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DESIGN & ACCESS STATEMENT

FOR

THE CHANGE OF USE OF THE BASEMENT PHOTOGRAPHIC STUDIOS INTO AN OFFICE

Use

The basement area of this part of Russell Court housed a photographic studio which was last used in 2000 and has been vacant since. The scheme is to convert it into an open plan office space with ancillary canteen and kitchen facilities. The location of this office next to good bus and underground rail services makes it ideally suited for this type of use.

Amount

The floor area of the proposed space amounts to 390m².

Layout

The area is split by a common corridor which will be retained by the Landlord. On one side of the corridor will be the canteen, kitchen and ladies/gents toilets, while on the other is the large open plan office. Within the office space is a disabled toilet and a reception area.

Scale

The office space is a convenient size for an open plan office and sits within the existing walls of the basement.

Landscaping

There is no garden area as the space is within a large block of flats.

Appearance

There will be very little change to the external appearance of the building but it will be necessary to replace the external ventilation grilles with double glazed clerestory windows. The entrance at the western end of the block which leads off of Coram Street down into the basement is to have a small glass canopy installed over the entrance door.

Lastly, condenser units for the air conditioning system are to be installed on the flat roof at the eastern end of the block in Coram Street. These will be set well back from the road and will not be seen at street level.

Access

Access into Russell Court both at ground and basement levels can only be made via the existing stairs directly from the pavement as there is no provision for a wheelchair bound person to enter the building. Disabled persons will have full access to all the basement office spaces as it is flat and the corridors are wide.