

DESIGN & ACCESS STATEMENT

FLATS 1-6, 120 WHITFIELD STREET,
LONDON W1T 5EG

ON BEHALF OF

REGUS GROUP FREEHOLDS LTD

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1.00 INTRODUCTION

This Design and Access Statement has been prepared to support a planning application to provide new external security entrance at the property Flats 1-6, 120 Whitfield Street, London W1T 5EG and the installation of a new entry phone located on the external wall, with trades button, to restrict access into the premises.

This statement should be ready in junction with the application form and accompanying application drawings.

2.00 DESIGN AND ACCESS STATEMENT

Use

The proposal is to provide new external security gate entrance to Flats 1-6, 120 Whitfield Street to protect the original recessed entrance from vandalism and strangers sleeping in the lobby. A new entry phone system shall be installed on the external wall facing Whitfield Street, along with trades button, so to restrict access to the premises. The post box shall be maintained in its original position in the new lobby area, and will be accessed via the proposed entrance door.

Amount

The proposed entrance door shall be made to match the existing; with wood panelling, stained and varnished to match the existing colour, and glazed sections with a criss-cross effect on the glazing.

The proposed entrance will be flush to the exterior wall Flats 1-6, 120 Whitfield Street and the door shall open inwards so as not to affect pedestrians along Whitfield Street.

Scale

The proposed door will measure 2372mm (H) x 900mm (W). The overall entrance area, including wood panelling and entrance door measures 2422mm (H) x 1580 (W).

Landscape

Landscaping will remain as existing.

Appearance

The proposed entrance will match the existing main entrance door in all aspects.

Access

The access to the property will be unchanged, although the proposed entrance restricts access into main building but allows for trades to access the small lobby area via the trades button where the original post box is located.