
DESIGN & ACCESS STATEMENT

New Gents Toilets UA WC
Rear Infill Extension and ramped access.

at

THE LUCAS ARMS

245A Grays Inn Road.
London. WC1X 8QY



smith coldham design ltd

55 Lime Grove Ruislip HA4 8RL

www.smithcoldhamdesign.co.uk Tel. 0208 869 9681

Prepared by: Patrick Smith MCSD

27th June 2023

ARCHITECTURAL CHARACTER

The property is an attractive corner site brewery purpose built four storey building. It is built in a formal style with casement windows. The building is of red brick with stone fascia banding and a granite plinth. The first floor windows have brick soldier arches. The roof is in the mansard style with slate tiles and dormer windows.

The roof features tall chimneys on the corner.

There is a more recent single storey toilet extension in the courtyard area.

History

This building circa 19th Century and a former coaching inn. It is a popular local pub. The interior is open plan and customers can walk all the way around the bar with each 'area' identifiable by a different wall pattern and flooring finish. This interior style has the effect of breaking up a large open area into individual 'snug' type spaces.

The 'L' shaped bar area provides a central focus for the whole pub.

Six Traditional Beer Engine hand pumps have been installed, with an example of each offering placed by the respective hand pump. A good range of Cask Ales are available and Food is served all day. The menu is extensive, with Sunday roasts on offer.

Courtyard Area

There is a small courtyard area accessed off Cromer Street. This area benefits from tables and chairs and a retractable fabric awning.

Background to the Proposal

Whilst the Public House has been improved and refurbished many times it lacks an accessible compliant Disabled Toilet Facilities the complexity and expense of providing this facility has proved too difficult in the past.

The Owners Greene King have decided to invest in the facilities of this Public House for the benefit of its customers.

The proposal is to construct a new Universal Accessible Toilet facility to the rear of the building in what is currently the Gents Toilet. There is a service light well to the rear middle of the building which extends some four floors. The intention is to infill this at ground floor level to provide a new gents toilet. This extension will not be visible to the public or adjoining neighbours which means the extension will not change the appearance of the building from its current status.

Wheelchair access will be provided by ramps to the left hand side entrance and courtyard entrance and fire escape.



Summary and Conclusions

The proposed works are sympathetic to the overall character of the building and will provide a compliant much needed facility to the Pub and Patrons.

The loss of the serviced light well at ground and basement level will have no detrimental effect on the building use and we believe the benefits to the customers outweigh this small change.