

Bloomsbury Plaza
2-8 Bloomsbury Street / 52-56 New Oxford Street, London W1

Friends Life Ltd | Buckley Gray Yeoman

Design & Access Statement

June 2015

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1.0 Introduction

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Existing view looking east along New Oxford Street

This Design & Access Statement has been prepared by BuckleyGrayYeoman Architects on behalf of Friends Life Ltd in support of their application for the redevelopment of 2-8 Bloomsbury Street and 52-56 New Oxford Street.

Friends Life's vision is to provide a first class office building that serves the core West End London market, providing modern, attractive and flexible office accommodation. Both internally and externally the building will be of the highest standard of design and materials.

The existing Bloomsbury Plaza no longer presents suitable office accommodation and does not contribute positively to the New Oxford Street and Bloomsbury Street environment.

It is proposed to refurbish the existing building internally and introduce a new active ground floor along New Oxford Street and Bloomsbury Street. The existing single storey courtyard building will be refurbished to provide much needed cycling facilities and all of the existing windows will be replaced to improve the comfort of the building's users. It is also proposed to modify the existing mansard, to create more usable office accommodation on the four floor.

1.1 Application Overview

A new entrance portico with a larger, more prominent reception opening onto Bloomsbury Street will compliment and enhance the existing streetscape, whilst also being more in keeping with the scale of the building. These proposals will significantly enhance the building's street presence.

The repositioned building will provide high quality office space with floor to ceiling heights that meet current standards for office working and comfort.

We are committed to a sustainable approach. Low energy consumption, intelligent glazing and efficient servicing systems, together with facilities for cyclists are all key features of the building.



Pre-Application Meeting 09.10.14
View at the junction of New Oxford and Bloomsbury St



Pre-Application Revised Proposal 02.04.14
View at the junction of New Oxford and Bloomsbury St

1.2 Summary of Pre-Application Discussion

The team has engaged with Camden City Council Officers throughout the design development process via a series of Pre-Application submissions and presentations. The scheme presented at Pre-Application was significantly more extensive than the current proposal. The key dates are summarised as follows:

Pre-Application meeting: Charlie Rose and Neil Collins meeting, 09/10/14

- The importance of securing redevelopment of the building and the regeneration of the site was discussed
- LBCC considered an additional storey at 5th floor and the proposed facade alterations would be supported in principle
- LBCC suggested further refinement to the design at 5th floor would be required

Pre-Application revised proposal issued: Charlie Rose and Neil Collins, 02/04/15

Pre-Application report issued: 12/06/15

- In summary the design concepts, height, bulk & mass and facade treatments were generally supported by LBCC, but it was considered that an acceptable design for the scheme had yet to be concluded
- Enlargement and refurbishment of retail units on the New Oxford Street frontage were considered to contribute to an improvement in the retail offer in the vicinity. The loss of the retail to the rear courtyard outbuilding was considered acceptable
- LBCC acknowledged that the proposed development would result in improved office accommodation as a result of refurbishment. Policy CS8 supports office floor space provision within the Central London Area and, as such, the additional floor space was welcomed in principal

2.0 Consultant Team

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2.1 Consultant Team

Client



Friends Life Ltd
(Commercial Fund)

**Cost
Consultant**



Eldon House 2-3 Eldon Street
London EC2M 7LS

Fund Manager



F&C REIT Asset Management
5 Wigmore Street
London W1U 1PB

**Planning
Consultant**



Old Church Court
Claylands Road
The Oval
London SW8 1NZ

Architect

BuckleyGrayYeoman

Buckley GrayYeoman Studio 4.04
The Tea Building
56 Shoreditch High St
London E1 6JJ

**Daylight /
Sunlight Consultant**



65 Gresham Street
London
EC2V 7NQ

**Structural
Engineer**



4 Pear Tree Court
London
EC1R 0DS

Building Control



The Mill
Station Road
Ardleigh
Colchester, Essex
C07 7RS

**Services
Engineer**



itd Consultants
226a Havant Road
Drayton
Portsmouth
PO6 1PA

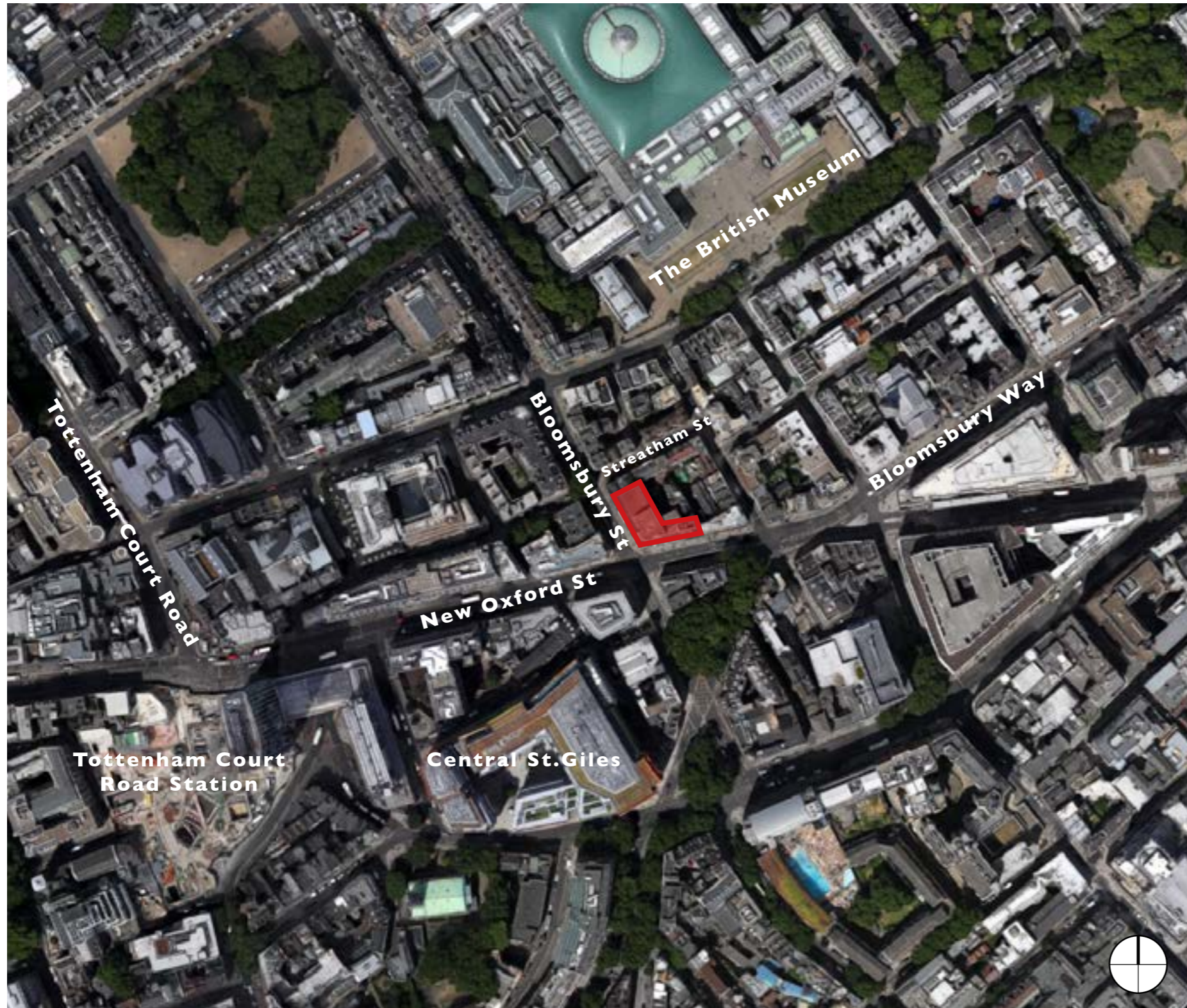
BREEAM Consultant



Iceni Projects Ltd
Flitcroft House
114-116 Charing Cross Road
London
WC2H 0JR

3.0 Site & Context

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Existing Aerial Photo

3.1 Site Location

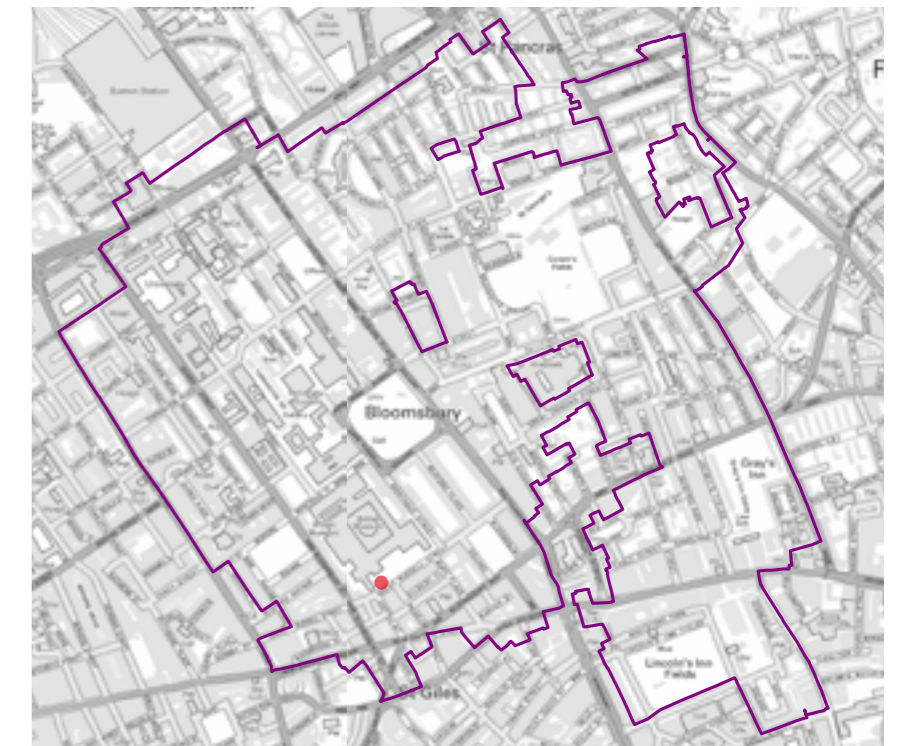
Site Overview

The site is located in the London Borough of Camden, situated on the corner of New Oxford Street and Bloomsbury Street and within the Bloomsbury Conservation Area.

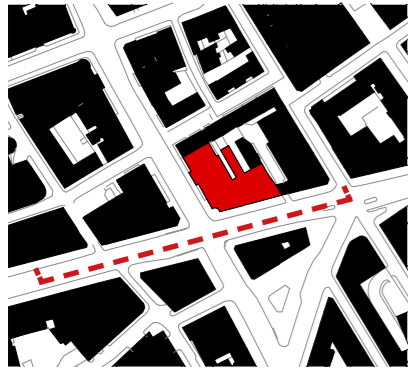
The site is located 0.2 miles from Tottenham Court Road underground station and 0.3 miles from Holborn Underground Station.

Adjacent buildings exceed 7 floors, rising to 9 + storeys in the direction of Centre Point and Tottenham Court Road. Central St. Giles is located 0.2 miles from Bloomsbury Plaza and provides a precedent of high quality contemporary office space in the vicinity.

The character of Bloomsbury Street and New Oxford Street is predominantly office use with retail at street level.



Bloomsbury Conservation Area, Bloomsbury Plaza Highlighted in Red



Key Location Plan

3.2 Site Context

Existing New Oxford Street Streetscape



1. 74 - 116 New Oxford Street

- 6 Storeys plus double height at street and plant at roof
- Predominantly portland stone with a double slate mansard storey
- Metal clad dormers to mansard storey
- Mixture of large arched and square reveals frame recessed aluminium windows
- Setback upper storeys from principal facade



2. Fairgate House

- 6 storey plus double height at street and plant at roof
- Grey stone facade with simple gridded windows



3. Isis House 74 New Oxford St

- 4 storey building plus ground
- Contemporary refurbishment and extension completed in 2014
- New additional floor and plant to roof
- Full height glazing to 3 facades
- Refurbished retail space at street



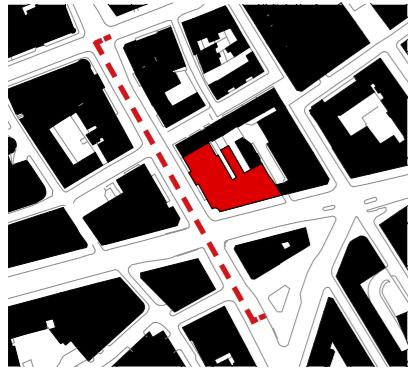
4. Bloomsbury Plaza

- 1980s mock classical facade with decorative mouldings
- Predominantly finished in off-white render and a slate mansard storey. Windows are a mix of white painted timber sashes



5. Numbers 44 - 50 New Oxford Street

- The facade is similar in materials, detailing and scale to the adjoining Bloomsbury Plaza elevation, but with alternative glazing bars and a chamfered corner treatment rather than curved



Key Location Plan

3.3 Site Context

Existing Bloomsbury Street Streetscape



1. 20 Bloomsbury Street

- 3 storeys plus ground floor
- Yellow London stock brick facade with white rendered bands
- Street level finished in off-white render



2. 12-18 Bloomsbury Street

- 5 storeys plus ground
- Red brick facade with white rendered bands and window surrounds
- Street level finished in off-white render with doric columns carrying rudimentary entablature



3. Number 10 Bloomsbury Street

- Grade 2 listed
- 4 storeys plus basement
- Multi-coloured stock brick with a stone cornice at 3rd floor level and cast iron
- Balconies at first floor
- Timber painted white sashes with glazing bars and red brick arch detailing above



4. Bloomsbury Plaza

- 1980s mock classical facade
- Decorative off white mouldings
- Predominantly finished in off-white render and a slate mansard storey
- Mix of white painted sash windows
- Black painted cast iron railings



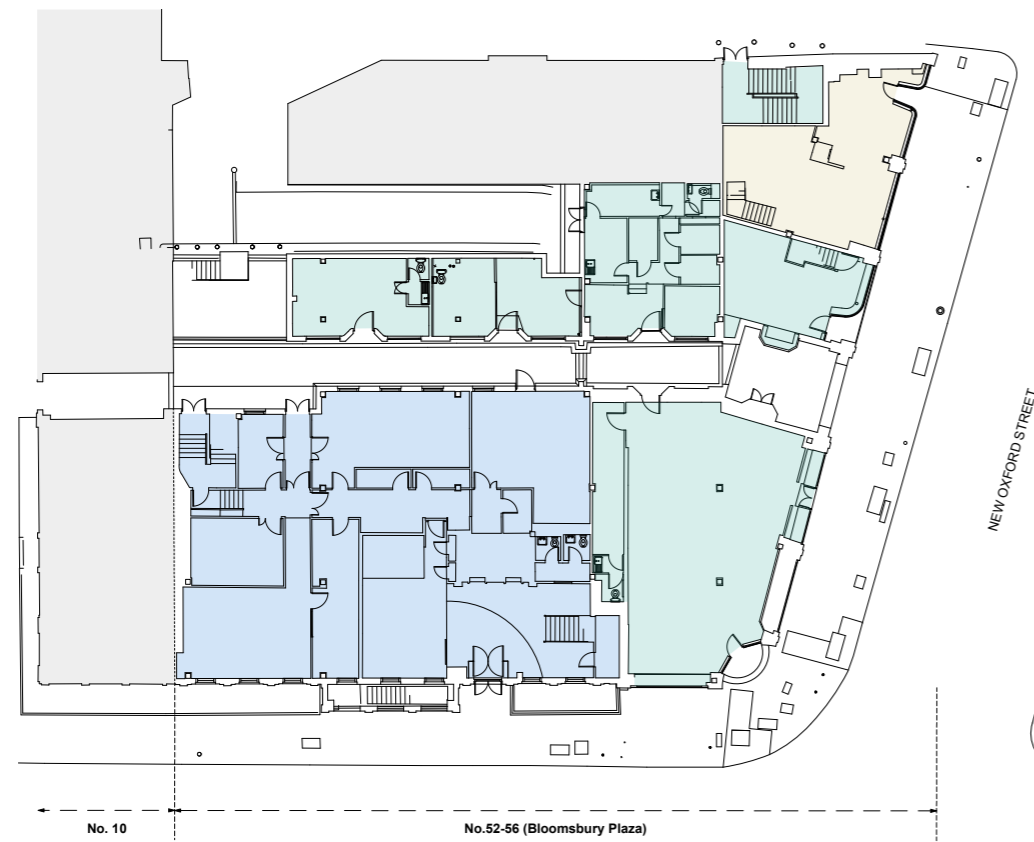
5. Bloomsbury Plaza

- Disproportionate plant at roof level
- Mix of facade treatment from New Oxford St and Bloomsbury Street
- Low grade retail to street level

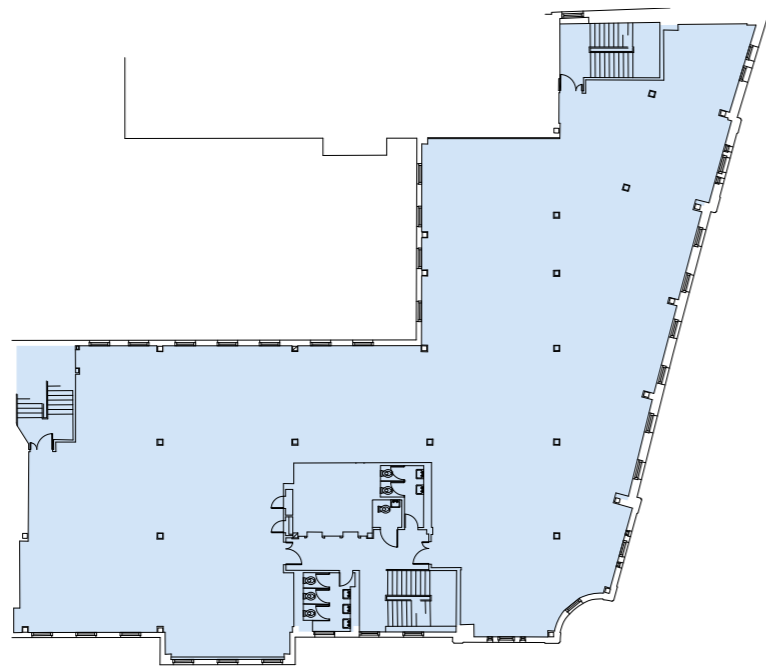


6. Hazelwood House

- 4 storey plus ground
- Grade 2* listed
- Setback slate mansard roof with dormers to 4th
- Finished in off-white render to floors 1-3
- Fine ground floor shop front, c1870s



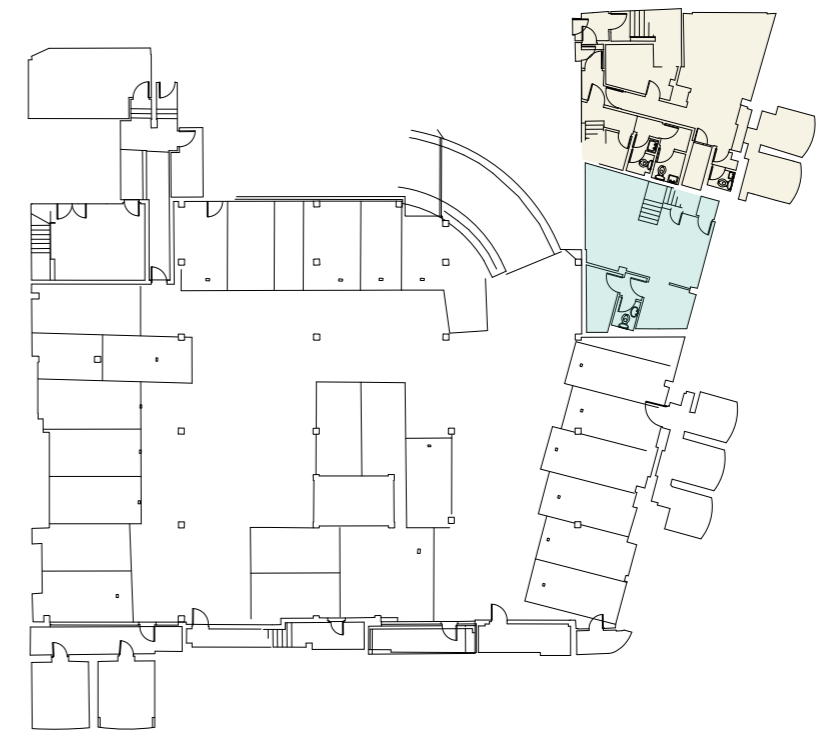
Existing Ground floor Plan



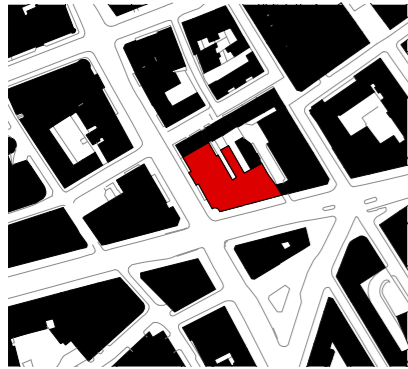
Existing Typical floor Plan

3.4 Bloomsbury Plaza Existing Use

The existing building use comprises A1 retail (green) and A3 restaurant (yellow) to the ground floor and basement level, and B1 office (blue) to levels 1,2,3 and 4.



Existing Basement floor Plan



Key Location Plan

3.5 Site Photographs



Existing Photo 1 - View looking North



Existing Photo 2 - View from Bloomsbury Street



Existing Photo 3 - View looking west on New Oxford Street



Existing Photo 4 - View of East facade from rear courtyard

3.6 Transport Links

Public Transport:

- The site is equidistant between Tottenham Court Road and Holborn underground Stations
- Tottenham Court Road underground and the future Cross Rail station is a five minute walk from the site.
- A cycle hire station is located a short walk to the north of the site, at Great Russel Street



Existing Aerial Photo

4.0 Existing Building

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4.1 Existing Building Structure

The existing building comprises ground plus levels 1-4, basement and plant at roof level. The building is a modern 1980s rebuild, constructed as a steel frame structure, with profiled metal-deck floor slabs. It is evident in the archive image to the left, that the majority of the original building was demolished and rebuilt as new.



Archive image of Bloomsbury Plaza Under Construction (1980s)



Current view of Bloomsbury Plaza

Bloomsbury Plaza

44-56
New Oxford Street



1. Looking East along New Oxford St Showing Inclined Curve Corner Treatment

Corner of New Oxford Street and
Coptic Street



2. Looking West along New Oxford St. Adjoining 44 - 50 New Oxford St

All Saints Church



3. Looking North at the Junction of Bloomsbury and New Oxford St



4. Looking South along Bloomsbury Street. Adjoining 10 Bloomsbury St

4.2 Existing Building Analysis

New Oxford Street Elevation

- 1980s mock classical facade with decorative mouldings
- Predominantly finished with off white render and a slate mansard storey
- Windows are a mix of white painted timber sashes with timber glazing bars

Bloomsbury Street Elevation

- 1980s mock classical facade with decorative mouldings
- Predominantly finished with red brick and a slate mansard storey
- Windows are a mix of white painted timber sashes with timber glazing bars
- Cast iron railings to street level



4.3 Existing Building Analysis

Rear Facade

- A more contemporary subordinate brick facade in comparison to the front mock classical elevation
- Masonry finish to fourth floor opposed to the inclined slate mansard on the street frontage
- 1980s mock classical decorative mouldings to the ground floor
- Predominantly finished in red brick and off-white render to the ground level
- Windows are a mix of white painted timber sashes with timber glazing bars and brick arches above
- Cast iron balcony railings to the fourth floor

Courtyard - First Impressions

- Access via Streatham Street and New Oxford Street
- Feels very 'back of house' and uninviting
- Retail units facing the access route from New Oxford Street to Streatham Street provide poor quality and undesirable retail space
- Single storey pitched roof building provides a compromised, unconventional and undesirable office space in its location

4.4 Existing Building Analysis

Main Entrance & Reception

The existing main entrance has several issues:

1. The main entrance is not immediately noticeable as the point of entry along the facade
2. The scale of the existing entrance and reception is not appropriate for a building of this size
3. The main entrance doors are narrow and the reception is small and dark

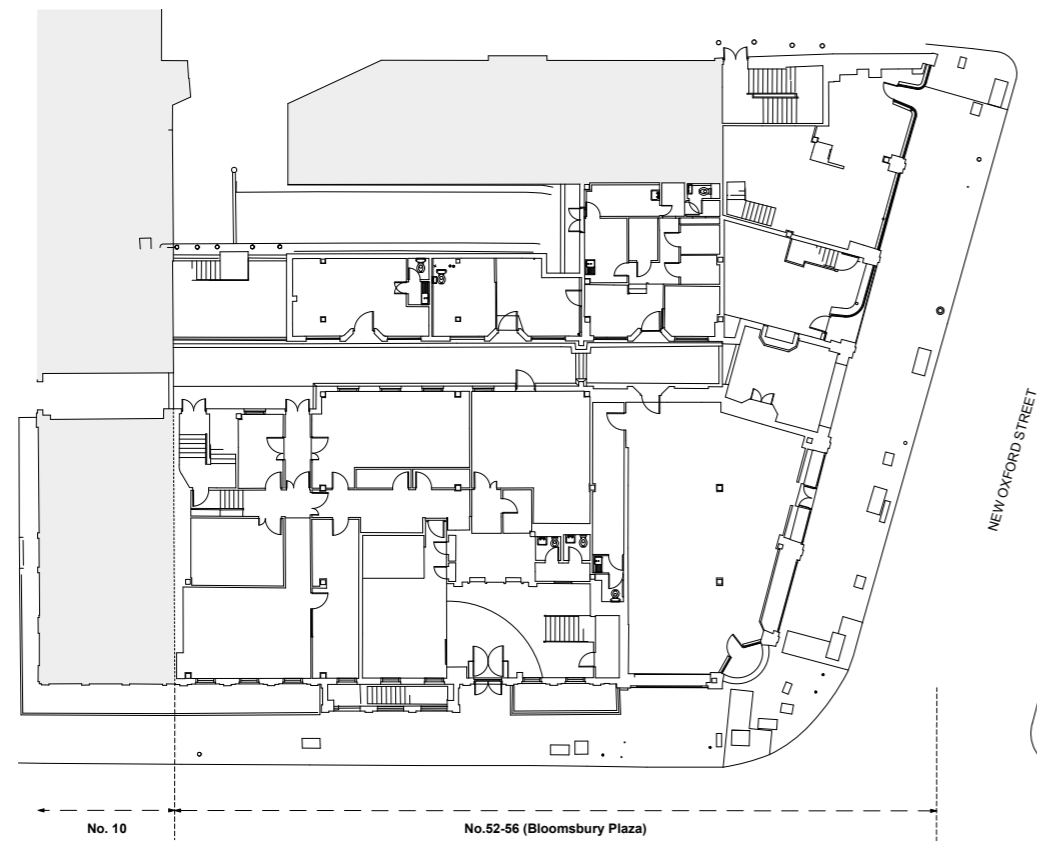
Cores

Bloomsbury Plaza has two large enclosed cores. The cores are at either end of the building, on the north and east sides. Both staircases are formed with insitu concrete.

Office Accommodation

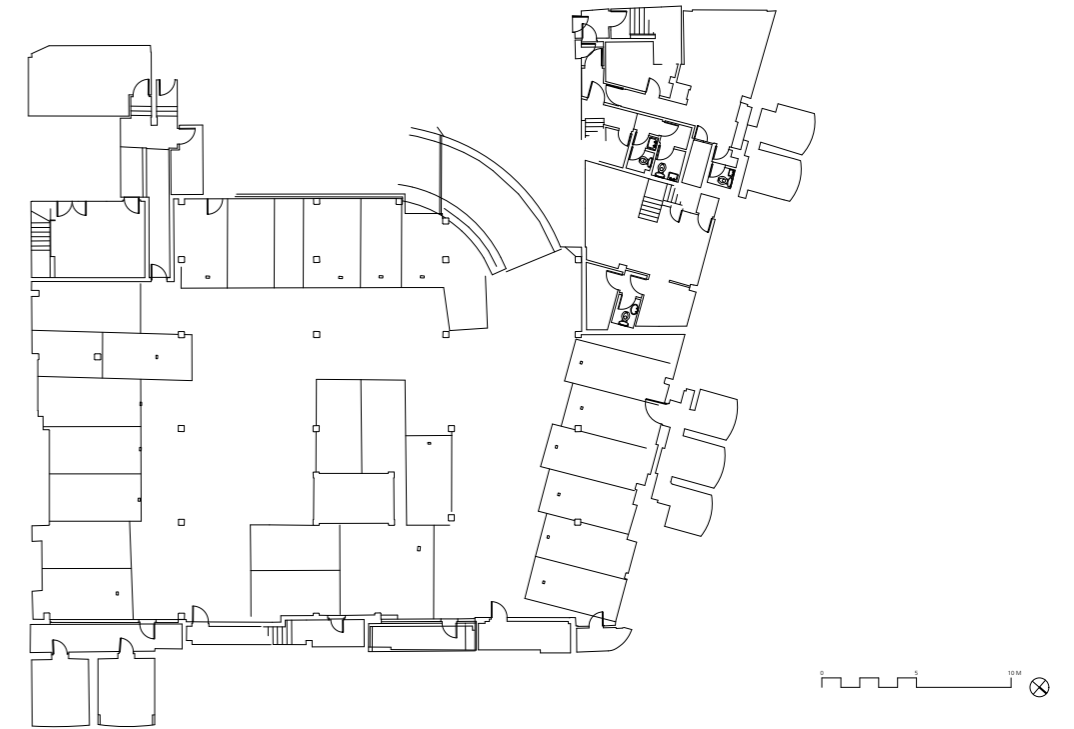
The office accommodation is of a poor quality, with outdated finishes and building services. The fourth floor mansard storey has a domestic scale, with small dormer windows facing New Oxford and Bloomsbury Street.



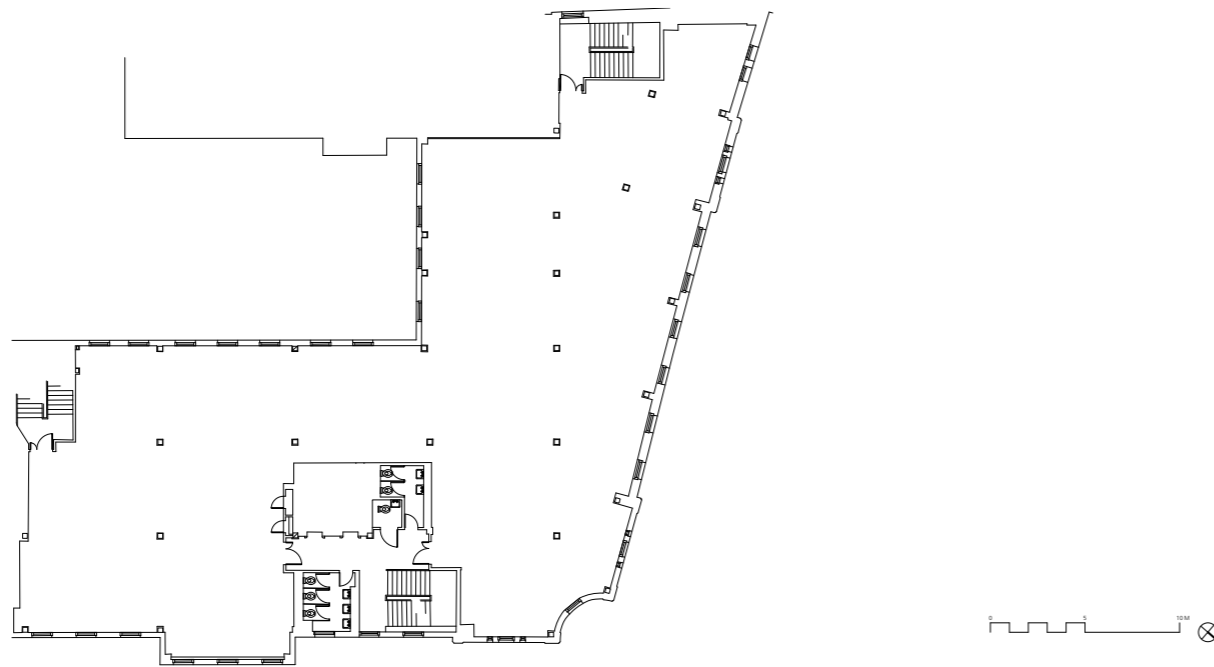


Existing Ground floor Plan

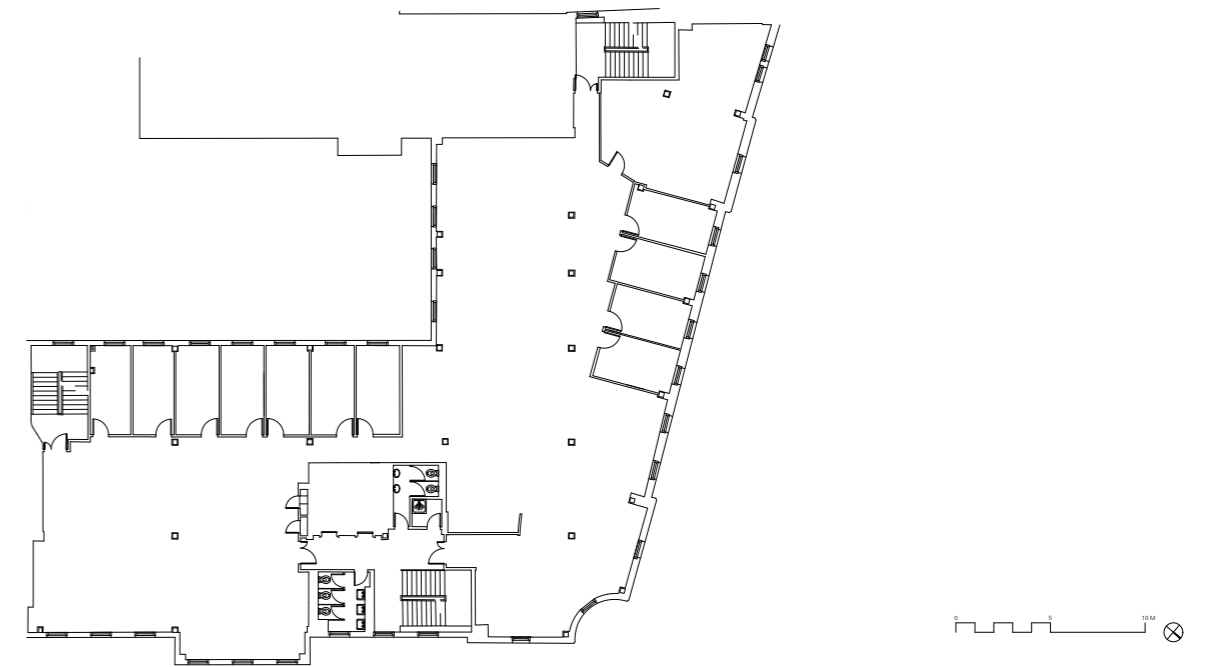
4.5 Existing Building Arrangement



Existing Basement floor Plan

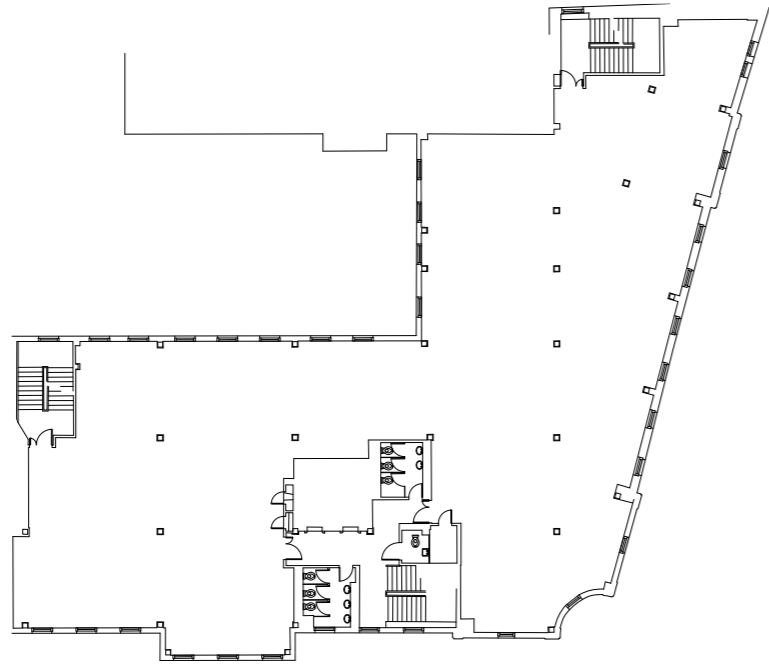


Existing First floor Plan

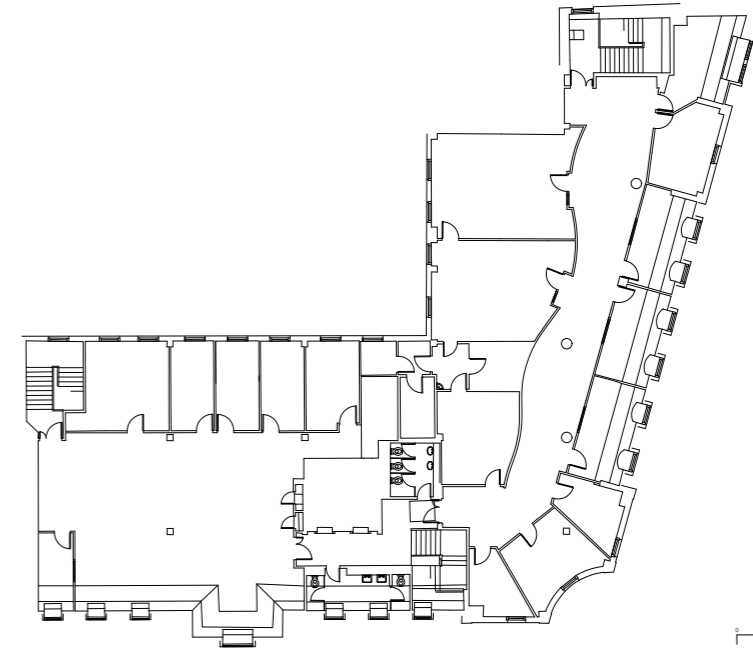


Existing Second floor Plan

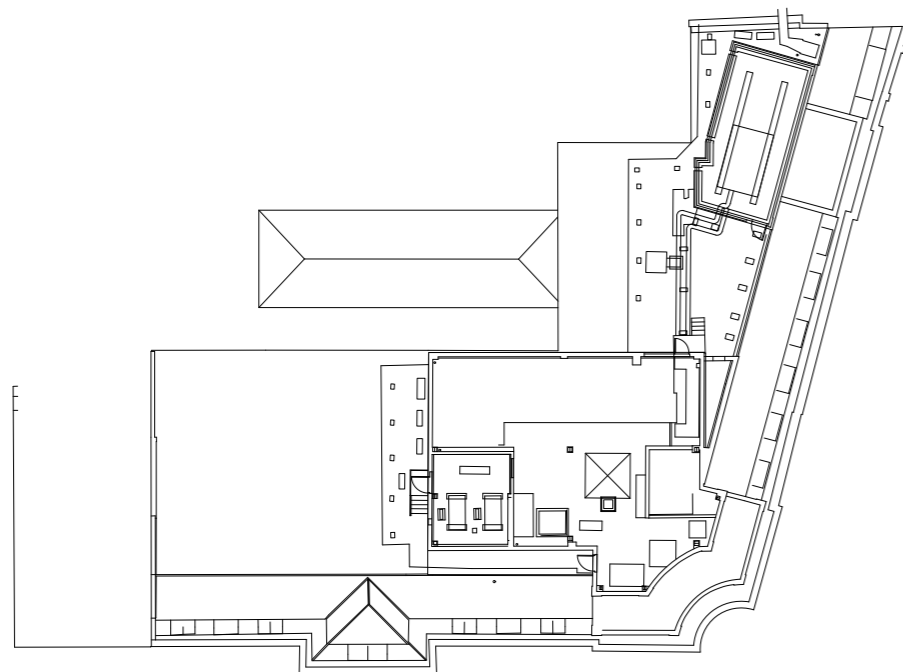
4.6 Existing Building Arrangement



Existing Third



Existing Fourth



Existing Roof Plan

4.7 Existing Typical Section

The existing plasterboard ceiling to all of the floors limits floor to ceiling heights, in some areas to 2480mm.

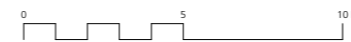
The fourth floor accommodation is limited by its small dormer windows and the sloping mansard.

There are plant and lift motor rooms at roof level, currently accessible from the fourth floor lobby via a folding ladder.

Parking is situated in the basement, accessed by an external semi-circular ramp to Streatham Street. Below the street level pavement are a series of brick vaults. These are accessed from basement level and are in generally good condition.



Existing Cross Section



4.8 Existing Bloomsbury Street Elevation



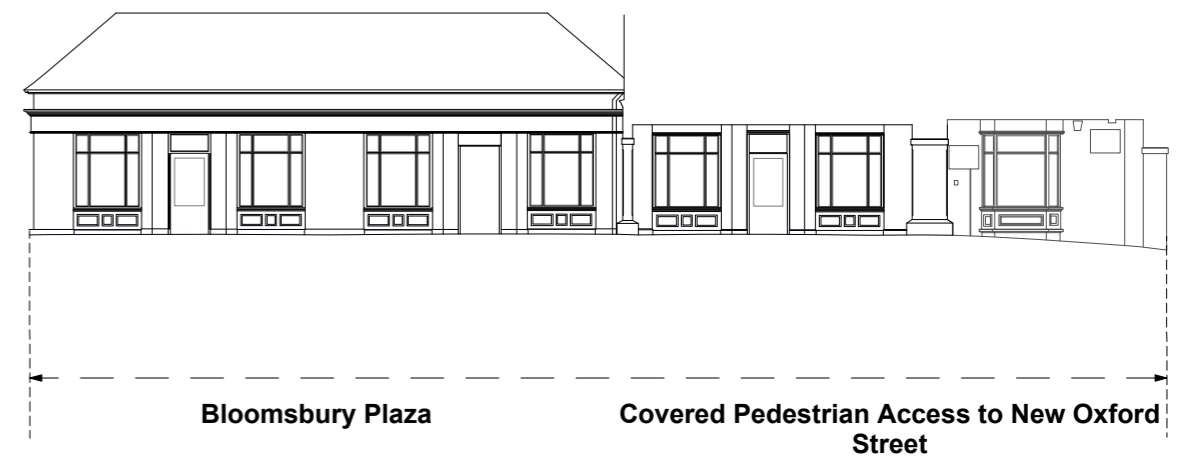
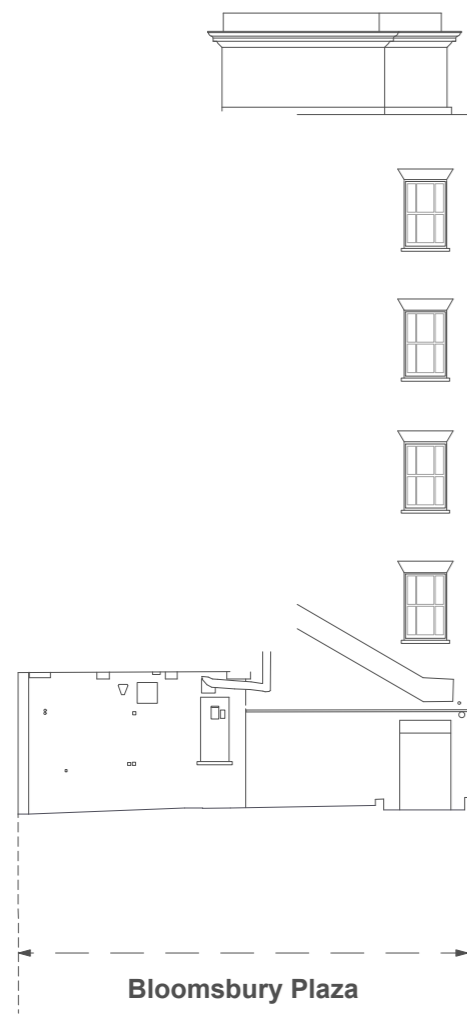
4.9 Existing New Oxford Street Elevation



4.10 Existing East Elevation



4.11 Existing Courtyard Elevations



5.0 Summary

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5.1 Proposal Overview

Friends Life's vision is to provide a first class office building that serves the core West End London market, providing modern, attractive and flexible office accommodation. Both internally and externally the building will be of the highest standard of design and materials.

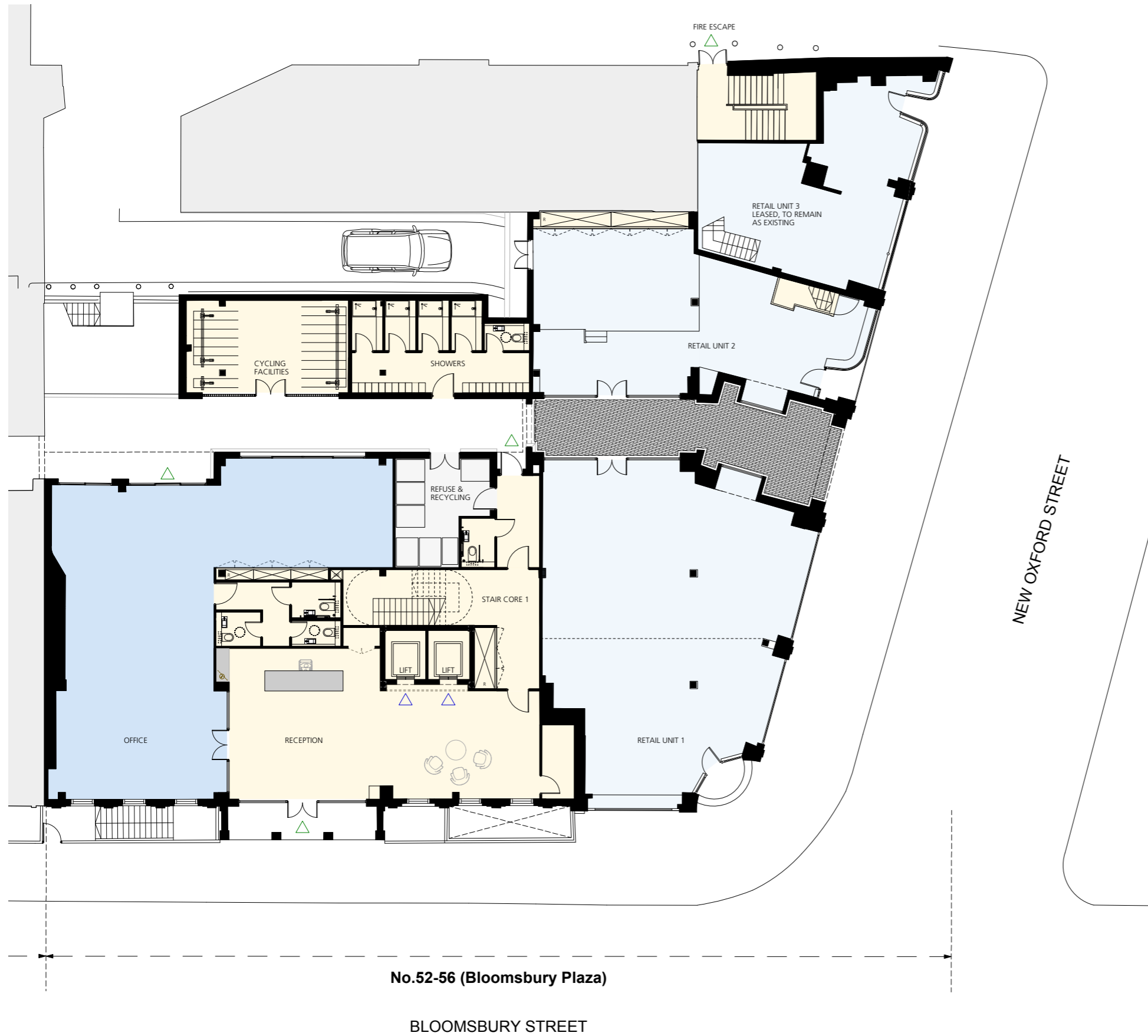
A new entrance portico with a larger, more prominent reception opening onto Bloomsbury Street will compliment and enhance the existing streetscape, whilst also being more in keeping with the scale of the building. These proposals will significantly enhance the building's street presence.

The repositioned building will provide high quality office space with floor to ceiling heights that meet current standards for office working and comfort.

We are committed to a sustainable approach. Low energy consumption, intelligent glazing and efficient servicing systems, together with facilities for cyclists are all key features of the new building.



Proposed Bloomsbury Street Elevation



5.2 Proposed Ground Floor Plan

Existing
173 sqm / 1,862 sqft BI Net Office floor plate
352 sqm / 3,789 sqft BI Retail floor plate

Proposed
140 sqm / 1,507 sqft BI Net Office floor plate
296 sqm / 3,186 sqft BI Retail floor plate

Net Office reduced by 33 sqm / 355 sqft
Net Retail reduced by 47 sqm / 506 sqft

- 2no. Passenger Lifts
- Existing access from New Oxford Street to Streatham Street maintained
- New cycling, shower and locker facilities
- New entrance and reception arrangement at street level
- Removal of the existing reception stair and escape stair
- Repositioning and modifying the existing core with increased toilet provisions
- Existing retail units refurbished - new shopfronts added



5.3 Proposed First Floor Plan

Existing

1st - 611 sqm / 6,577 sqft BI Net Office floor plate

Proposed

1st - 620sqm / 6674 sqft BI Net Office floor plate

Net Office increased by 97 sqm / 495 sqft

- 2no. Passenger Lifts
- Retaining option for subdivision into 2no. separate tenancies
- Upgraded core and toilet provisions
- Better access to office floor
- Upgraded services



5.4 Proposed Second Floor Plan

Existing

2nd - 593 sqm / 6,383 sqft BI Net Office floor plate

Proposed

2nd - 622 sqm / 6,695 sqft BI Net Office floor plate

Net Office increased by 29 sqm / 312 sqft

- 2no. Passenger Lifts (1 no. of which Firefighting)
- Retaining option for subdivision into 2no. separate tenancies
- Upgraded core and toilet provisions
- Better access to office floor
- Upgraded services
- A new balcony facing the rear courtyard



5.5 Proposed Third Floor Plan

Existing

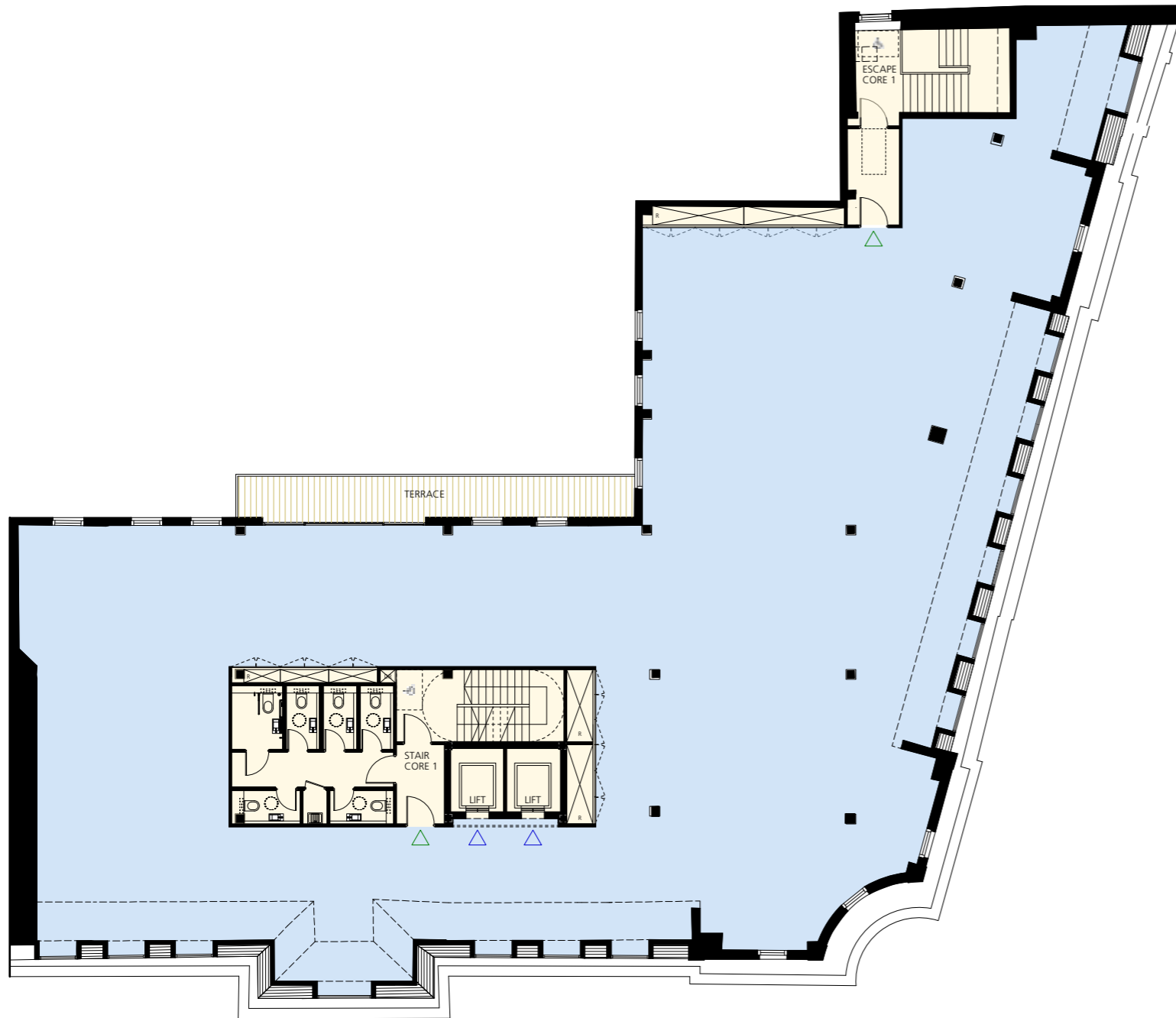
3rd - 608 sqm / 6,544 sqft BI Net Office floor plate

Proposed

3rd - 623 sqm / 6,706 sqft BI Net Office floor plate

Net Office increased by 15 sqm / 161 sqft

- 2no. Passenger Lifts
- Retaining option for subdivision into 2no. separate tenancies
- Upgraded core and toilet provisions
- Better access to office floor
- Upgraded services
- A new balcony facing the rear courtyard



5.6 Proposed Fourth Floor Plan

Existing

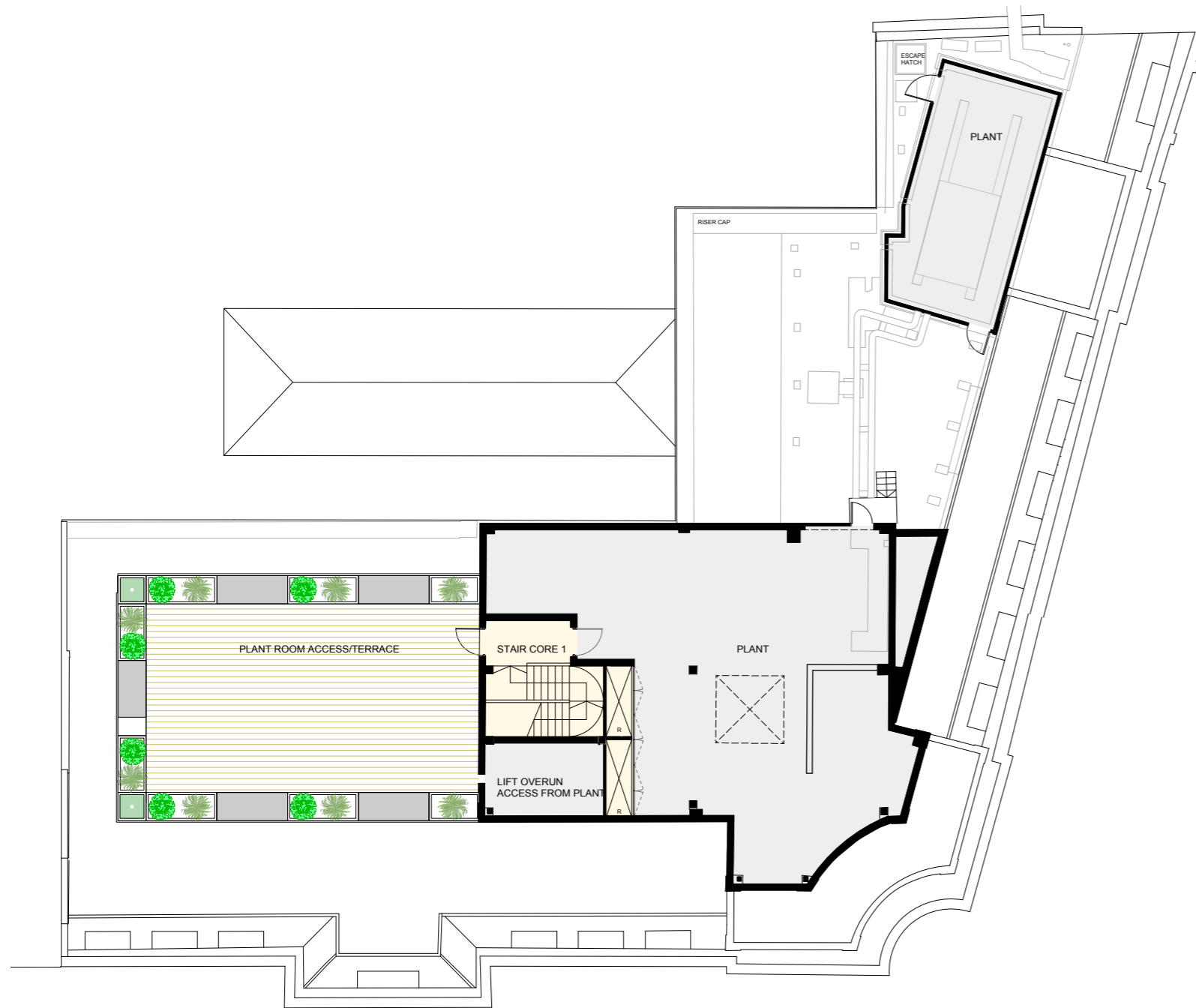
4th - 542 sqm / 5,834 sqft BI Net Office floor plate

Proposed

3rd - 569 sqm / 6,125 sqft BI Net Office floor plate

Net Office increased by 27 sqm / 291 sqft

- 2no. Passenger Lifts
- Retaining option for subdivision into 2no. separate tenancies
- Upgraded core and toilet provisions
- Better access to office floor
- Upgraded services
- A new balcony facing the rear courtyard
- Amended pitch roof profile to match the base of the existing, with new, taller dormer windows
- The proposed materials are to match the existing - the roof profile re-alignment to be in slate tiles to match the existing and new lead lined dormer windows



5.7 Proposed Roof Plan

Existing

171 sqm / 1,841 sqft Net plant & Chiller floor plate

Proposed

161 sqm / 1,733 sqft Net plant & Chiller floor plate

- Existing roof plant to remain as existing with upgraded services
- New stair core extended to plant room access/terrace
- Potential for disabled access to the plant room access/terrace



5.8 Proposed Basement Plan

- Existing parking arrangement and vehicle access to remain as existing
- Basement retail Unit 2 to be refurbished
- Secondary street access arrangement to Bloomsbury Street relocated

5.9 Existing and Proposed Cross Section



Existing Cross Section



Proposed Cross Section

5.10 General Arrangement Section A-A



5.11 Proposed Bloomsbury Street Elevation

The principal facade along Bloomsbury Street remains as existing with the addition of:

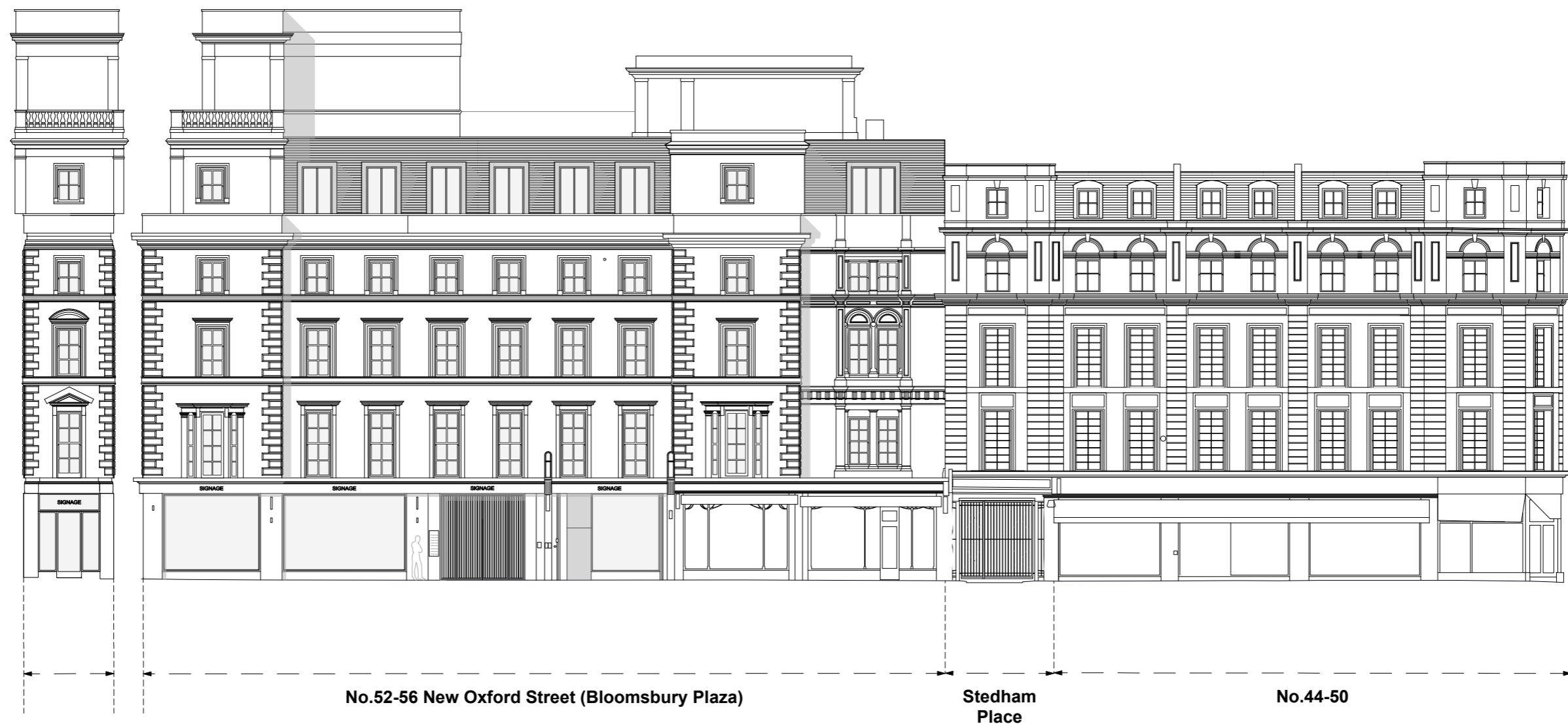
- New white stone entrance at street level
- Enhanced shopfronts to serve the retail units
- Modified fourth floor mansard to create more usable accommodation



5.12 Proposed New Oxford Street Elevation

The principal facade along New Oxford Street remains as existing with the addition of:

- Updated shop fronts to serve the retail units
- Enhanced fourth floor mansard to create more usable accommodation
- An updated security gate to the public route to Stedham Street



5.13 Proposed East Elevation

The principal east facade remains as existing with the addition of:

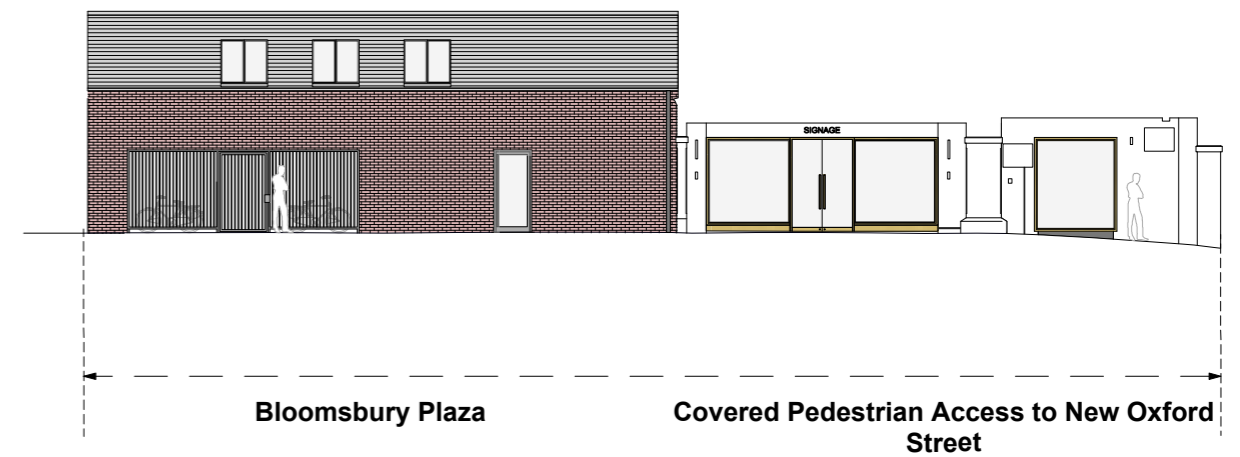
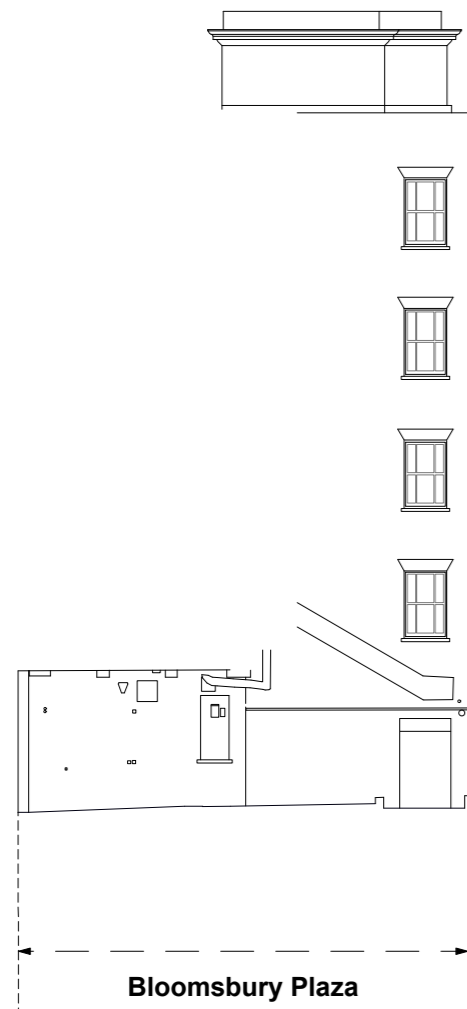
- New retrofitted balconies to the rear facade to provide external amenity space to floors 2, 3 and 4
- Repositioned windows to floors 1,2,3 and 4 at the location of the existing escape stair
- New secondary staff entrance and means of escape at street level
- Enhanced shopfronts to serve the retail units between New Oxford Street and Streatham Street
- Access and ventilation to the proposed refuse store



5.14 Proposed Courtyard Elevations

The principal courtyard elevations remain as existing with the addition of:

- Enhanced shopfronts to serve the retail units between New Oxford Street and Streatham Street
- New rooflights to the existing courtyard west elevation
- Inclusion of glazing to the courtyard north elevation
- Secure access to the proposed cycling facilities



6.0 Area Schedule

BuckleyGrayYeoman

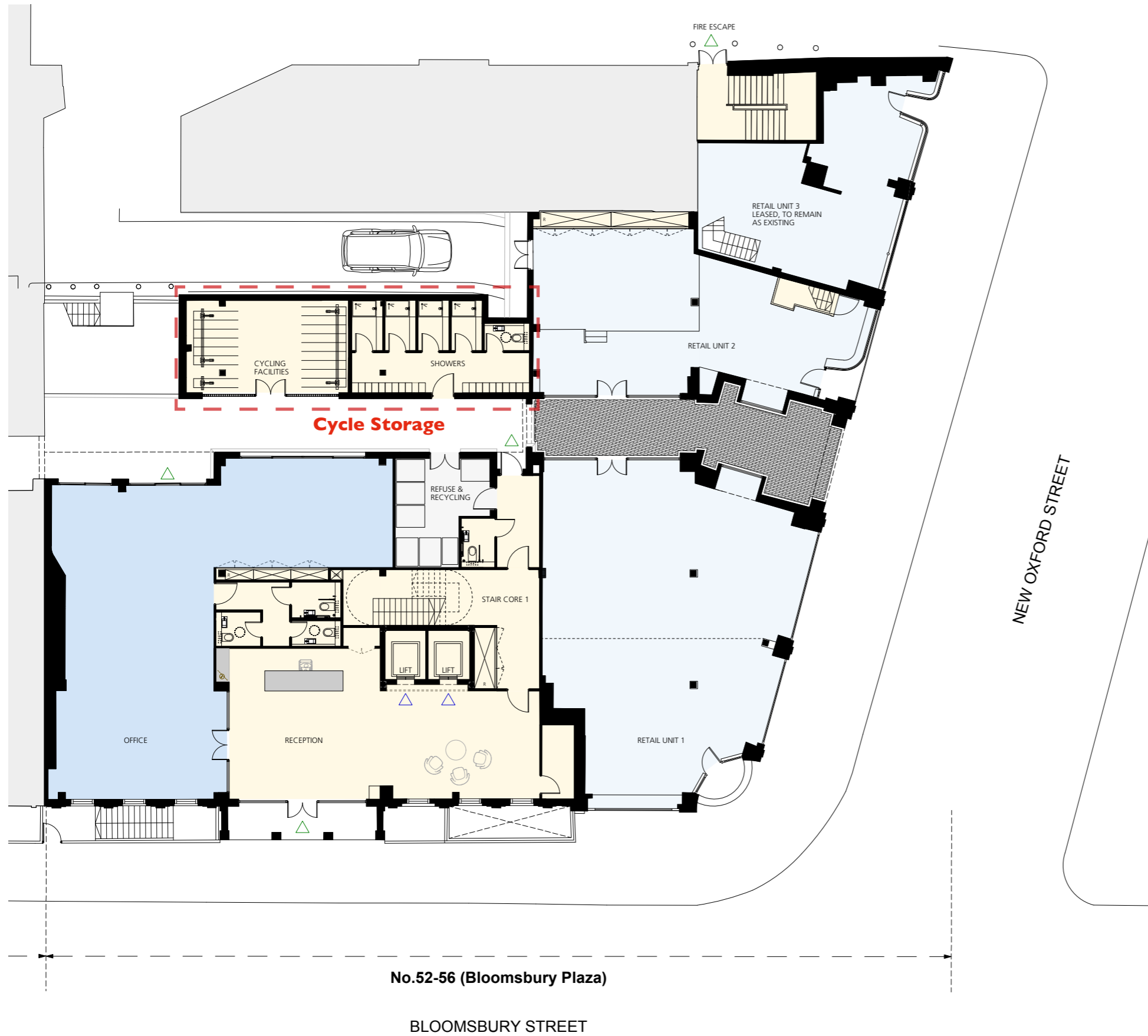
6.1 Area Schedule

The proposed building comprises of approximately 4,062 Sqm (43,723 Sqft) Gross External Area. This is a 4 sqm (43 Sqft) increase on the existing Gross External Area of 4,058 Sqm (43,680 Sqft).

Level	Existing GEA		Proposed GEA		Existing NIA		Proposed NIA		Existing GIA		Proposed GIA	
	sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft
Ground Floor	789	8,493	789	8,493	-	-	-	-	714	7,685	714	7,685
Ground Floor Office	-	-	-	-	173	1,862	140	1,507	0	0	0	0
Ground Floor Retail	-	-	-	-	352	3,789	296	3,186	0	0	0	0
Basement Retail	-	-	-	-	92	990	101	1,087	-	-	-	-
Reception	-	-	-	-	79	850	87	936	0	0	0	0
1st Floor	781	8,407	781	8,407	611	6,577	620	6,674	721	7,761	721	7,761
2nd Floor	781	8,407	781	8,407	593	6,383	622	6,695	723	7,782	723	7,782
3rd Floor	781	8,407	781	8,407	608	6,544	623	6,706	725	7,804	725	7,804
4th Floor	713	7,675	717	7,718	542	5,834	569	6,125	664	7,147	669	7,201
Enclosed Roof Plant	213	2,293	213	2,293	171	1,841	161	1,733	-	-	-	-
Total GEA	4,058	43,680	4,062	43,723								
Total Office NIA					1,934	20,817	1,952	21,011				
Total Retail NIA					444	4,779	397	4,273				
Total GIA									3,547	38,180	3,552	38,233
Office NIA Increase Ground Floor	-33	-355										
Office NIA Increase Upper Floors	78	840										
Total Office NIA Increase	18	194										
Total Retail NIA Increase	-47	-506										
Total GEA Increase	4	43										
Total GIA Increase	5	54										

7.0 Servicing & Security

BuckleyGrayYeoman



7.1 Cycle Storage & Facilities

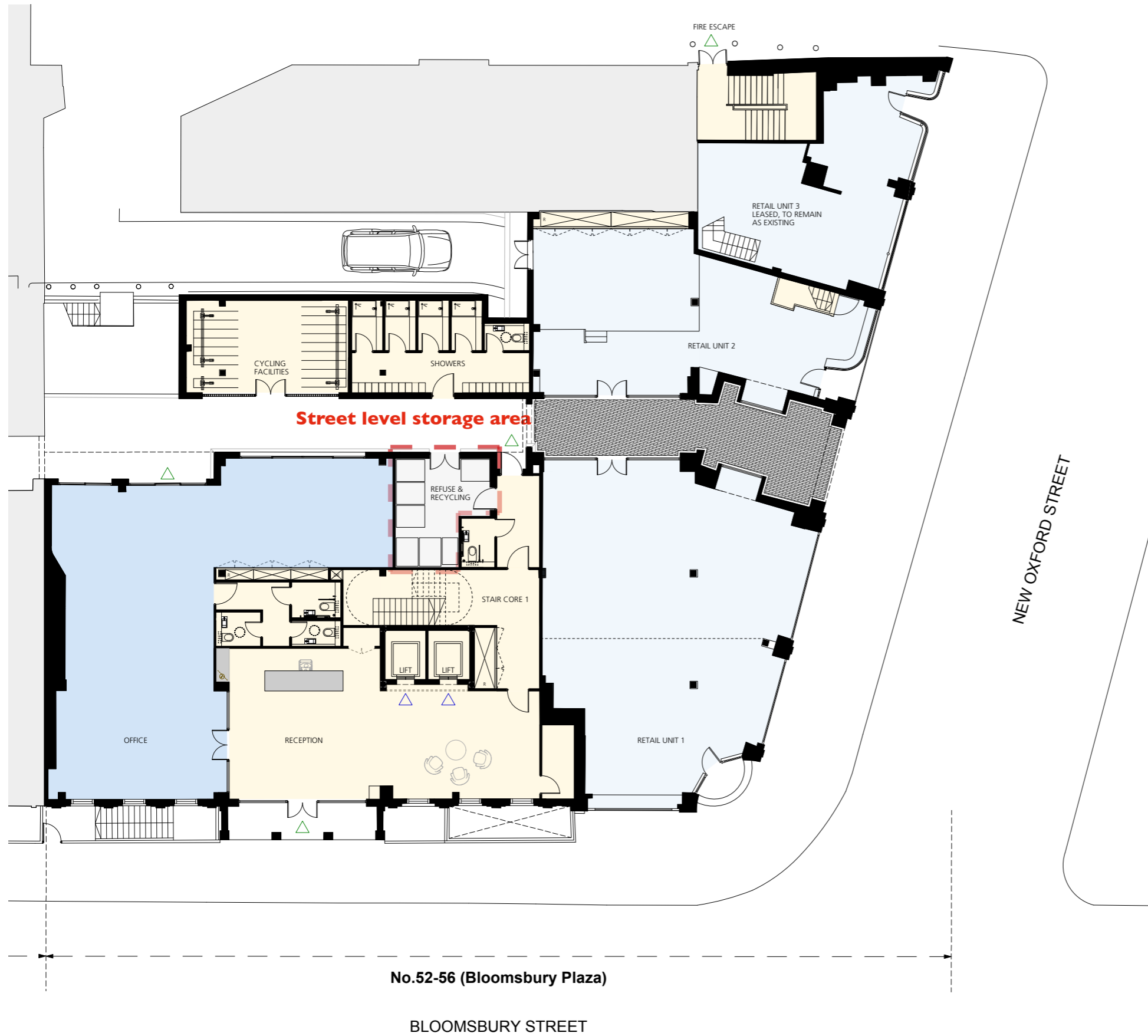
The proposals will provide:

- 19 No. Secure on-site cycle parking spaces
- 4 No. Unisex shower / changing cubicles

The cycle spaces will be provided at street level to the rear courtyard accessible from New Oxford Street and Streatham Street.

Sheffield stands will be provided to which cycles can be locked.

Individual lockers will be provided - minimum 1 no. per cycle space.



7.2 Refuse & Recycling Strategy

The proposals will provide:

- Waste & refuse storage area at street level

The waste and refuse store will provide space for 6no. large wheeled bins and 1 small:

- 6 No. 1100L
- 1 No. 660L

The access door into the waste store will be sized to accommodate one large wheeled bin accompanied by an operative.

ACCESS

External Areas

Access to the office is likely to be controlled, with guests, visitors and staff required to swipe a pass or use the call button panel to contact the receptionist/security guard in order to enter the building.

The main office entrance faces onto Bloomsbury Street and is clearly visible on the building facade. The entrance shall have a level threshold and provide adequate opening width in line with guidance in Approved Document (AD) M. Any internal entrance mat shall be suitable for wheelchair access. Potential for disabled access to the plant room access/terrace also to be included.

The glazed doors and side panels shall have manifestation to meet requirements of AD M. Manifestation will be set at two levels, 900mm and 1400mm and will contrast visually with the background against which it will be seen in all lighting conditions.

Parking

There will be no provision for parking on the site. On street parking is available in the form of public car parking, for residents, and metered bays.

Internal Areas – Entrance & Reception

The reception is just inside the main entrance, with a security counter to one side and access to lift core and circulation stairs towards the rear. The reception has adequate space for wheelchair circulation.

The reception desk will be located immediately in front of the main entrance with the circulation core, including lift bank and stairs, located in front of the guest seating area. The desk itself will be designed in accordance with AD M, including provision for a turning circle, induction loop and low level zone.

Internal Areas – Other entrances/exits

All other entrances and exits have level thresholds. All doors will comply with AD M in terms of clear opening width, requirement for 300mm adjacent to leading edge, position of vision panels, visual contrast, suitable door furniture and opening pressure.

General Circulation

All areas and circulation spaces are designed to be accessible in terms of door opening widths and opening pressures, internal circulation routes, finishes and fittings. There are no long passageways or corridors in the building. Short run corridors/lobby spaces are located in the toilet area and are at least 1200mm wide. Door swings have been orientated to facilitate the movement of persons whilst also following the guidance of AD B.

Doors shall follow the guidance in AD M with 300mm space adjacent to the leading edge on the opening side; door frames/architraves will contrast with surrounding surfaces and door-opening pressures will comply with guidance in AD M.

The effective clear opening width through a single leaf door or one leaf of a double width door shall be at least 825mm as recommended by AD M. Door furniture will be designed to allow easy use by all. Where there are vision panels they will comply with guidelines in AD M. Manifestation will be provided to glazed screens/doors in accordance with guidelines in AD M and AD N.

The layout ensures easy orientation and way finding. Clear signage will be provided as necessary and with tactile information where appropriate.

There is lift and stair access between all levels, with two passenger lifts serving all floors.

7.3 Access Statement

Finishes

Visual contrast will be used to identify areas and facilities and to aid orientation, with a sufficient level of contrast between floors, walls and doors. Floor surfaces will generally be firm, flush, non-glossy and slip-resistant.

8.0 Architectural Drawings

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8.1 Proposed Planning Drawings

8.2 Existing Drawings

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