



Interiors | Architecture | Branding

Revised Design & Access Statement

Job no: 1572

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

UPDATED: 22 07 2021

Revised 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, which has not been helped by the dated style of the entrance area.

The entrance was completely refurbished in spring 2000 and the attached drawings found on the London Borough of Camden website from the Approved Planning Application No LSX0004449 dated 12.4.2000 show that the wall panelling, false ceiling and floor tiles, together with a new concrete slab, were installed as part of this project.

The entrance requires updating to meet current standards and expectations.

Design

Use

The current planning use will not change.

Description and Works

Proposed minor refurbishment works to the office entrance including:

Exterior:

- New hidden lighting behind the existing beam.
- New non illuminated building and tenants signage.
- New front door handles and kick plates.
- NB. There will be no stone cleaning and repair works.
- NB. Tenant signage will be fixed utilising the existing fixings to the current circular number "95" signs.

Interior:

- Changes to the ground floor replacing the existing lobby area
- Replacement of the tired and dated wall panels, floor finish and lighting from the year 2000 refurbishment with new wall and floor finishes and updated lighting.
- NB. None of the finishes will damage the original fabric of the building and the updated lighting will not perforate the original ceiling in any way.

Existing & Proposed Key Elements

| | Timber Panelling | Lighting | Floor |
|--|---|--|---|
| Existing Photographs of elements of the Spring 2000 refurbishment. |  |  |  |
| Photographs of proposed elements. For illustration purposes only. |  |  |  |

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 finishes.

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.