

Proposed Minor Alteration Works to Entrance

Mitchells and Butlers Offices, Euston Road

Project 4573

Design and Access Statement - July 2021

Planning Application



73-77 Euston Road, London NW1 2QS

1. Overview

- 1.1. This statement provides supporting information to accompany the Planning application for minor improvement works to the existing entrance to Mitchells and Butlers' (MAB) London offices.
- 1.2. The entrance provides access to the offices located on the first and second floors above the O'Neill's public house that occupies the rest of the ground floor of the premises. MAB own the freehold of the offices and O'Neill's.
- 1.3. The existing layout and the proposed works are all shown on drawing 4573/210, with further details of the materials to be used on drawing 4573/211.

2. Extent of Works

- 2.1. The following works are proposed.
 - a. Replacement of timber double doors which are narrow individually with one single accessible width door.
 - b. Provision of side glazed panels to allow natural light into the confined lobby area.
 - c. Refinishing of existing rough painted render with high quality porcelain tiles laid in a stretcher course to emulate ashlar fine masonry.
 - d. Replacement of the worn tiling and nosings to the steps with high quality porcelain tiles to match the new recess finish.
 - e. Provision of two external lights as features to highlight the entrance.
 - f. Replacement of two signs with one. Based on advice given in respect of previous signage schemes it is understood that this does not require a separate Advertising application.

3. Design Statement

- 3.1. This entrance is the only publicly visible aspect of MAB's London office, and the current joinery and finishes are in poor condition due to age, usage and exposure on the busy Euston Road. These proposals are therefore intended to revive this frontage in a manner that provide a modern clean appearance whilst reflecting the historic elements of the surrounding building. For example, the canopy to the doorway has been retained in keeping with the other existing doorways.
- 3.2. The choice of porcelain tiles for the walls will provide a clean finish robust against weather and the heavily trafficked environment but also the designed layout will reflect the character of ashlar fine masonry which is entirely suitable in this area.

4. Access Statement

- 4.1. The works will have little effect on access into the premises, although the provision of one single door instead of two narrow ones should be easier for all.