

Design and Access Statement

Reference	3829J/0301/121127/SMJ	Date	27/11/12
Project	Glass balustrades to L4 Terrace, 280 High Holborn, WC2		

1.0 INTRODUCTION

- 1.1 This statement is to be read in conjunction with the Planning Application and drawings for the proposed additional glass balustrading to the external terrace at 4th floor level at the above premises.
- 1.2 This statement relates only to the issue of access from the internal office space onto the terrace at 4th floor level facing onto Whetstone Park.
- 1.3 All other issues of access and movement in and around the office building have been covered in previous applications and any further amendments will be subject to proposals submitted separately by the tenant occupier's design team.

2.0 REFERENCES

- 2.1 The design for the balustrading at 4th floor level has been produced with reference to the following documents:
- a) The Building Regulations 2010, Approved Documents M and N.
 - b) The Equality Act 2010.
 - c) British Standard 8300-2009 (Amended 2010).

3.0 DESIGN DETAIL

- 3.1 There is currently an external terrace to the south side of the 4th floor, which is only accessible for maintenance purposes and has a safety latchway installed. The parapet is lower than the requisite 1100mm for safe general access by office personnel.
- 3.2 The proposal is to install a glass and stainless steel balustrade to provide a safe barrier to the perimeter of the terrace to allow beneficial use by the tenant occupiers of the 4th floor.
- 3.3 There are glass and stainless steel balustrades with stainless steel handrails to the 6th and 7th floor terraces. The intention is to repeat this design to the 4th floor terrace providing continuity of design and appearance. (Refer to detail drawing 3829-808 E)
- 3.4 Timber decking is to be installed up to the level of the door threshold to the external area of the terrace, matching that to the terrace at 6th floor level. The top of the balustrading will be 1100mm from the decking level in accordance with the requirements set out in Approved Document N.
- 3.5 The adjacent office glazing along the south elevation is full height from floor to ceiling. The intention is therefore to apply safety manifestation to this glazing with a differentiation at the door. The door onto the terrace has an anodised aluminium frame which emphasises its location within the façade when viewed from the inside.