

AGE UK

Design and Access Statement for Age UK

Site Address: Tavis House, 1-6 Tavistock Square, London, WC1H 9NB

Floors: Basement – 8th Floor

Space Usage: Offices

Application: Planning Application to Camden Council - **New Front Entrance Lobby**

Date: 25th June 2010

Design

Purpose of the Proposal

The purpose of our proposal is to obtain permission for the following works:
- Provision of a **new front entrance lobby** on the ground floor.

Use

Tavis House is a nine storey + basement, concrete encased steel framed building, thought to have been built in the 1930's. The building provides approximately 55,000 square feet of office use accommodation. The front and elevations are predominantly of red facing brickwork in Flemish bond, although the ground and first floors are faced with Portland stone. The rear elevation is built in buff coloured calcium silicate brickwork. The building sits at the south end of the east side of Tavistock Square, within the Bloomsbury Conservation Area and adjoins Lynton House to the north. The building is not listed. We believe the building has been vacant for approximately 18 months and was previously occupied by Job Centre.

Amount

There will be an increase of approximately 129sq.ft to the current square footage. The purpose of the proposed works is to allow an improvement of the current entrance conditions for staff and visitors.

Layout

The existing external space that we are proposing to convert into an internal lobby is approximately 6.7m x 1.8m. This will mean that the overall new lobby area would be approximately 6.7m in length x 2.5m wide.

We would need to excavate the existing concrete base to allow us to install damp proof membrane before re-laying a new concrete base.

There is an existing slope with a gradient of at least 1:20. This slope would remain in place to allow for suitable DDA access.

The proposed DDA compliant aluminium framed glass swing doors would be 1000mm wide and the automatic double sliding glass doors would be 1600mm wide in total.

Appearance

The lobby front and back will be constructed using single glazed full height frameless screens and frameless automatic doors, internally and externally, except for the external side hung doors which will be aluminium framed glass with a crash bar approximately mid-height. We are proposing to decorate the existing columns and install new lighting and entrance matting to the lobby. There is currently an existing canopy that would remain in place. Consideration has been given to the visibility of the existing columns and we believe that the creation of a glass lobby, with suitable lighting will enhance the appearance of the columns. The existing doors have aluminium frames that are currently fixed to the columns which almost reduce the effect of the columns. We believe that the lobby will compliment the front face of the building, considering we will also be replacing the existing windows to the building (see separate planning application).

Access

Vehicular and Transport Links

Access to the property will not be affected as there is a side entrance and the building is unoccupied. The main entrance to the site is off Woburn Place and is a pedestrian only entrance. The side entrance driveway is off Tavistock Place. There are currently 12 parking bays available on the site for staff and visitors, including 1 disabled bay. There is a train station within 5 minutes walk from the building. Deliveries are through the side entrance to the site and are offloaded outside the rear entrance to the building. There is also a large amount of available space on the site for wastage disposal such as skips.

Inclusive Access

Access into the building will not be affected. Access into the building will be via the ground floor main entrance that includes a slope and that leads onto the reception area. The building will be unoccupied during the works. There are two existing passenger lifts and two internal staircases.



Photo 1: Existing Front Entrance



Photo 2: Existing Front Entrance