



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 the resubmission of application by the Royal College of Physicians for the extension of planning permission of a two storey, *Portakabin* building, that is currently sited at 11 St Andrews Place, Regent's Park, London, NW1 4LE.

This resubmission seeks planning permission for a period of a further one year until October 2019.

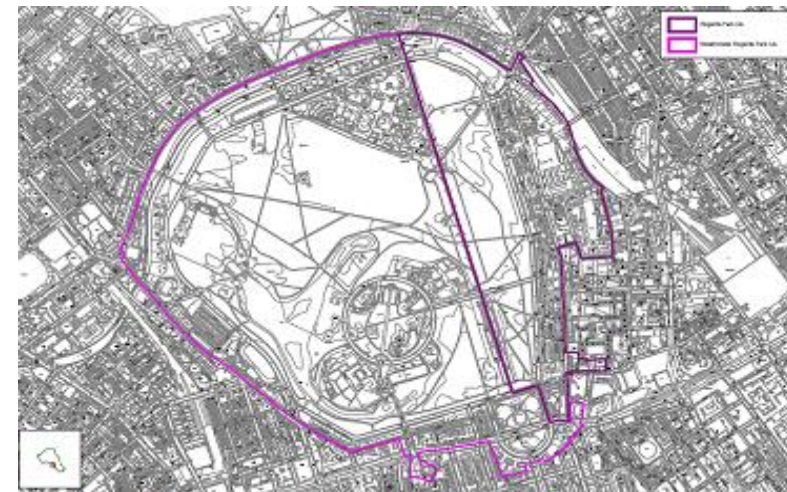
The buildings will now also be stacked rather than side by side. This is to minimize the footprint and for budget reasons.

This relates to planning permission ref. 2017/5239/P and the listed building consent ref. 2017/6124/L

Royal College of Physicians



Regent's Park Conservation Area



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.

The previous planning application relevant to the resubmission (2017/5239/P) was for the Temporary erection of 2 x linked Portakabin buildings to north-east corner of site for use as office facilities. The final decision was approved.

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 existing Portakabin buildings are installed on the area to the rear in double stacked formation with an external staircase. The buildings are situated in relatively close proximity to the main building as the intended users need to access both facilities.

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

3.1 – Location of site

Current development site in relation to the wider area



Current 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 had 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 was that the catering operation needs to be decanted into temporary accommodation whilst the internal works take place.

Works on other offices elsewhere in the country commenced, but all works have suffered from unforeseen delays.

These delays mean that these two buildings are now required until October 2019.

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 *Portakabin* buildings are 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.

4.4 – Scale

Each *Portakabin* building has overall dimensions of 2,573mm height, 3,398mm width and 12,242mm length.

Please see plan and elevations attached.

4.5 – Landscaping

The *Portakabin* buildings are currently sited on a hard standing area. No further 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 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 Part M.

5 – Conclusion

The *Portakabin* buildings have been chosen as a result of the flexible solution they provide.

As they are already in situ, it allows the College to manage the delays if they can remain on site for a further 52 weeks than previously approved.