

Delegated Report		Analysis sheet		Expiry Date:		08/01/2010	
		N/A / attached		Consultation Expiry Date:		11/12/2009	
Officer				Application Number(s)			
Hugh Miller				2009/5267/P			
Application Address				Drawing Numbers			
The British Library 96 Euston Road London NW1 2DB				BLPS(03)01; BLPS(04)02; 2961/100/SK03; Site Location; 2961/100/SK04; BLPS(00)01;			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
External alterations including addition of three handrails at Gate 3 and a ramp and associated handrails to the British Library (Class D1)							
Recommendation(s):		Grant					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site Notice displayed 20/11/2009; expires 11/12/2009. No responses.					
CAAC/Local groups* comments: *Please Specify		N/A.					

Site Description

The main British Library is bounded by Ossulston Street to the west, Brill Place to the north, Midland Road to the east and Euston Road to the south. The area of the proposed development is not in the Conservation Area.

Relevant History

In 1978 authority given through a Notice of Proposed Development by the Department of the Environment for the development site at Somers Town for the purposes of a new British Library. Subsequent applications on the building itself have primarily related to advertisements, telecommunication apparatus (antennas/ equipment boxes and small additions).

Relevant policies

RUDP 2006:

SD1 – Quality of life / Access for all

B1 –General design principles

B3 –Alterations and extensions

CPG 2006:

Section 1 – Access for all

Section: 49 –Vehicle access to sites, car parking and servicing –Control access points, lifts and ramps

Assessment

The application proposes the following:

- External alterations including addition of three handrails at Gate 3 and a ramp and associated handrails to the British Library (Class D1)

The main issues are the design and impact on the appearance of the building the area generally.

Background

Prior to the submission of the application, the applicant had discussions with officers in the Building Control Service (access officer) to ensure that the submitted scheme would be satisfactory. The proposed railings and ramps forms part of the continued improvement to provide access for the general public but more particular to the less mobile; wheelchair users and mothers with push chairs. Additionally, the railings would also act as anti-vehicular barriers to the British Library building.

Design

The proposed four handrails would be located at gate no. 3 and both handrails and ramp to be located at gate no.4 on the Euston Road frontage. The railings would comprise galvanised and painted steel and the access ramp would comprise brick with all the materials to match those existing on the site. The ramp measure 13sqm, 1.3m wide x 10.0m length and descends at a gradient of 1:20.1, which is in compliance with CPG and is acceptable. The remaining gap of approx. 1.2m would provide sufficient space for pedestrians entering and egress from the forecourt area of the library building site.

Although the ramp does not comply in respect of the width, officers were informed that if it is any wider, it will become wide enough for a vehicle to drive up and therefore become a security issue. Given that the proposal has a secondary purpose of counter terrorism, anti-vehicular barriers to the British Library building; it is considered that in this instance the proposal is acceptable.

The applicant design of the handrails is considered to be consistent with the detailing found within the library building and with other handrails located within the British Library Forecourt. The design of the handrails and access ramp are considered to be acceptable.

The proposal is in compliance with policies SD1 and B1 also CPG.

Recommendation: Grant

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