

External alterations to the front façade and refurbishment of the Ground Floor and Upper Basement to the front of 106 New Oxford Street.

This application seeks planning permission for minor amendments to the front of 106 New Oxford Street. Please refer to the planning drawings enclosed with this application for details of the works proposed.

The proposed works have been considered to replace the existing glass doors and to add an additional set of glass doors to the front entrance to match the existing façade.

Proposed External Entrance Doors

The existing frameless glass doors to the right side of the front façade are to be replaced by thermally broken doors within the existing entrance to improve the thermal performance of the building fabric. Part of the existing glazing to the left side of the façade is to be carefully removed and a new recessed entrance is to be formed within the existing shop front to match the existing detail along the façade and provide level access. All finishes of the new works are to match the existing façade and adjacent façade details, in a bronze / brown PPC aluminium.

Stone paving is to be laid within the entrance reveal to match the existing reveal stone paving.



Fig1. Existing front entrance from street



Fig2. Proposed elevation showing additional entrance doors

Internal Alterations

A new internal partition is proposed to the Ground Floor, dividing the space in two. The existing stairs are to be removed and new lift and stair are to be installed. The reconfiguration of the internal stairs lift is to provide access to the Upper Basement below. The internal floor layouts included within the information are indicative and are for reference purposes only and are subject to change.

Surrounding Context

The property is not listed; however, it is located within the Bloomsbury Conservation Area. The proposed amendments to the front elevation are not considered to be visually obtrusive and will therefore not have a negative impact on the character and appearance of the host building or the wider context.