

DESIGN AND ACCESS STATEMENT

1 INTRODUCTION

- 1.1 This document has been produced by Collins McKay on behalf of Associated British Foods Plc to support the application for planning permission and conservation area consent to 50-51 Russell Square, Holborn, London WC1H 0DG.
- 1.2 The property is occupied by Associated British Foods Plc (ABF) under a lease. The landlord of the property has been notified of this proposal. Associated British Foods plc is a British multinational food processing and retailing company. Its ingredients division is the world's second-largest producer of both sugar and baker's yeast and a major producer of other ingredients including emulsifiers, enzymes and lactose.
- 1.3 The property is used as offices including meeting and ancillary spaces. The main personnel entrance is via a double door at the front of the building, facing Russell Square and this is accessed via a set of steps and a ramp. There is private vehicular parking to the rear which is accessed from Bedford Place.
- 1.4 50-51 Russell Square was constructed in the 1960's as a concrete framed office building with brick and stone external elevations and a flat roof. The windows are aluminium framed.
- 1.5 The building is located within the Bloomsbury Conservation Area and is adjacent to Listed Buildings on Bedford Place and Russell Square. The subject property is not Listed.

2 PROPOSAL

SUMMARY

- 2.1 This proposal concerns the intention to replace the existing main entrance doors and fixed side panel with new.

USE

- 2.2 There will be no change of use of the property.

SCALE & APPEARANCE

- 2.3 The proposal does not include any form of extension to the property and the scale will remain unchanged.
- 2.4 The appearance of the property will be changed by the installation of doors of different design to the existing. The present installation comprises two single glazed door leaves with brushed steel kick and head plates. Stainless steel 'D' handles are fixed through the glass. To the right-hand side of the doors is a fixed glazing panel, also single glazed and with identical kick and head plates. Refer to image below.



Existing Entrance Doors

BACKGROUND

2.5 The existing doors are thermally inefficient, being single glazed and having gaps between the opening leaves and to the sides. This is part of the design of this installation; the gaps prevent the glass from clashing regardless of thermal expansion. In addition the doors present a potential security risk given the presence of:

- Single pane glass which could be broken to gain access
- The flexibility of the glass enabling the leaves to be manipulated in a manner that could damage or breach the locks
- A small amount of framing giving limited lock and strong points relative to a framed door.

2.6 It is considered that the existing doors were installed within the last 30 years.

INTENTION

- 2.7 It is intended that new doors are installed comprising double glazed units with full perimeter framing. The fixed side panel will also be replaced using the same design of a framed glass panel. The frames will be spray finished aluminium and the units will be fitted with weather and draught seals.
- 2.8 There are no significant dimension changes with the new doors when compared to the existing.
- 2.9 The below images are indicative of the proposed installation. Refer to the drawings accompanying the planning application for details of the new doors.



Indicative images of proposed new entrance doors

CONSERVATION AREA

- 2.10 Whilst the property is located within the Bloomsbury Conservation Area, it is of relatively modern design and is not considered to be a heritage asset. As noted above, the building is not listed. The works will not affect any of the adjacent or surrounding heritage assets being listed buildings.

3 DESIGN PROCESS

- 3.1 The proposal has been developed through discussions with ABF and their internal security advisors whilst also improving the thermal efficiency of the doors by reducing heat loss through the glass and gaps between the panels.

- 3.2 In addition, the design of the proposed doors has acknowledged an intention to minimise the aesthetic change to the entrance and the front elevation of the property. For this reason, solid doors were discounted during the design process.

4 ACCESS

- 4.1 Members of staff and the public are generally expected to arrive to the site on foot, by bicycle or by many of the public transport connections which are within minimal walking distance.
- 4.2 The property is well served by public transport being in close proximity to Russell Square underground station and a comprehensive bus network.
- 4.3 Pedestrian access to the property is via the main entrance facing Russell Square with stairs and a ramp leading from street level to the ground level of the building. Guests are required to use an intercom system to request permission to access the building from the manned reception. Staff can gain access using proximity card readers.
- 4.4 The proposal will make no changes to the existing access into the building and the new doors will not impede pedestrian access, whether able bodies or disabled.

5 HEALTH & SAFETY

- 5.1 The replacement works will take place out of opening hours when no staff or guests are expected to visit the property. The main entrance will be temporarily secured during the works and access to the steps and ramp will be restricted.

End