

Design & Access Statement

40 Bernard St, Bloomsbury, London, WC1N 1LE

Introduction

This design and access statement describes the design proposal for a replacement entrance glazing to an existing office building on Bernard St, Bloomsbury.

Planning Context

The site is not situated within a conservation area. The building is not listed.

Existing Building

5no. storey office building with ground floor retail units either side of main office entrance. Main façade is buff/yellow brick with grey aluminium ribbon windows and copings. The entrance is a prominent double-height glazed opening directly opposite Russel Square tube station.

The entrance features a relatively small, dated stainless steel revolving door and single-glazed windows. The reveals to the entrance expose multiple materials and give an impression of a 'patched-up' solution.

Proposed Design

The proposals seek to provide a new black aluminium clad 'portico' to frame the entrance and conceal the patchwork of existing materials. The dark colour of this aims to complement the existing grey windows of the building, with colourful green glazed tile reveals that add subtle definition to the building entrance when viewed obliquely. The use of glazed tile as a material references the entrance to Russell Square Underground Station which sits directly opposite.

The proposal seeks to upgrade the existing single glazed curtain walling with a new thermally efficient double-glazed system. In addition, translucent solar control film will be applied at high level to the inside of the glazing, to reduce thermal gain in the reception space. This will feature the building number cut out at high level.

In addition to the reception refurbishment it is proposed to add 3no. new extract grilles to the side elevation for a new ventilation system to the building managers office. These will be PPC finished in grey to match the existing windows/grilles.

Summary

This design and access statement should be read in conjunction with the following drawings:

- 196(PL)00 – Site Location Plan
- 196(PL)01 – Existing & Proposed Ground Floor Plans
- 196(PL)02 – Existing Entrance Elevation & Section
- 196(PL)03 – Proposed Entrance Elevation & Section
- 196(PL)04 – Existing Side (East) Elevation
- 196(PL)05 – Proposed Side (East) Elevation

Existing Site Photographs



View from Bernard St showing existing building entrance

Proposed Entrance Visual



View from Bernard St showing existing building entrance