



# THE FITZROVIA (247 TOTTENHAM COURT ROAD)

## NMA APPLICATION DESIGN STATEMENT

FEB 2023

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# PART 1.0

## + SUMMARY OF CHANGES:

### 1.1 ELEVATIONS

### 1.2 APPROVED GROUND FLOOR PLAN

### 1.3 PROPOSED GROUND FLOOR PLAN (ANNOTATED)

### 1.4 PROPOSED GROUND FLOOR PLAN (CLEAN)

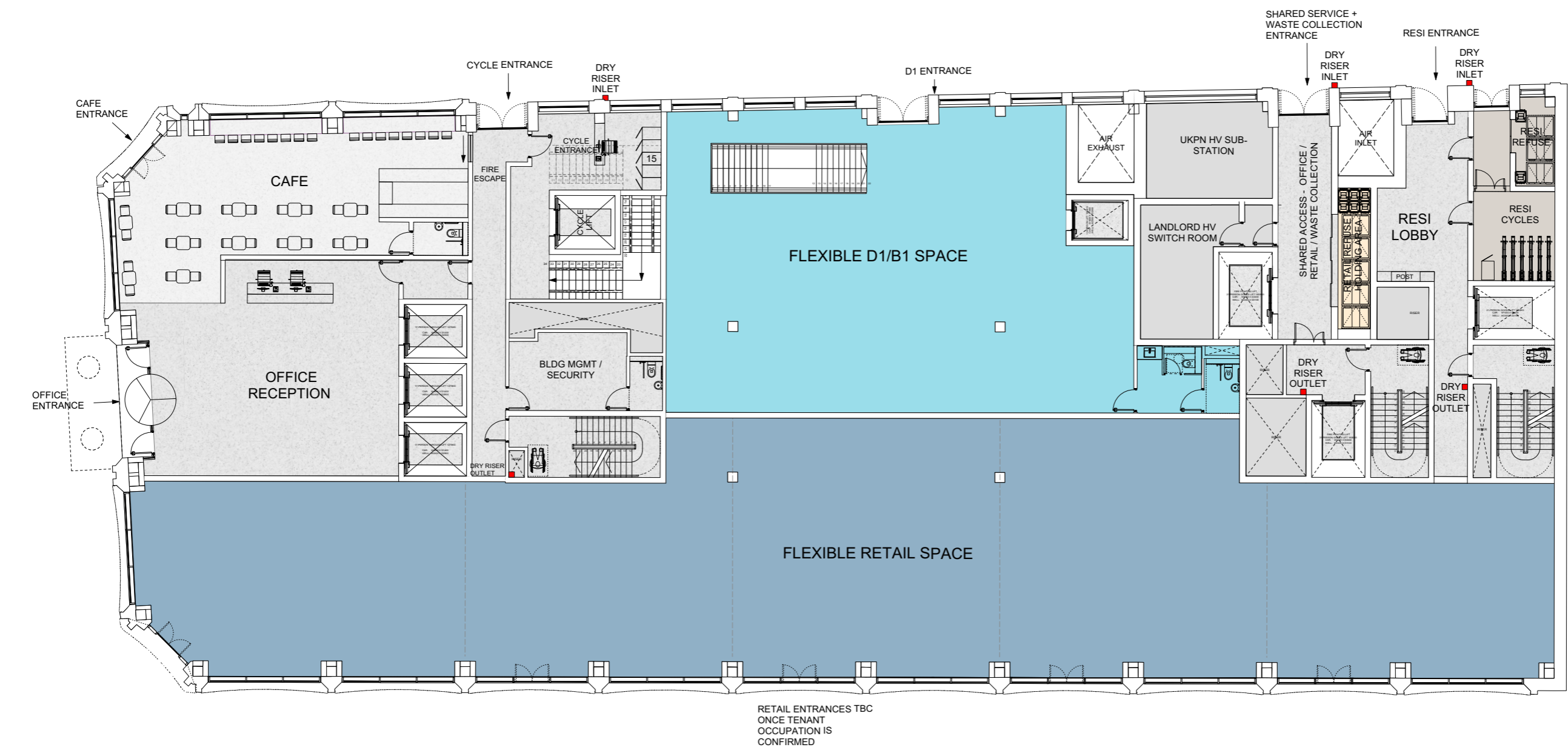
## 1.1 SUMMARY OF CHANGES TO ELEVATIONS

### ELEVATION CHANGES

On consultation with the London Fire Brigade, the North Core was required to change to a fire fighting core, and there are a number of implications on the facade. A summary of the proposed changes to the elevations are listed below:

- + The firefighting core requires dedicated escape doors on Morwell Street which replace the original cycle entrance. The cycle entrance has now moved adjacent to these doors. The fire escape doors are PPC metal with an overpanel.
- + Vertical architectural louvres have been omitted to the UKPN Substation plant room because of ventilation requirements. The screen to the UKPN Substation has horizontal sunray louvres as required by UKPN. With the addition of vertical louvres in front of these, the required free area for ventilation cannot be achieved. The vertical architectural louvres have therefore been omitted.
- + The parapet to the scalloped bays has been redesigned with a curved PPC metal coping in lieu of curved terracotta.
- + The revolving door office entrance on Bayley St indents further to not move beyond the original building line.
- + The doors to the shared servicing entrance on Morwell St have been changed to more robust PPC metal doors with an overpanel.

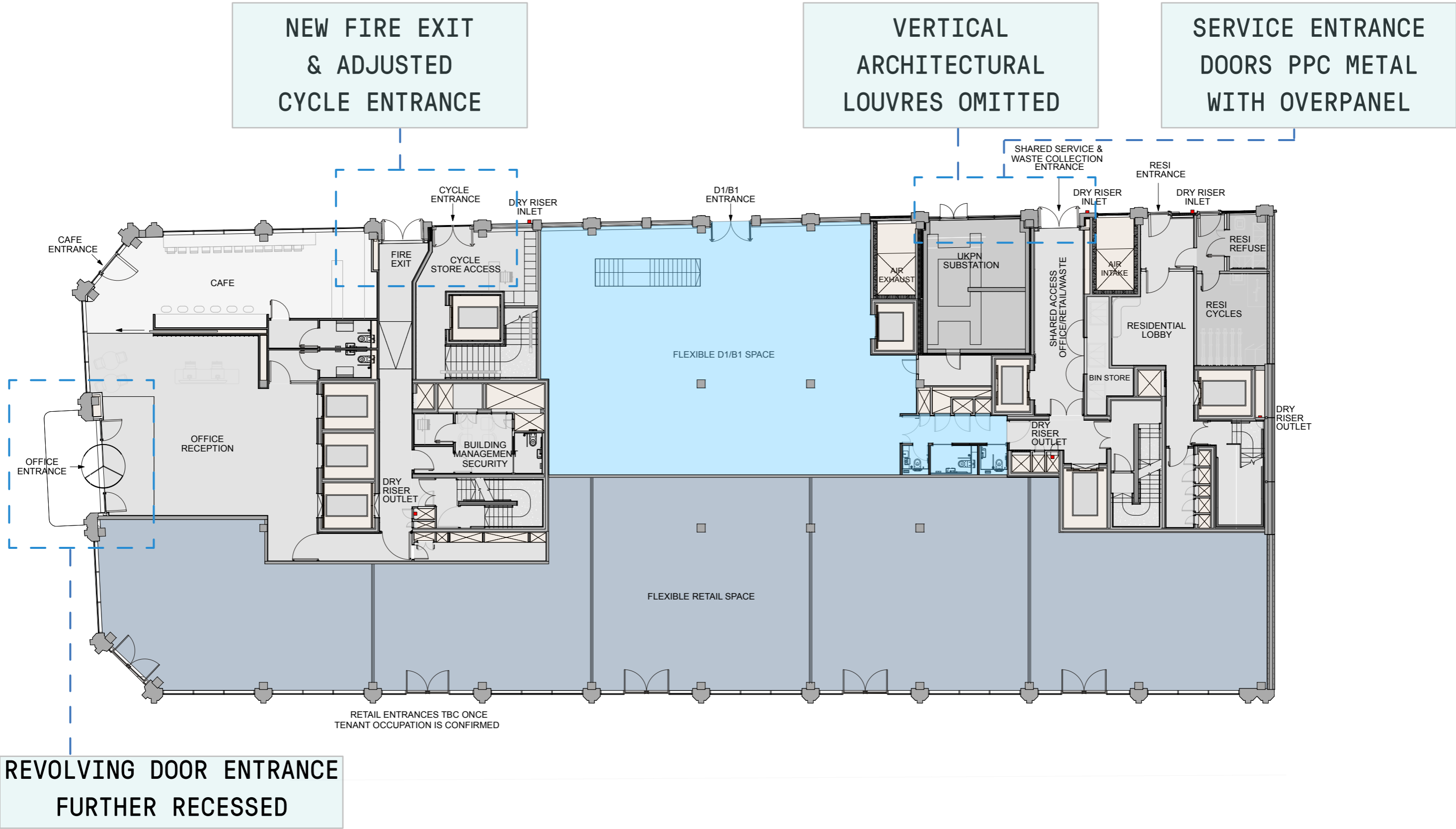
1.2 PLANNING APPROVED GROUND FLOOR PLAN



1 GROUND FLOOR PLAN  
SCALE 1:200 @ A3



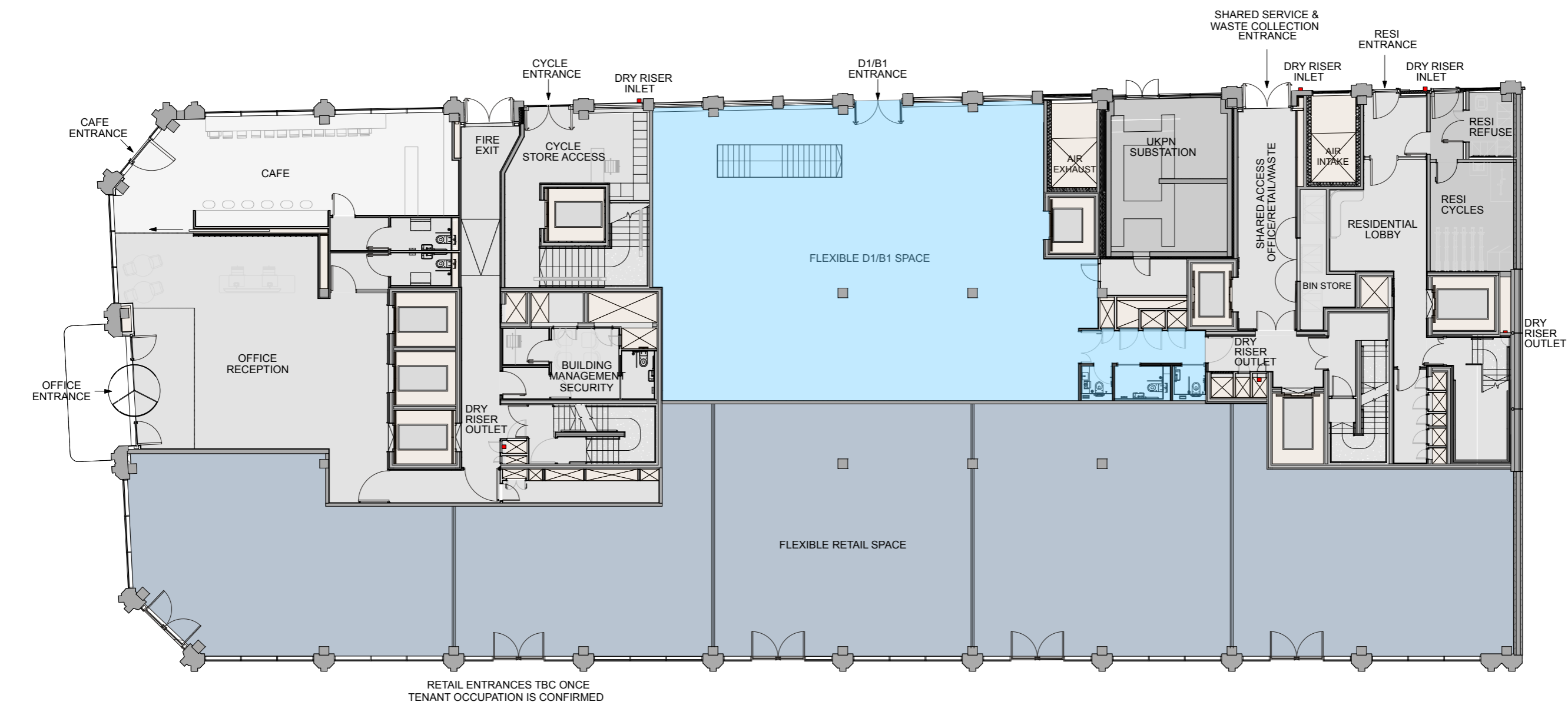
1.3 PROPOSED GROUND FLOOR PLAN (ANNOTATED)



1 GROUND FLOOR PLAN  
SCALE 1:200 @ A3



1.3 PROPOSED GROUND FLOOR PLAN (CLEAN)



1 GROUND FLOOR PLAN  
SCALE 1:200 @ A3



# PART 2.0

## MORWELL STREET ELEVATION COMPARISON

- + PLANNING APPROVED
- + CURRENT CHANGES (ANNOTATED)
- + CURRENT CHANGES (CLEAN)

3.0 PLANNING APPROVED MORWELL STREET ELEVATION

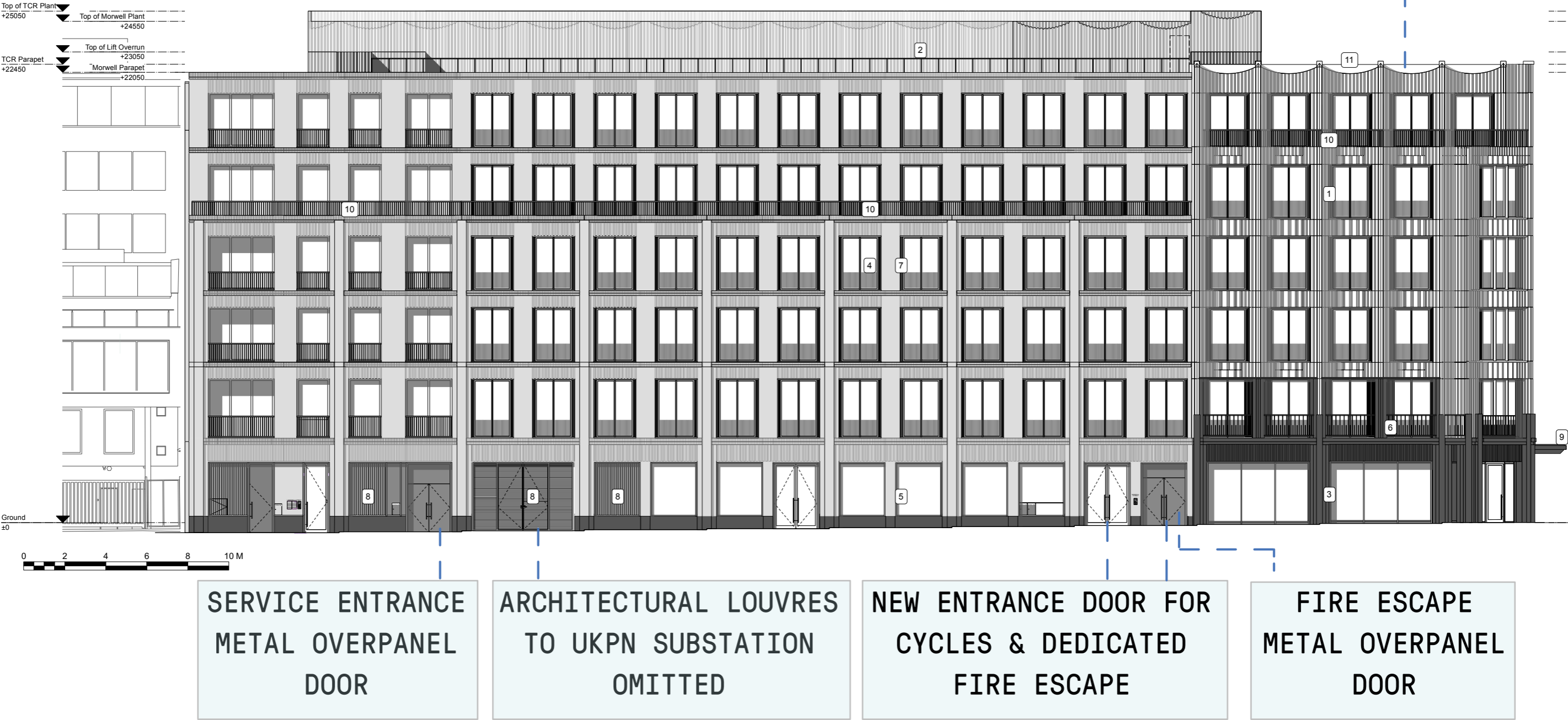
- MATERIALS**
- 1. GLAZED TERRACOTTA TILE
  - 2. PPC METAL SCALLOPED LOUVRED ROOF PLANT ENCLOSURE
  - 3. GREY BASALT STONE CLADDING
  - 4. GREY PPC ALUMINIUM WINDOWS WITH SIDE VENTS
  - 5. BLACK PPC ALUMINIUM SHOPFRONT WINDOWS
  - 6. STAINLESS STEEL BALUSTRADE
  - 7. GREY NARROW GAUGE BRICKWORK
  - 8. DARK GREY PPC METAL LOUVRED SCREEN
  - 9. DARK GREY PPC METAL CANOPY
  - 10. GREY PPC METAL BALUSTRADE
  - 11. HIDDEN DOOR



3.0 UPDATED MORWELL STREET ELEVATION (CURRENT MARK UP CHANGES)

PPC METAL COPING  
IN LIEU OF  
TERRACOTTA

- MATERIALS
- 1. GLAZED TERRACOTTA CLADDING
  - 2. PPC METAL PROFILED ROOF PLANT ENCLOSURE
  - 3. GREY BASALT STONE CLADDING
  - 4. GREY PPC ALUMINIUM WINDOWS
  - 5. BLACK PPC ALUMINIUM SHOPFRONT WINDOWS
  - 6. PPC STEEL BALUSTRADE
  - 7. GREY / BUFF NARROW GAUGE BRICKWORK
  - 8. DARK GREY PPC METAL LOUVRED SCREEN
  - 9. DARK GREY PPC METAL CANOPY
  - 10. GREY PPC METAL BALUSTRADE
  - 11. PPC METAL COPING



3.0 UPDATED MORWELL STREET ELEVATION (CURRENT CLEAN)

- MATERIALS
- 1. GLAZED TERRACOTTA CLADDING
  - 2. PPC METAL PROFILED ROOF PLANT ENCLOSURE
  - 3. GREY BASALT STONE CLADDING
  - 4. GREY PPC ALUMINIUM WINDOWS
  - 5. BLACK PPC ALUMINIUM SHOPFRONT WINDOWS
  - 6. PPC STEEL BALUSTRADE
  - 7. GREY / BUFF NARROW GAUGE BRICKWORK
  - 8. DARK GREY PPC METAL LOUVRED SCREEN
  - 9. DARK GREY PPC METAL CANOPY
  - 10. GREY PPC METAL BALUSTRADE
  - 11. PPC METAL COPING

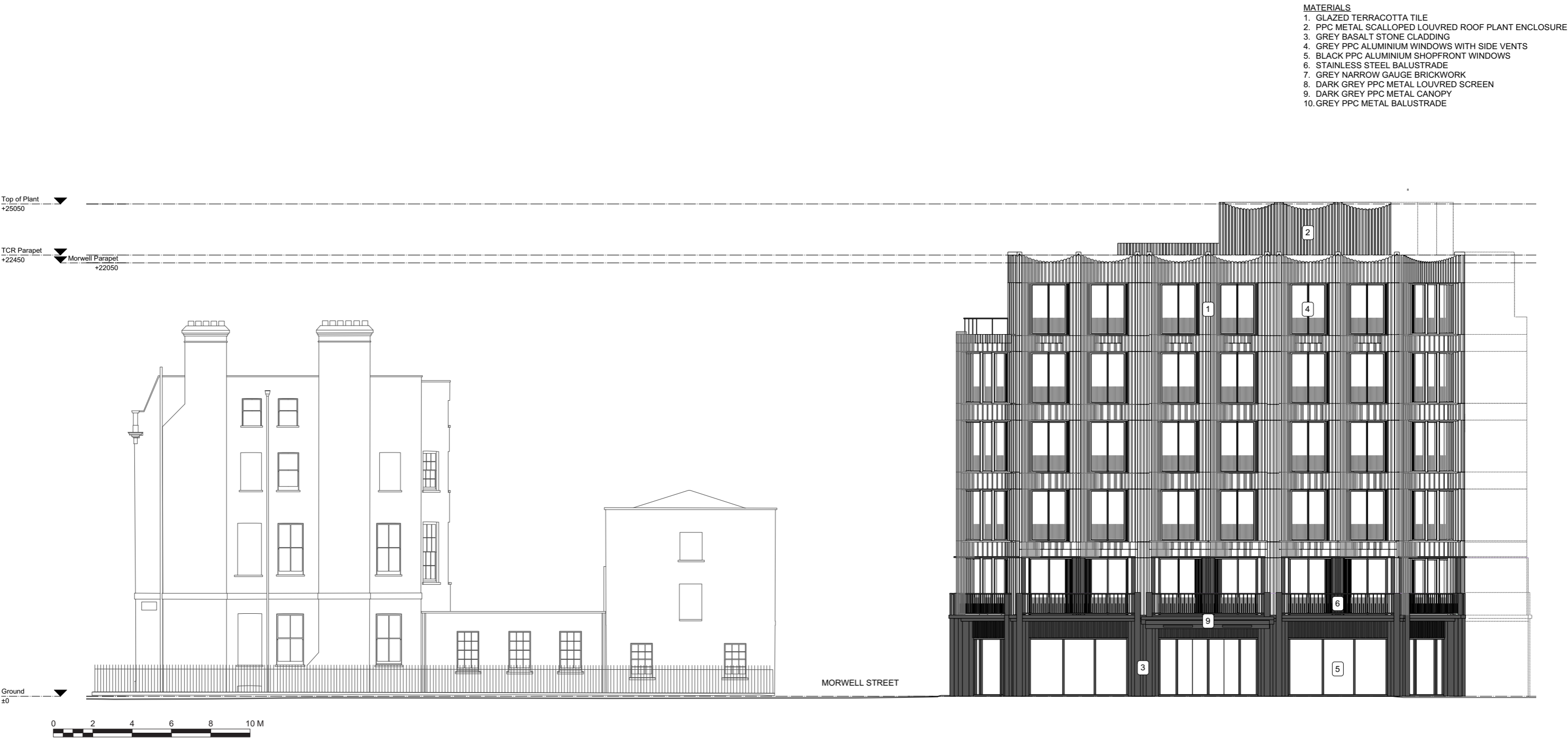


# PART 3.0

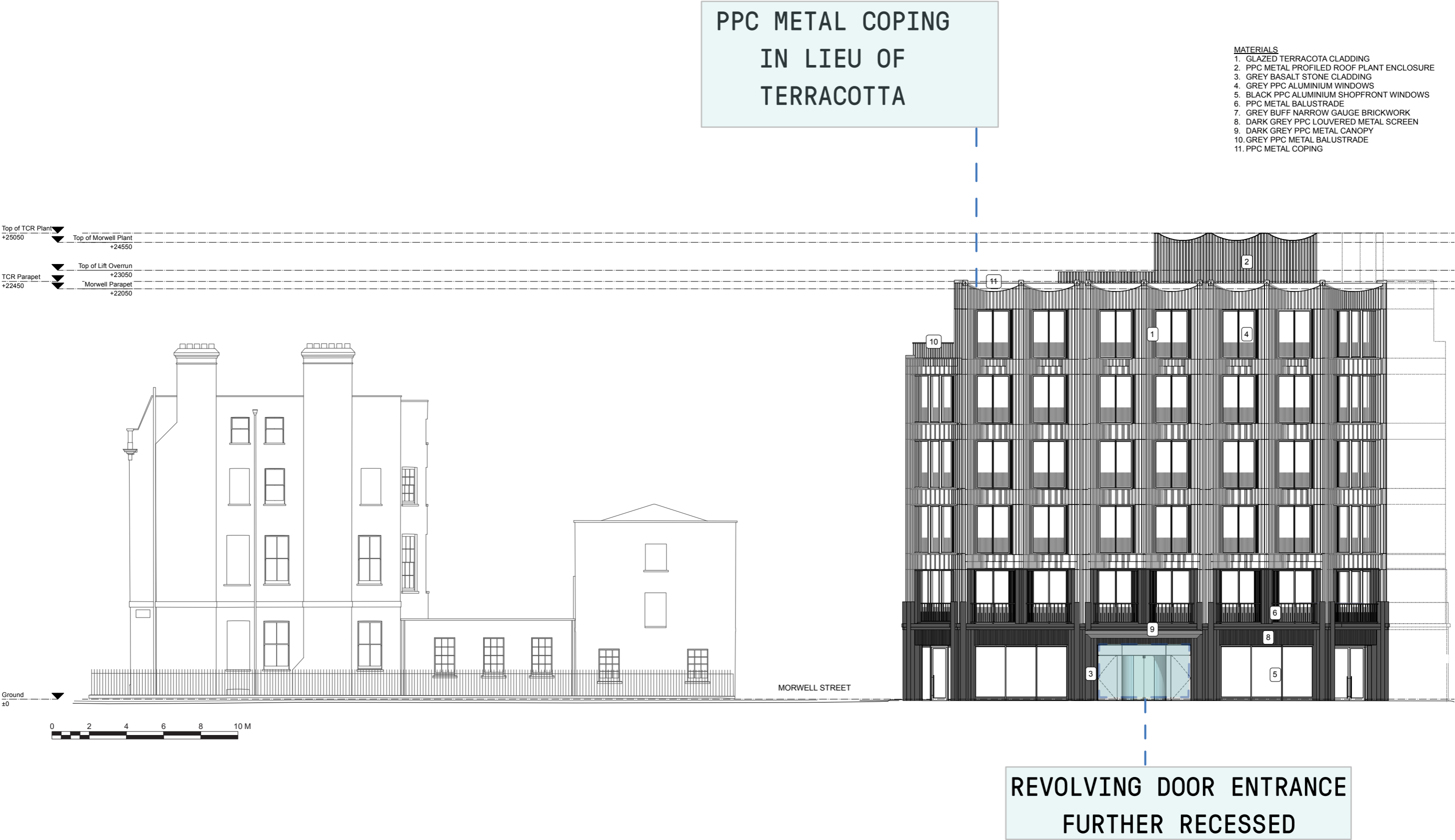
## BAYLEY STREET ELEVATION COMPARISON

- + PLANNING APPROVED
- + CURRENT CHANGES (ANNOTATED)
- + CURRENT CHANGES (CLEAN)

# 4.0 PLANNING APPROVED BAYLEY STREET ELEVATION

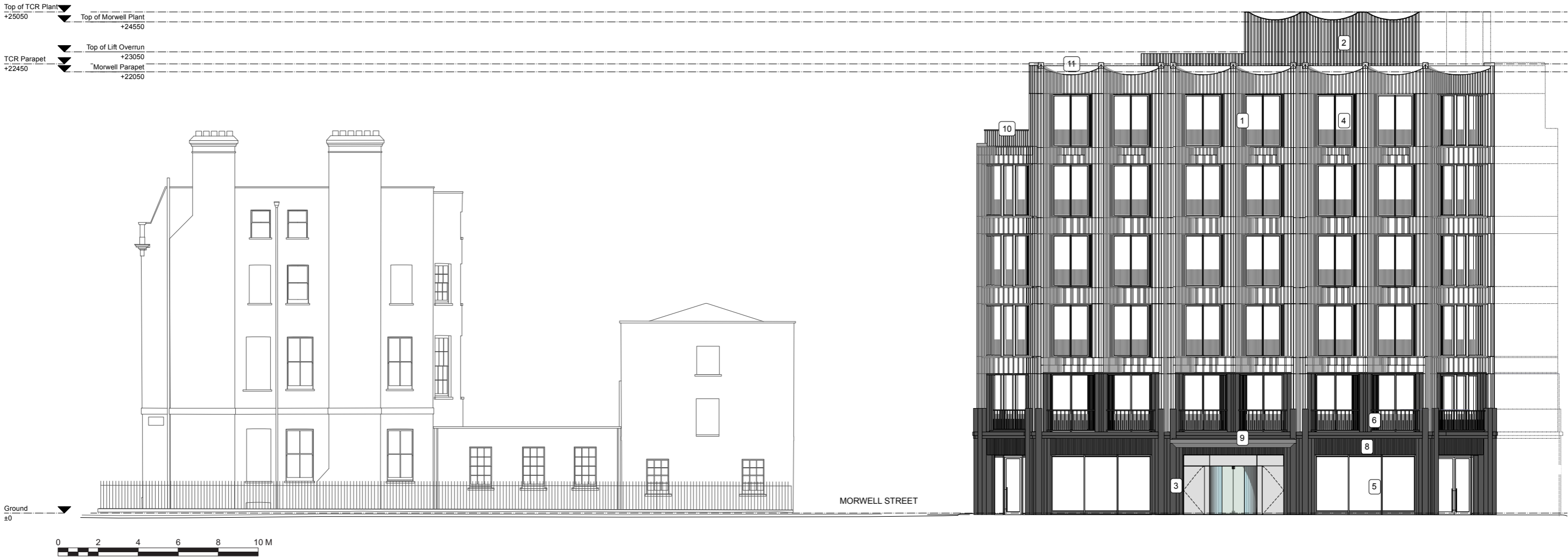


4.0 BAYLEY STREET ELEVATION (CURRENT MARK UP CHANGES)



# 4.0 UPDATED BAYLEY STREET ELEVATION (CURRENT CLEAN)

- MATERIALS**
- 1. GLAZED TERRACOTA CLADDING
  - 2. PPC METAL PROFILED ROOF PLANT ENCLOSURE
  - 3. GREY BASALT STONE CLADDING
  - 4. GREY PPC ALUMINIUM WINDOWS
  - 5. BLACK PPC ALUMINIUM SHOPFRONT WINDOWS
  - 6. PPC METAL BALUSTRADE
  - 7. GREY BUFF NARROW GAUGE BRICKWORK
  - 8. DARK GREY PPC LOUVERED METAL SCREEN
  - 9. DARK GREY PPC METAL CANOPY
  - 10. GREY PPC METAL BALUSTRADE
  - 11. PPC METAL COPING



# PART 4.0

## TOTTENHAM COURT ROAD ELEVATION COMPARISON

- + PLANNING APPROVED
- + CURRENT CHANGES (ANNOTATED)
- + CURRENT CHANGES (CLEAN)

5.0 PLANNING APPROVED TOTTENHAM COURT ROAD ELEVATION

- MATERIALS
- 1. GLAZED TERRACOTTA TILE
  - 2. PPC METAL SCALLOPED LOUVRED ROOF PLANT ENCLOSURE
  - 3. GREY BASALT STONE CLADDING
  - 4. GREY PPC ALUMINIUM WINDOWS WITH SIDE VENTS
  - 5. BLACK PPC ALUMINIUM SHOPFRONT WINDOWS
  - 6. STAINLESS STEEL BALUSTRADE
  - 7. GREY NARROW GAUGE BRICKWORK
  - 8. DARK GREY PPC METAL LOUVRED SCREEN
  - 9. DARK GREY PPC METAL CANOPY
  - 10. GREY PPC METAL BALUSTRADE



5.0 UPDATED TOTTENHAM COURT ROAD ELEVATION (CURRENT MARK UP CHANGES)

PPC METAL COPING IN LIEU OF  
TERRACOTTA

- MATERIALS
- 1. GLAZED TERRACOTA CLADDING
  - 2. PPC METAL PROFILED ROOF PLANT ENCLOSURE
  - 3. GREY BASALT STONE CLADDING
  - 4. GREY PPC ALUMINIUM WINDOWS
  - 5. BLACK PPC ALUMINIUM SHOPFRONT WINDOWS
  - 6. PPC METAL BALUSTRADE
  - 7. GREY BUFF NARROW GAUGE BRICKWORK
  - 8. DARK GREY PPC LOUVERED METAL SCREEN
  - 9. DARK GREY PPC METAL CANOPY
  - 10. GREY PPC METAL BALUSTRADE
  - 11. PPC METAL COPING



PROFILED GREY PPC METAL  
RAINSCREEN

5.0 UPDATED TOTTENHAM COURT ROAD ELEVATION (CURRENT CLEAN)

- MATERIALS
- 1. GLAZED TERRACOTA CLADDING
  - 2. PPC METAL PROFILED ROOF PLANT ENCLOSURE
  - 3. GREY BASALT STONE CLADDING
  - 4. GREY PPC ALUMINIUM WINDOWS
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  - 7. GREY BUFF NARROW GAUGE BRICKWORK
  - 8. DARK GREY PPC LOUVERED METAL SCREEN
  - 9. DARK GREY PPC METAL CANOPY
  - 10. GREY PPC METAL BALUSTRADE
  - 11. PPC METAL COPING



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