

Design & Access Statement by Playle & Partners for 57 Birkenhead Street, London, WC1H 8BB.

Introduction

Playle & Partners were approached by One Housing Group to prepare designs to provide a new pedestrian Access Gates to the entrance stairs at 57 Birkenhead Street.

57 & 58 Birkenhead Street

The property are 4 story listed buildings and have 4 self-contained flats, incorporating a basement flat and a flat on each level.

The front of the property is currently accessed off the pavement on Birkenhead Street via steps up to the main entrance to the property. Currently there is an issue with anti-social behaviour occurring with people congregating on the stairs to the entrance of number 57 & 58 and One Housing Group are looking for a solution to prevent the current problem.

Proposed Development.

We are proposing on behalf of our client to provide new sliding opening black iron security access gate to match the existing railings / railed gates currently on the front boundaries. The gates will provide an access for residents with the security of not having the anti-social issue on the steps.

Construction

Currently there are brick boundary low level walls with over 1m high black iron railings with no security gates.

The new gate is to be a black iron gate to match the appearance of the features are to match the railings currently there.

Access

The front of the property is currently accessed off the pavement via unsecure steps to the front to the main entrance. This will be retained with the new secure gate providing access and security at the front of the property.

Environmental matters

As architects we subscribe to the RIBA Environmental Manifesto and follow the principles set out wherever practicable. The new development will provide an energy efficient building that currently occupies the site. All windows and doors in the new scheme are to be double glazed upvc units. The floors, walls and roof voids will be highly insulated and the building will be equipped with an energy efficient heating system, and lighting throughout.