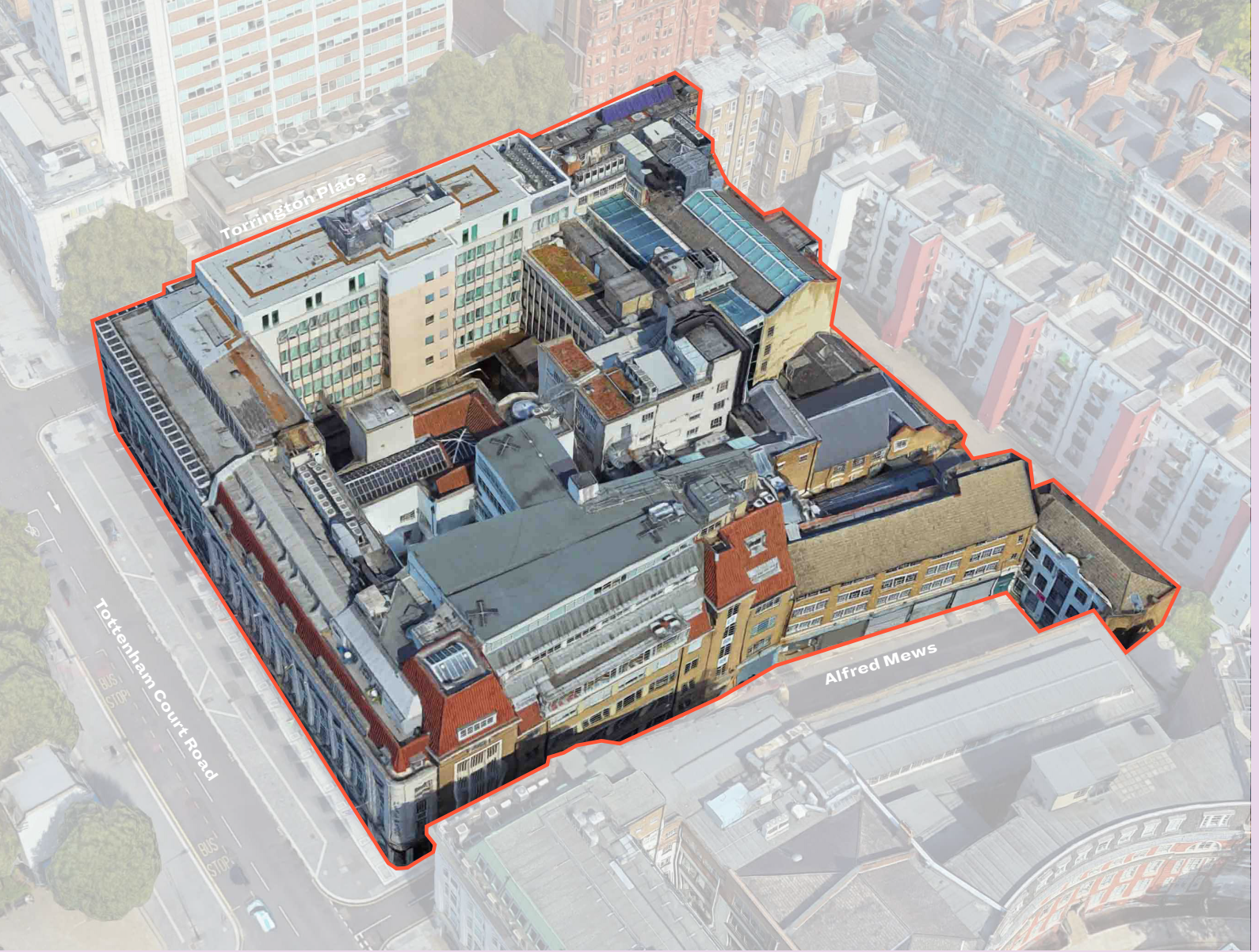


SITE LOCATION PLAN



2.02 Aerial View

The building currently incorporates a range of retail uses at lower, ground and first floor including Heal's department store and the currently vacant Habitat demise which provides the site's primary frontage onto Tottenham Court Road. The upper levels of the main department store and complex of buildings to the rear are principally in office or 'back of house'/ancillary uses. It is considered that the site operates under Class E, with the exception of the existing residential flats within the site (Class C3) which are excluded from the proposals.



AERIAL VIEW FROM SOUTH





Heritage

3.00