

DESIGN AND ACCESS STATEMENT

RELATING TO

EXTERNAL STAIR NOSINGS

AT

10 DUKE'S ROAD, LONDON, WC1H 9AD

FOR

UCL

Table of Contents

1.0 INTRODUCTION	1
2.0 REASONS FOR THE PROPOSED WORKS	1
3.0 LOCATION	1
4.0 10 DUKE'S ROAD.....	2
5.0 DESIGN CONCEPT.....	2
5.1 Access and Egress.....	2
5.2 Appearance	2
5.2.1 External	2
6.0 LAYOUT	3
7.0 SCALE OF THE PROPOSED DEVELOPMENT.....	3
8.0 JUSTIFICATION.....	3
APPENDIX A PHOTOGRAPH SCHEDULE.....	4

1.0 INTRODUCTION

Potter Raper Ltd (PRL) have been appointed via the UCL Estates to implement stair nosing to the steps of 10 Duke's Road. The doors to 10 Duke's Road are primarily used as a fire escape from the Central House Building. Rooms within 10 Duke's Road are also utilised by the UCL Security Team as office space. The works are planned to take place in early 2025.

This Design & Access Statement will be used to accompany the Planning Application. Its aim sets out the proposed design and access for 10 Duke's Road. We propose a 55mm x 55mm x 6mm Anti-Slip GRP Stair Nosing, in Dark grey (RAL7043) with standard grit to all three steps as per the product data sheet appended to the planning application.

10 Duke's Road is a Grade II* Listed Building and is located within the Bloomsbury Conservation Area, **Sub Area 13: Cartwright Gardens/Argyle Square**.

2.0 REASONS FOR THE PROPOSED WORKS

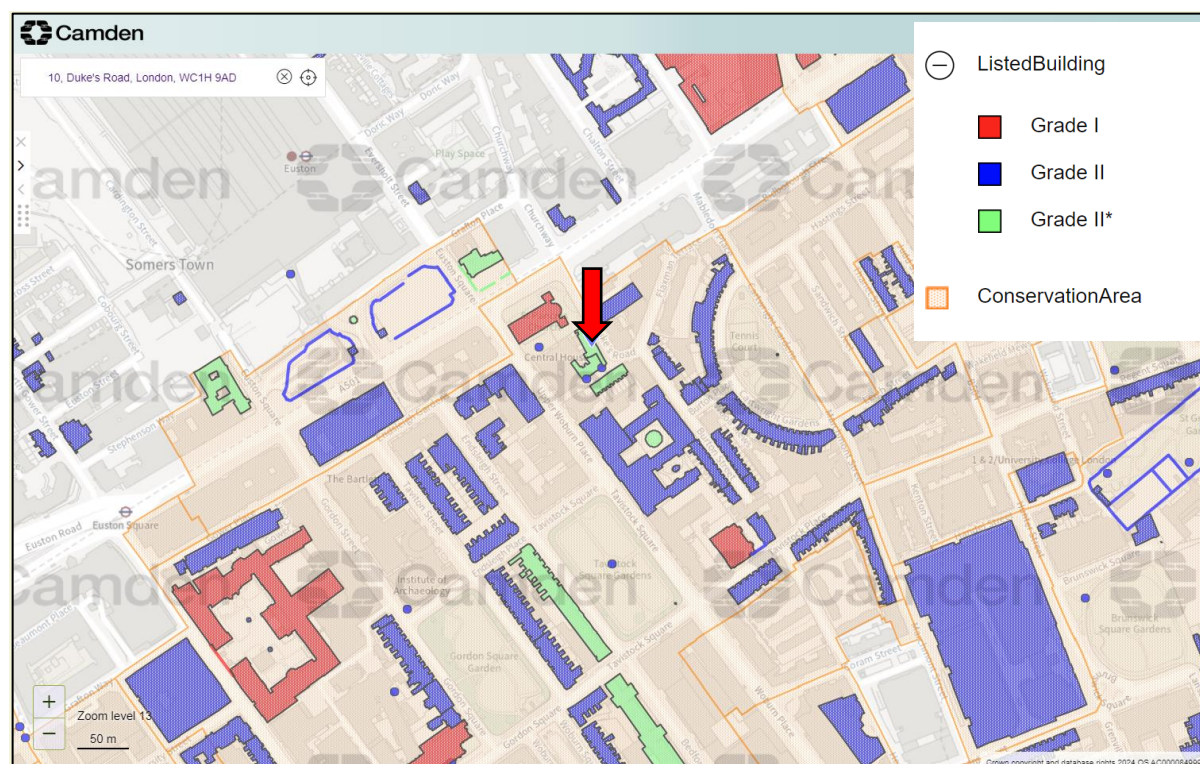
Inclusive Design – Implementing stair nosing's to meet with DDA Compliance. UCL seek to improve access for the partially sighted UCL Staff members who use this entrance as access to the building.

3.0 LOCATION

10 Duke's Road is a Grade II* Listed Building and is located within the Bloomsbury Conservation Area.

The building is located on the Duke's Road and sits to the rear of the UCL Central House Building.

The nearest over ground and underground station is London Euston Station, both of which are located approximately 0.2miles from the site.



4.0 10 DUKE'S ROAD



- Built: c.1822 and restored late c.20th century
- Grade: Grade II*
- Located within the Bloomsbury Conservation Area

The 10 Duke's Road building forms part of a terrace of 8 no shops (originally) with accommodation over (Nos.2-16 – Even), built in c.1822 comprising of 3 storeys with an attic and cellar.

The property is a Stucco fronted terrace property with the ground floors painted in black. The roof is a slate roof with dormers.

Whilst many of the original features and character of the building remains, the rear has been extended and altered providing a service space backing onto the rear of the Central House Building. It is recorded that alterations to the shopfront of no.10 had been undertaken previously.

The main access into the building is via Dukes Street, at ground level. There are concrete steps to the entrance of the property and the front hardstanding detail.

5.0 DESIGN CONCEPT

5.1 Access and Egress

The existing access and egress will not be affected during the works. All entrances will be provided protection.

5.2 Appearance

5.2.1 External

External Concrete Steps: We propose a 55mm x 55mm x 6mm Anti-Slip GRP Stair Nosing, in Dark grey (RAL7043) with standard grit to all three steps as per the product data sheet appended to the planning

application. The same product specification has also just recently been approved for the UCL Central House Building front steps, which falls within the same Conservation sub-area.

6.0 LAYOUT

The works will not have any effect on the existing layout of the building.

7.0 SCALE OF THE PROPOSED DEVELOPMENT

The works will not have any effect on the scale of the existing building.

8.0 JUSTIFICATION

The proposed works are required for upgrade to meet with current DDA compliance and implementation of inclusive designs.

Due to the nature of the works as described above, a Flood Risk Assessment and Fire Risk Assessment has not been included as part of the full Planning Application.

APPENDIX A
PHOTOGRAPH SCHEDULE



Photo 1 – Front elevation to 10 Duke's Road.

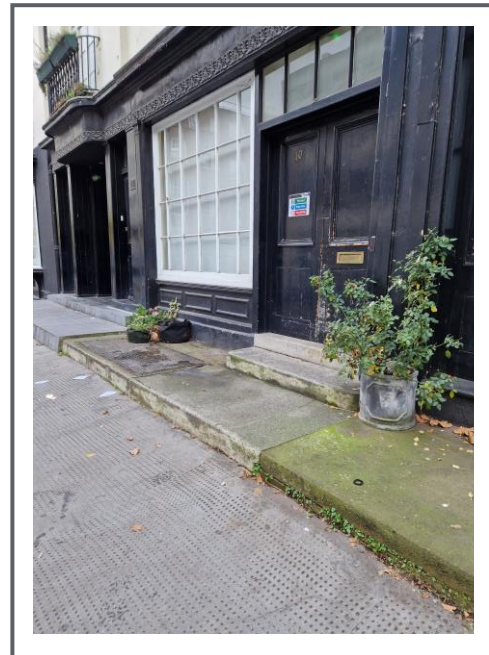


Photo 2 – Front external steps and hardstanding.

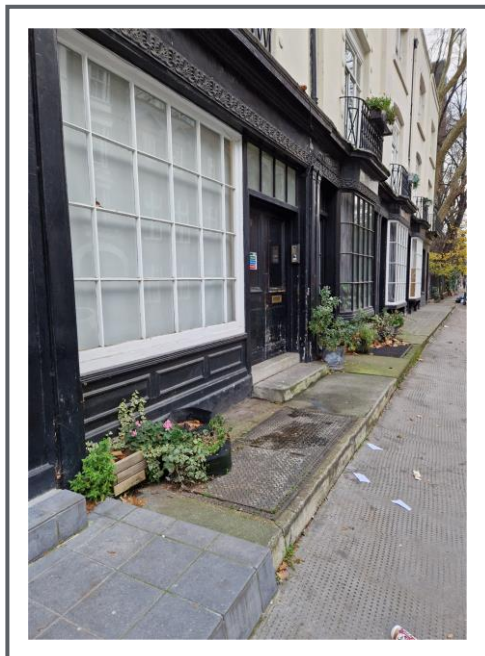


Photo 3 – Front external steps and hardstanding.



Photo 4 – Existing balconies and glazed door sets



Photo 5 – Top view of the two steps directly in front of the entrance door.



Photo 6 – Image of the two entrance steps and the one hardstanding step.