

21.09.2022



DESIGN & ACCESS STATEMENT ASSESSMENT FOR:

A Full Planning Application for the replacement of the existing glazed door, reinstatement of the existing window above the entrance and redecoration of the external concrete decorative frame

At:

179 Tottenham Court Road, London W1T 7NZ

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1. Proposal

The proposal is for the replacement of the existing full-glazed entrance door with a metal-framed door that would be more sympathetic to the overall style of the building and surroundings. Furthermore, a proposed metal framed double glazed window will replace the existing grille to the opening vent above the door, and the existing decorative concrete frame and canopy around the entrance will be made good with additional black painted details.

The proposed works will be of a high standard to complement and respect the character and appearance of the existing building and surrounding area. This will help will to create an attractive entrance that will also improve the appearance of the street.

Please note that the area (12 sqm) noted in the Planning Application form (*planning ref. no. PP-11495475*) refers only to the ground floor entrance area and not to the entire building.

2. Use

The property is within close proximity to local amenities/town centre and is well served by public transport with a number of bus routes along Tottenham Court Road including close proximity to Warren Street, Goodge Street and Tottenham Court Road underground stations.

The existing property (*Shropshire House*) is a six-storey building with offices on the first floor and above. Neighbouring properties include similar uses.

3. Amount

The existing entrance to the commercial building consists of full glazed entrance doors with polished metal handlebars and frames and glazed fixed panelling above with an embossed 179 number on it.

The existing concrete classical-style frame around the existing entrance is white painted and in need of cleaning and refurbishment. Above the concrete canopy, an existing opening is currently closed by a metal mesh and lies in a poor state in need of a refresh.

The proposed design has been well considered in accordance with the Art-deco style of the existing building and external decorative frames and involves the replacement of the existing entrance doors, the introduction of a glazed fixed window to the opening above the doors and a refurbished entrance decoration frame with

black-painted details.

The new entrance door will feature a brass-metal frame and glazed panels: the new entrance doors will have a fixed panel above that will feature the brass 179 number in the centre and two different glass types: frosted glass to the central panels and transparent type to the smaller windows around.



Image 1: view of the existing entrance door to the Shropshire House at No. 179 Tottenham Court Road

All proposed works will incorporate the use of high-quality materials that are sympathetic to the existing shopfronts/buildings in the area and will enhance the character of the building.

4. Layout

The layout of the existing ground floor entrance hallway is not affected by the proposal. This application only refers to the replacement of the entrance door, reinstatement of the above window and minor redecoration works to the existing concrete frames around the entrance.

The proposal maintains the footprint of the existing building and is not detrimental to the street scene or overdevelopment of the site.



Image 2: proposed 3D view from the street



Image 3: proposed 3D view from inside the building

5. Scale

The proposal has been designed to match and be sympathetic to the existing art-deco style of the Shropshire House and the surrounding area. As demonstrated in the 3D renderings above, the proposal will enhance the existing building's character and helps restore the original art-deco style to the entrance.

6. Appearance

The proposed design of the entrance door and decoration has been well considered and do not present an intrusion into its neighbourhood by virtue of its proportions, materials, colour and style. The appearance of the new entrance door and the surrounding decorative concrete frame will be considerably improved through the well-proportioned art-deco style door, material palettes, and colours and do not materially disturb the prevailing character of this area.

It has been demonstrated that this proposal would be suitable with the relationship to its neighbouring properties and we consider this proposal not to be detrimental to the street scene.

7. Landscaping

There is no landscaping proposed as part of this application.

8. Access

The entrance door at No.179 will only be replaced and will stay where it originally is. The framed doors are sympathetic to the overall style of the proposal.

The entrance will comply with the Building Regulations Part M requirements and the Disability Discrimination Act.

9. Summary

The existing entrance requires upgrading for functional as well as aesthetic reasons. The proposal presents an aesthetically pleasing frontage to the ground floor entrance, providing a fresh look to the immediate neighbourhood and thereby significantly improving the experience of the streetscape.

It has been demonstrated that this proposal would be sympathetic to the character and appearance of the surrounding buildings and correct the visual deficiencies of the current property.