



Design and Access Statement

Royal College of Physicians

11 St Andrews Place
Regent's Park
London
NW1 4LE

Contents

1. *Introduction*
2. *Site History*
3. *Site in Context*
 - 3.1 *Site Location*
 - 3.2 *Site Photographs*
4. *Design Principles and Context*
 - 4.1 *Use*
 - 4.2 *Amount*
 - 4.3 *Layout*
 - 4.4 *Scale*
 - 4.5 *Landscaping*
 - 4.6 *Appearance*
 - 4.7 *Access*
 - 4.7.1 *Vehicle and Transport Links*
 - 4.7.2 *Access*
5. *Conclusion*

1 - Introduction

This Design and Access Statement (DAS) accompanies an application by the Royal College of Physicians for the installation of two single-storey, linked *Portakabin* buildings, to be sited at 11 St Andrews Place, Regent's Park, London, NW1 4LE.

This application seeks planning permission for a period of one year only.

2 - Site History

The college is located in St Andrews Place, at the north end of the road running up the east side of Regent's Park within the Regent's Park Conservation Area.

The building itself was opened in 1964 and has since been recognised as a building of national importance and has been given Grade I listed building status.

Whilst there have been many planning applications submitted over the years, there is no planning history relevant to this application.

Royal College of Physicians



Regent's Park Conservation Area



3 - Site in context

The main entrance of the College faces the east side of Regent's Park as shown on the adjacent maps. The rear entrance, predominantly used by delivery vehicles, is accessed from Albany Street.

The proposed Portakabin buildings will be installed on the area to the rear in a single storey configuration. The buildings will be situated in relatively close proximity to the main building as the intended users need to access both facilities.

The proposed location of the Portakabin buildings is contained within the site and will consequently have minimal impact on the street scene and overall Conservation Area.

3.1 – Location of site

Proposed development site in relation to the wider area



Proposed development site in close context



3.2 – Development site photographs



North Elevation



East Elevation



South Elevation

4 - Design Principles and Context

4.1 – Use

The Royal College of Physicians has a number of short term estate challenges around accommodation with little or no ‘swing space’ when undertaking redecorations or refurbishments.

They are shortly to commence some internal realignment of office space and after reviewing their current space planning model, it has been decided that the catering operation needs to be decanted into temporary accommodation whilst the internal works take place. There is no available space within the main building to relocate this function which is made up of ten operational staff.

The only suitable place for the temporary buildings to be located is to the rear of the site. The catering team need to be located within close proximity of the kitchens as well as event and conference spaces and the rear yard is directly next to these areas. The proposed location also offers the best free, utilisable space as it offers all required surfaces; power, network and surfacing.

In addition, the rear of the site is mostly concealed by the main building itself and there will therefore be minimal impact on the street-scene.

Should the proposed development not take place, the ability to carry out much needed work within the main building will be hampered during 2018 when the Royal College of Physicians will be celebrating 500 years.

4.2 – Amount

The *Portakabin* buildings have an overall floor space of 71.04sqm which meets the requirements of functional office and amenity space for the staff to use.

Please see the enclosed Plan and Elevations drawing attached to the application.

4.3 – Layout

The proposed *Portakabin* buildings will be sited at the back of the site and a distance away from the main building. The proposal will not encroach on any residential properties in the local area as the buildings are only single-storey and are linked.

4.4 – Scale

Each *Portakabin* building has overall dimensions of 2573mm height, 3,398mm width and 12242mm length. Please see plan and elevations attached.

4.5 – Landscaping

The proposed *Portakabin* building will be sited on a hard standing area. No landscaping is required as part of the application.

4.6 – Appearance

The *Portakabin* buildings are manufactured and prefabricated at *Portakabin*, New Lane, Huntington, York. The buildings have a standard external Grey colour scheme to fit in with most site applications. External walls are of a durable one-piece construction with high-performance, low-maintenance plastisol-coated galvanised steel cladding to offer protection against fire, extreme weather and accidental damage.

The roof deck is of one-piece construction and is impact resistant.

Internally, the polyester-coated galvanised steel ceiling is designed to prevent condensation problems and has a low-maintenance finish. Internally, the walls are of vinyl-faced plasterboard, providing a wipe-clean finish. The prefabricated nature of the buildings results in minimal impact on the environment in terms of both construction and use.

4.7 – Access

4.7.1 – Vehicle and Transport links

The proposed development site is contained within the site grounds. There will be no impact on existing car parking provision and the same number of spaces will remain available. There is to be no increase in staff numbers.

4.7.2 – Access

Occupiers will access the building via a set of steps constructed to comply with the Equality Act 2010.

5 – Conclusion

The *Portakabin* buildings have been chosen as a result of the flexible solution they provide. They can be installed quickly enabling Royal College of Physicians to begin using the specifically fitted out buildings much more quickly than a traditional build, and they can easily be removed from site with little impact.