

Design and Access Statement

124 Theobalds Road – Creation of a new outside space

The Design Process – The new external spaces will make use of a currently unused space which is demised to Mediacom. The new finishes will match the existing features of the building therefore lowering its impact on the surrounding area. The new doorway will use the same materials and ironmongery as the doorway found on Theobalds Road and the new railings will match the existing found on New North Street. We wish in addition, to install a canopy over the doorway to provide all year round use of the area, see drawing ref: GA20

Use – The building is used primarily as the Head Quarters for Mediacom with offices from the ground to eighth floor, storage in the basement, and a bar which is currently under construction in the ground floor east wing.

Layout – The doorway will serve as an entrance and exit to a currently unused space, utilising it as a smoking area for the bar. On a busy night the bar will only be serving around 80 people, and on special occasions around 110 people, therefore we estimate that the traffic flow through this area on a busy night will only be around 8-10 people.

Scale – The proposal encloses a 31m² area on New North Street and provides a new entrance to the area in the form of a 900mm wide door way.

Appearance – The new door will match the style of the existing door found on Theobalds Road. The railings will match the existing powder coated steel railings and the canopy will utilise the same materials and architectural style as found on the rest of the building.

Landscaping – The landscaping on the New North Street elevation is grey stone tiled paving which extends from the edge of the building to the boundary line where it joins with the public pathway. We plan to extend the existing powder coated steel handrails to enclose the area following the demise line of the property.

Access – The access to the bar during working hours will be internal within the building via the main entrance lobby (9am-6pm). During the evening and on special occasions entry to the bar will be via the double doors on Theobalds Road. The reason for this additional entrance on New North Street is to allow for smokers to access and egress the bar without having to use the main entrance doors and crowd on Theobalds Road.

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We feel that the proposed entrance and enclosure of the area on new north street is appropriately sited and enhances the surrounding area for the following reasons;

- 1) The new proposal helps maintain the look of the office building from Theobalds Road, *preventing crowds from gathering on the main road and detracting from the area.*
- 2) The proposed location and use of materials follows the general pattern of the building and does not worsen the appearance, but more enhances it by utilising the space available
- 3) The proposal will result in making the currently unused area useable and therefore it will *be maintained accordingly, therefore enhancing the streetscape*

End.