

Design and Access Statement

20-24 Kirby Street

This building consists of a ground and five upper floors with its access on to Kirby Street. The building is used for B1 purposes.

Design and description of works

The building as a whole is being refurbished. Its office entrance is currently on Kirby Street and that position will not change. At present there is a roller shutter door behind which is an area which we believe has previously been used for parking. The space is entirely ancillary B1. The proposal is to replace the roller shutter with new glazing as shown on drawing AP0400002 and also replace the adjacent window with similar glazing. No new pedestrian access will be created as the access to this unit will be via the main office entrance. There will also be an internal wall demolished as shown on the plan.

The effect of this application will be to remove off street parking spaces. The site is extremely well served by public transport with Chancery Lane and Farringdon train stations within a short walk as well as good bus links.

Access

The intention of the design team is to provide a fully accessible building which is future proofed. Access for disabled people is achieved with a combination of two elements. Accessibility of the building itself and the will of the management to make buildings accessible for disabled people. The internal refurbishment of the building has these goals in mind. The proposals the subject of these applications have taken into account that the refurbished space which will arise will be accessible.

Disabled people exist in both visitors, users and staff. Disabled people will need to get into as many parts of the buildings as possible. Desire lines for disabled people are the same as for ambulant people. Architectural legibility of the scheme is one of the single largest interventions to assist a wide range of users. The application the subject of this proposal will provide level access. The space is accessible from the street. Escape and evacuation has been designed into this proposal by the architect.

Signage is important to all disabled users and will be taken into account in the final fitting out. It is recognised that tactile signage is extremely valuable for partially sighted people.

This application effectively is refitting an old shell. Building Regulations will be complied with where requisite. It is a simple building being used for office accommodation.

It is recognised that this design and access statement is brief but the proposal involves only the replacement of windows from the existing window and roller shutter.