

Design & Access Statement Rev A – 24.04.17

Euston Telephone Exchange

Our Ref 212-2202-52

Note: This is Revision A of this document.

Need for the proposed works:

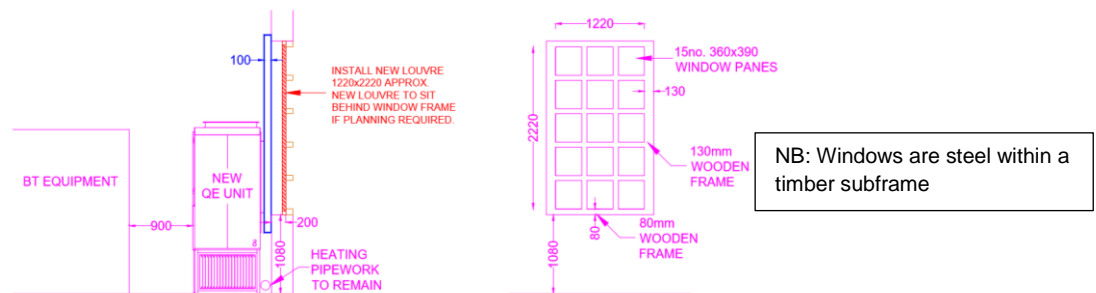
Due to the installation of British Telecom's new 21st century communications network system, also the uptake of broadband and the installation of other licensed operator's telecommunications equipment within telephone exchanges, BT are looking to improve ventilation at the above premises, and all of BT's Telephone exchange premises. The new ventilation equipment will also be highly efficient and will meet current requirements for energy savings and provide a significant carbon reduction across the portfolio.

Proposed Works:

It is proposed to remove the glass from 2 Nr. steel window frames to the Euston Road elevation and install aluminium Louvres behind the window frame. 1 Nr. at First Floor Level and 1 Nr. at Second Floor Level. The steel windows are within a timber subframe. The existing windows and subframe will be redecorated to prevent decay. Existing mirror film to windows will also be removed.

Significance & Impact

The replacement of the glazing with the ventilation louvres is the only external work to be undertaken and the structural openings and the windows will remain as existing with only the glass removed (15 panes). The louvre will be powder coated Anthracite Grey RAL7016 to minimise the visual impact and enable the glazing bars to stand out. This minimal invasive method will allow the works to be reversed in the future should the need arise without an impact on the property.



DETAIL 2: SIDE ELEVATION FOR UNIT POSITION & WINDOW LAYOUT

The site will not be developed or enlarged in anyway. The use of the floor space will not change, it will continue to house telecommunications equipment.

The appearance of the building will not significantly change due to the method discussed above and thus not overly intrusive to the street scene.

There will be no changes to any landscaping on the site and we consider the proposals will have no detrimental impact.

There will be no changes to the existing access arrangements of this building either during the works or following completion of the works.

We are of the opinion the proposed works will have minimal or no impact.