

DESIGN & ACCESS STATEMENT

***Proposed Extension and Refurbishment at 9 St. Cross Street, London EC1N 8UB***

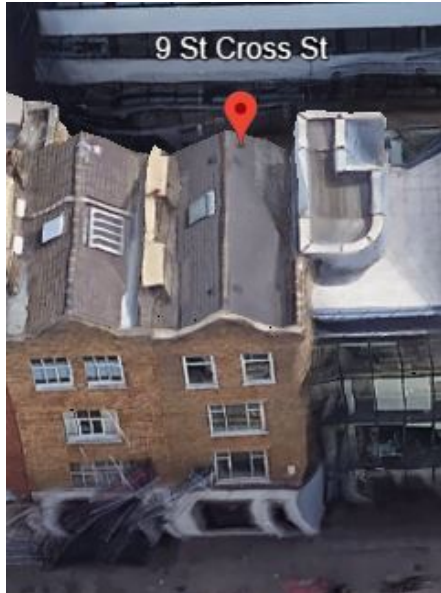


Image of the 3D view showing the front-roof of the property

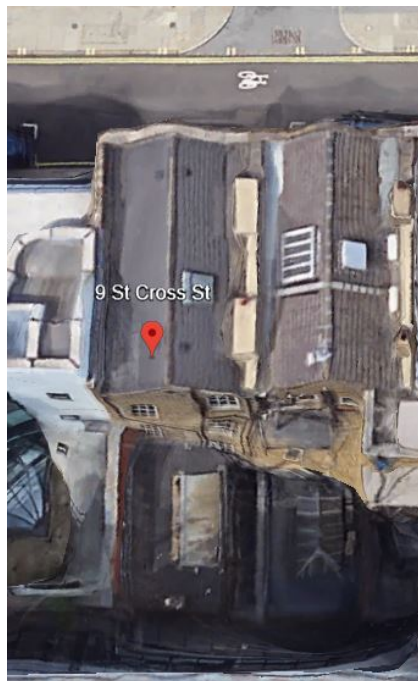


Image of the 3D view showing the rear – roof of the property

## **SITE DESCRIPTION**

The subject property for this application is located at 9 St. Cross Street, EC1N 8UB.

The existing building comprises Basement, Ground, First, Second and Third floors.

The ground floor is designated for **A1** retail use class, while the remainder of the building is currently utilized as **B1** use class office space.

This Design & Access Statement outlines the proposed alterations and extension of the existing office building to enhance the office accommodations at 9 St. Cross Street, EC1N 8UB.

Note: The building had full planning permission granted, reference number 2018/5255/P.

This new application proposes minor changes to the above-approved planning permission.

### **Basement Floor:**

Reinstated stairs to the front light well with black painted mild steel railing

Office 1: Accommodating 3-4 people

At the rear Storage area

### **Ground Floor:**

Showroom for 2 people

Storage area

WC

### **First Floor:**

Office 2: Accommodating 3-4 people

Staff WC

Kitchenette

Storage at the rear

### **Second Floor:**

Office 3: Accommodating 3-4 people

Extension at the rear

Office 4: Accommodating 1-2 people

### **Third Floor:**

Office 5: Accommodating 3-4 people

Office 6: Accommodating 1-2 people

Access to the new proposed roof terrace.

## LOCAL CONTEXT

The area surrounding the site has a notable history of housing jewellery stores and workshops. Situated within the Camden Conservation Area of Hatton Garden, the property, while not listed, is recognized in Camden's Hatton Garden Conservation Area Appraisal and Management Strategy as contributing positively to the area's character.

At the far end of St. Cross Street lies the Leather Lane Market, operational from Monday to Friday. The site benefits from convenient access to Farringdon tube and rail stations, as well as Chancery Lane tube station, all within a brief 10-minute walk.

### Proposal

There is indeed a growing demand for office space in the London area, and the proposed extension effectively utilizes an underutilized portion of the property, maximizing its potential. The current light well at the rear of the property is surrounded by tall brick walls, limiting its functionality. Moreover, the existing office spaces lack essential amenities. Our proposal is to infill the light well, providing an enlarged showroom on the ground floor and an enlarged staff kitchenette and storage on the first floor. To preserve natural daylight and ventilation, we have introduced two large, openable roof windows. Additional office space and a new roof terrace are also included in the third floor plan

**Existing Site area: 84.0 sq.m**

**Existing A1 Retail floor space:**

**Ground Floor:** 54.00 sq.m

**Proposed A1 Retail floor space:**

**Ground Floor:** 62.00 sq.m

**Existing B1 Office floor space (Total 180.5 sq.m)**

Basement : 57.0 sqm

First Floor: 53.5 sqm

Second Floor: 34.0 sqm

Third Floor: 36.0 sqm

**Proposed B1 Office floors pace (Total 198.5 sq.m):**

Basement: 57.0 sqm

First Floor: 63.0 sqm

Second Floor: 42.0 sqm

Third Floor: 36.0 sqm

**Total net A1 floors pace gain: 10.0 sq.m**

**Total net B1 floors pace gain: 18.0 sq.m**

## **Site**

The proposed development has been meticulously crafted to seamlessly integrate with the surrounding context, ensuring minimal disruption to the rear of the surrounding building. No alterations are proposed for the front elevation.

The extension entails expanding the existing ground and first floors into the side light well, with an additional floor of office space proposed at the second-floor level. Thorough attention has been given to the design of the rear extension, ensuring it is stepped back to align with the depth of the existing rear extension at No11. An existing high parapet wall aids in integrating the additional floor while mitigating its visual impact on the neighbouring office blocks.

In order to preserve natural daylight and ventilation, we have introduced a large, openable roof window

Furthermore, to maintain architectural coherence, the existing modern windows at the front will be substituted with dark-framed Crittall-style glazing, in keeping with the building's period and light industrial aesthetic.

## **Design & Appearance**

The proposed extension will be finished in dark zinc cladding, creating a striking contrast against the existing brickwork while imparting a light industrial aesthetic that suits the building's setting.

The extended ground and first floors will merge seamlessly with the existing high brickwork walls, ensuring no visual impact on adjacent properties.

The new second-floor extension to the outrigger will feature a flat roof accessible from the top stair landing, providing an inviting new roof terrace for office staff to enjoy.

## **SUSTAINABILITY**

The proposed building will adhere to Part L of the Building Regulations, ensuring energy efficiency. The extension will feature high-quality insulation and double-glazed windows to minimize heat loss. Additionally, improvements to the insulation of the existing rear roof will enhance energy efficiency throughout the building, benefiting the floors below as well.

## **FLOOD RISK AND ACCESS**

The building site is situated outside of flood risk areas, mitigating concerns related to flooding.

### **ACCESS**

Access to and within the site has been carefully considered within the confines of the existing building structure. The current site entrance will remain unchanged, with access to the Basement office space facilitated by a new external metal staircase within a reinstated front light well. Pedestrian visibility and access will remain unaffected.

Access from the street into the property will remain unchanged, with a secure ground floor door providing entry to all floors. Circulation within the building will be shared among occupants, with each separate office featuring a secure, lockable door. The proposed extended spaces will seamlessly integrate with the existing circulation core.

Emergency services and provisions will be upheld as per existing standards.

The site benefits from excellent accessibility to public transportation, facilitating easy access to and from the site within the broader context.

Parking facilities will not be provided within the scheme.

*On behalf of arkluta architects*

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