

THE HEAL'S BUILDING

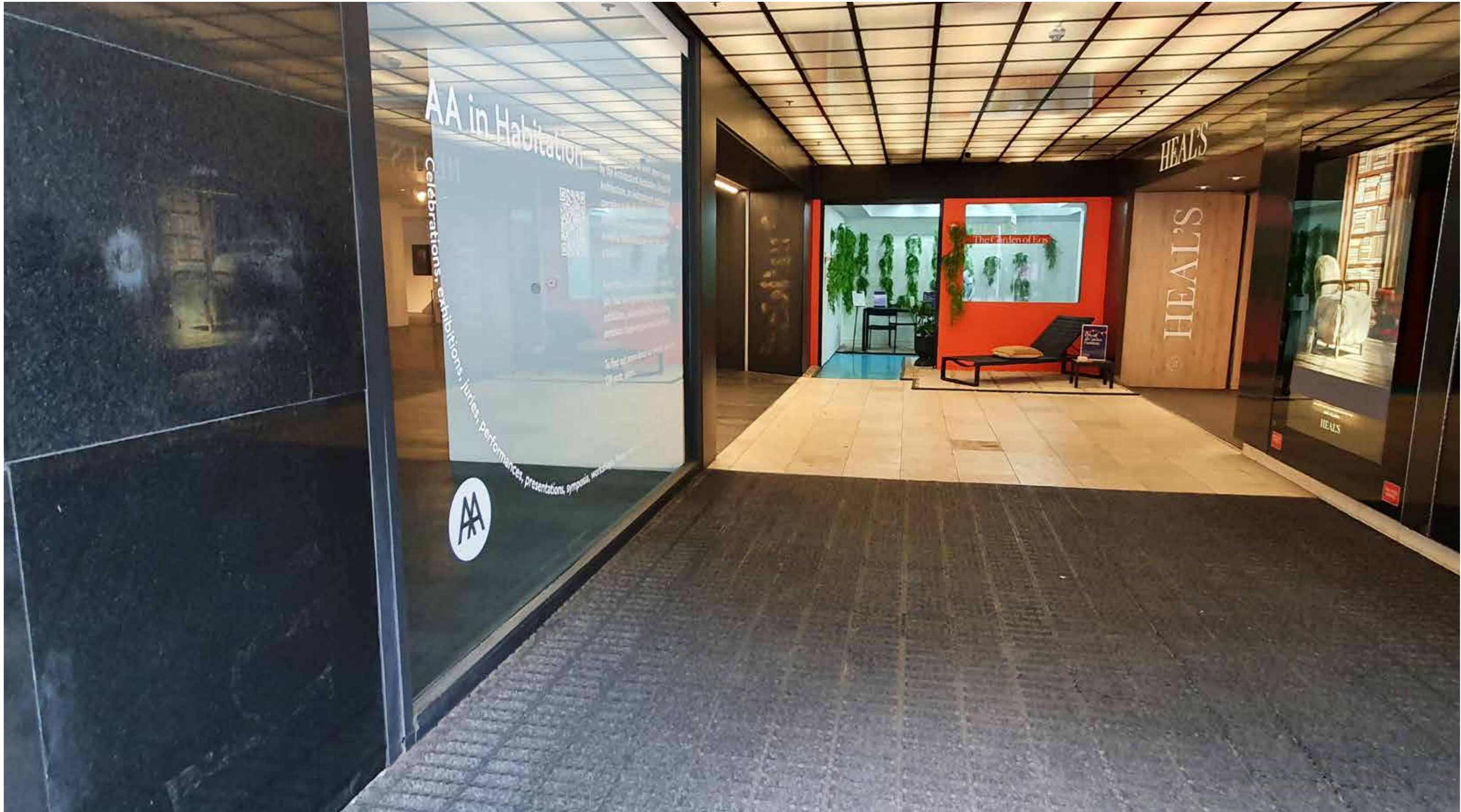
Phase 3A - Internal works to Entrance off Tottenham Court Road
Design & Access Statement

Rev. 03

**WHITE
RED
ARCHITECTS**

**GENERAL
PROJECTS**

Design Justification - Existing Condition

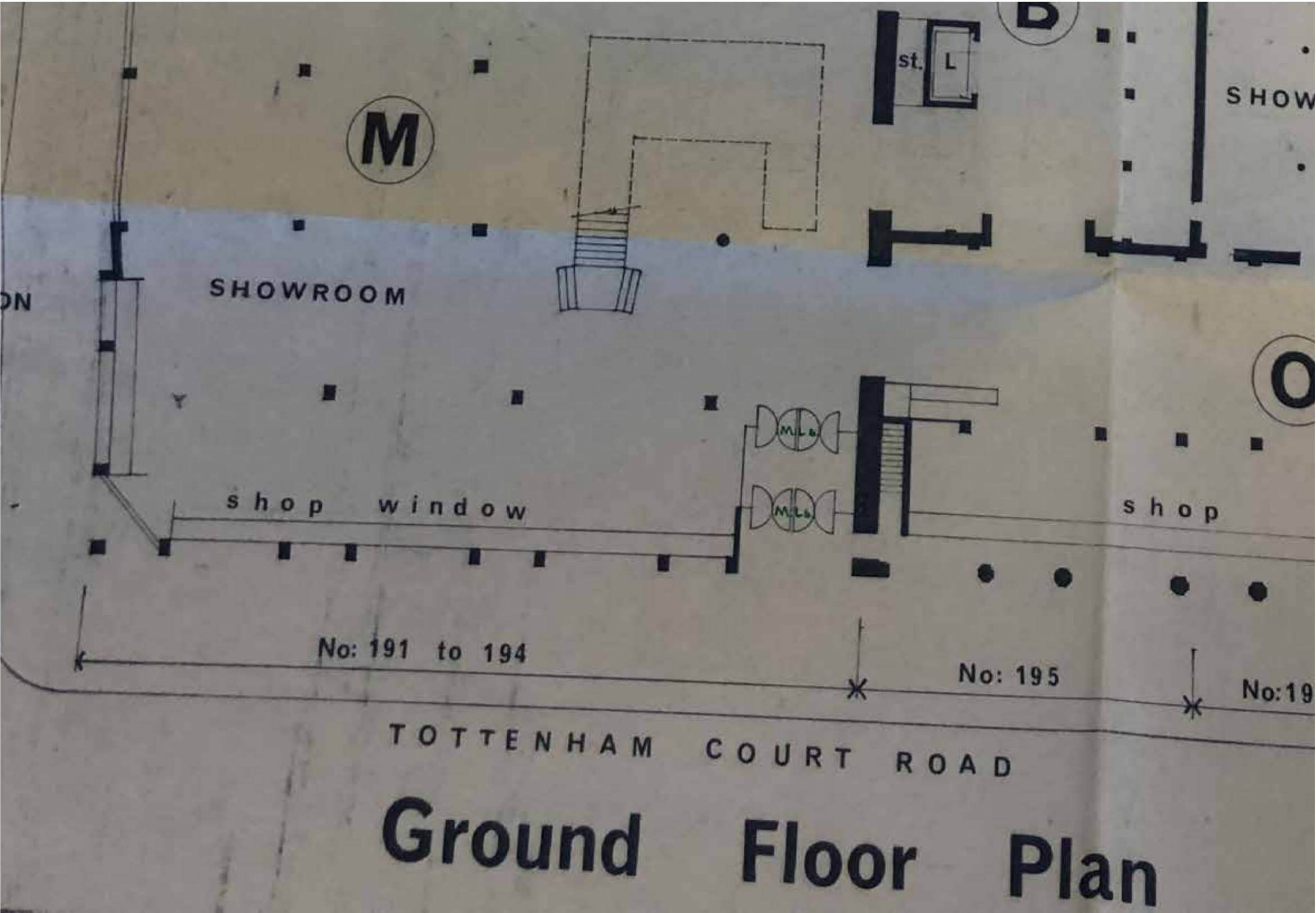


The existing condition creates a shared lobby that separates the Heal's demise from the former Habitat's demise. Internal finishes are non-original and of no heritage significance.

Design Justification - Historic Information



This photo illustrates the original appearance inside the 1960's building and shows that the space was previously open at ground floor into the northern unit as was occupied by Heal's at the time.



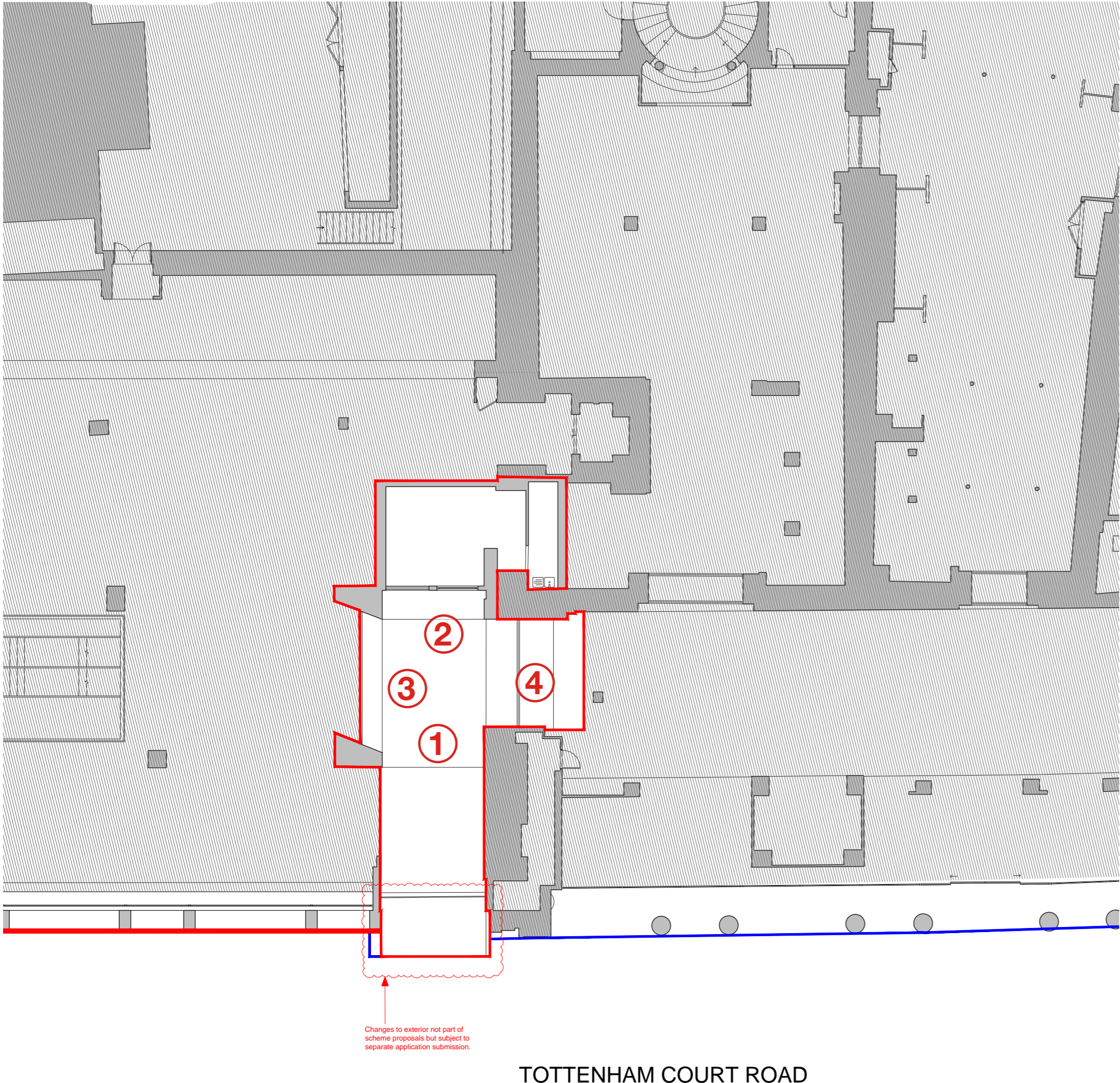
1963 Building Plan illustrating open nature of connection between the two buildings.

Ground Floor Plan - Existing

Phase 3A Works

KEY
 [Blue square] Site ownership boundary
 [Red square] Phase 3A boundary
 [Hatched square] Area outside of scope of works

Application site boundary area = approx. 110sqm



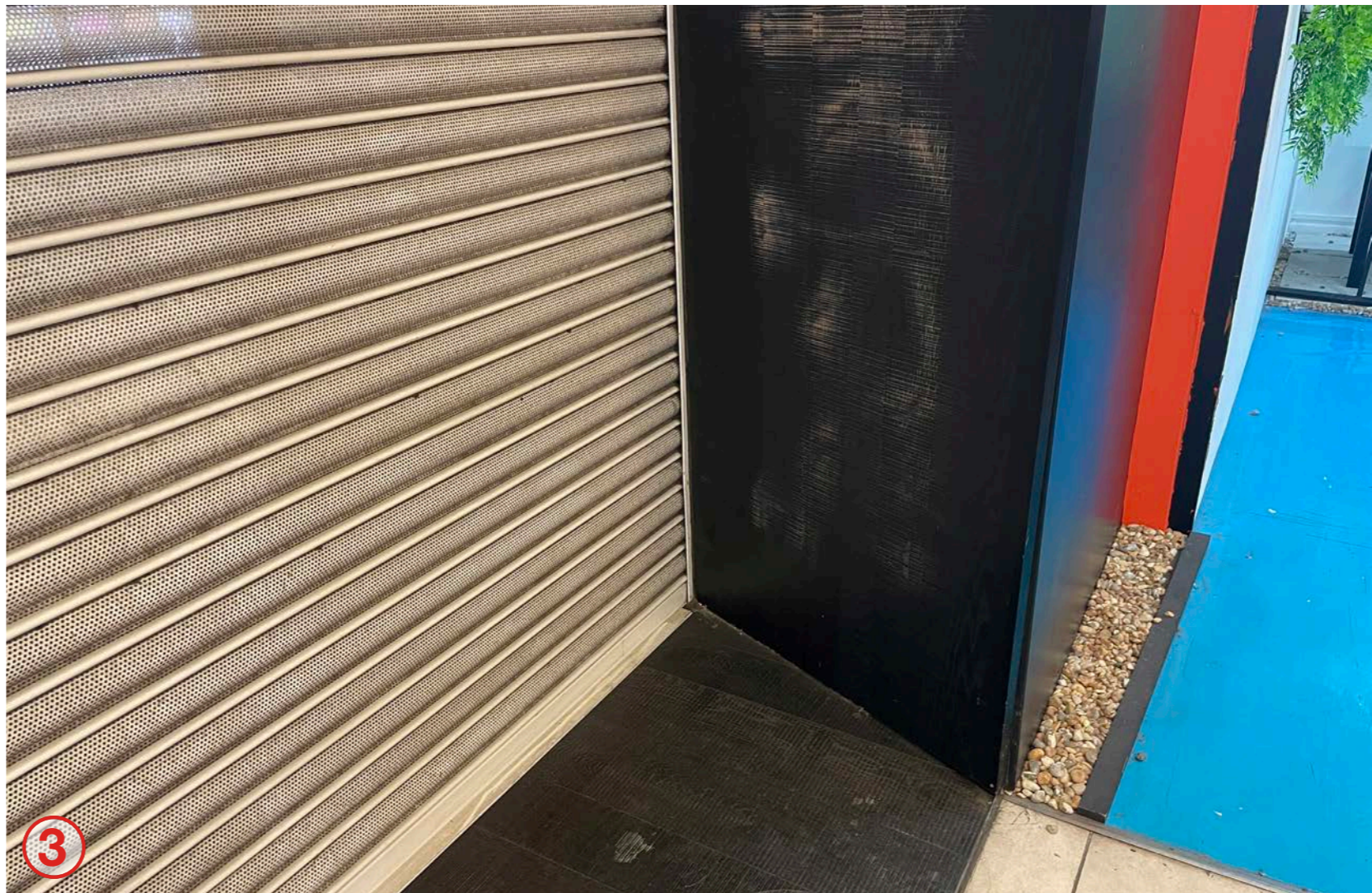
Existing retail entrance corridor is tired in appearance and quality and requires a sensitive upgrade in line with latest market expectations. Opening up works to provide a more enticing entrance and retail experience with one sole retail tenant at this floor level.



Existing entrance corridor from Tottenham Court Road.



Existing small retail unit at far end of entrance corridor.



Existing roller shutter doors separating retail spaces. Inconsistency in floor finishes.



Existing access to Heals store from entrance corridor.

Ground Floor Plan - Demolitions

Phase 3A Works



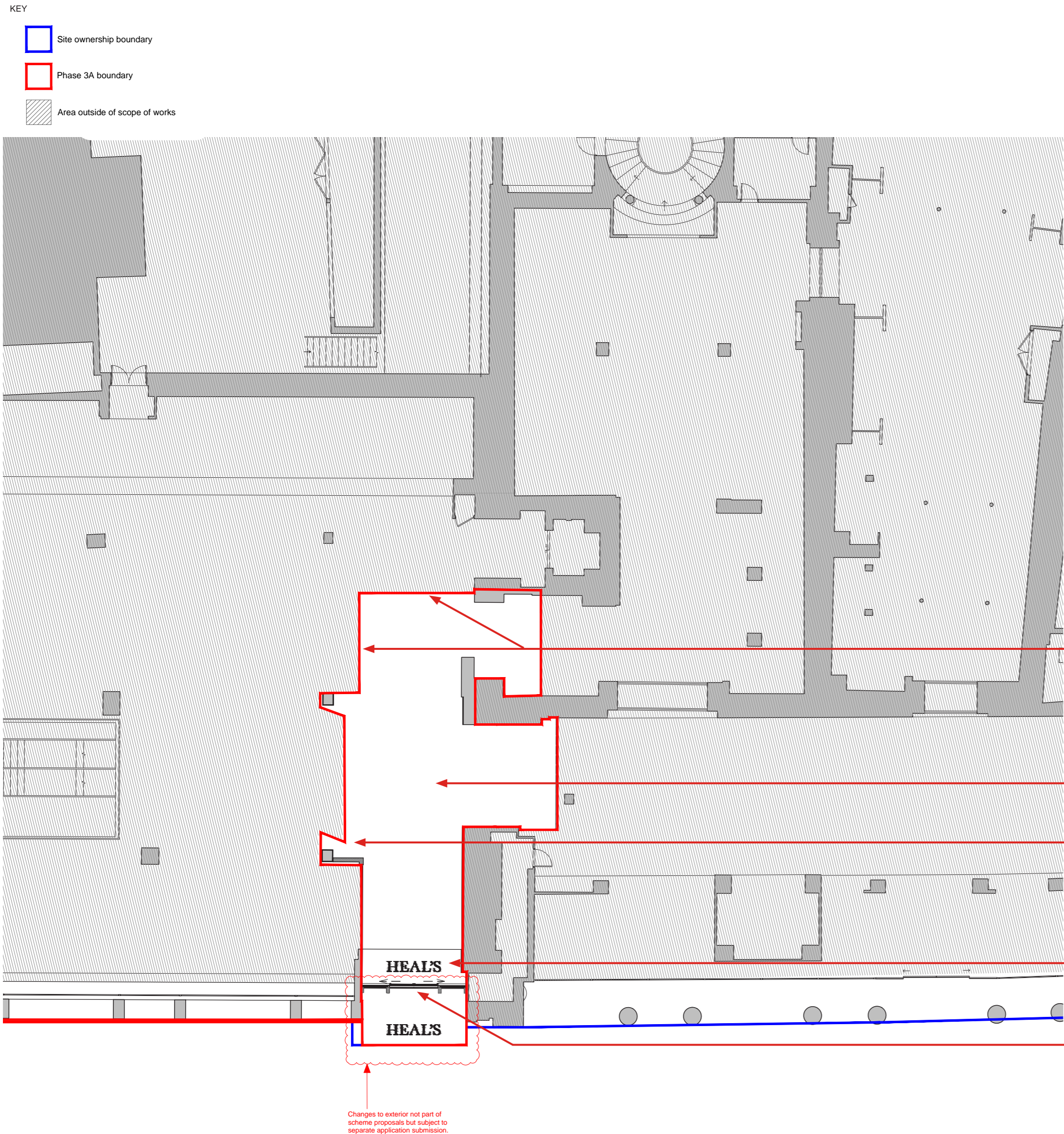
NOTES

- 01 Remove existing PPC metal projecting canopy and bulkhead (later addition to the 1960's extension).
- 02 Remove existing recessed roller shutters and all associated housing and guide rails. Make good surfaces.
- 03 Remove existing marble paving back to concrete slab below.
- 04 Carefully remove existing tiled flooring back to concrete slab below.
- 05 Carefully remove existing lightbox and false ceilings back to exposed soffit slab above. Make good.
- 06 Remove existing teapoint, distribution board and all other fixed items to the rear store room.
- 07 Remove existing partitions and interfaces. All adjacent areas to be made good.
- 08 Strip back non-structural elements to existing columns to revert back to original sizing.
- 09 Remove existing marble/stone finishes to internal walls, strip back to masonry substrate.
- 10 Remove matwell to main entrance from Tottenham Court Road and Heal's store entrance back to concrete slab.
- 11 Carefully remove floor finishes including paving slabs, shingle and blue vinyl, etc. Review existing timber flooring below and retain if sound.
- 12 Carefully remove section of parquet LVT within Heal's unit back to vertically laid border tiles at top of ramp/base of column.

Note: Refer to structural engineers notes regarding demolition proposals.

Ground Floor Plan - Proposed

Phase 3A Works



Opening up works to create an open plan retail unit

Consistent floor finish throughout retail space.

Removal of roller shutter doors and column encasements stripped back to open up retail spaces.

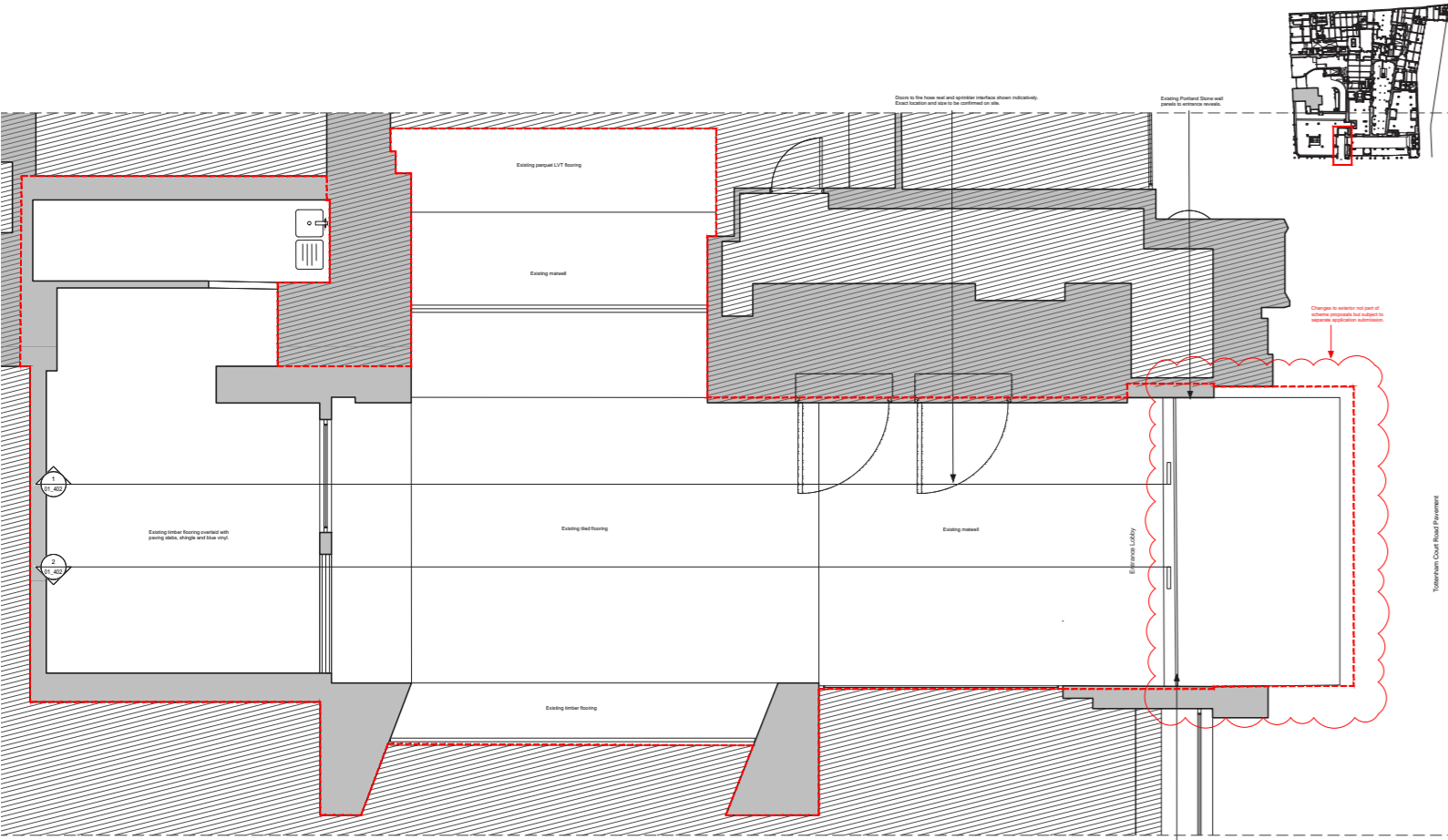
New high quality coir matwell with embossed logo.

Improved access with glazed sliding doors.

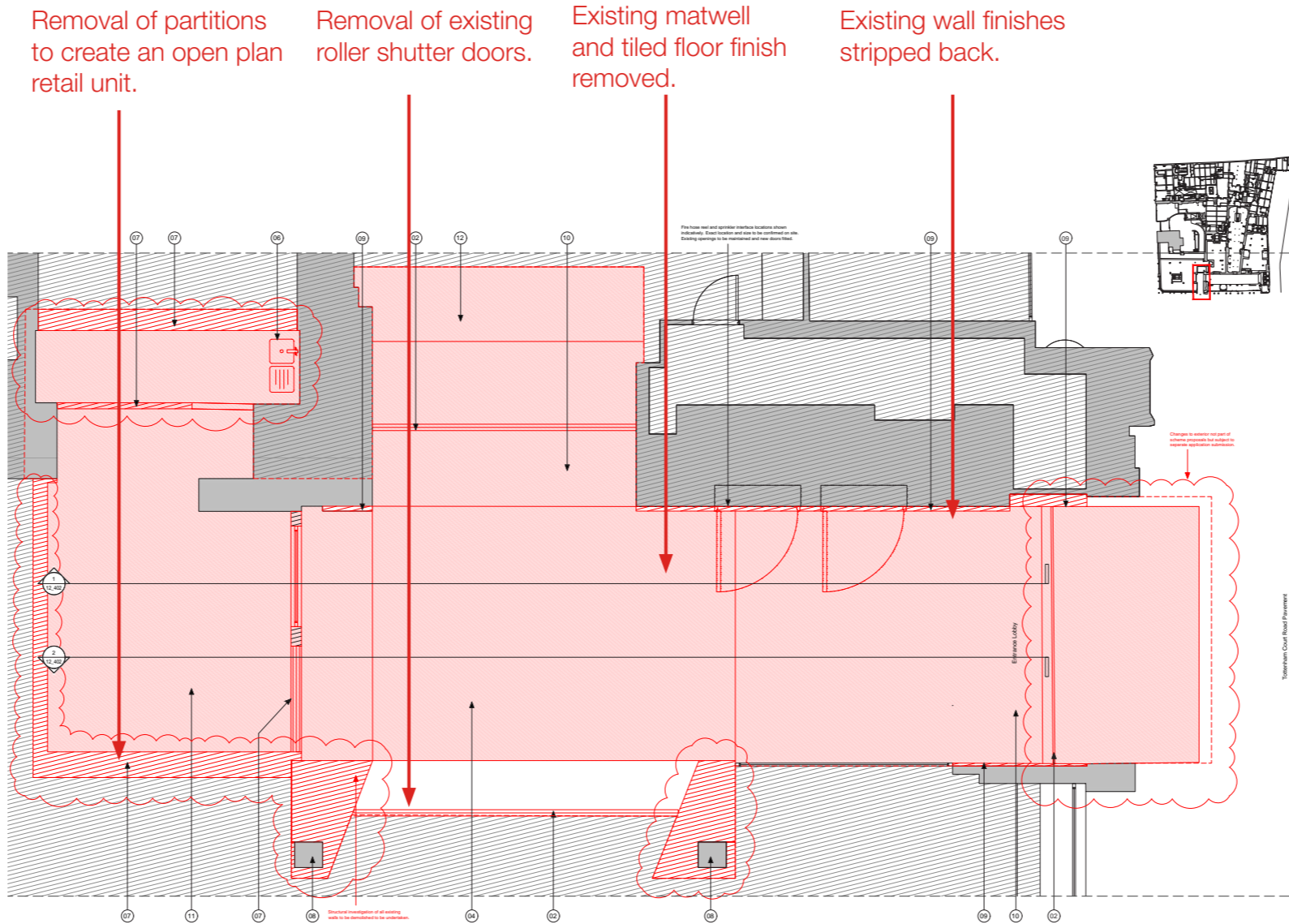
TOTTENHAM COURT ROAD

Ground Floor - Proposed Alterations

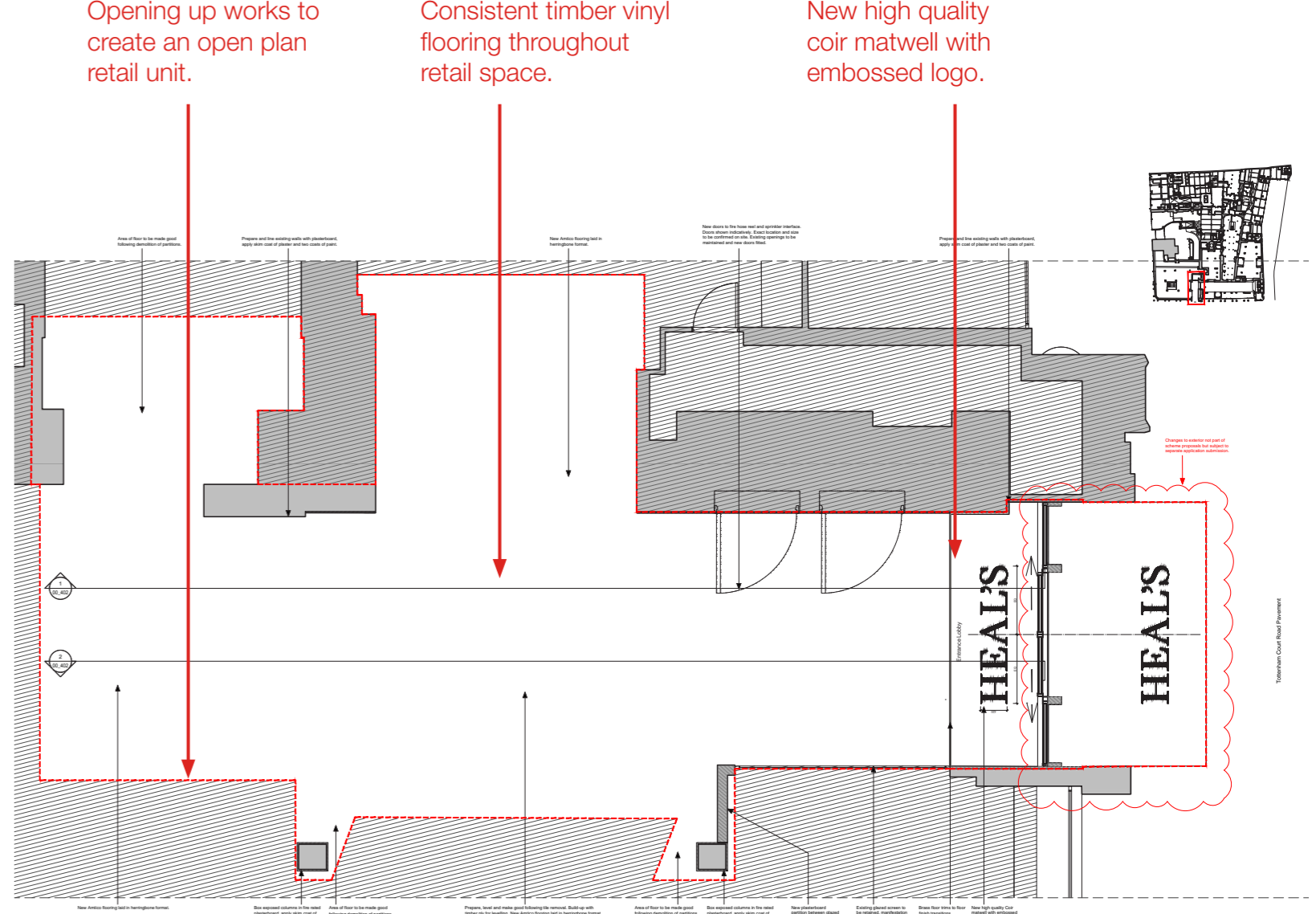
Phase 3A Works



Ground floor entrance plan - Existing



Ground floor entrance plan - Demolitions



Ground floor entrance plan - Proposed

Removal of partitions to create an open plan retail unit.

Removal of existing roller shutter doors.

Existing matwell and tiled floor finish removed.

Existing wall finishes stripped back.

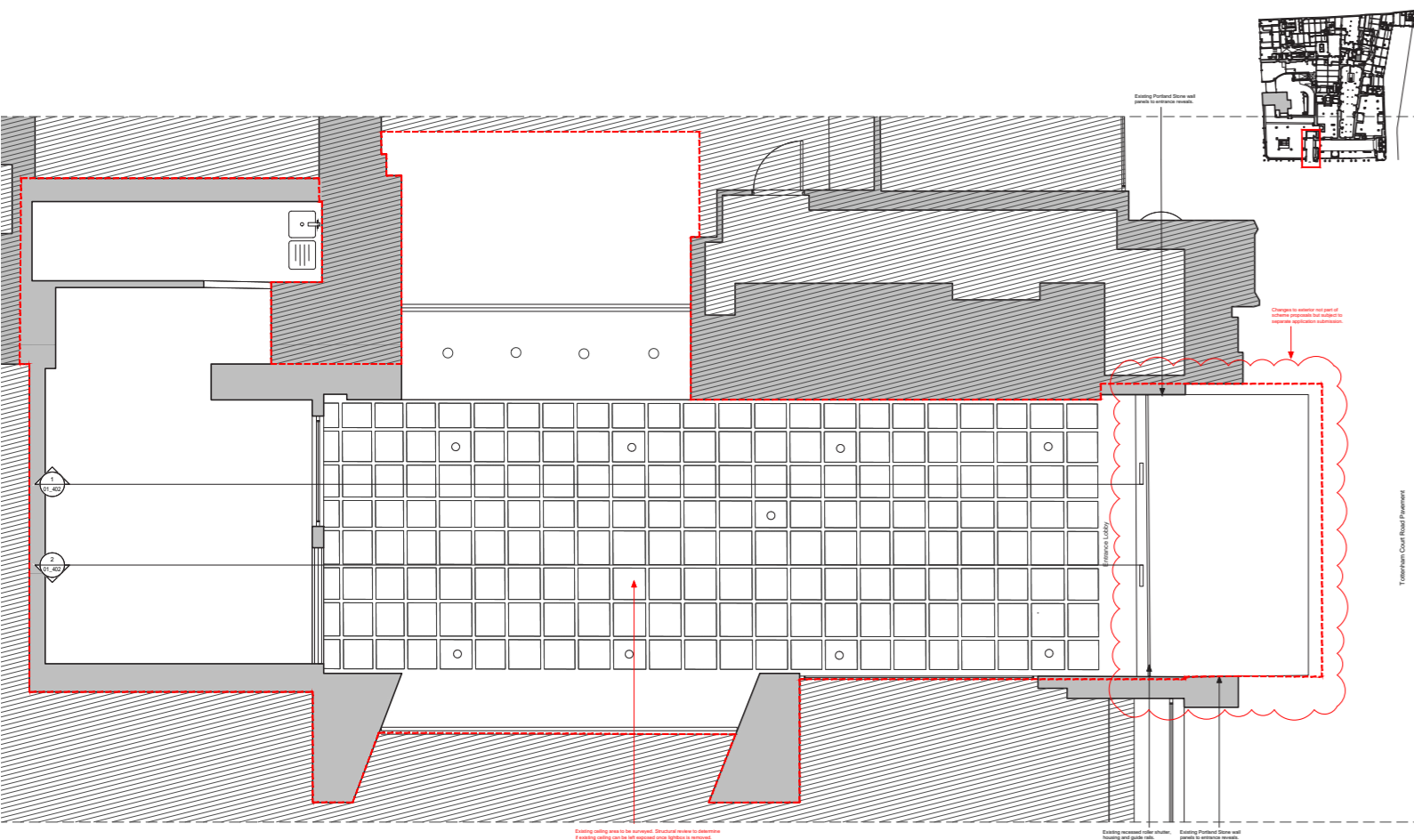
Opening up works to create an open plan retail unit.

Consistent timber vinyl flooring throughout retail space.

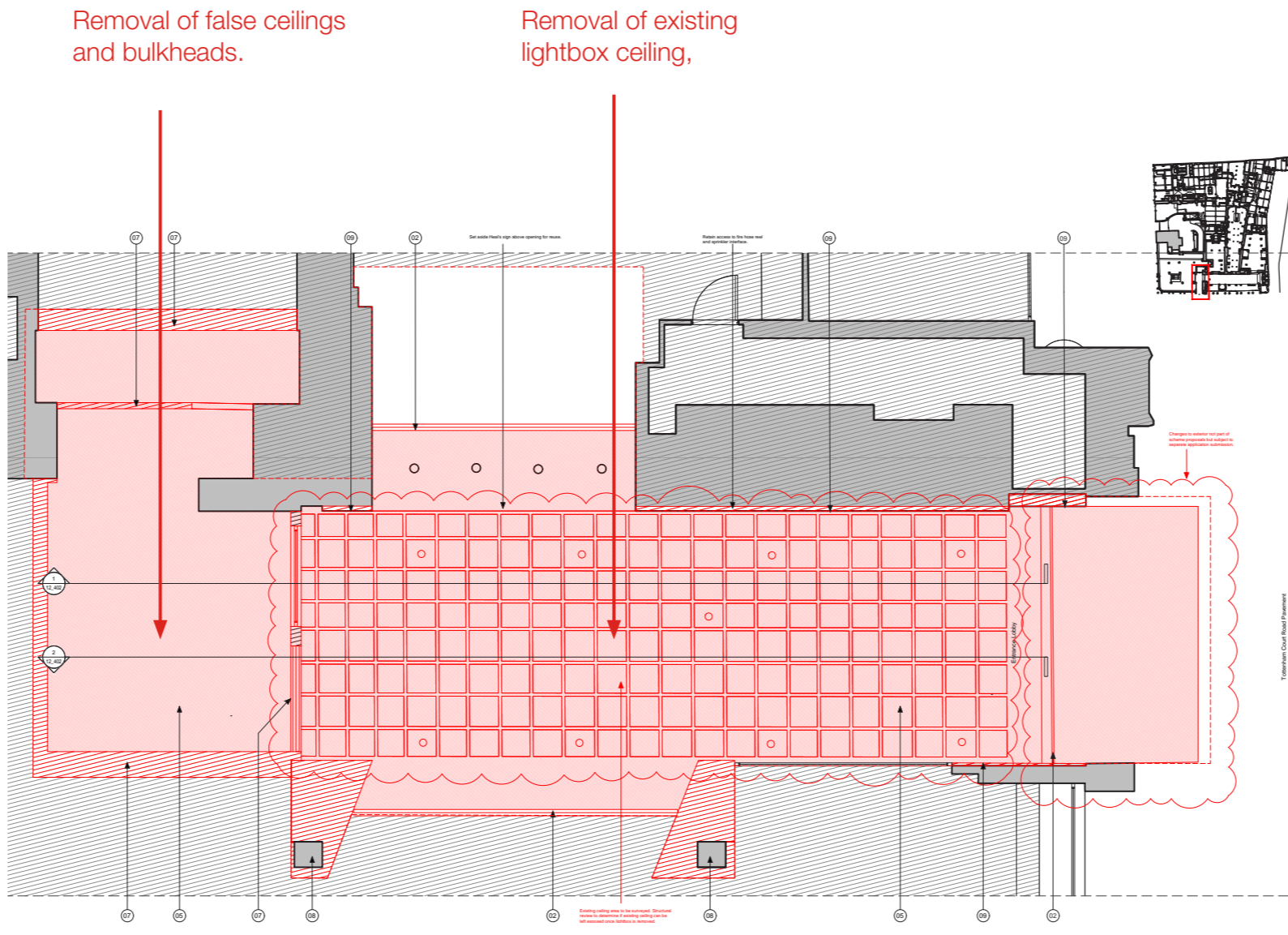
New high quality coir matwell with embossed logo.

Ground Floor - Proposed RCP Alterations

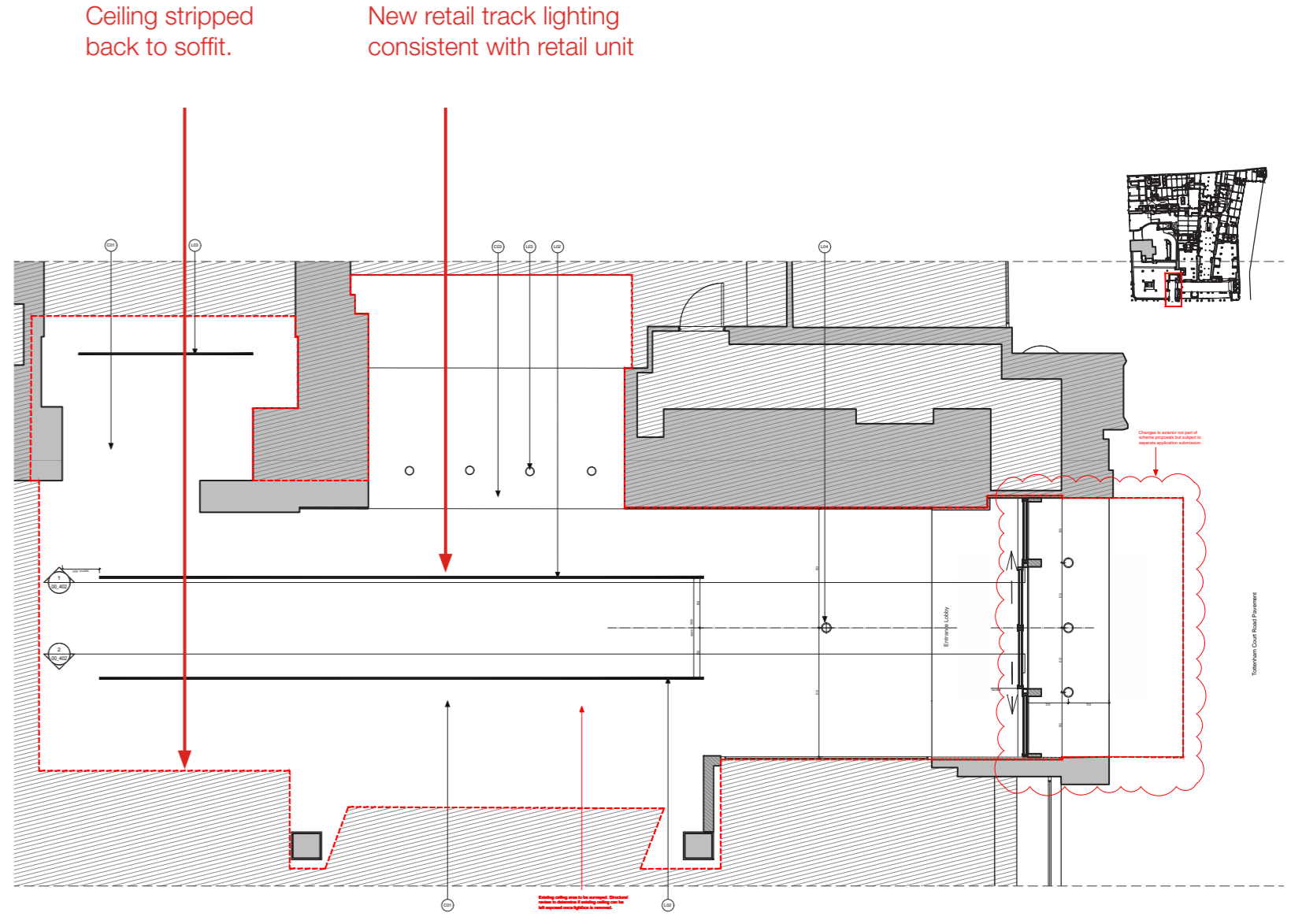
Phase 3A Works



Ground floor entrance RCP - Existing



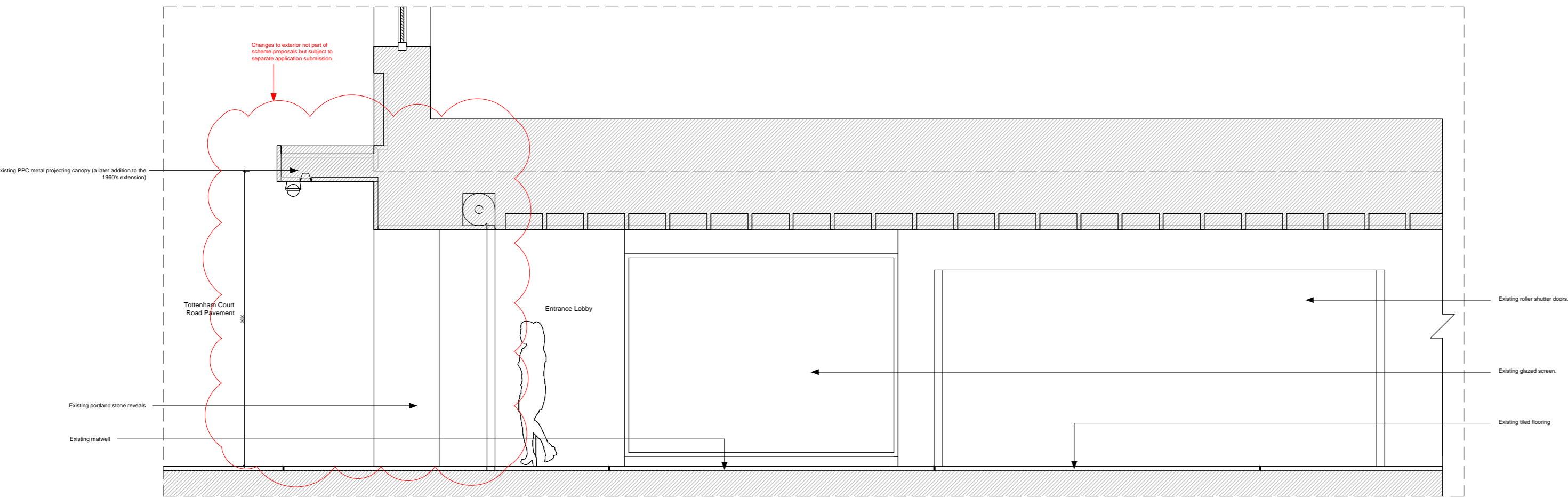
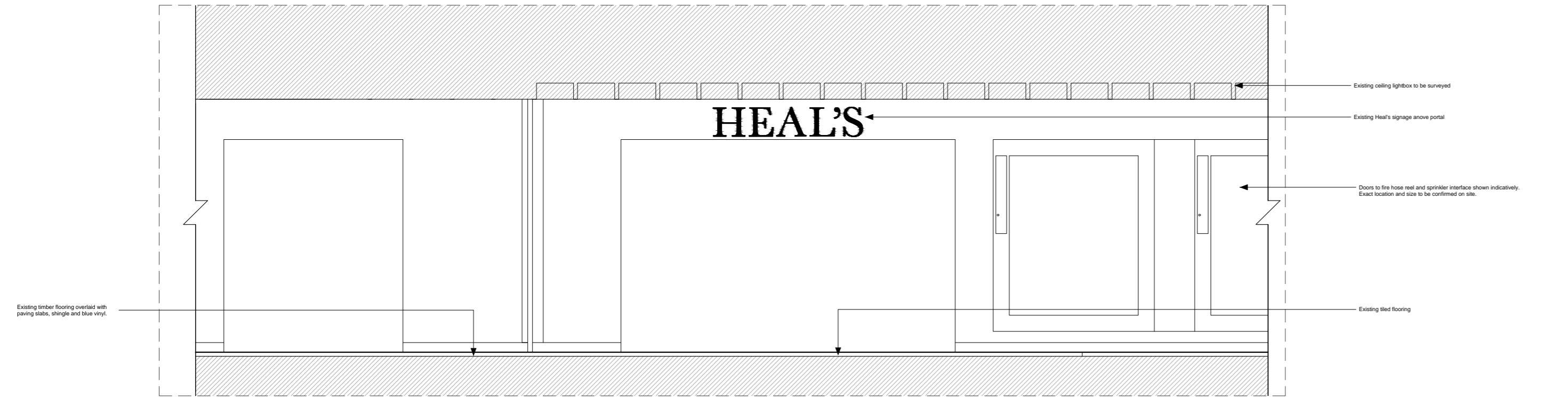
Ground floor entrance RCP - Demolitions



Ground floor entrance RCP - Proposed

Internal Elevations - Existing

Phase 3A Works



Existing retail entrance corridor is tired in appearance and quality and requires a sensitive upgrade in line with latest market expectations. Opening up works to provide a more enticing entrance and retail experience with one sole retail tenant at this floor level.



Existing tiled flooring is cracked in places.



Existing false ceilings in small retail unit.



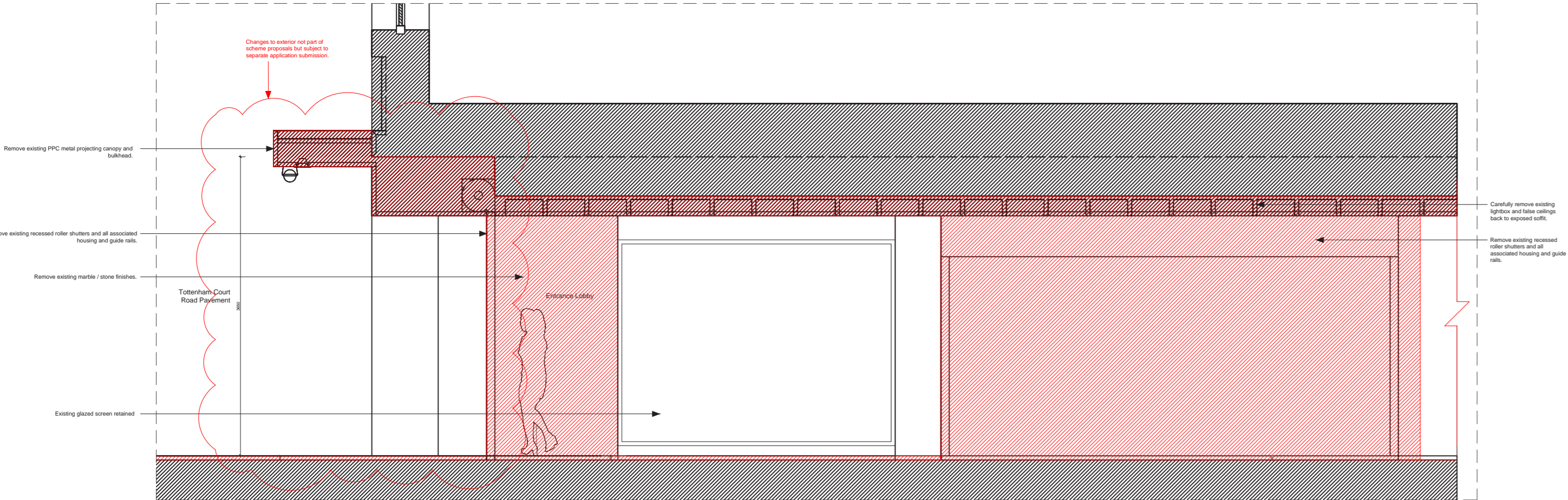
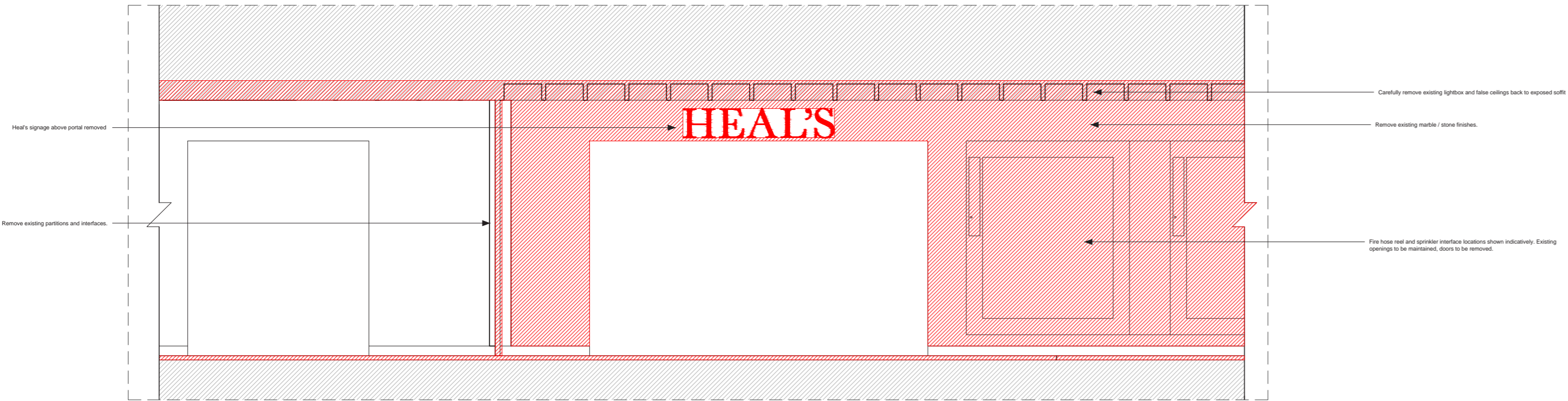
Existing entrance roller shutter and stone wall finishes.



Existing lightbox ceiling and segregated retail units.

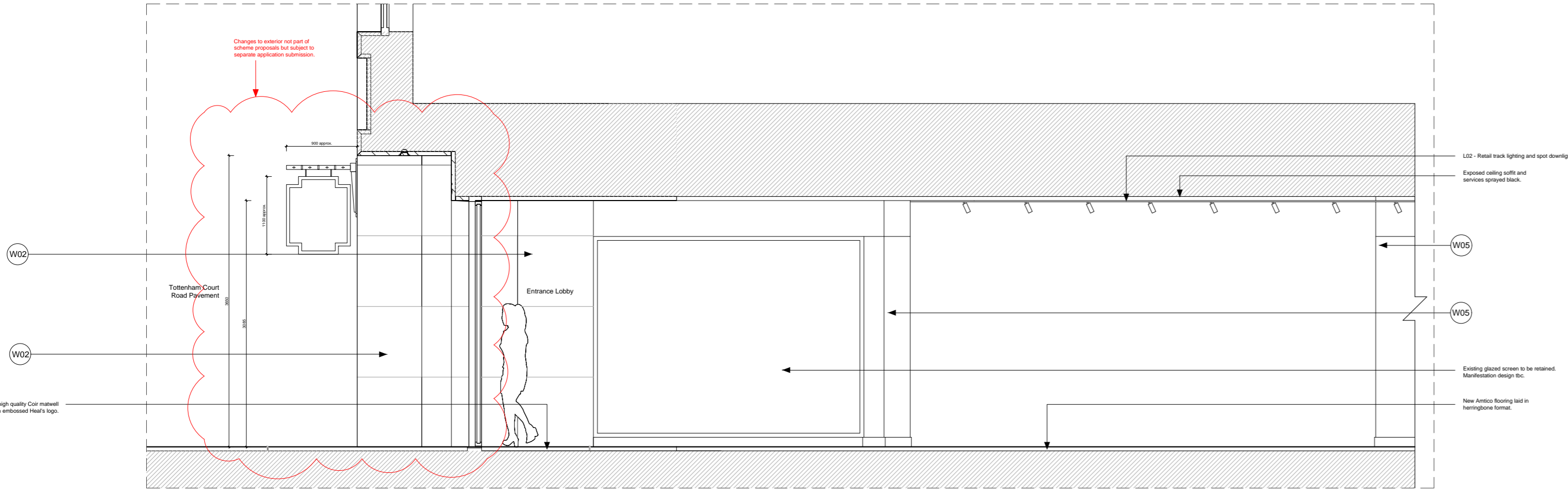
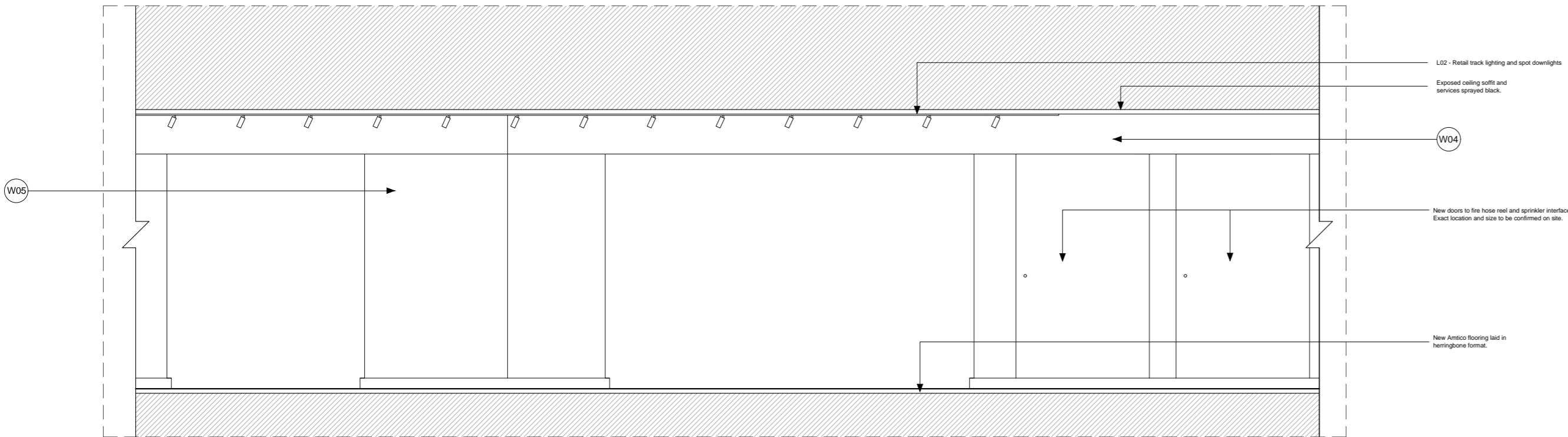
Internal Elevations - Demolitions

Phase 3A Works



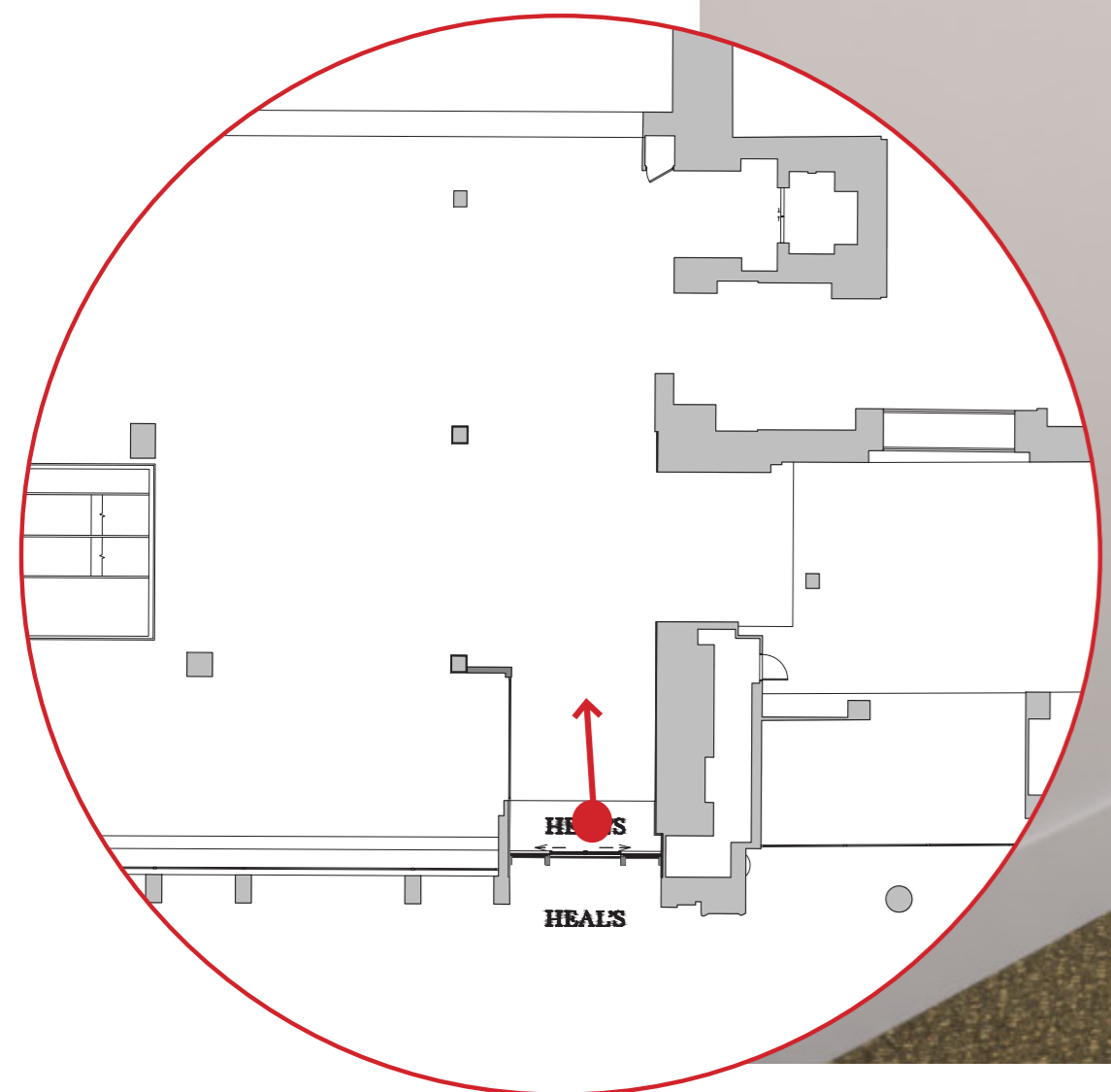
Internal Elevations - Proposed

Phase 3A Works



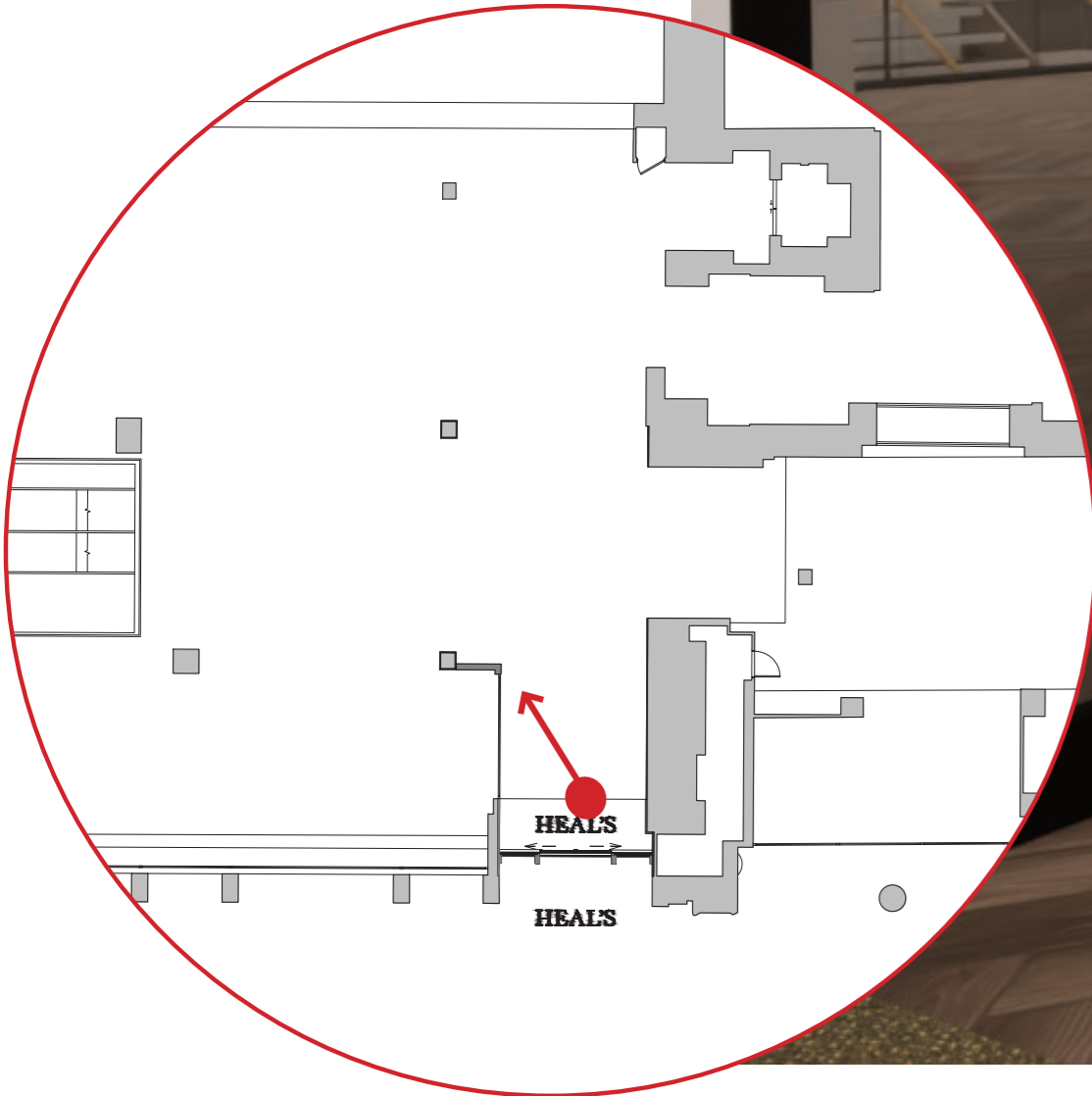
Design Proposal - CGI's

Phase 3A Works



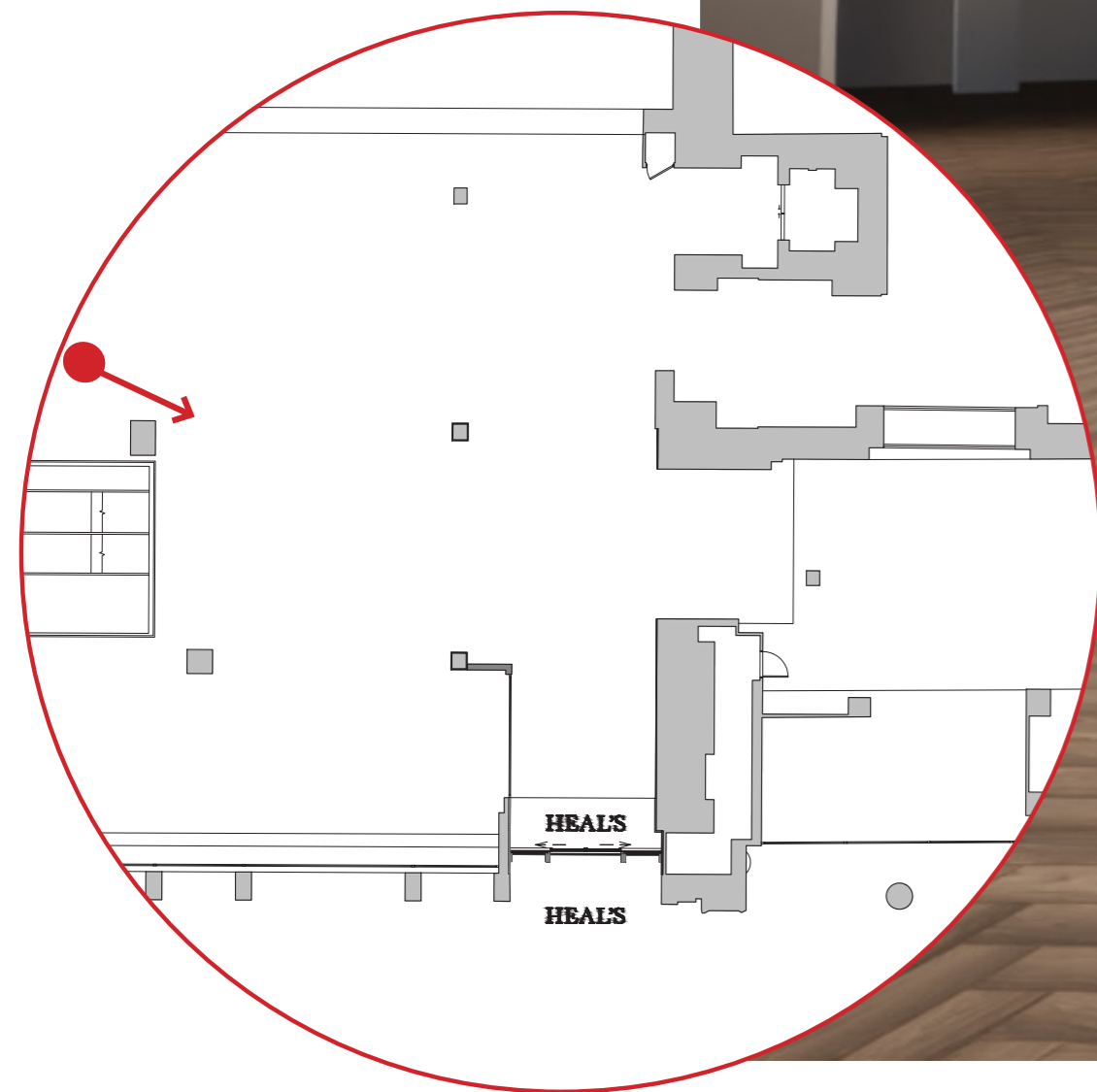
Design Proposal - CGI's

Phase 3A Works



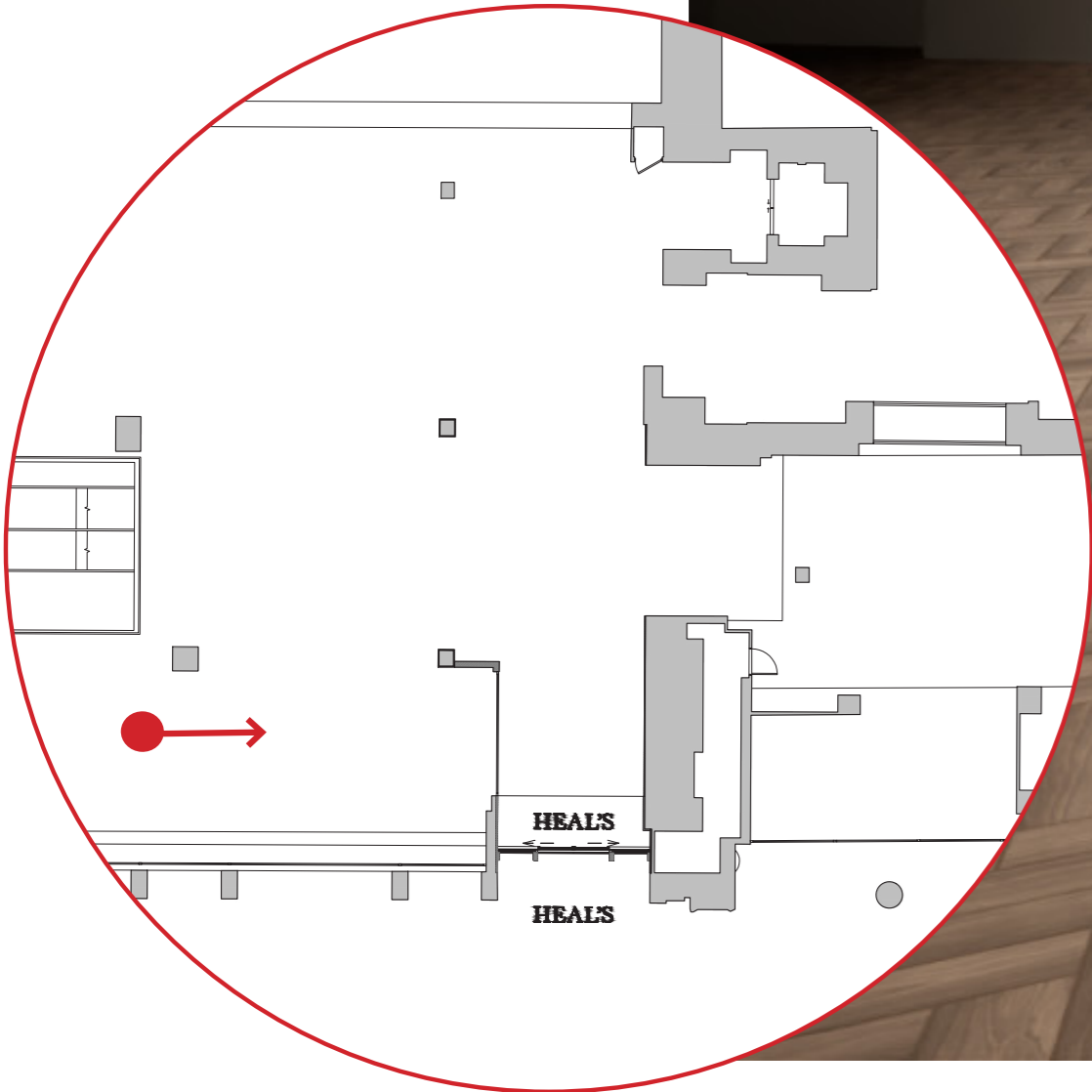
Design Proposal - CGI's

Phase 3A Works



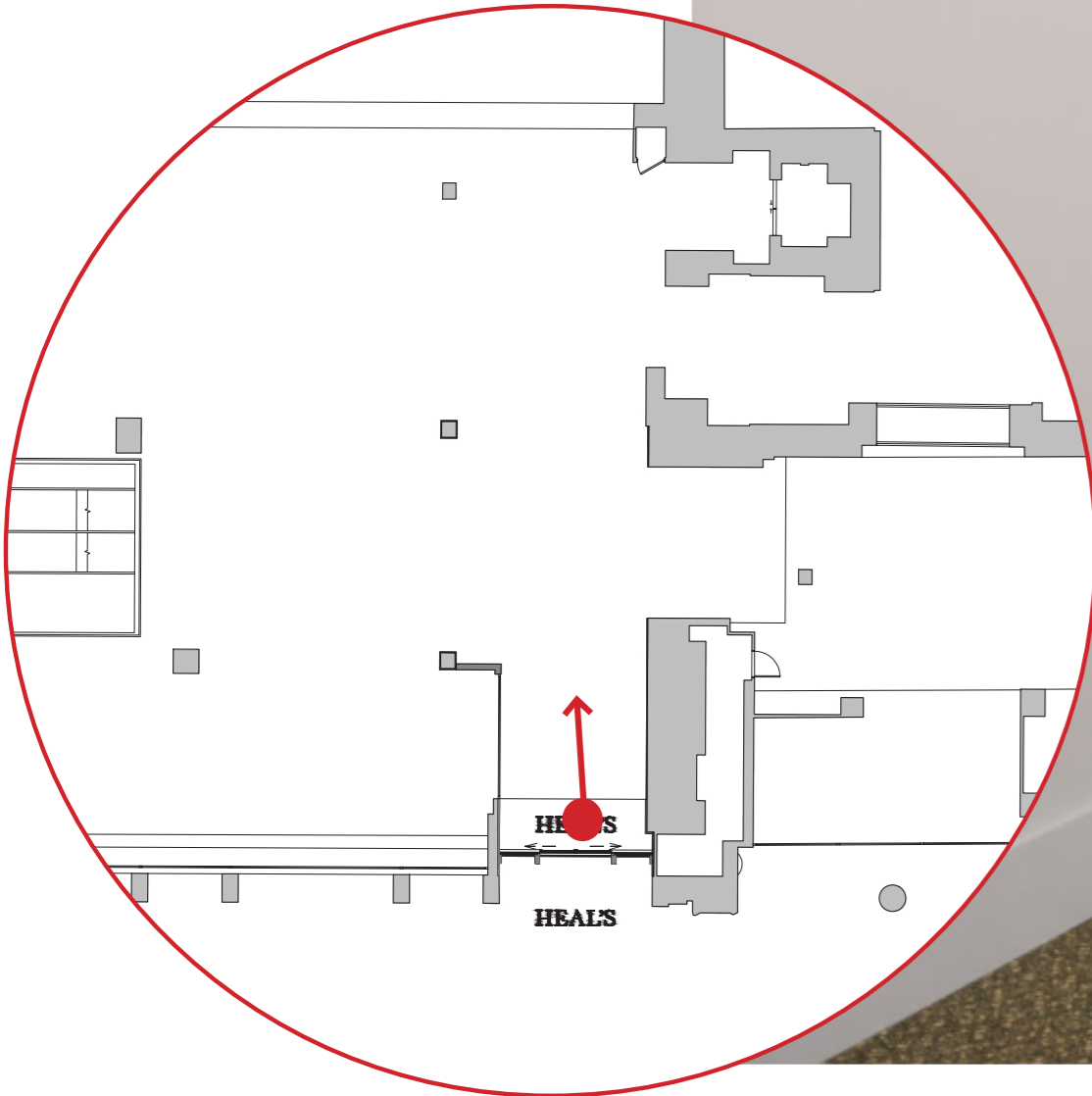
Design Proposal - CGI's

Phase 3A Works



Design Proposal - Material Selection

Phase 3A Works



Ceiling:
Exposed ceiling soffit and services sprayed black.

Lighting:
Black track lighting and spot downlights. Feature pendant to entrance lobby shown indicatively.

Glazing:
Existing glazing to be retained. Manifestation design TBC.

**LBC already granted.
Finishes agreed.**

Walls:
Plasterboard lined walls painted white.

Floor:
Amtico timber vinyl flooring: Spacia range, Noble Oak in herringbone format. (to match consented specification to adjacent area)

Matwell:
Custom Coir Logo Mat
Natural matting with logo in black.



Design Proposal - CGI with potential furniture layout

Phase 3A Works

Ceiling:
Exposed ceiling soffit and services sprayed black.

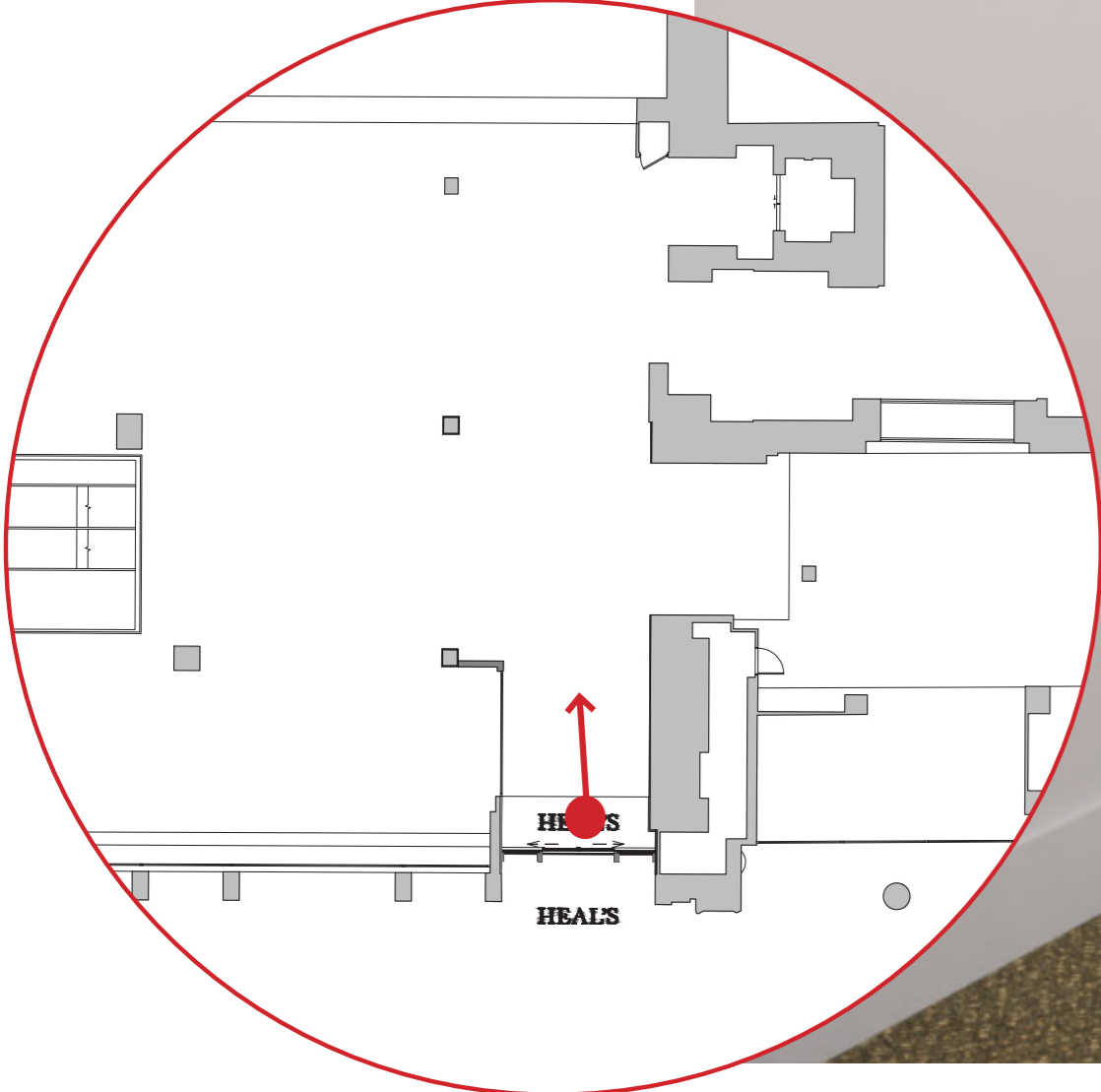
Lighting:
Black track lighting and spot downlights.
Feature pendant to entrance lobby shown indicatively.

Walls:
Plasterboard lined walls painted white.

Glazed screen:
Existing glazed screen to be retained.
Manifestation design tbc.

Floor:
Amtico timber vinyl flooring: Spacia range,
Noble Oak in herringbone format. (to match consented specification to adjacent area)

Matwell:
Custom Coir Logo Mat, Natural matting
with logo in black.



Summary

Works seeking Listed Building Consent approval

This Listed Building Consent application seeks approval to open up the existing entrance lobby area to provide a more enticing entrance and retail experience with one sole retail tenant at this floor level.

The existing condition forms a shared lobby area which separates the Heal's retail demise from the former Habitat's demise. The proposed opening up works looks to reintegrate the original internal layout from the 1960's where this space created a connection between the two buildings and opened out into the northern unit under one occupant.

Following on site conversations with the planning officers we have evolved the design to ensure that a prominent and clear entrance is maintained. The introduction of feature pendant lighting and maintaining the glazed screen to the original entrance lobby help to maintain a clear entrance portal which then opens out into a consistent retail space across the ground floor.

The existing internal finishes are tired in appearance and are non-original and of no heritage significance. The proposed new floor finishes and upgrades to services brings the retail provision up to market standards and allows Heal's to accommodate the ground floor area as a sole occupant.

