



iTech Media  
No.6-12 + No.10 Parkway,  
Camden, London.  
NW1 7AA  
DESIGN ACCESS STATEMENT – 04/05/2022



# **DESIGN AND ACCESS STATEMENT**

## **iTech Media - Macleod House, 10 Parkway, London, Camden, NW1 7AA (Including 6-12 and No.10 Parkway).**

### **DESIGN STATEMENT:**

Our client iTech Media currently occupies office space to 1<sup>st</sup>, 2<sup>nd</sup> and 2<sup>rd</sup> floors with entrance via No.10 Parkway.

The previous occupier of the Ground and Basement (Lower Ground Floor) was GAP retail stores with a store entrance at No.6-12 Parkway.

iTech Media have now taken over the Ground and Basement levels meaning they have sole occupancy of the building.

With this in mind the proposed intention is to modernise the lower floors with altered mechanical ventilation, updated lighting and a new office layout.

The existing GAP retail entrance doors will be carefully removed and replaced with a matching shop front window and the main office entrance will now be at No.10 Parkway where an existing office entrance to 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> floors will be utilised via a new modern entrance door.

The intention of the proposed refurbishment and the design intent pertaining to it is to bring this existing vacant retail store back up to these required and acceptable modern standard and make it a highly desirable workplace and to give a more cared for and maintained building within the local area.

A brief outline of the proposed works that our client of the building is intending to carry-out at this location includes;

- Existing retail entrance doors to No..6-12 will be removed and replaced with matching shop front window
- Existing façade will be cleaned, made good and decorated.
- Existing entrance doors to No.10 will be upgraded to a modern looking metal clad door.
- All other external fire exits will be retained.
- Dividing wall between No.6-12 and No. 10 at Ground Floor level will be partially removed allowing access from No.10.
- New office layout to Ground Floor
- New Office layout to Basement Level.
- New toilets including accessible/ disabled
- New shower facilities to encourage cycle to work, health and fitness activities.

Existing and proposed General Arrangement plans along with relevant elevations have been submitted to accompany this Design and Access Statement.

It is hoped that the envisaged works will bring an existing empty retail unit up to a modern office standard with a much-improved street view for both office workers, visitors and local community alike.

### **ACCESS STATEMENT:**

It is intended to improve the main entrance to No.10 Parkway with a modern looking metal clad door. The existing GAP retail entrance door and external shutter to No.6-12 will be carefully removed and replaced with matching new glazed shopfront and internal open retail style shutter to match adjacent internal shutters. This will match the adjacent 2 sections of shop frontage.

This entrance will maintain the existing step free and fully accessible ingress and egress to the building for both disabled and able-bodied persons alike.

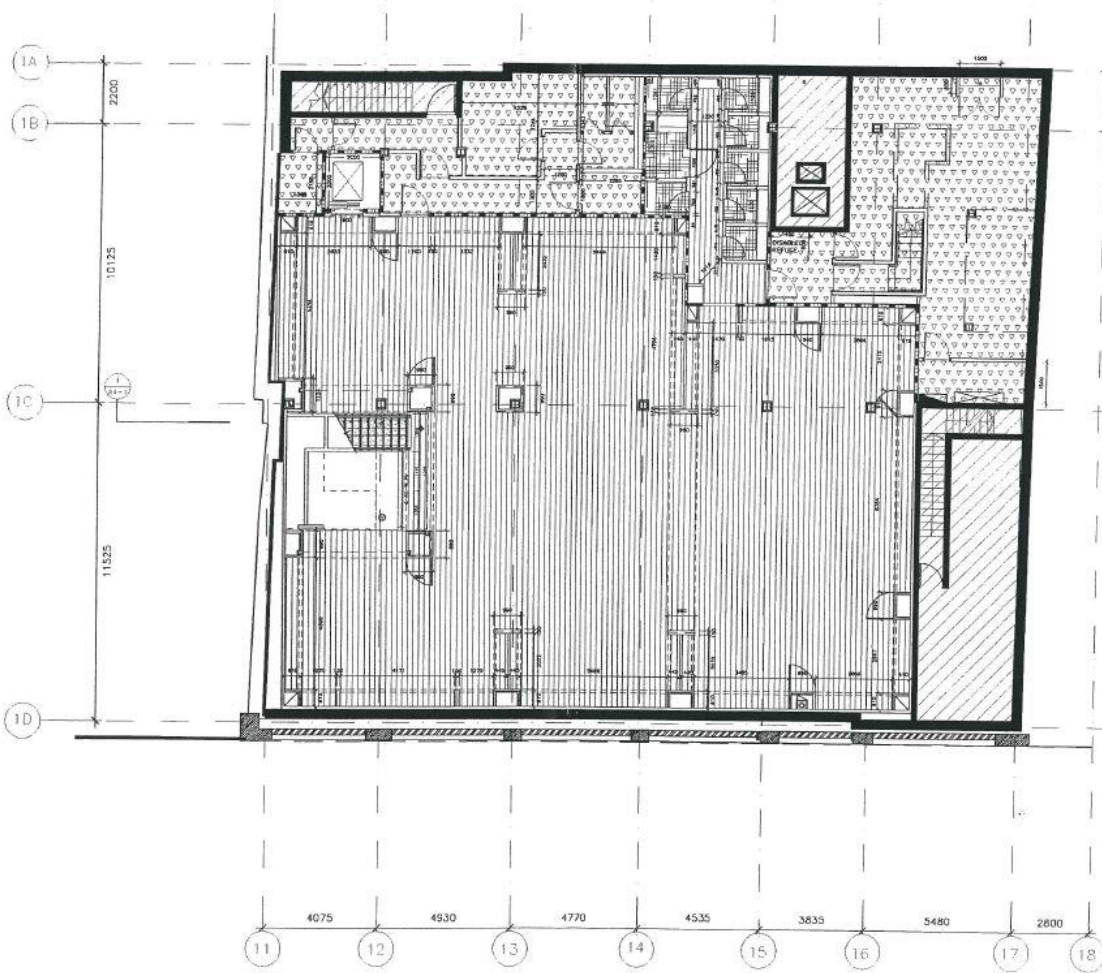
Existing access control will be maintained / altered to suit the new doors.

All existing fire exist doors will be maintained.

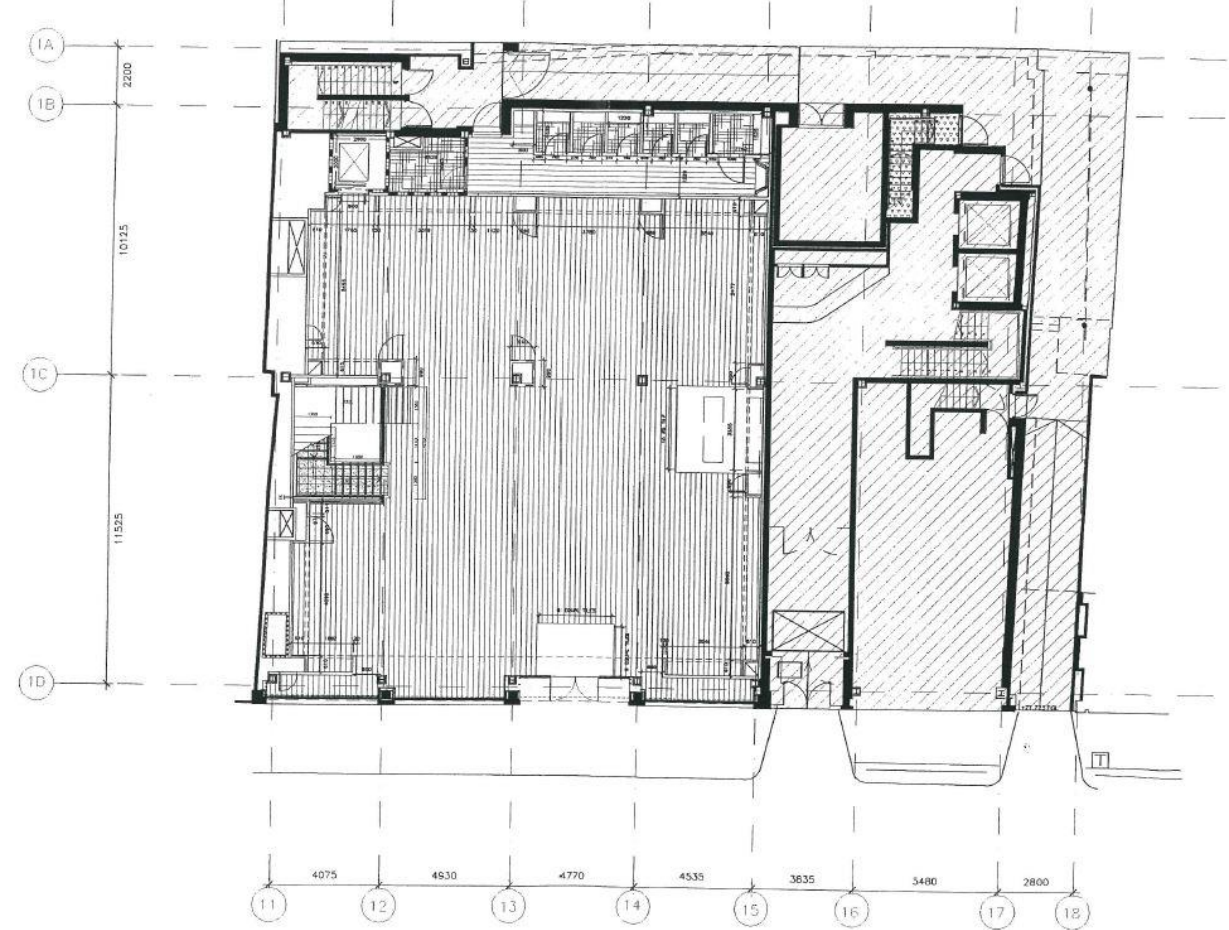




# Existing Ground and Basement (Lower Ground) layout plans (previous retail GAP store)

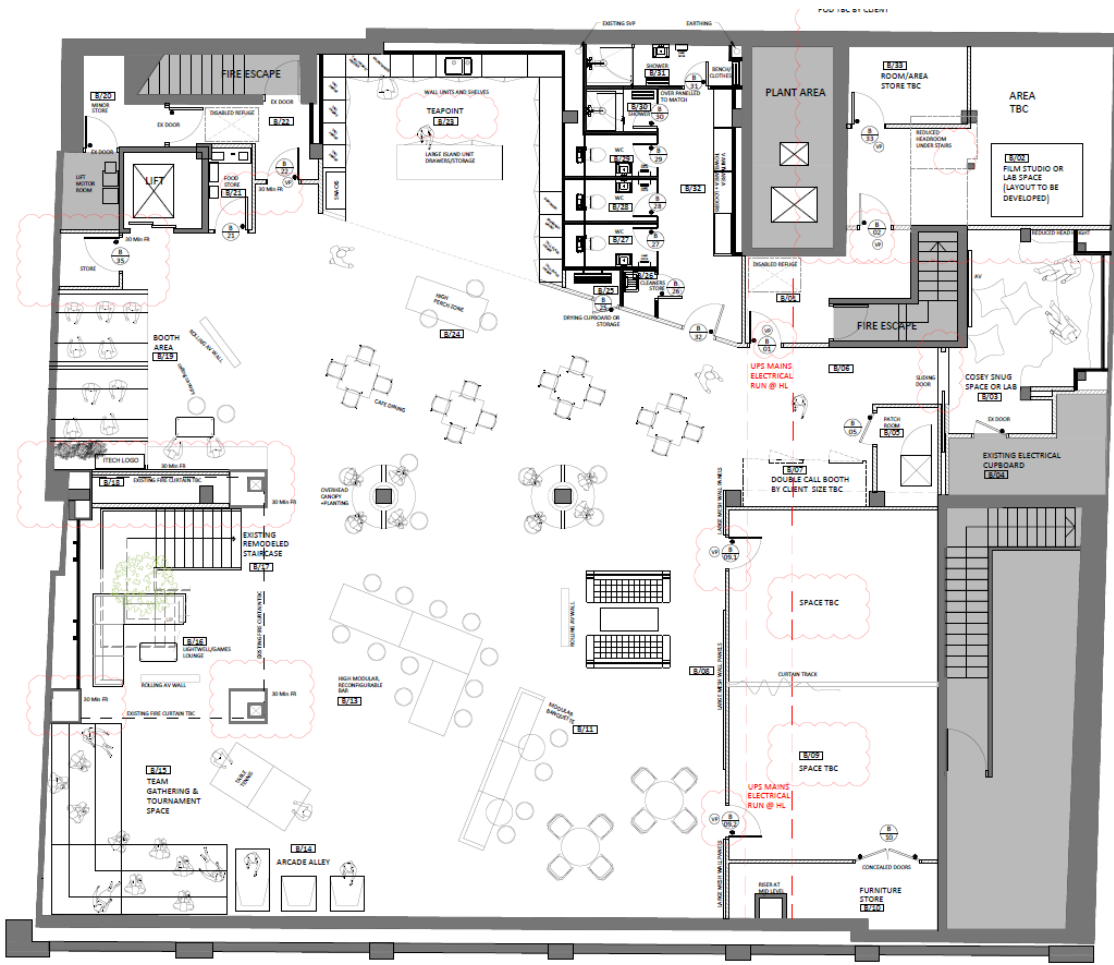


**Existing Basement (Lower Ground) layout plan**

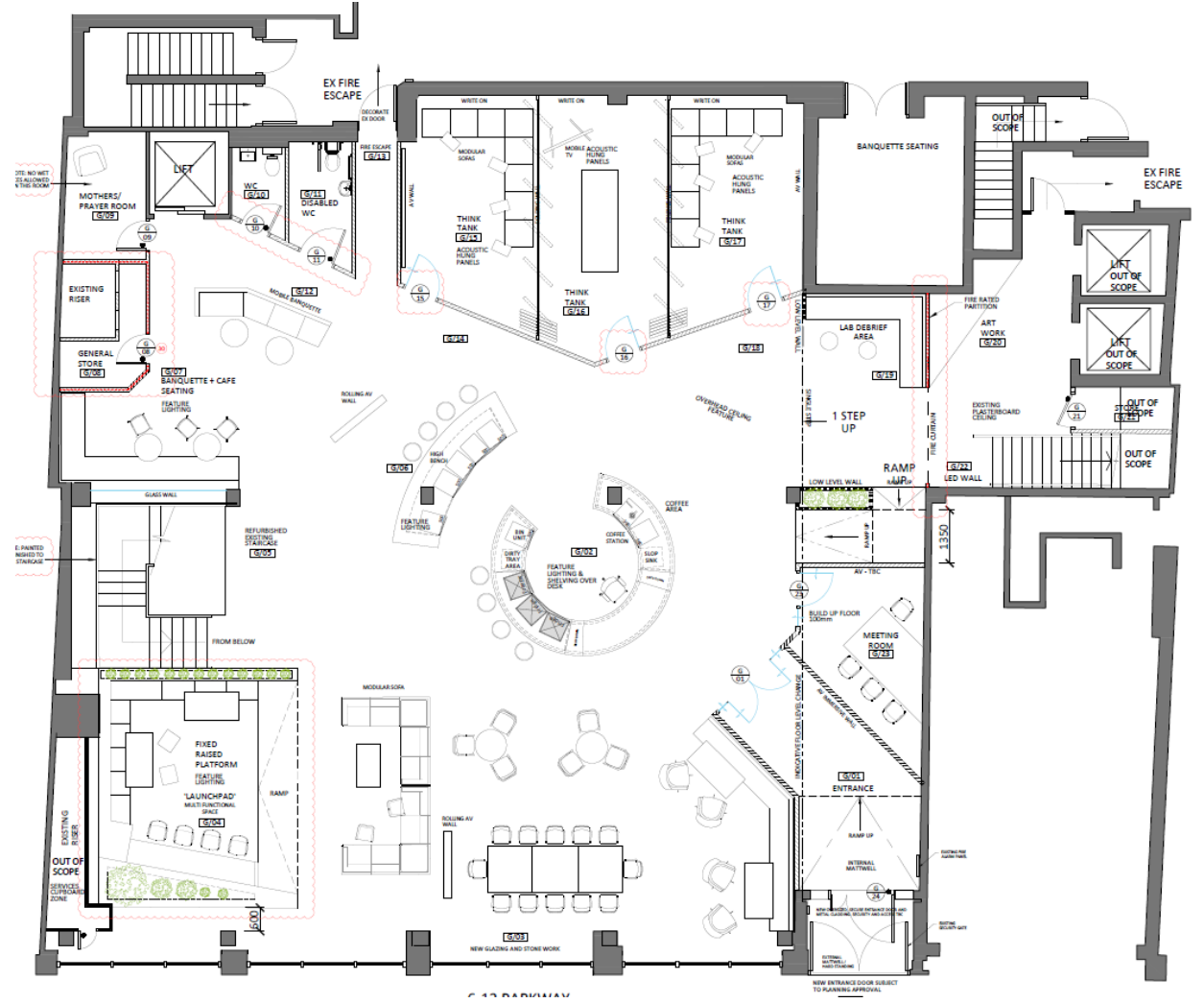


**Existing Ground Floor layout plan**

# Proposed Ground and Basement (Lower Ground) layout plans



**Proposed Basement (Lower Ground) layout plan**



**Proposed Ground Floor layout plan**

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