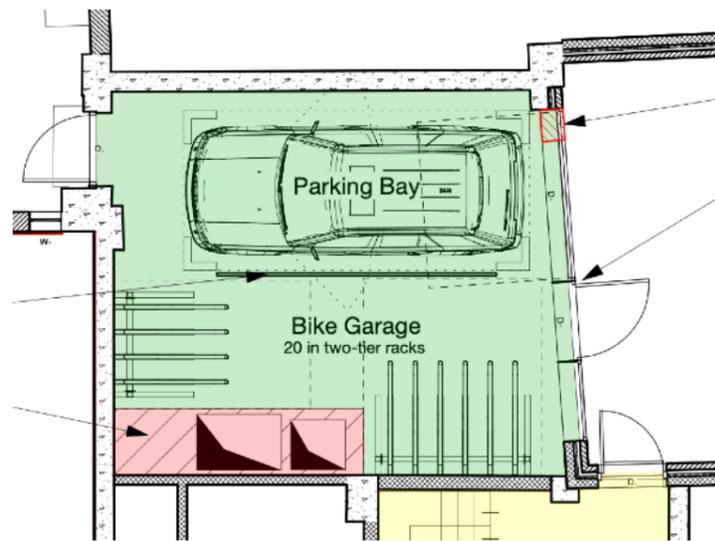


Existing garage layout



Proposed garage layout

### 5.2 Proposed Garage

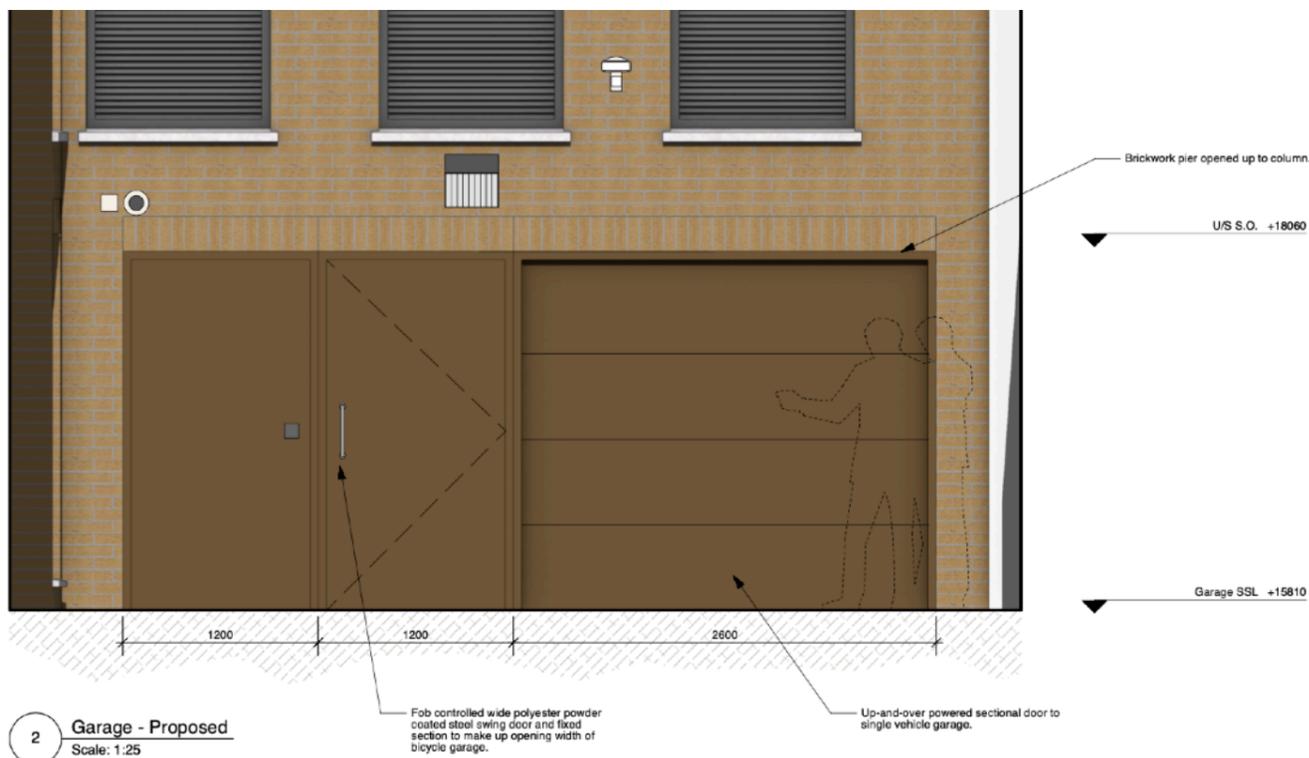
This application is for proposed works to:

- Enlarge the existing garage door opening.
- Replace the existing door with a smaller sectional automatic door, key-fob operated swing door and fixed leaf.

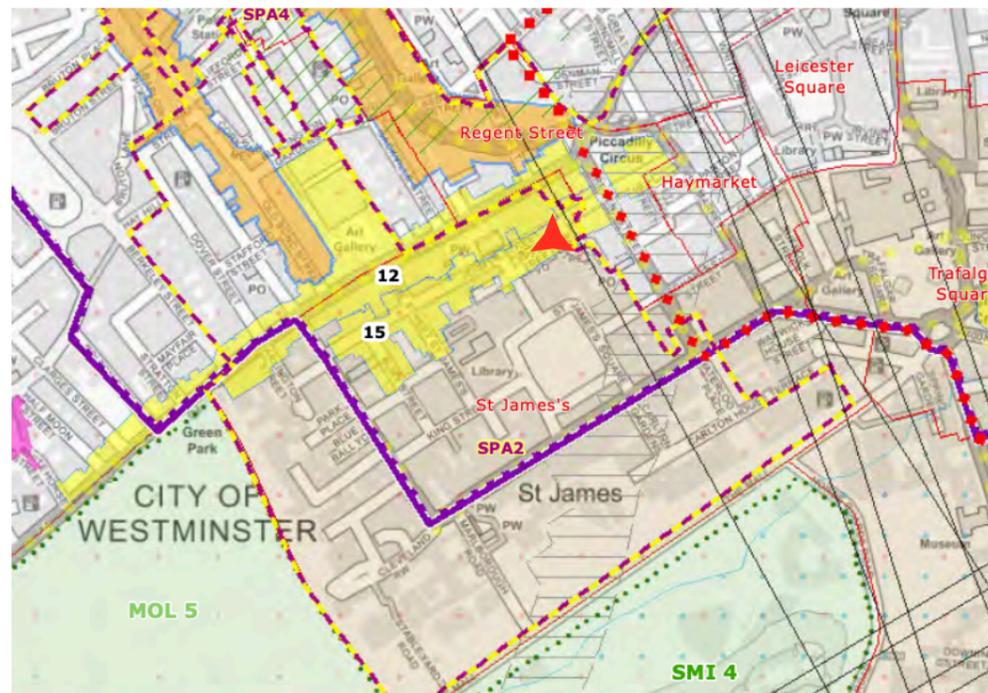
The new proposed design is proposed in order to add bicycle parking to the existing building. There is currently no facility within the building for cycle parking, but this proposal would allow 20 up-and-over cycle spaces to be provided within the garage. New changing rooms and showers would be added in the basement level to accompany the bicycle parking provision, access to which would be via the adjacent single door that leads to a stair down.

The single garage door would allow retention of parking for one vehicle in the garage.

It is proposed that the new door assembly be finished in a dark brown colour to match the existing.



## 6.0 PLANNING POLICY



Extract from Westminster's City Plan 2019-2040 Policies Map - April 2021

The proposals in this application have been considered in relation to Westminster's City Plan 2019-2040, April 2021. The location of the site on the planning policy map above indicate that policies relating to the following matters must be reviewed:

- West End Retail and Leisure Special Policy Area (Policy 2)
- CAZ Retail Cluster (Policy 14)
- SPA2 Mayfair & St.James's (Policy 21)
- Design and Heritage Policies

We believe that the proposed works ought to be supported as a sensitive refurbishment of an existing building (2A.2).

Whilst the proposals are of a limited scale, we believe that the new entrance would contribute positively to the active frontages along Jermyn Street (14B) and that it more closely reflects the nature of the retail cluster within which it is situated (14C). The refurbishment of the entrance and and garage are proposed in support of and to enhance the existing office use (14G).

The Special Policy Area provisions for Mayfair and St.James are not directly applicable, however we consider that the high quality of the design and materials proposed are commensurate to the high quality retail area of international repute that this policy seeks to promote (21.5).

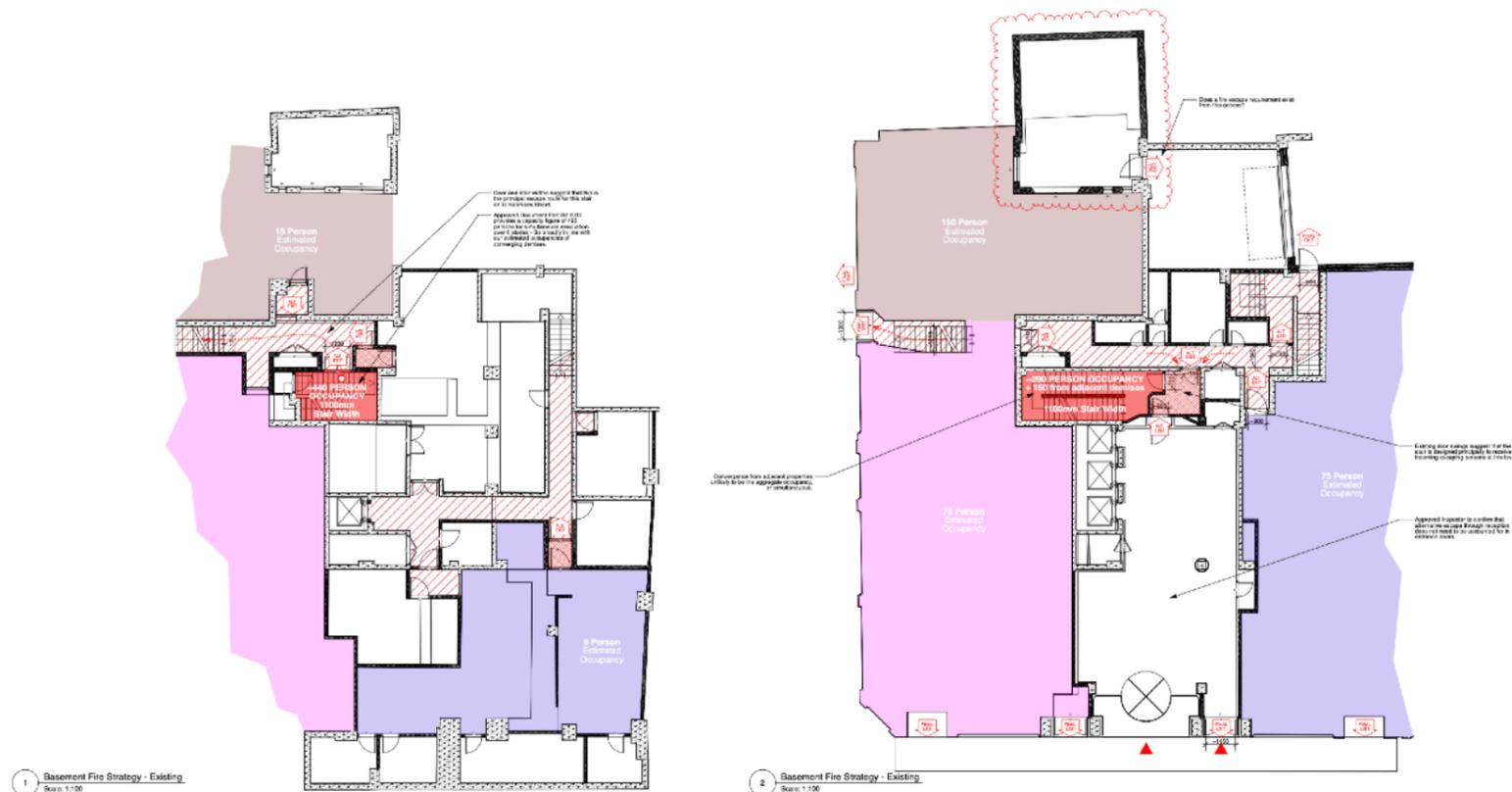
We have demonstrated that the proposed entrance designs have regard to the history of the original 1931 building and to the predominant character of the retail cluster of Jermyn Street (38B.1). Furthermore, the materials proposed, level of finish and decoration are appropriate for the high quality of the local

streetscape (38B.2). The extinguishing of the existing deep recesses either side of the entrance to Eagle House should be welcomed, as currently these dead, poorly supervised spaces could be used opportunistically for crime or anti-social behaviour (38C). The refurbishment of the entrance and garage will ensure the existing building remains a high quality workplace (38D.1).

We have shown that the proposed design has been developed in relation to an understanding of the importance of the St. James's Conservation Area and the particular retail character of Jermyn Street, which we consider would enhance this existing building and impact positively the character of Westminster (39B.1&3, 39K).

The St James's Conservation Area Character Assessment notes "Shopfronts, including non-original ones of an appropriate design, can be of great importance in contributing to the character and appearance of both individual buildings and the conservation area and can be of historic and architectural interest in their own right."

The proposed new entrance has been designed in relation to the scale and arrangement of adjoining shopfronts, with materials sympathetic to the locality. The new arrangement of the facade would repair the relationship of the entrance to the streetscape by removing the deep recesses either side of the existing revolving door (40D).



1 Basement Fire Strategy - Existing  
Scale: 1:100

2 Basement Fire Strategy - Existing  
Scale: 1:100

Fire Strategy - Escape analysis

### 7.0 FIRE

The proposed works have been assessed in relation the existing building's escape strategy. The existing escape stairs are designed to aggregate all escaping persons from the multiple commercial and retail demises and to discharge these independently of the main entrance via double-door escapes on to Jermyn Street and Babmaes Street respectively. This includes occupants of the building's reception who can escape either out of the main entrance or in to the escape stair. The proposed changes to the main entrance, including removal of the double swing doors, are not deemed to adversely impact the potential for escape from the building.

The proposal to add an outward opening escape door to the garage/bicycle store is an improvement to the escape provision from this area of the building, including to the lightwell to which it offers maintenance access.

### 8.0 ACCESSIBILITY

The inclusion of a revolving door in the existing entrance forces wheelchair users to use the secondary double swing doors to access the reception area. The proposed new entrance dispenses with the secondary swing doors by opting to convert the main entrance door in to a broad single pivot door. This door is to include all access control in the frame adjacent to the opening edge. The operation of the door is to be supported by powered actuation where required.

Elsewhere the requirement for level thresholds are to be observed in the proposed new construction.



*Perspective view of proposed new entrance facade to Eagle House.*

## 9.0 SUMMARY

In summary the proposals for a new entrance facade to Eagle House and altered garage entrance would result in the following:

- ✓ Provision of a more visually appealing, high quality facade on Jermyn Street that offers greater visual transparency in to the reception space.
- ✓ An increase in the area of the reception of 3.5m<sup>2</sup>.
- ✓ A new high quality 'shopfront' finished in antique bronze and carefully detailed to be more in keeping with the original 1931 'Deco' facade of Eagle House, the retail cluster of Jermyn Street and the wider conservation area.
- ✓ Improvements to the access in to Eagle House that would support its continued use as high quality commercial space.
- ✓ An entrance that is inherently more inclusive than the existing discriminatory arrangement of revolving doors and secondary double swing doors.
- ✓ New access to dedicated, secure cycle storage facilities to promote more sustainable travel to the building.
- ✓ Reduction in vehicle parking within the building from 2 to 1 vehicle.
- ✓ Removal of the existing recessed sections of the entrance facade vulnerable to anti-social behaviour and/or crime.