

3 Hatton Wall, London, EC1X 8HX

Application by Tom Martin

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BIDWELLS

DESIGN AND ACCESS STATEMENT

PROPOSED ALTERATION OF REAR ROOF OF LIVING ACCOMMODATION AT SECOND FLOOR, NAMELY THE INFILL OF PITCHED ROOF TO INCREASE INTERNAL ROOM HEIGHT

1.0 Design and Access Statement

1. This Design & Access Statement has been prepared to accompany an application for planning permission for the proposed alteration of rear roof of living accommodation at second floor, namely the infill of pitched roof to increase internal room height at 3 Hatton Wall, London. Government advice is clear that the level of detail in a Design and Access Statement should be proportionate to the complexity of the application but should not be long.
2. **Amount:** The application proposals are very modest in nature, and simply comprise the infill of pitched roof to increase internal room height.
3. **Layout:** The application proposals will not alter the existing layout of the access to the application premises and will only alter the height of the affected internal accommodation.
4. **Scale:** The application proposals will not alter the scale of the existing application premises.
5. **Landscaping:** There is no existing landscaping at the application premises.
6. **Appearance:** The extension to provide greater internal height on one side of the rear elevation will not affect the front elevation in any way. The proposed works will be located behind the existing parapet wall on the roof and will not be seen from any normal public vantage point from the front of the building.

At the rear, part of the pitched roof on the left hand (west) side of the second floor is proposed to be infilled with brick, to match existing, to create the requisite internal room height. The appearance of the existing steep pitch roof is out of keeping with the remainder of the building and the immediate locality. This part of the building sits above the open entrance void that gives access to Hatton Place from Hatton Wall, so the appearance is somewhat at odds with neighbouring buildings, albeit a character of its own.

Whilst the modest raised brickwork could be seen from the rear (south) of the site, the new flat roof section cannot be seen from any normal public vantage point. It is therefore considered that the unseen roof material can be constructed with EPDM rubber roofing material.

The visual and design implications of the application proposals are considered to be acceptable. The proposed alterations are considered to result in appropriate and sympathetic development which respects the visual characteristics of the host building, the local street scene context and the character and appearance of the designated conservation area.

7. **Access:** The proposals do not alter the existing access arrangements at these premises, but they do add head height to the subject internal accommodation which renders the accommodation more accessible and useable for occupants.

Prepared by

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