

**DESIGN ACCESS
STATEMENT**

**59/60 Russell Square
LONDON WC1**

DUAL USE B1/D1

1.0 DESIGN STATEMENT

1.1 Background

- The building was constructed in around 1785.
- As an identification of potential letting a dual use B1/D1 is required.

1.2 Works to be undertaken

- No works are proposed or necessary as a result of this application.
- 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: 19/03/09

SECTIONS 1-5 BUILDINGS OTHER THAN DWELLINGS

Section 1

Access to Building:

- Site access and approach to remain as existing

Section 2

Access into Building:

- Existing access to remain as existing, entrance steps do not conform or allow existing access.
- 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.
- The existing, retained internal staircases and lift remain the same

Section 4:

Facilities in Buildings:

All facilities retained as existing

Section 5:

Sanitary Accommodation

All sanitary accommodation within the building will remain the same.