

**DESIGN ACCESS
STATEMENT**

**59/60 Russell Square
LONDON WC1**

1.0 DESIGN STATEMENT

1.1 Background

- The building was constructed in around 1785.
- As an identification of potential letting an application for additional toilet facilities including a disabled toilet is required.

1.2 Works to be undertaken

- The installation of additional toilet facilities including a disabled toilet within the lower ground floor redundant store room.
- The proposed end user will not result in a property open to the general public and therefore requiring further physical works to comply with DDA legislation.
- In addition the building is grade two listed and proposed modifications would be extremely limited.

2.0 ACCESS STATEMENT

Prepared in accordance with Building Regulations Approved Document M

GENERAL DETAILS

Details of building:

Description of work: None

Address: 59/60 Russell Square, London WC1

Owner: The Bedford Estates, 29A Montague Street, London WC1

Access statement prepared by:

Name: Martin Hurrell

Company: The Bedford Estates

Date: 17/08/09

SECTIONS 1-5 BUILDINGS OTHER THAN DWELLINGS

Section 1

Access to Building:

- Site access and approach to remain as existing with the exception that a new gate in the front railings will provide access to the lift to the lower ground floor – application made under separate cover.

Section 2

Access into Building:

- Existing access to remain as existing, entrance steps do not conform or allow existing access hence the requirement for a disabled lift to the lower ground floor from where level access can be achieved via the main lift to the remainder of the building – application made under separate cover.
- Main entrance area to remain the same.

Section 3

Horizontal and Vertical Circulation in Building

- Horizontal circulation within the existing building is to remain the same.
- Vertical circulation within the existing building is to remain the same except for the proposal to widen the single door opening on the lower ground floor – made under separate cover.
- The existing, retained internal staircases and lift remain the same

Section 4:

Facilities in Buildings:

All facilities retained as existing

Section 5:

Sanitary Accommodation

The proposals include for the provision of additional sanitary accommodation including the provision of a disabled toilet. The remainder of the existing sanitary accommodation within the building will remain the same.