

### Access and Design Statement

12 APR 2010

**45 Farringdon Road  
London  
EC1M 3JB**

7<sup>th</sup> April 2010

#### 1.0 Description of the existing property

- 1.1 The existing property comprises vacant, self contained B1 office use, at first, second, third and fourth floor levels, above a supermarket at street level.
- 1.2 Ground floor access is straight off the pavement in Farringdon Road into a staircase enclosure to upper levels.

#### 2.0 The proposal

- 2.1 To convert vacant B1 space on upper floors into residential flats.

#### 3.0 Conservation

- 3.1 The property lies within a Conservation Area, but elevations will not alter in any way, so conservation principles will not be compromised.

#### 4.0 Lifetime Homes Criteria

Conversion works are to comply in principle with Lifetime Homes Criteria

- |       |                                  |   |
|-------|----------------------------------|---|
| 1 & 2 | Car Parking:                     | There is not any space for off street parking and prospective tenants will not acquire rights to park on the highway.   |
| 3     | Approach:<br>Gradients           | Level paving.   |
| 4     | Entrance:                        | Existing flooring level with external paving with maximum 15mm threshold up-stand. Limitations of existing shop front in another ownership preclude changes, but access is off a very well lit public shopping street.  |
| 5     | Communal:<br>Stairs and<br>Lifts | Existing ground floor entrance hall between shops with no scope for alteration or space to incorporate a lift to upper floors, so access cannot be provided for those confined to a wheelchair. New access stair provided by Tesco from ground to first floor has rise less than 150mm with a going not less than 250mm, all in accordance with Building Regulations. |