



ONE EVERSOLT STREET

LONDON NW1 2FL

DESIGN AND ACCESS STATEMENT

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Lambert
Smith
Hampton

halebrown

Introduction

This document supports the planning application for works to the ground floor entrances to the building, including the construction of a new entrance portico and other external alterations at One Eversholt Street, London, NW1 2FL.

The building currently has 2no. entrances, one on the station side, to the north and one onto Eversholt Street to the east. The detailed proposal is to :

- reconfigure the station side entrance with a new portico and lift
- install new metal-framed glazed automatic entrance doors
- install new signage and other general improvements to both entrances

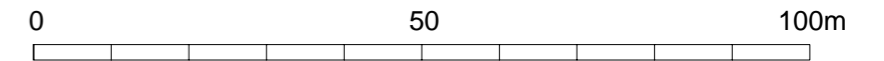
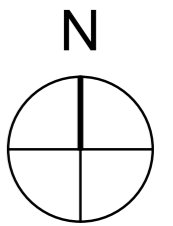
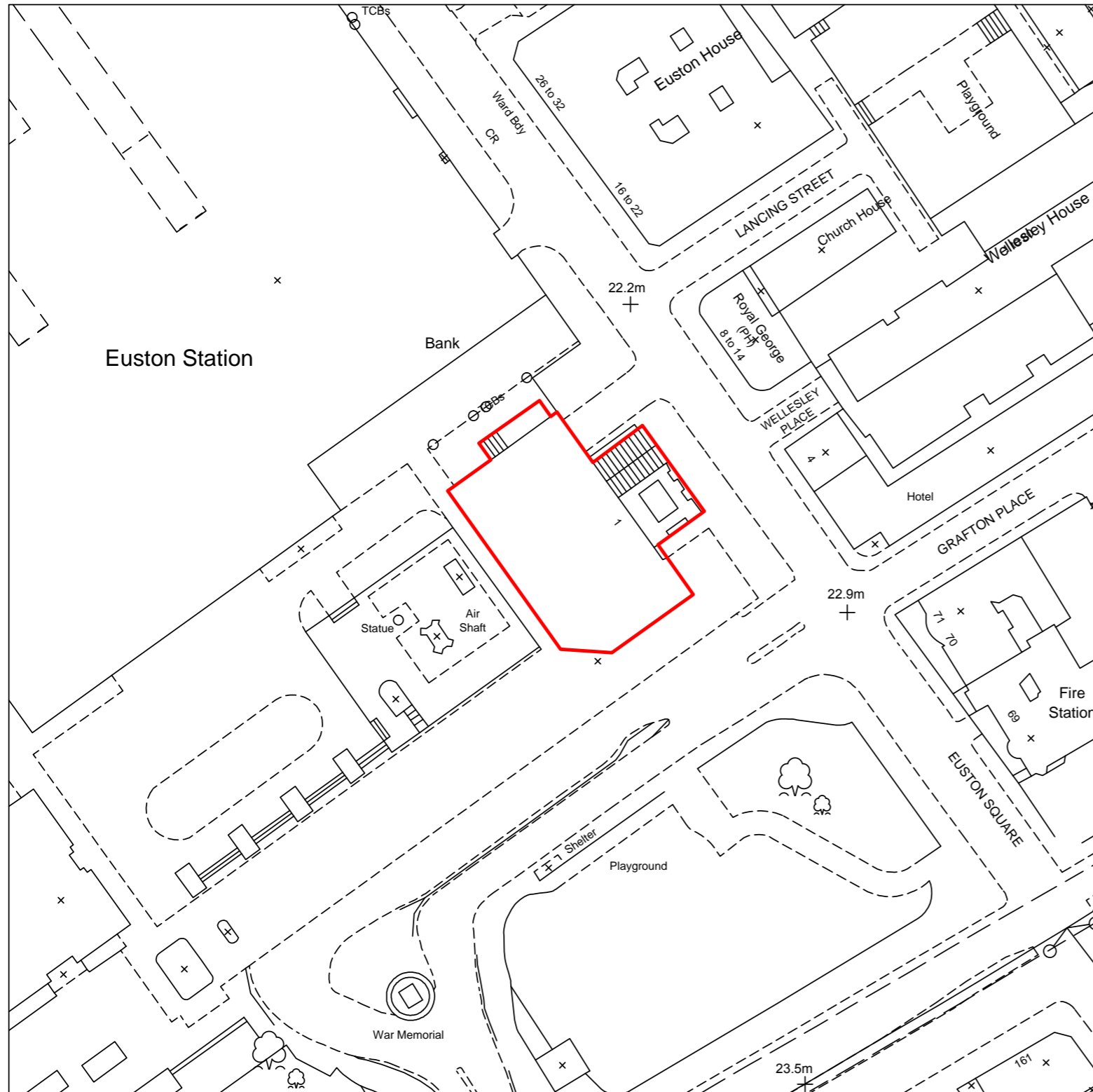
This document sets out the reasoning behind our design proposals and includes site plans, existing and proposed drawings, as well as images of the proposed materials.

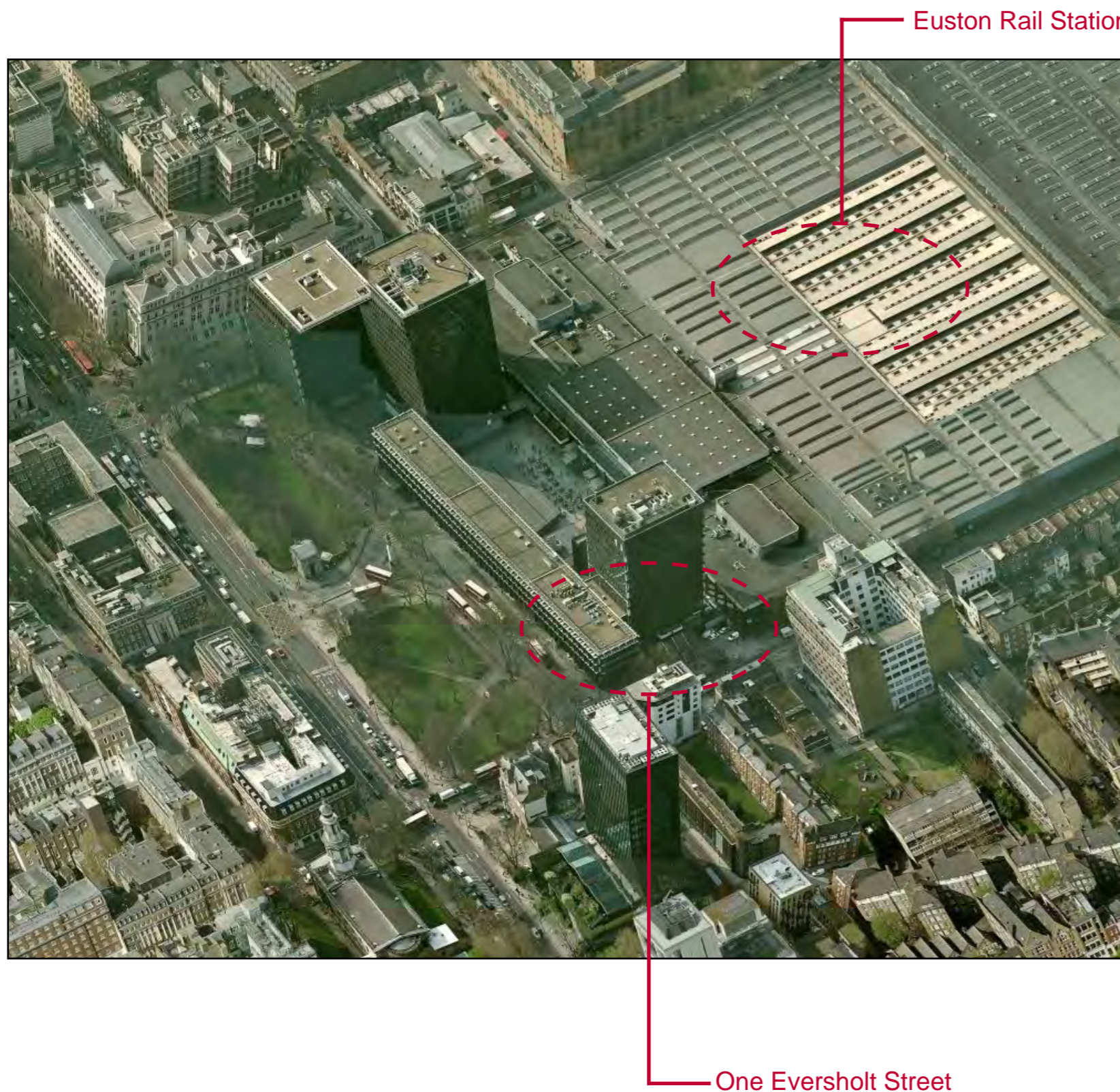
Design Statement

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One Eversholt Street is an 12-storey office building with a north-east facing reception fronting onto Eversholt Street to the east.

The building currently has 2no. entrances, one on the station side, to the north and one onto Eversholt Street to the east. Both entrances currently have a large level change from pavement level to entrance level and disabled access is provided via a stair lift to the station entrance.

The building is clad in black granite and is surrounded by a number of similar office buildings, in terms of scale and materiality. The building is not listed and is not in a Conservation Area.

A similar entrance portico was added to the entrance of One Euston Square (previously 40 Melton Street), a 'sister' building of One Eversholt St on the other side of Euston Square.

The existing entrances in context



Existing eastern entrance as seen from Eversholt St



Large level change to Eversholt St entrance



The existing northern entrance



Approach from Station Square to northern entrance



Level change from Station Square with stair lift

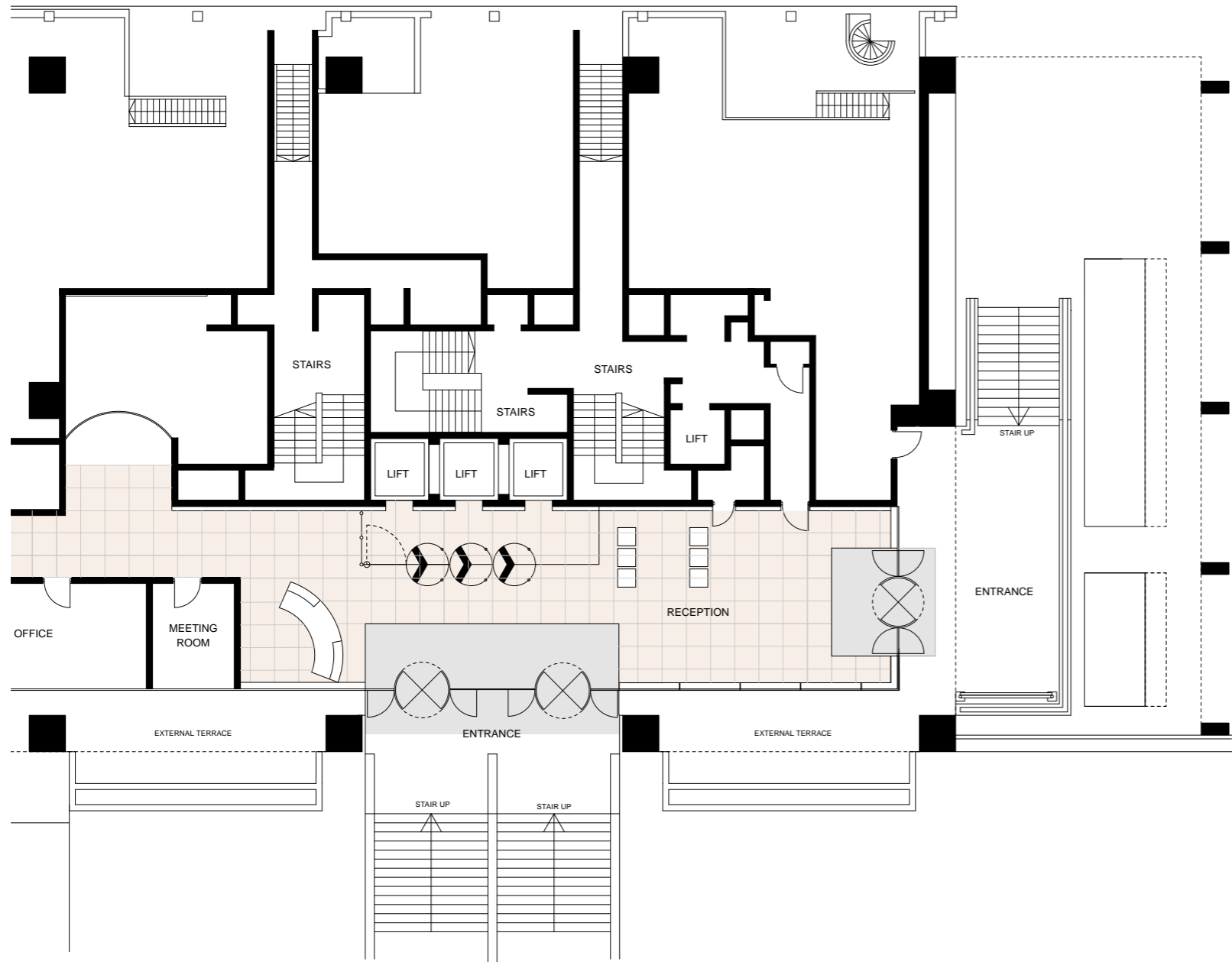


Existing 'freestanding' building signage

Existing ground floor and entrances

Existing arrangement

STATION SQUARE



EVERSHOLT STREET

The building's main entrance is situated on the east elevation, facing onto Eversholt Street. It has existing glazed revolving doors sitting under a large, low protruding canopy. The original finish to the canopy was stainless steel, but this has been overlaid with white, metal panels for the current building signage. This entrance has a large flight of double stairs up from street level to reception level and no disabled access.

The station side, northern entrance fronts onto the south elevation of Euston station, but is not particularly visible from the square, due to the angle of the glazing and the recessed nature of the existing entrance.

There is no canopy to this entrance, but there are glazed, stainless steel revolving doors and pass doors sitting under the volume of the main granite-clad building above.

This entrance also has stairs up from street level to reception level and limited disabled access, via a stair lift mounted on rails to the side of the staircase.

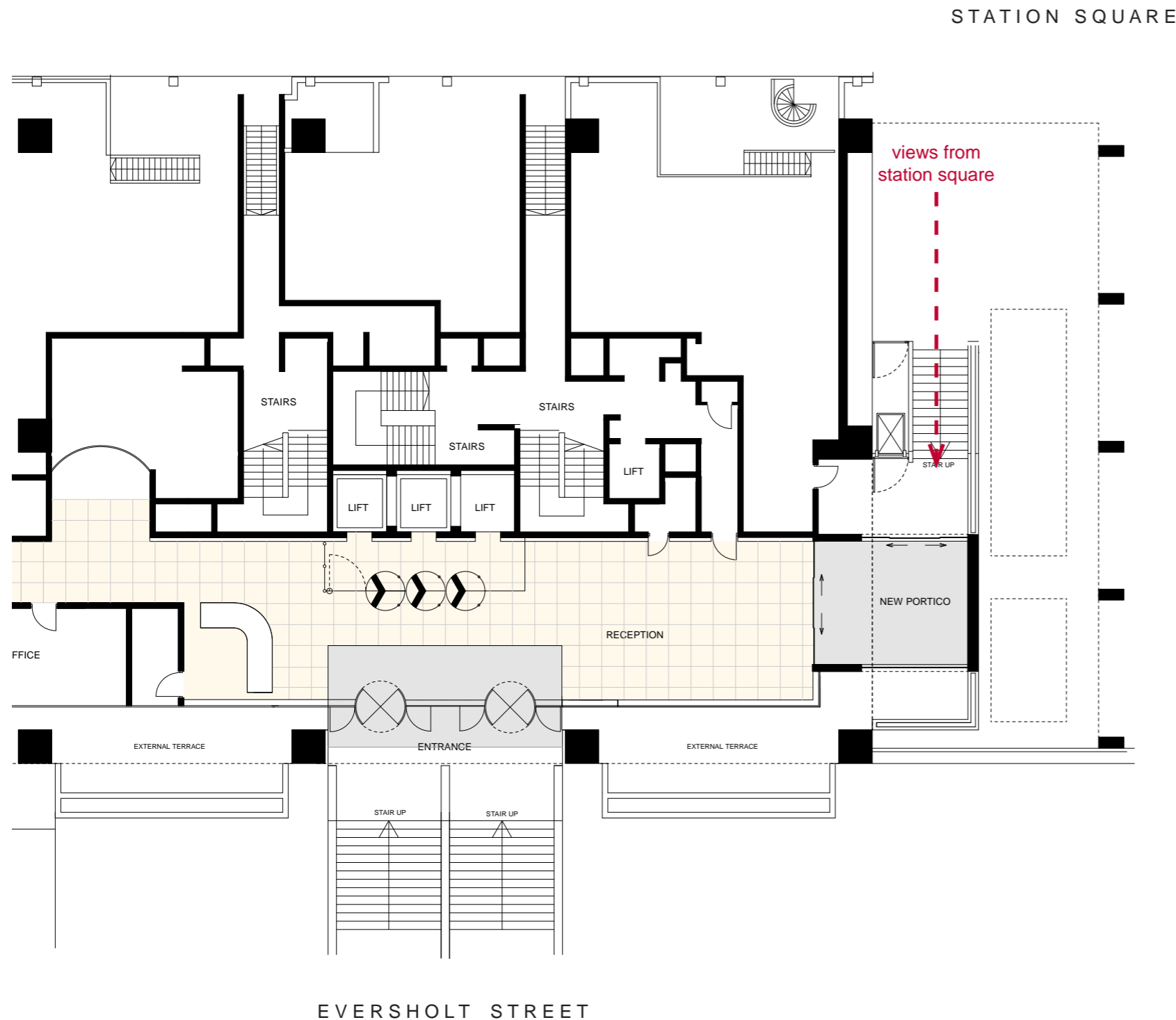
The building signage is currently mounted on the granite cladding over the door and there is also a free-standing sign on the landing, outside the entrance.

This approach and entrance is slightly compromised by the existing bike storage canopies, adjacent to the entrance.

The elevation between the entrances is constructed from full-height, silicone-jointed frameless glazing.

Proposed ground floor and entrances

Proposed arrangement



The proposal aims to improve both entrances, but mainly improving the visibility and access arrangements

The proposal is to add a new 'portico' to the north elevation entrance that fills the whole width of the existing landing. Creating this portico allows for the installation of 2no. sets of automatic sliding doors to improve access.

The portico also enables the entrance to project out past the line of the building above and the first set of entrance doors to face Station Square.

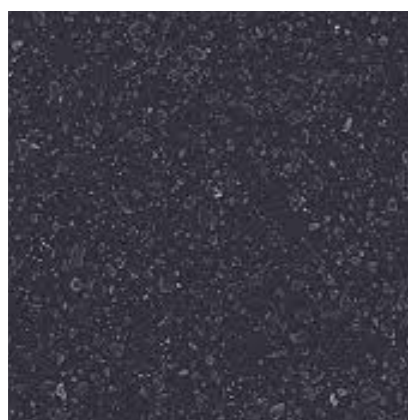
It is proposed to clad the portico in dark Corian cladding to complement the existing granite cladding to the tower above and the recent redevelopment of the entrance at One Euston Square.

Full-height glazing is to be installed to the rear of the portico to maintain views through and minimise the impact of the new extension.

The existing stair up from Station Square to the north is to be cut back and narrowed in width to allow installation of a full platform lift, to replace the existing stair lift, which is not suitable for ambulant disabled tenants and visitors







Material : Corian rainscreen cladding
(Finish : Night Sky)

Location : New entrance portico cladding



Material : Aluminium-framed automatic sliding doors
(Finish : Stainless-steel effect)

Location : New entrance portico



Material : Full-height frameless glazing

Location : New entrance portico cladding



Material : Acrylic signage (Colour to suit branding)

Location : Existing east elevation canopy and new portico

The proposals aim to complement the existing palette of materials, while creating a more visible entrance to the reception from Station Square.

The main material for the new entrance portico is Corian cladding in an black mottled colour (Night Sky). This a dark, almost black colour that picks up on the existing granite cladding.

The portico will be infilled with new stainless-steel effect aluminium-framed automatic sliding doors to improve access to the building.

New signage will also be incorporated into the head of the portico to tie in with similar signage and branding used at One Euston Square. New signage will also be incorporated into the existing canopy on the east elevation along with recladding the canopy in black PPC aluminium panels. This will give the elevations a more unified appearance and more discrete signage.

The glazing to the back of the new portico, will be simple full-height frameless glazing to match the existing glazing to the reception. The new flat roof will be dark grey single-ply membrane with a PPC coping so it will not be visible from ground floor level.



Existing entrance from Station Square with stair lift



Proposed new platform lift with fully enclosed platform

The existing arrangement is not ideal for inclusive access to the building, as the level change up from street level to the Eversholt St entrance is over 8m and there is little scope to incorporate any lift on this elevation.

To the Station Square entrance, the level change is still 2.2m, but a stair lift has been installed. However, this is very slow, cannot be operated without assistance from a staff member and is not suitable for ambulant disabled tenants or visitors

Therefore, it is proposed to cut back the existing stair up from Station Square to the north and narrow it in width to allow installation of a full platform lift, to replace the existing stair lift.

Once at reception level, the new proposed automatic sliding doors will also improve access to the building for all visitors.