

ISG

Design & Access Statement

Barclays - Kings Cross

93 Euston Road,

Kings Cross, London

NW1 2RA



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Introduction

This statement has been prepared in order to support our full planning application to install 4no new air conditioning condenser units at the rear of the building. The site is not listed and not within the conservation area. This 9 storey property is currently only ground floor occupied by Barclays Bank. This building is in a prominent central location alongside other local businesses within an established town centre community.

The following statement explains the design principles and concepts along within the required aspects of Town & Country Planning (Development Management Procedure) (England) Order 2010 Articles 2 & 3.

1. Proposal Amount:

The intention is to:

- Replacement of 3no existing condenser units to 4no new air conditioning condensing units. The external mechanical units will be installed at the rear of the building, where the existing condenser units are situated at the moment. The proposals will be discussed and agreed with building control as part of the full plans approval process.

2. Layout:

The size and location of the proposed AC units will not have any further impact on the site beyond that of the existing units.

Access: Access to the property will remain unaffected by the proposals and will therefore, continue as previously. There is no impact on the means of travel.

Character: The proposals are intended to respect and preserve the layout of the property and conserve the overall appearance of the building.

3. Scale:

As this is a proposal for AC units in the same location as the existing AC units, the demise will be retained as existing on all floors of the property.

There is no change to the environmental design to affect natural surveillance for community safety.

4. Appearance

The positioning of the proposed AC units is discrete and accessible only by occupants of the building in line with the existing provisions. There will be no visual impact on close neighbours to the property or general public at large.

Character: The proposals are intended to respect and preserve the character of the property as it exists at present.

With regard to environmental sustainability, there is not drastic change of material to the external fabric or biodiversity change from the proposed works to cause effect or change to the environment.

Impact and Evaluation

The impact of the proposed works would not affect the commercial or social environment, as there is no drastic change to the existing conditions. The proposals are intended to respect and preserve the existing status quo for all occupants whilst allowing the proposed bank an amenable environment in which to carry out its business.

There is therefore, no adverse effect to the natural, built or historic environment