

20 Orange Street
London
WC2H 7EF

In Support of Planning Permission for
the Refurbishment of the Ground Floor
Facade

November 2020



Introduction

This Design and Access Statement has been prepared by FT Architects in support of our application for planning consent for the proposed works to the ground floor elevation of 20 Orange Street.

Site Location and Existing Building

The site is located on the south side of Orange Street, on its junction with Whitcomb Street. The vibrant area comprises of various land uses which includes offices, residential accommodation, retail and commerce.

The building is within a short walk of Piccadilly Circus, Leicester Square and Charing Cross mainline station. Several bus routes are also within easy access.

The building comprises of Basement, Ground Floor office accommodation, with Reception/ Entrance area, floors 1 - 5 office accommodation, roof plant area and a basement plant-room.

There are 2 staircases provided within the building, one central staircase to provide access to floors Basement to 5th floor of 20 Orange Street and one staircase between basement and ground floor to the north east corner of the building.

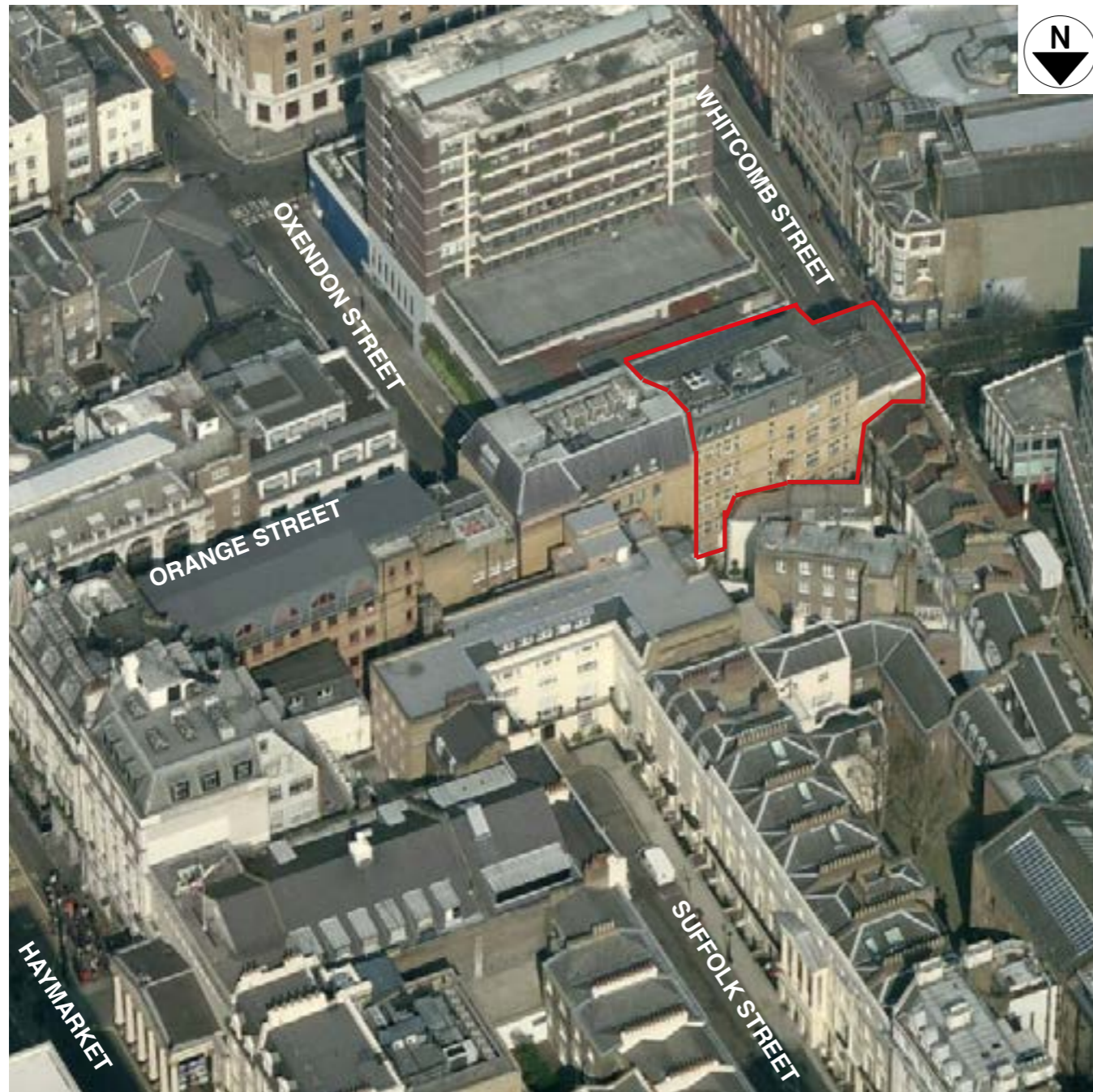
The building lies within the St. James Conservation Area, with the Haymarket Conservation Area to the north-west and Leicester Square Conservation Area to the east.

St James's forms a distinct district in the City of Westminster and consists of an area that has a varied age of development and an eclectic palette of styles. The use of natural materials and the large number of historic buildings creates harmony through the groupings of traditional forms. The work of some of the country's finest architects is represented in the area and the concentration of so many buildings of importance provides a visually rich and stimulating townscape.

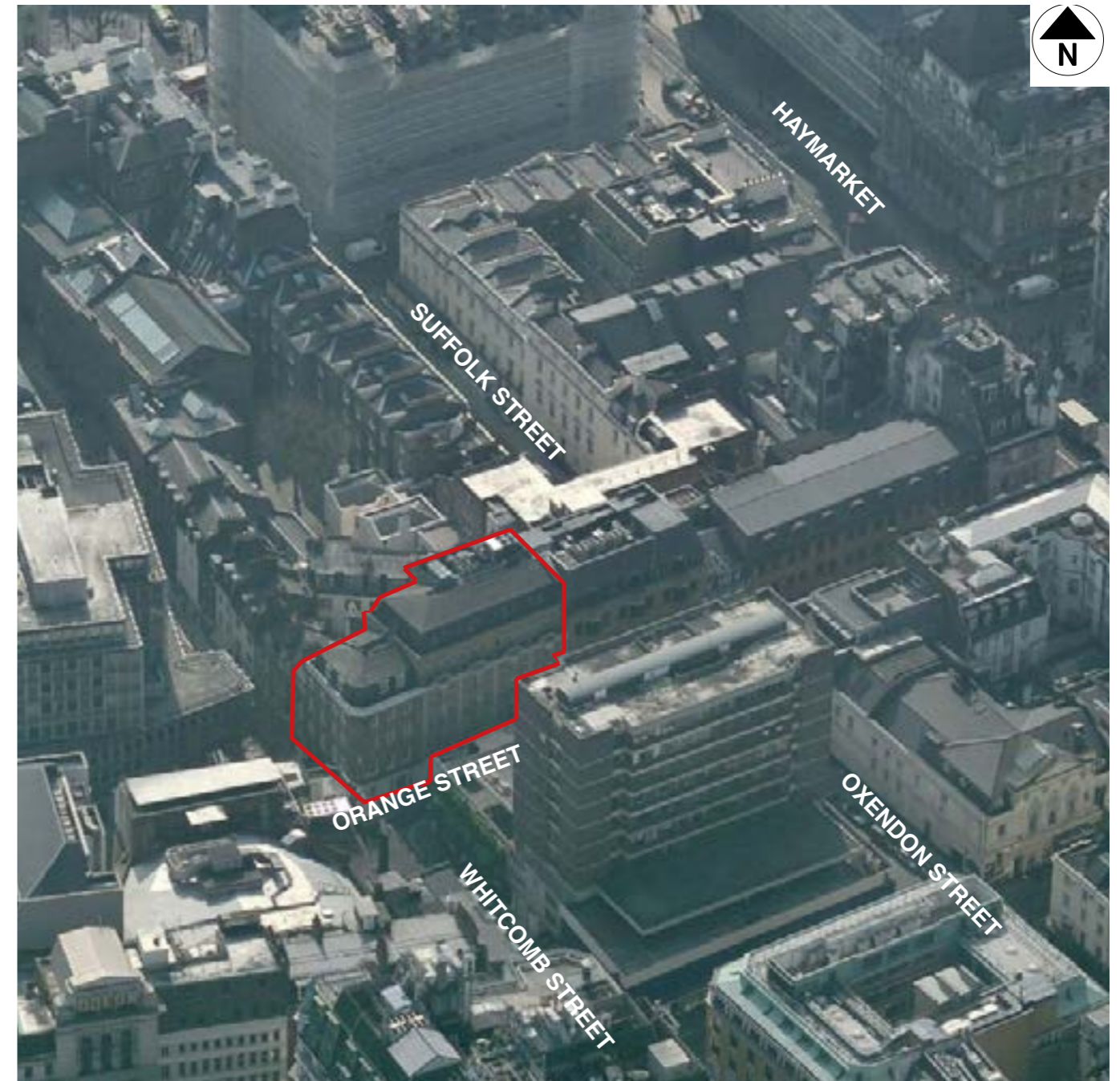


Site Map

3.0 Aerial Photographs



View Looking South



View Looking North

Proposed Development

It is proposed to reinstate the ground floor facade to the north east elevation of the building, the proposed works also include a refurbishment of the main entrance to Orange Street. The works will open up the reception space, creating a more inviting entrance and will provide more useable space by infilling the negative space to the north east corner of the site.

The new ground floor facade seeks to reinstate the historic structure (fig.1), the window arrangement has been designed to reflect the historic window proportions and the side entrance on to the junction between Orange Street and Whitcomb Street will be restored. The new facade will be of extremely high constructional and material quality, the new windows will be double glazed with timber frames, painted white to match the existing fenestration. The structure will be rendered and painted white to match the existing elevation at ground floor level.

The new main entrance will be fitted with glazed automatic sliding doors, which will allow more light into the reception area and provide touchless access into the building, opposed to the existing keypad entry and hinged door access.

Planning Context

The surrounding area has been subject to a number of planning applications and developments. Local developments include The National Gallery, Hobhouse Court, the land between Orange Street, St. Martins Street and Whitcomb Street.

Along Orange Street there have also been applications to refurbish ground floor facades;

The planning application for 2 Orange Street under planning ref. 13/04184/FULL, included the installation of new glazed entrance doors.

The planning application for 9 Orange Street under planning ref. 17/01786/FULL, included the refurbishment and remodelling of the ground floor entrance.



Fig. 1: Historic Photograph circa.1975

Existing Photographs



View of front facade



View of facade to junction of Orange Street and Whitcomb Street



Main entrance



View of facade along Whitcomb Street

Planning Context

The main planning considerations that arise as a result of the proposals are considered to be:

- Impact upon the character and appearance of the Building and surrounding Conservation Area
- Impact upon residential amenity
- Impact upon existing vehicular and pedestrian access

Conservation Area

The works will be sympathetic to the surrounding context, the restoration of the historic corner of the building will enhance the appearance of the building and will remove the existing unsightly railings that are currently fitted to the facade.

The new glazed entrance doors will be in keeping with the precedent refurbishment works that have been carried out to the neighbouring buildings. The new doors will have minimal impact on the Conservation area.

Residential Amenity

The proposed works will not cause any adjacent properties to be affected by a loss of daylight, sunlight or privacy.

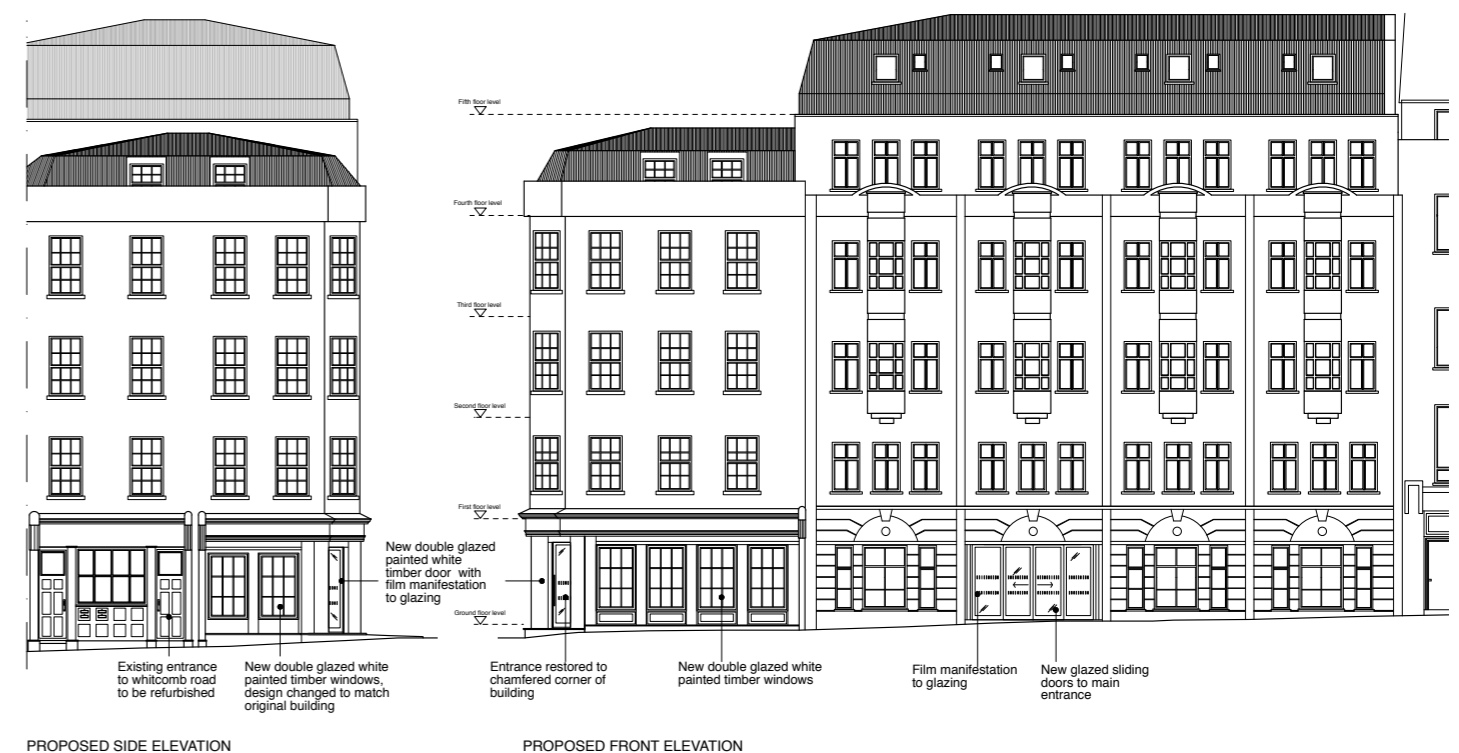
Vehicular and Pedestrian Access

The vehicular routes will be unaffected by the proposed works and pedestrian access will remain as existing. The proposed works will provide an additional entrance into building from the north east corner of the building.

Conclusion

This application seeks consent to restore the ground floor facade of the north east corner of the building and to refurbish the existing main entrance to Orange Street.

We confirm that the proposal is in accordance with the relevant policies of the local development framework, and trust that Planning Permission will be granted accordingly.



Proposed Elevations Drawing
444_10_02P