

Design and Access Statement:
Improvements to Access to Main Entrance of Building

1. Introduction

Byron Court has been in use as student accommodation and self contained flats. The new owners, TJAC London LLC, propose to continue this use. This application is for the provision of improved access at the main entrance, by means of an external ramp and an internal lift.

2. Site Analysis

Byron Court is part of a terrace of Grade II* houses forming the east side of Mecklenburgh Square. The facade of the houses now comprising Byron Court was rebuilt in facsimile c1950, with doorways replaced by windows except to former No. 29 Mecklenburgh Square, which is now the main entrance to Byron Court. Behind the facade is a modern, mainly concrete structure.

There are steps up from the pavement to the entrance lobby level, bridging over the former areas. The area light wells have been substantially closed over by a concrete floor structure at pavement level. The proposed ramp to provide for disabled access to the raised entrance level will be built off the existing concrete slab. The cast-iron boundary railings are to remain, with repairs and local modifications as necessary.

Inside the entrance lobby there is a further change of level — seven steps leading up to the general ground floor level. It is proposed to incorporate a lift suitable for disabled use, to provide the necessary access to the ground floor and the existing lift lobby (serving the upper floors). The new lift will also connect with the basement and lower ground, introducing lift access to the lower floors.

The alterations for the new lift will comprise modifications to the modern concrete internal structure constructed during the c1950 rebuilding previously referred to.

3. Design and Access Principles

- Use
The property will remain in use as student accommodation and self contained flats.
- Amount
The ramp will occupy a space of approximately 9 x 2.3 metres within the boundary railings, adjacent to the entrance.

The new lift shaft will measure approximately 2.75 x 2.45 metres in plan.

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- Layout

The ramp will be set out to include a landing and return leg, between the boundary railings and the face of the building. The first section is 6.4 metres long, and the return leg 7.5 metres. Ramp width is 1.150 metres, and slope is 1:20, in compliance with the Building Regulations.

- Access

Access to Byron Court is by the main entrance, from the pavement on Mecklenburgh Square. At present the access is not satisfactory for disabled users because of significant changes in floor levels.

These proposals seek to introduce suitable access provisions.

4. Summary and Conclusions

The proposed alterations will be beneficial, are not intrusive, and will not be detrimental to the architectural and historic qualities of the listed building. (Please refer also to the accompanying Heritage Statement.)

The proposals comply with the relevant listed building policies.