

76 Charlotte Street basement stair & window application  
Design & Access statement

DECEMBER 2024



# 01 SUMMARY

// This document seeks planning approval for the following

1. Replacement of the existing ramp to ground floor with a new compliant external metal stair access with railing to basement via the existing lightwell to the front of 76 Charlotte Street.
2. Restoration of the existing lightwell to its original use, unblocking previous openings and installing a new glazed entrance screen including a door for access.
3. Wheelchair access created at Chitty street entrance.



## 02 EXISTING SITE

### // Existing site issues

1. Existing basement unit has no natural light to any area and has been vacant for two years.
2. It has been previously used as a low quality office, storage and had previously been an ancillary production space for Channel 4, who occupied the building in the 1990's.
3. The ceiling is low and the space is dark.
4. Current access is via a steep internal stair.
5. dmfK plans to use the space to supplement it's ground floor office, providing ancillary functions, meeting rooms, and storage.



CHARLOTTE STREET - Internal view of lightwell



CHARLOTTE STREET - Existing ramp access

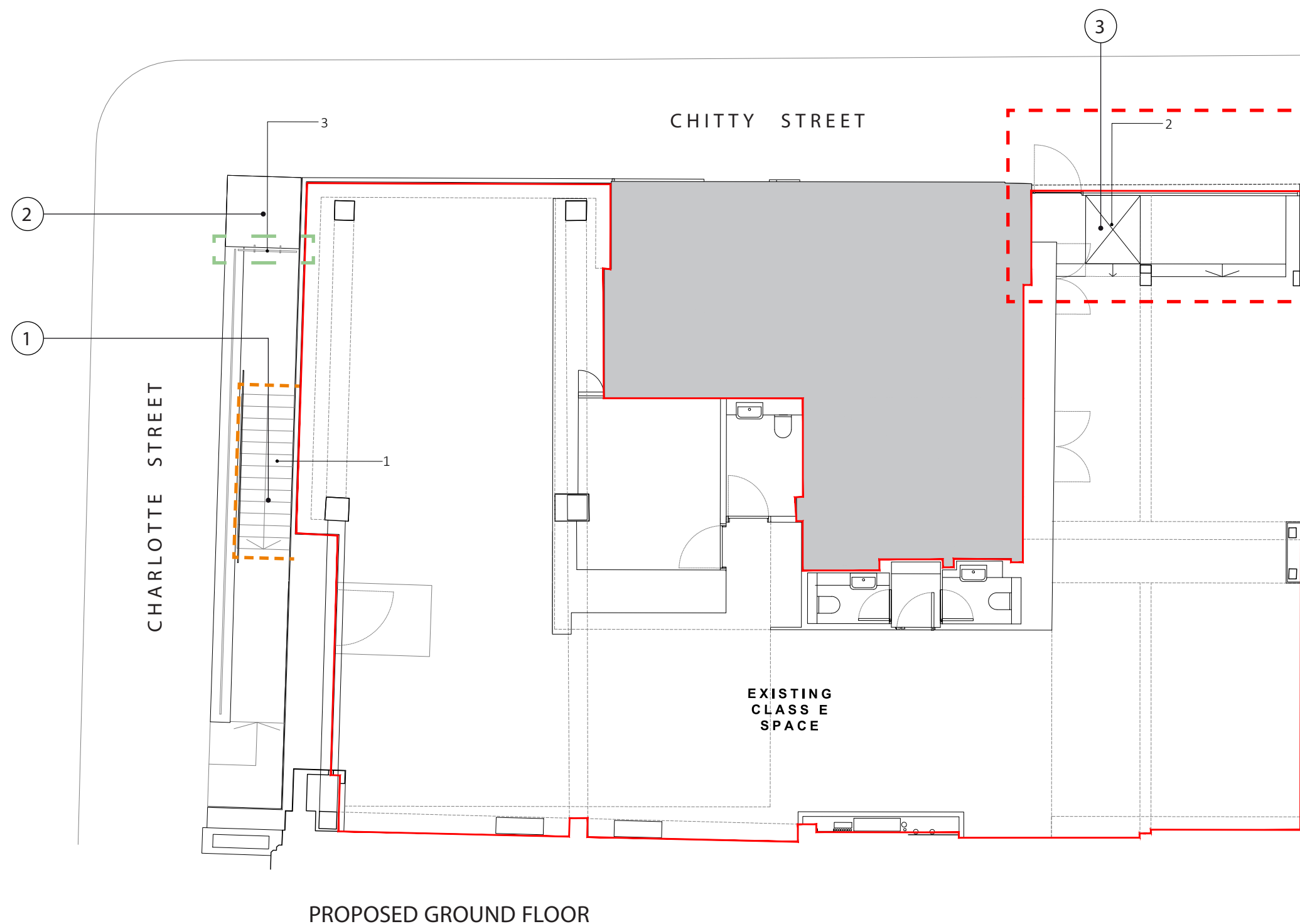




## 03 SUMMARY OF PROPOSALS

### // Legend

- 1. Existing historic ramp to be replaced with a new metal stair access to the basement light well. All to match existing finishes
- 2. New glass balustrade to match existing
- 3. New wheelchair entrance and platform lift





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