

Design & Access Statement

PROJECT **Greater London House**

CLIENT **Lazari Investments**

DATE August 2015

Revisions



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I.0 Background Information

I.1 Introduction

This design and access statement is to be read in conjunction with the planning application submitted for the works to the main entrance of Greater London House.

The scope of the project is to remove the existing entrance doors and canopy, install new circular sliding doors to the main entrance, and modify the external pedestrian ramp and stair to provide level access across the entrance threshold.

I.2 Building Description

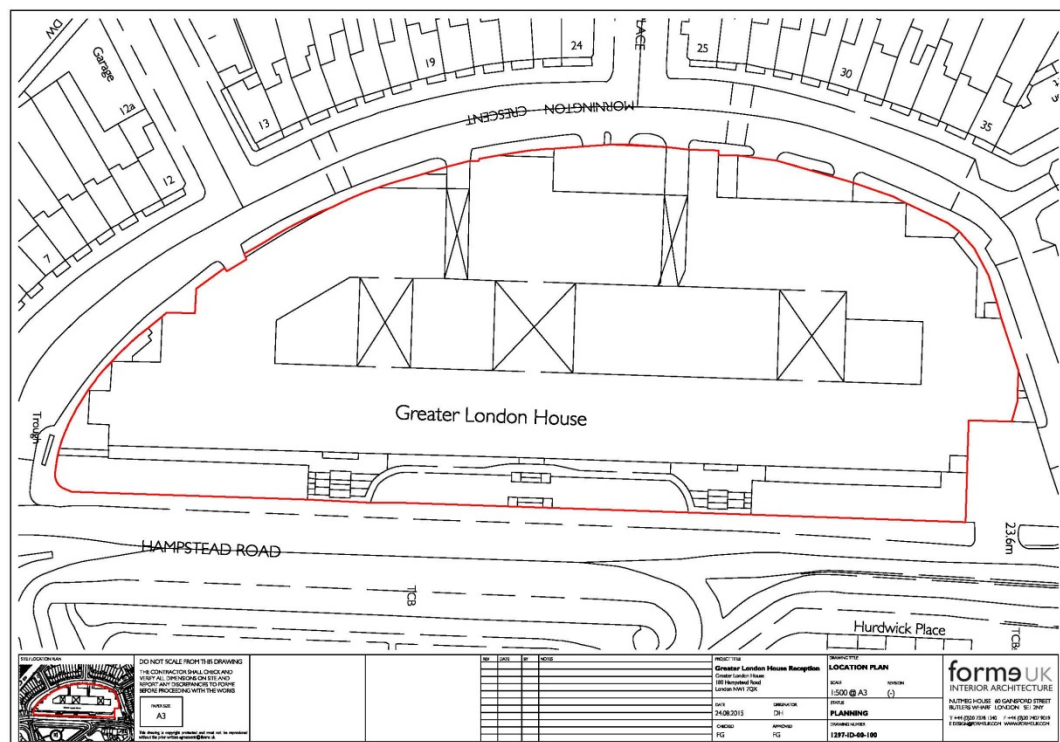
Greater London House was built in 1926-1928, it was originally known as the Carreras Cigarette Factory. The Art Deco building is noted as a striking example of early 20th Century Egyptian Revival architecture. It was designed by architects M.E and O.H Collins and A.G Porri.

When the factory was converted into offices in 1961 the Egyptian detailing was lost, but it was restored during a renovation in the late 1990s and replicas of the cats were placed outside the entrance.

The style of the building is quite simplistic; it is mostly white flat surfaces with subtle angles and bursts of texture and colour that give the building its unique identity. The use of the two cats makes the building even more unique, and is one of the defining features of the building.

I.3 Location Plan

The building is situated on Hampstead road near to Mornington Crescent underground station.



2.0 Project Brief

2.1 Project description

The offices within the building will be generally occupied during normal office hours for the duration of the works.

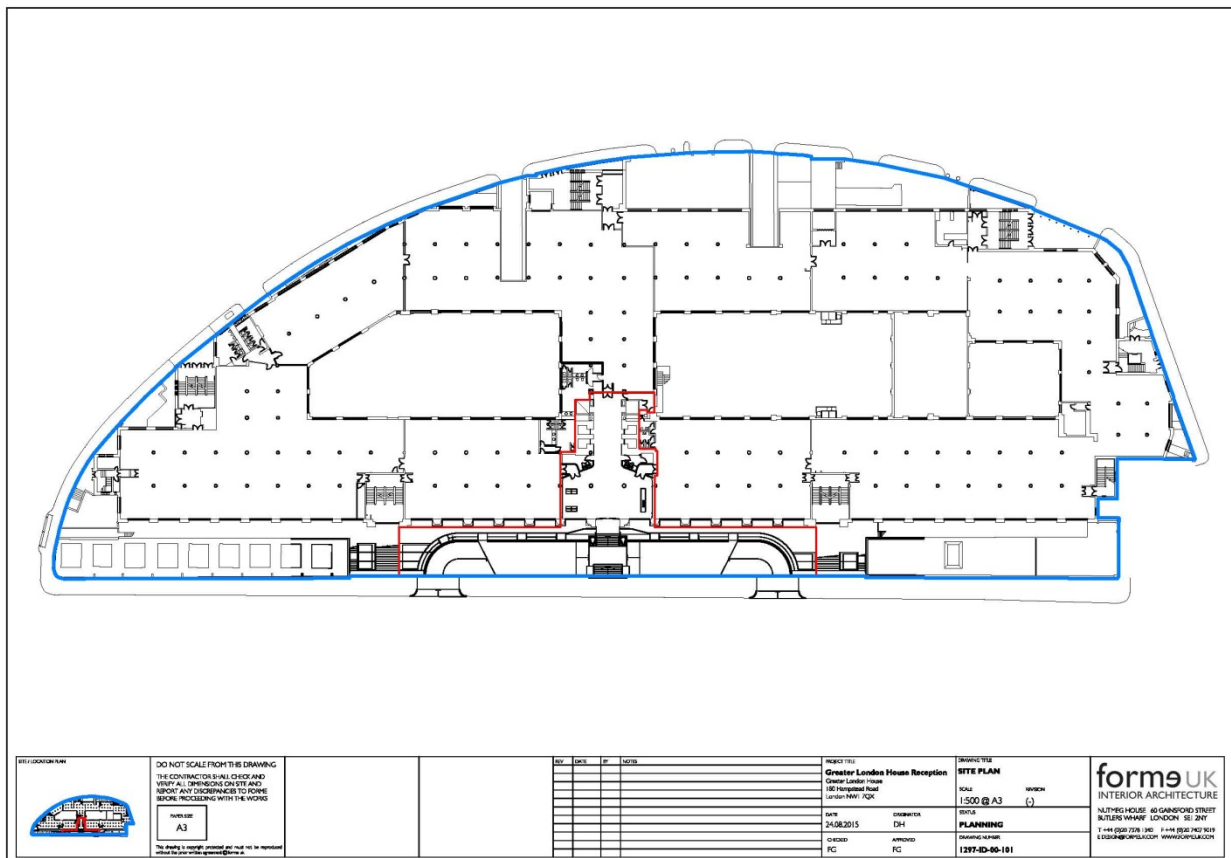
The project consists of the removal of the existing glazed entrance doors and external glazed canopy. The internal ramp is to be infilled with raised flooring and new circular sliding entrance doors are to be installed. The external pedestrian ramp, including balustrading and handrails, is to be modified to suit the raised internal floor level. There will be new external steps installed to suit the raised internal floor level.

2.2 Building Access

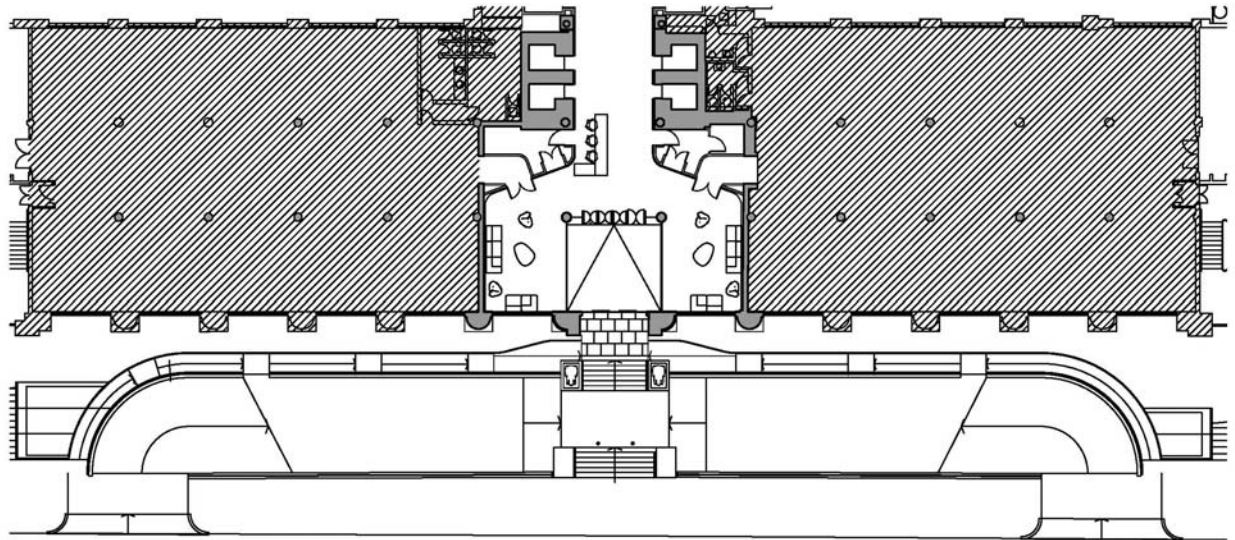
All current approved means of access including ramps will be maintained.

2.3 Drawings & Photos

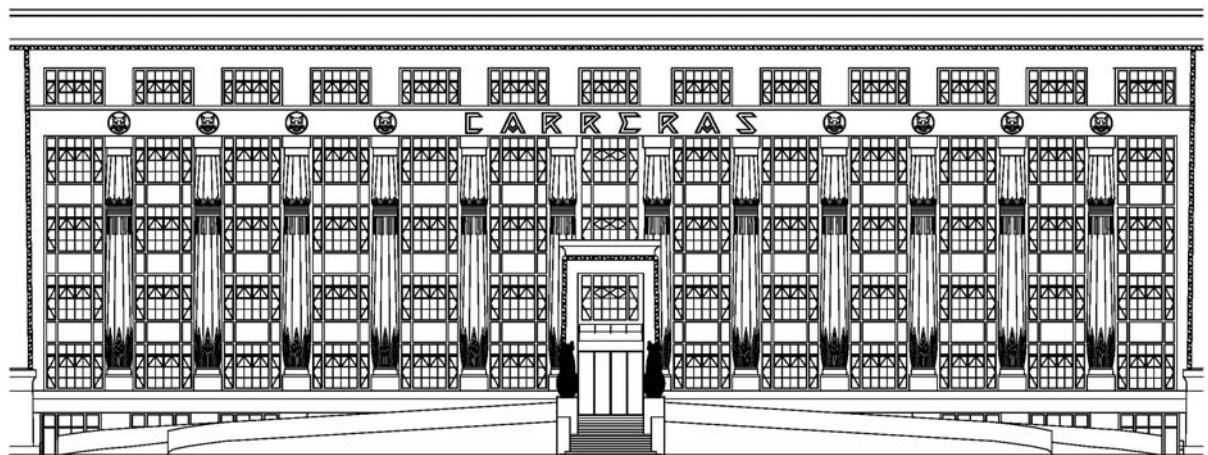
Site Plan



Existing Plan (part)



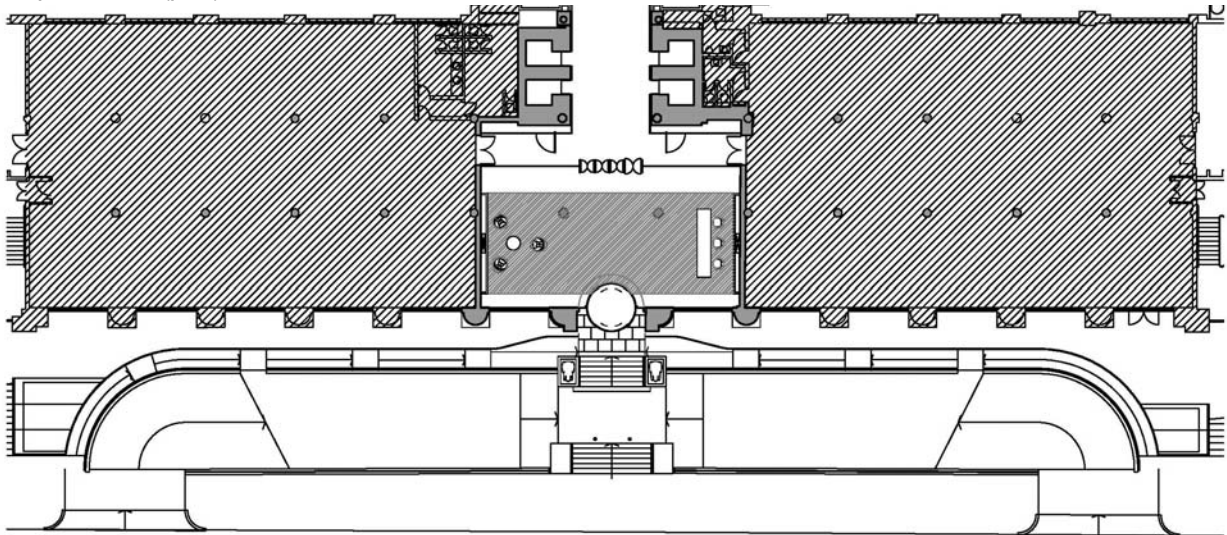
Existing Elevation (part)



Existing Photo



Proposed Plan (part)



Proposed Elevation (part)

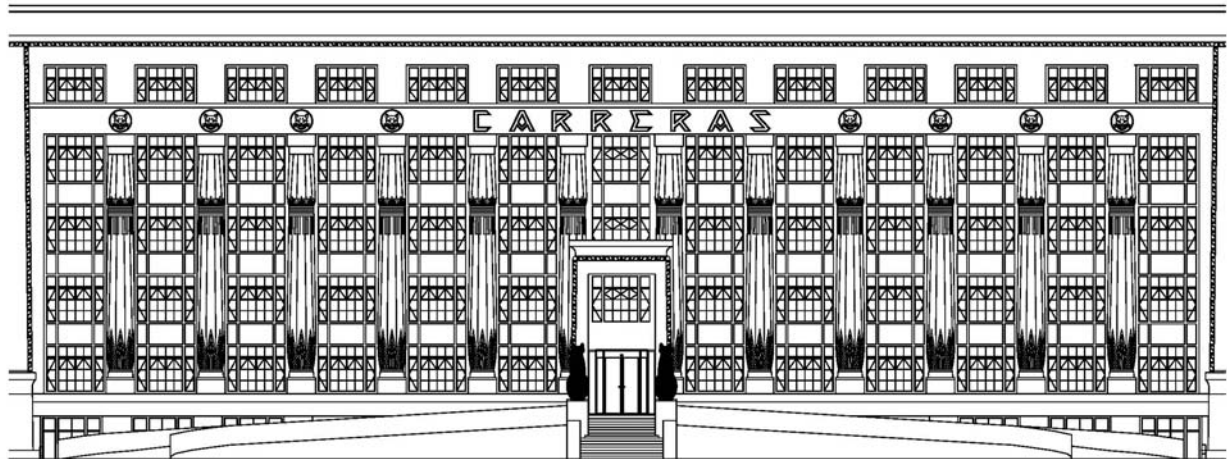


Image of Proposed

