

DESIGN AND ACCESS STATEMENT

20 April 2009

42-43 Queen Square, London WC1N 3AQ
Platform Lift and Dance Studio Floor Application



Client: Mary Ward Centre

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1.0 Site Analysis:

About The Mary Ward Centre

Over a century ago the Mary Ward was founded as a centre for education for its local community. Its main aim was to provide social and educational opportunities for those who had been denied them through circumstances of birth. Today, they still regard widening participation as a priority aspect of their work. They do this through working in partnership with local community organizations to provide education and training for those who have been traditionally excluded from mainstream education, and who may have a negative experience of formal education. Their partners include local community centers and organizations, hostels for homeless men and women, and rehabilitation centers. They have offered courses in English, computing, life skills, community interpreting, health and fitness and crèche worker training.

Site Description

The Mary Ward Centre comprises of one building formed out of two terraced houses, No's 42 & 43 Queen Square, London. WC1N 3AQ. Both buildings are Grade II listed, Georgian terraces with a latter half 20th Century extension to the rear of No 43. The majority of the rooms are used as classrooms and offices and have been fitted out as such over the years.

Listed building details

Location:

(South side) Nos.42 AND 43 The Mary Ward Centre and attached railings

Street: Queen Square□

Grade: II□

Reference No: 798-1-1364100□

Date of listing: May 14 1974 12:00AM □

Description:

□2 terraced houses now an advice centre and offices. Early C18. Built by W Hawkins. Altered late C18 and C20. Darkened yellow stock brick. No.42 with stucco band at 1st floor level and tiled mansard roof with dormers. No.43 with slated mansard roof with dormers. 3 storeys, attics and basements. 3 windows each; No.43 with 1-window return to Old Gloucester Street. Round-arched doorways with patterned radial fanlights. No.42 with reeded pilaster-jambs, sidelights and panelled door; No.43 with Ionic pilaster-jambs carrying cornice-head and keystone with mask; top panels of door glazed. Gauged brick flat arches to recessed sashes. No.42 with altered central 1st floor window and cast-iron balconies to flanking windows. Parapets. No.42 with lead rainwater head and pipe. INTERIOR: with moulded ceilings and original fireplaces. Stair with twisted balusters. SUBSIDIARY FEATURES: attached cast-iron railings with torch flambe finials to areas.



Existing views from principals office, Room 22 – Second Floor



Existing view from classroom, Room 23A – Second Floor

Photos of Existing Areas where works are proposed



Existing view of Dance and Music Studio Room 13 – First Floor



Existing view of Dance and Music Studio Room 13 – First Floor

Photos of Existing Areas where works are proposed

2.0 The Proposals & Access Arrangements for Platform Lift on Second Floor

Description of proposals

We are submitting an application on behalf of the Mary Ward Centre to install a platform chair lift and widen an existing opening between rooms 23A and 22.

This will give wider disabled access for the learning public to the building and also improve the operational side of the Mary Ward Centre.

Access arrangements

As a result of these works Wheelchair access will be available via room 23A to Room 22 and Class Rooms 24, 25 and 30 all on the second floor. In addition Room 21 will be accessible via a single step height ramp from room 24.

A management plan for use of this lift will be incorporated into the Existing Mary Ward Centre management plan.

Please Refer to attached issue sheet (Appendix A) for Drawings that form this application.

Summary of Details

The existing door way between Room 23A and 21 will be slightly widened, subject to structural investigations, to allow suitable wheelchair access widths. This work will remove approximately 50mm of existing brickwork to align the opening with the structural concrete column of the newer extension. The Mantle piece and fireplace to room 22 will be left untouched. A new slightly wider fire door will be installed to match the existing panel arrangement of the current door. The detailed design will ensure the language of the existing woodwork is replicated.

The Stepped access will be extended into room 23a and a Platform lift arrangement installed as per the attached drawings.

3.0 The Proposals & Access Arrangements for Dance Studio – First Floor

Description of proposals

We are submitting an application to improve the acoustic performance of the first floor Dance studio at the Mary Ward Centre. To allow the unimpeded use of the Classrooms directly below (Rooms 3, 3A and 3B on Ground floor)

Access arrangements

There will be no changes to the Access arrangements; full disabled access will be retained.

Summary of Details

The existing Dance Studio floor finish will be removed along with any screed back to the existing concrete slab and replaced with a floating type floor to reduce impact sound transmission to the class rooms 3, 3A and 3B below. A lino floor covering similar to the existing will be laid on top of this floor.

The existing metal frame, lay in grid, ceiling in rooms 3, 3A & 3B below will be upgraded to reduce the transmission of airborne sounds. Please See attached drawings.

Conclusion

We believe that from our understanding of the building and the pre-application meeting that the proposed works would not be contentious in terms of the listed status of the building. They are superficial works predominately to the more modern parts of the building, providing a significant increase to the accessibility of the teaching areas for disabled users, and allow more flexibility to the teaching curriculum. They will also allow the ground floor class rooms that already have good disabled access to be used at all times, and not limited by the classes above.

Silka Gebhardt.
Neu Architects Ltd.