



Interiors | Architecture | Branding

Job no: 1572

Site Address: 95 Chancery Lane, London, WC2A 1DT

### **Design & Access Statement**

In support of planning application for proposal of new non illuminated exterior building and tenants signage, exterior lighting and minor interior alterations to the office entrance.

### **Building History**

The building is richly detailed in High Renaissance design by F.W. Porter and built as the Union Bank of London in 1865. At the moment, The Knights Templar Public House occupies most of the ground floor leaving small area for the entrance lobby to the offices above. These offices currently have considerable vacant space. The office entrance interior was completely refurbished approximately 25 years ago and requires updating to meet current standards.

### **Design**

#### **Use**

The current planning use will not change.

#### **Description and Works**

Proposed minor refurbishment works to the office entrance including:

##### Exterior:

- External stonework cleaning and repair.
- New hidden lighting behind the existing beam.
- New non illuminated building and tenants signage.
- New front door handles and kick plates.

##### Interior:

- Changes to the ground floor replacing the existing lobby area, new wall and floor finishes and new lighting.

#### **Safety**

New hidden lighting behind the existing beam will illuminate the entrance lobby providing safe space for tenants and reduce loitering and urination.

#### **Layout**

The exterior and interior will largely remain the same with the exception removal of signage and internal claddings.

#### **Scale**

No new floor space will be created as a result of these works.

#### **Landscaping**

There is currently no landscaping on site and this will not change as a result of these works.

#### **Appearance**

The proposed works & materials aim to be sympathetic with and compliment the style of the existing building.

#### **Access**

There is no change to the access of the building. However, the new office entrance lighting will improve visibility for the partially sighted.