

**DESIGN AND ACCESS STATEMENT
FOR:**

Removal of the Ground floor front elevation window. Inserting a hardwood timber door matching existing fenestration and frame. Amended front railings to allow access from site office to pedestrian footpath for emergency egress only.

Create a new window opening to the site office on the chamfer wall. 2No. side-hung casements.

**115 – 119 Gray's Inn Road,
London,
WC1X 8TQ.**

**PREPARED BY:
CONSUL CHARTERED SURVEYORS**

**ON BEHALF OF:
St. Mungos.**

**DATE PREPARED:
June 2016**

Ref: Design & Access Statement

1.0 BUILDING USE

1.1 The property is an occupied hostel for homeless with mental health problems.

2.0 DESCRIPTION OF PROPOSAL

2.1 Removing the Ground floor front elevation window that serves the site office. Making use of the window opening, inserting a hardwood timber door matching existing fenestration and frame. The new door opening is to serve as an emergency egress door for staff. The front railings will be amended to allow access from site office to pedestrian highway for emergency egress only. The new gate access will be fabricated from the existing section of mild steel railings.

Create a new window opening to the site office on the chamfer wall. 2No. side-hung casements will be retained from the front window removal and fitted onto a new frame.

3.0 THE PHILOSOPHY AND APPROACH TO INCLUSIVE DESIGN

3.1 Site office window to be removed – retaining 2No. casement. A new hardwood external door to be situated into the existing opening. Style will be matching the existing fenestration with matching colour. Door is to provide emergency egress only. Front railings to be amended to allow egress from site office to street. Railing gate will be fabricated from the existing railing, ensuring the aesthetic is not altered.

3.2 The design will aesthetically match existing fenestration by retaining 2No. side hung casement from window conversion. New window opening will allow natural light into the site office.

4.0 THE KEY ISSUES OF THE PARTICULAR SCHEME

4.1 Conversion of the front ground floor window into an egress door will provide emergency access for staff under attack. To enable this a gate will be fabricated from the existing railing. New window opening to provide natural light making use of 2No. retained side-hung casement.

5.0 ACCESS

5.1 Kings Cross Underground Station and National Rail train services is 0.6 miles. St Pancras National Rail and International lines are 1 mile away. Euston Underground and National Rail lines are 1.1 miles away. There are also several bus routes nearby.