

# Design and Access statement

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|------------------------------|--|
| <b>Proposal</b>              | New retail entrance and associated signage at<br>2 Triton Square, Regent's Place, London NW1 3AN |
| <b>Applicant</b>             | Santander UK<br>2 Triton Square, Regent's Place, London NW1 3AN                                  |
| <b>Architect &amp; Agent</b> | LOM architecture and design<br>The Glass House, 5 Sclater Street, London, E1 6JY                 |
| <b>Rev</b>                   | B  |
| <b>Date</b>                  | 18.04.23   |



architecture  
interiors  
strategy  
masterplanning

## The application site

The existing building occupies a 3,800sqm site located in Regent's Place in the London Borough of Camden. To the east of the site is Regent's Place Plaza and to the south is Euston Road. The building stands 6 storeys above ground floor level and is currently used as an office facility for Santander UK. The extent of the proposed works under this application is confined to ground level, with alterations largely focused on the external facade along the east elevation facing onto the plaza. Further minor alterations are proposed to the north facade.

## Proposed intervention

The application includes the proposed alteration of the existing facade to incorporate a new retail entrance to 'bay 1,' and a new, accessibility compliant staff entrance to 'bay 2,' in place of the existing revolving doorset. A new portal with further brand signage applied to the east facade is proposed in association with the new retail entrance.

This application is focused on the alterations to the facade. It is intended that a separate application for Advertising Consent will be submitted in due course to describe the proposed signage, colour finishes and illumination.

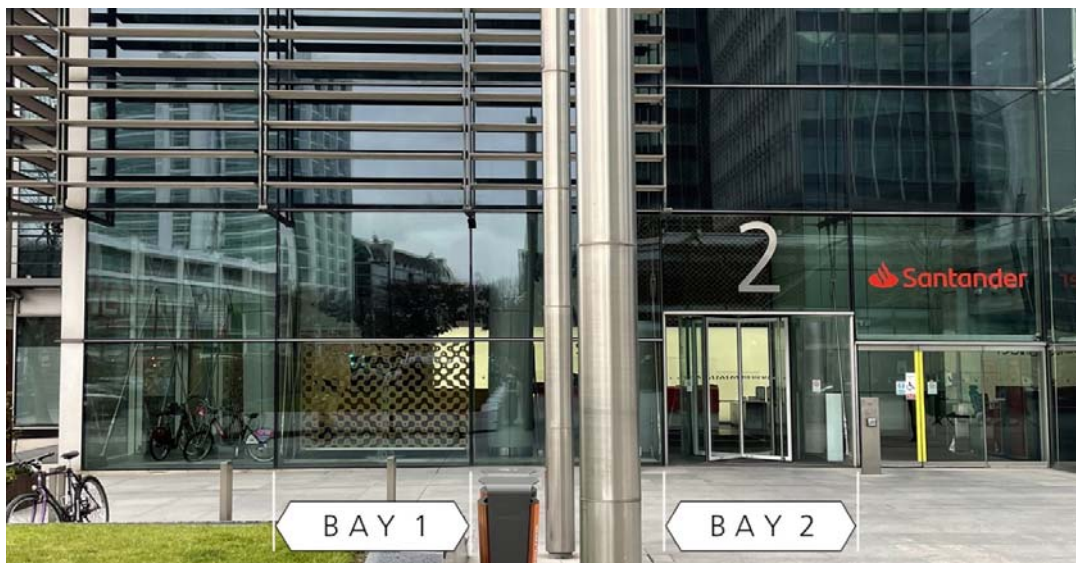


Fig 1: Street level elevation, Regent's Place plaza with proposed alterations to entrance bays indicated

Continued



Fig 2: View looking north from Euston Road with zone of proposed alterations highlighted

## Continued

### Proposed Design

- The new entrance will occupy three 3m wide structural bays along the east elevation facing the plaza to serve as entry to a new retail bank and cafe. Existing curtain wall glazing will be removed at ground level and replaced with a lobbied sliding doorset with curved sliding doors and new clear curtain wall glazing. The existing revolving door will also be replaced with a lobbied sliding doorset to ensure both primary entrance doors match visually and functionally.
- The two new circular lobby doorsets will each be 2.6 meters in diameter and will be set into the façade so that they do not project beyond the building footprint. The doors will incorporate LED soffit mounted downlighting.
- All glazing channels, frames and door gear will be of aluminium in a grey metallic powder coated finish to match the existing curtain wall.
- A new self-supporting portal in white powder coated aluminium cladding will frame the retail entrance to distinguish it from the corporate entrance. The soffit of the portal will incorporate LED downlighting to illuminate the retail façade beneath.
- It is anticipated that some minor releveling will be required locally to achieve a level threshold to the new entrance doorset. Direction of existing falls will be maintained, gradient of falls will remain compliant, and any replacement paving will match the existing concrete pavers.

### Preliminary design of signage

Where further detail is to be prepared and submitted in support of an application for Advertising consent, the below describes the general approach.

- The proposed sign above the new retail entrance will be laser cut lettering and logo with potential internal illumination, surface mounted to the new glazed facade.
- The proposed signs above the corporate entrance will be laser cut lettering and logo with potential internal illumination, surface mounted to the existing glazed façade.
- The digital signage panel to the east and illuminated signage to the south will be set internally behind the glazing.



Fig 3: Proposed east façade, showing proposed alterations and improvements

Continued



Fig 4: Proposed east façade, showing proposed alterations and improvements

## Proposed Access

- The proposed intervention aims to create an fully inclusive and accessibility compliant entrance to 2 Triton Square for staff, guests and retail banking customers.

## Existing condition

- The only accessibility compliant entrance into the reception is provided by the side hung DDA door operated by a DDA push pad. The existing revolving doorset, originally intended as the primary staff entrance, is not DDA compliant.

## Proposed condition

- The revolving doorset will be replaced with a fully automated lobbied sliding doorset, that will be accessibility compliant, thus promoting the use of the same door for all members of staff, regardless of mobility challenges.
- The proposed retail entrance will also include a fully automated lobbied sliding doorset, that will be accessibility compliant.
- The fully automated inner and outer doors are fitted with direction sensitive motion detectors and provide a clear opening of 1.6m approx. with a push-button free out. All thresholds will be level, suitable contrasting materials and glass manifestation will be used where required, and appropriate signage will be provided for wayfinding and assistance.