

Design and Access Statement for listed building consent the proposed basement works to the Old Town Hall

The property is the Old Town Hall situated on Judd Street. The property is a Grade II listed building with the main entrance to the Old Town Hall via Judd Street. The property has an access ramp to the main entrance on Judd Street. The area is adjacent to Kings Cross Station, and is a busy tourist and commercial centre.

The works comprise providing new shower facilities in the basement of the Old Town Hall. There will be an accessible shower and toilet facility constructed as indicated on the drawings. This will have a level access threshold with wheelchair accessible shower area. The accessible toilet has been designed in accordance with Part M of the building regulation and BS8300 2001 design guidance.

The prayer room and ablution room will have a level threshold and a door with a clear opening width of 800mm which will satisfy Part M of the building regulations.

The basement area is accessible by lifts serving the Old Town Hall complex which are not part of the proposed scheme. There is ramped access from the car-park to the corridor that serves the proposed basement showers.

The surrounding internal areas are used as stores and office accommodation. The areas where the proposed works will be undertaken are used as store rooms, and the cleaner's office will be relocated to other areas of the building.