

Design and Access Statements Information Sheet for Listed Buildings – Minor Works

A Design and Access Statement should explain why your proposal is designed in a particular way and the things you considered before making your application for planning permission and/or listed building consent. Please note that we are unable to deal with your application until a completed statement is provided.

What should be included?

- **An assessment of the site and its surroundings**

You should include an assessment of the site's immediate and wider context, evaluating physical characteristics by identifying opportunities and constraints and balancing any identified conflicting issues. Understanding the context will help produce and justify the design. You should also include any established planning policies.

- **Design and appearance (questionnaire below)**

The site analysis should support your proposal where access, layout, scale, and appearance should be considered. To complete your statement, you can answer the following questions or you can provide a separate document (as long as it addresses at least the points set out in the question below).

Have you assessed the elements which constitute the historic and special architectural interest/character of the building? If there is particular adverse impact on these explain what is the purpose of your proposal, why is it necessary and what approach of the design has been taken to minimise impact.

Internal CAT B refurbishment works including installation of a new mezzanine and staircase, new partitions forming four pods and alterations to the existing M&E and the installation of new M&E services.

The existing space was previously used for office space with an existing suspended ceiling, several meeting rooms, an open plan central atrium area and open plan office area. There is no historic or special architectural interests/characteristics to the internal ground floor area and therefore the works will have no adverse impact.

There are no works proposed to the external area.

The purpose of the internal works is to ensure the 1st floor area can be occupied by the new tenant of the space (my client) and to allow for their requirements which mainly include: utilising the open plan central atrium area by forming a new mezzanine and staircase, new partitions forming four pods and alterations to the existing M&E and the installation of new M&E services.

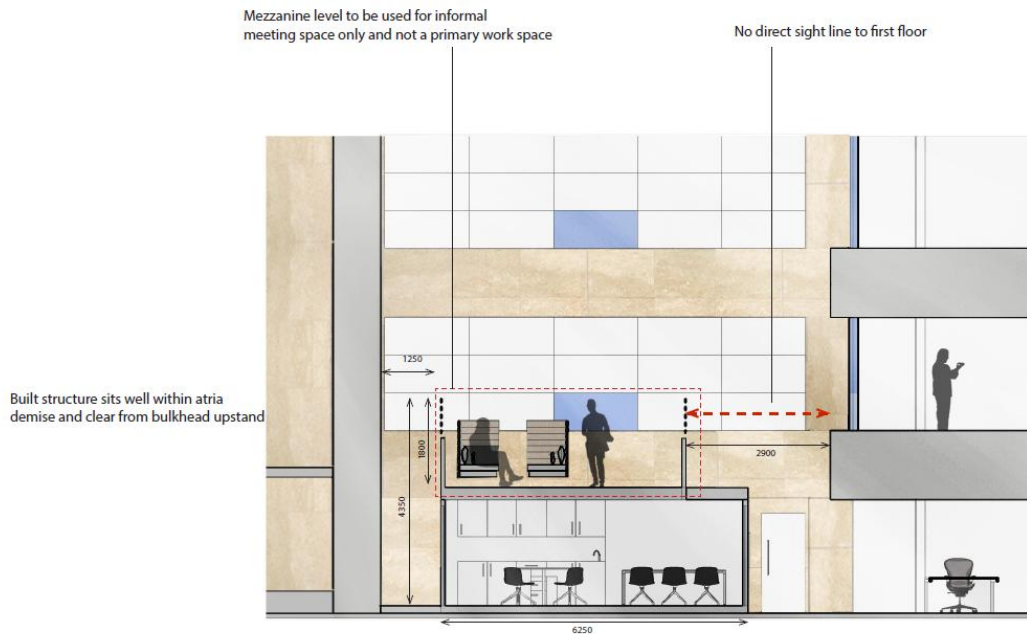
Does your proposal have an impact on the building's setting? If so, what is the impact; does it enhance significant views of the building and how does it affect the character of the wider area?

N/A - there are no works proposed to the external area.

If an extension or new structure is proposed, explain the scale, height, width and length of the proposal and its relationship to the existing building. How is the special character and fabric of the listed building being affected?

N/A - there are no works proposed to the external area.

SECTION 2



Please see above a plan of the proposed mezzanine.

Internally, the new mezzanine structure is being formed in timber and great care has gone into the design to ensure it seamlessly blends in with the existing surrounds which I will explore further below.

This has been achieved by ensuring the size of the timber mezzanine respects the current space and is not too imposing and implementing architectural design features which reflect the existing style whilst bringing a positive new addition into the space.

The timber structure is easily de-mountable and we anticipate the landlord will require its removal upon lease expiry.

1. The length of the timber mezzanine is 6.25m
2. The height of the timber mezzanine is 4.35m
3. There will be a timber screening around the mezzanine at high level to provide a level of privacy at the mezzanine level 1.8m high

If an extension is proposed, what thought has been given to it's appearance, position, visual impression, architecture, materials, decoration, lighting, colour and texture?

N/A - there are no works proposed to the external area.

If internal works or alterations are being proposed, what is the relationship between your proposal and the original layout, fabric and features of the building?

Internally, the new mezzanine structure is being formed in timber and great care has gone into the design to ensure it seamlessly blends in with the existing surrounds. This has been achieved by using a colour scheme which complements the existing building and ensuring the size respects the current space and is not too imposing and implementing architectural design features which reflect the existing style whilst bringing a positive new addition into the space.

The timber structure is easily de-mountable and we anticipate the landlord will require its removal upon lease expiry.

In addition we propose to clad the mezzanine in painted plasterboard stud partitions and plasterboard painted ceilings with a number of glazed doors and glazed partitions below the mezzanine level. As above, we believe the new white painted plasterboard/glazed partition and door will complement the existing white painted walls in the space.

In addition we propose a kitchen fit out to the existing partitioned area, with white units to compliment the white painted walls. However the kitchen area will be concealed within below the mezzanine.

Describe the materials you propose to use, why you chose them, the way in which they relate to the historic character of the building? Have environmentally friendly materials been considered? What consideration has been given to maintenance?

The materials selected within the proposed works are as follows:

Glazed partition and doors:

Plasterboard solid partitions

Vinyl floor surface to the kitchenette

Laminated timber work top, wall and base units within the kitchen

Timber mezzanine structure

Steel beams supporting the mezzanine balustrade vertically.

GENERAL FINISHES



140304_3.5_OHAL_General Finishes

Please see plan above which provides further information on what materials are being proposed.

All of the above materials/items have been selected for both practical and aesthetic purposes which we believe compliment the existing character of the space well.

In addition, all of the above materials can be easily maintained with simple cleaning techniques. The timber structure is easily de-mountable and we anticipate the landlord will require its removal upon lease expiry.

How have you followed the advice provided by CABE* and Camden Council** on the issue of inclusive access ? If not explain the reasons for your departure from this guidance.

No alterations have been made to the existing building with regards to accessibility/inclusive access.

I have spoken with members of the Camden Council team regarding the above works, who have provided sound and useful advice on what documents need to be submitted and inclusive access.

What consideration has been given to accessibility, to and between parts of the proposed works? Has disabled access been considered?

No alterations have been made to the existing building with regards to accessibility/inclusive access.

The proposed works to the 1st floor will be fully accessible internally, or access statements will be provided as required.

* CABE access guidance – Design and Access Statements: How to write, read and use them. Available from www.cabe.org.uk

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