



51 -52 Tottenham Court Road, London

Design and Access Statement

For Atlas Property

Document History

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1.0 Development Framework

1.1 Introduction

1.1.1 Squire and Partners have been appointed by Dome Assets Limited to submit a detailed planning application for a mixed use office, residential and retail scheme at 51-52 Tottenham Court Road, London, W1TH 2EH.

1.1.2 The existing buildings include residential and office use at the higher levels and retail units at the ground and basement levels. The proposals seek to refurbish, merge 2 ground floor retail units and change of use from office to residential on 1st - 3rd floor at 52 Tottenham Court Road. The existing building contains a GEA total of 845 sqm and a proposed GEA will be retained as existing.

The existing building facade is retained with stripping a paint to reveal brick facade while all the derelict signages and shopfront glazing on Ground Floor will be replaced by contemporary ones designed to Camden's standards.

1.1.3 The site lies on the southern end of Tottenham Court Road, between Goodge Street Station and Tottenham Court Road Station. The site contains two existing buildings that front onto Tottenham Court Road; both buildings have been extended to the rear in different degrees and scales at different points in time. The rear boundaries in both cases are immediately adjacent and overshadowed by the relatively new office development at 6-8 Whitfield Street. There is no physical link between nos. 51 and 52 at present. No. 51 is the earliest of the two, possibly dating back to the mid 19th century; no. 52 dates back to the late 19th century. Both buildings are brick fronted and form part of a continuous built frontage, with no. 51 including a slate clad mansard roof.

1.1.3 The site is located in the Charlotte Street Conservation Area, with the Bloomsbury Conservation Area to the east. There are a number of nearby listed buildings along Tottenham Court Road, in addition to several buildings identified as making a positive contribution to the Charlotte Street Conservation Area. Therefore, the proposed development is sensitive to the heritage context and seeks to contribute to the character of the Conservation Area. The proposals intend to improve the streetscape as a whole by introducing a new high quality mixed use development that meets the key planning policies in Camden.

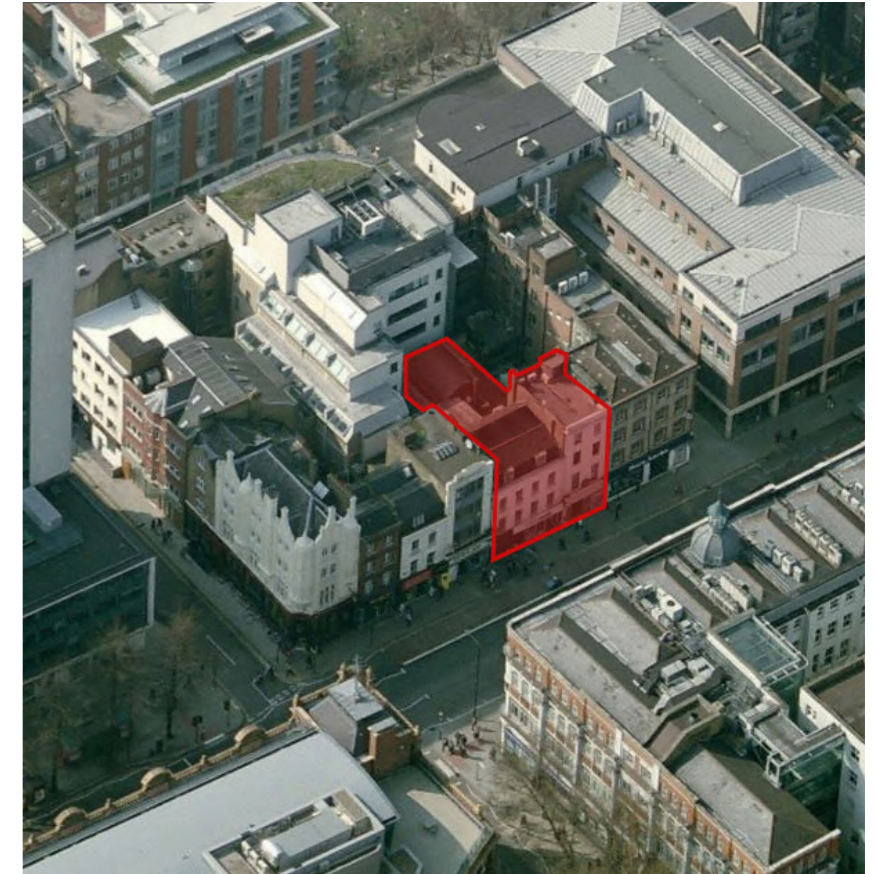


Fig: 1.1 Aerial view of 51-52 Tottenham Court Road



Fig: 1.2 Site Plan

2.0 Context Analysis

2.1 Site Location

2.1.1 Tottenham Court Road lies to the south-east of the London Borough of Camden close to the border with the Borough of Westminster. It runs north-south as a main thoroughfare between Tottenham Court Road Station on Oxford Street and Warren Street Station on Euston Road. The west elevation of Tottenham Court Road constitutes the eastern border of the Charlotte Street Conservation Area. The street is a significant retail centre, best known for its high concentration of consumer electronics shops alongside furniture retailers, a trade that became established in the area since the 19th century.

2.1.2 51-52 Tottenham Court Road are two distinct buildings on the west elevation of the street, standing 150m south of Goodge Street Station. They form part of a continuous frontage that runs between Windmill Street and Kirkman Place. Both rear facades face the back of a large office block that extends 6-10 Whitfield Street. No. 51 has a flying freehold over no. 50 from first floor and above. On ground floor, a shed in the alley can be observed through the gates on Tottenham Court Road. This forms part of the former route into Red Lion Yard, which no longer exists, and it is not in the ownership of the applicant.

2.2 Site Access

2.2.1 The site has excellent public transport connections. It is within two minutes walk from Goodge Street Station which provides a link to the Northern line, within five minutes walk from Tottenham Court Road Station which connects with the Central, Northern lines and Cross Rail. To the north, within fifteen minutes walk, Euston Station provides link to the Northern and Victoria lines; in addition to the Euston Railway Station which connects London with the West Midlands, and the North West.

2.2.2 In addition to all surrounding stations, there are several bus routes that regularly run along Tottenham Court Road. These routes connect the site to areas of London that currently do not have good underground links.

2.2.3 Pedestrians have access to the site via the Tottenham Court Road frontage. The proposals include cycle storage and refuse store.

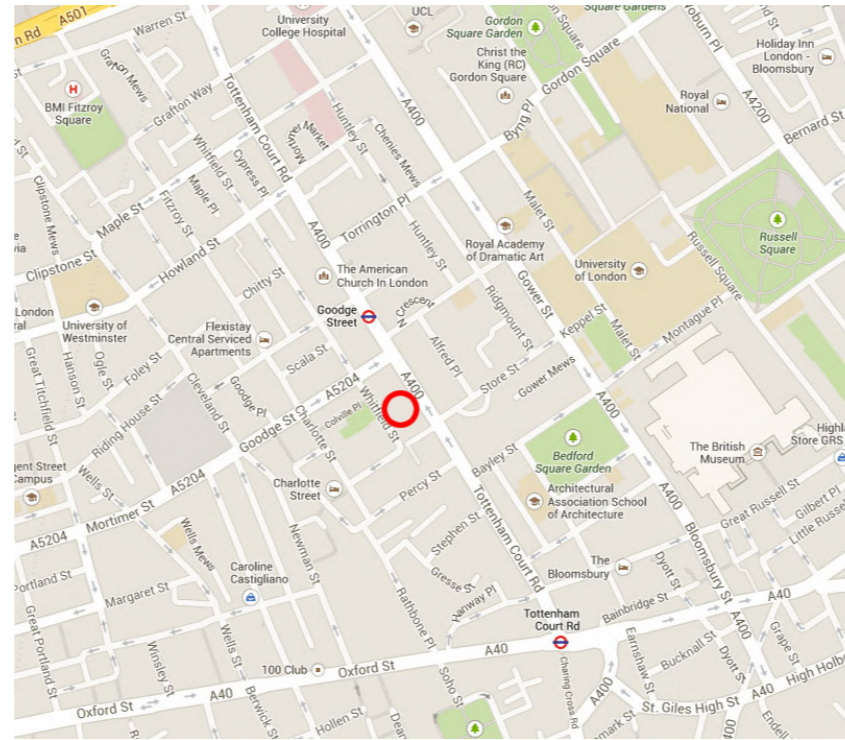


Fig 2.1 Location of no. 51-52 Tottenham Court Road

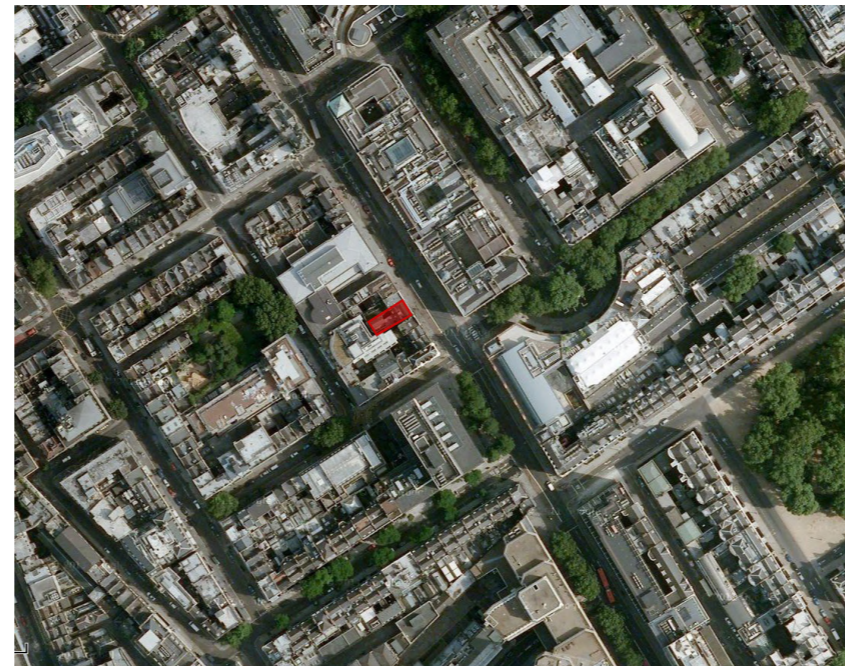


Fig 2.2 Site Aerial Photograph