

Design & Access Statement

Proposed work: Ground Floor – Reception Refurbishment and demolish existing timber lobby and replace with easier access glazed revolving doors.

Address: Ground Floor, 30 Euston Square, London NW1 2FB

Client: Royal College of General Practitioners

Agent: N/A

Proposal:

Our client intends to improve the main entrance into the existing reception off Euston Square. The existing timber lobby doesn't function for the quantity of people visiting the building. The journey from entry to reception is confusing and the client would like to address this by introducing a new glazed revolving door. The reception room is very ornate and the client would like to maintain all existing features, improve the lighting and redecorate the ceiling back to its original design.

There is also a suggestion to add full height glazed doors to the existing arch ways, the purpose of this is to help control visitors and improve Security.

This Design and Access sets out the thought and design process behind the proposal.

The Design Process

To remove the existing timber lobby and doors, replace the entry matting to suit the new revolving doors. To select appropriate paint finishes for the Ceiling that matches the original design. To be conscious and sympathetic to the existing design and restore as much as possible within the clients budget. Install new suspended ceiling lighting which would illuminate key features within this space.

Appearance

Please see the technical details and plans.

Ancillary information

What is the purpose of your proposal?
To improve the reception entrance and make it a better experience just like the remainder of the building.
How will the proposed works relate to the existing building?
We would be as sympathetic to the existing build as much as possible. And where appropriate expose key features.

<p>Have you discussed your proposal with your neighbours? What measures have been taken to reduce impact on your neighbours considering shadowing/ lighting/ visibility/ proximity/ overbearing/ noise issues?</p> <p>No.</p>
<p>What thought has been given to siting and appearance of the works, where they are placed, visual impression, architecture, materials, decoration, lighting, colour and texture?</p> <p>We would be as sympathetic to the existing build as much as possible. And where appropriate expose key features.</p>
<p>Explain the scale, height, width and length of the proposal and its relationship to the existing building.</p> <p>Please see the attached plans and details</p>
<p>How have you followed the advice provided by CABE* on the issue of inclusive access? If not explain the reasons for your departure from this guidance.</p> <p>N/a. There are other entrances into the building.</p>
<p>What consideration has been given to accessibility to and between parts of the proposed works? Has disabled access been considered?</p> <p>N/a. There are other entrances into the building.</p>
<p>What is the relationship between the proposed works and public routes and do they have any impact?</p> <p>The proposed work will have no impact on public access. There are other entrances into the building.</p>
<p>Have you considered any landscaping treatment or other treatment to enhance and protect existing amenities?</p> <p>N/a.</p>
<p>Describe the materials you propose to use and why you chose them. Have environmentally friendly materials been considered? What consideration has been given to maintenance?</p> <p>Please see the attached drawing details.</p>

Does your proposal have an impact on the street scene? Is it improving street views, if not, what measures have been taken to minimise visual impact?

The work will not affect the street scheme.

How sustainable is your proposal? How has your proposal addressed the need for energy efficiency? How does it reduce carbon emissions? What consideration has been given to low-energy and renewable energy technologies

The proposals will comply with the Building Regulations

What provision has been made for the storage of waste and recyclable material ?

N/A

Conclusion

The work will have little if any impact on the street scene, the external environments or impact on the occupants of the adjoining buildings. The systems will improve the internal environment for staff and guests.

Date: 15th December 2016