

DESIGN AND ACCESS STATEMENT

ROYAL COLLEGE OF GENERAL PRACTITIONERS

30 EUSTON SQUARE

LONDON

NW1 2FB

This Design and Access Statement has been prepared by Indigo Planning, on behalf of the Royal College of General Practitioners in support of an application for Listed Building Consent at 30 Euston Square, London.

Proposal

The scheme proposes the installation of a warm air curtain within the existing lobby reception area. The cabling for the warm air curtain will be routed along existing runs within the reception area and riser room.

At present, the reception area comprises a modern entrance lobby with glazed doors, lift access and a fire curtain. The proposed works are internal within a property which is not listed and in an area that has been modernised on a number of occasions.

Access

The proposed development simply seeks to install a warm air curtain above the existing lobby entrance. No changes are proposed to the access to the site and the proposed development will not impact on, or restrict, access to the site.

Layout

There are no amendments proposed to the layout of the application site. The proposed development comprises the installation of equipment and cabling only.

Scale/Appearance

The proposed warm air curtain and cabling are small by nature and subservient to the appearance of the existing lobby. The equipment is appropriate in scale and nature for a building in public use. There are no external amendments proposed to the external scale or appearance of the application site.



Heritage

The site is within Bloomsbury Conservation Area and is connected to 1-9 Melton Street a Grade II* listed building. However, 30 Euston Square itself has a modern interior. The proposed installation within the interior lobby of 30 Euston Square will have no material impact upon the appearance or character of the site and will not impact upon the heritage value of site or wider conservation area.