

The Honourable Society of Lincoln's Inn
Chancery Lane, London



DESIGN & ACCESS STATEMENT

ELECTRIC DOOR INSTALLATION

FOR

GROUND FLOOR, 8 NEW SQUARE

20 AUGUST 2014.

Background

8 New Square is a mid terrace building on the West Side of New Square. The property is Grade II * Listed and was first constructed in 1693-97 with a third floor added after 1720. Accommodation comprises of four storeys over a basement. The external elevations above street level are constructed of brickwork with timber sash windows over a brick basement.

Access

Access into 8 New Square is via the original stone steps and a bridge over the front facing lightwell with cast iron railings. A long entrance corridor with timber double doors provides access into the building lobby with a timber central staircase providing access to upper floors. Steps from street level also lead into the lightwell providing access into the building at basement level.

Due to the listed status of the building there are no plans to change the current access arrangements into or through the building. Tenants will continue to make alternative access arrangements for visitors or employees with disabilities.

Outline of proposed works

We are proposing to install an electric folding door at mid-point along the entrance corridor which will operate on bi directional activation sensors so doors open as building users approach.

The existing timber double door set at the end of the entrance corridor fronting the staircase lobby is manually operated on heavy door springs. It is difficult for any persons with disabilities and/or ambled persons with equipment to move through the doors.

The existing doors will be removed and stored but the arched over panel will remain in-situ and redecorated as part of the works.

Use of areas

There any no plans to change the use class of the building which will continue to be let to multiple tenants as office accommodation.

Existing - offices

Proposed - offices