

## **Design and Access Statement For: 73-77 Euston Road, London, NW1 2QS**

### **Outline of Proposals.**

The proposal is to convert the 2<sup>nd</sup> and 3<sup>rd</sup> floors, including internal alterations and an extension, from accommodation to offices accessed from ground floor level by an existing entrance to the building.

### **Description of Proposals.**

The offices will be located over a well established public house located on the ground and first floor area with a service basement. The building is not a listed building or within a conservation area.

The offices will be accessed by an existing entrance to a new lift installation, the entrance will be independent to the public house. The lift installation replaces an existing staircase currently providing access for the ground floor bar area to the first floor bar area, which is no longer required.

The offices will also be serviced via the existing staircase at rear of the property through the yard area.

The loss of the staircase servicing the public house does not compromise the means of escape as the existing means of escape from the 1<sup>st</sup> floor area will be accommodated by the remaining fire escape routes.

The 2<sup>nd</sup> and 3<sup>rd</sup> floors will be extended to create additional floor area of 55 square metres.

### **Size and Positioning.**

The new extension to the 2<sup>nd</sup> and 3<sup>rd</sup> floors will be sited over the existing 1<sup>st</sup> floor area to the rear of the building.

### **Appearance.**

New extension – to be finished with a felt flat roof, brickwork to match existing and hardwood framed glazed windows.

Ground floor entrance –to be finished with marble cladding, new glazed doors and glazed canopy.

### **Disabled Access.**

Access into the building will remain as existing via the stepped entrances leading on to the public footpath.

The lift installation will be compliant with Part M of the Building Regulations.

### **Landscaping.**

None