

Design and Access Statement & Heritage statements

Relating to 87 Leather Lane, London EC1N 7TS

DESIGN

The Design Process

The application relates to the demolition of a small part first floor rear extension and to construct a new first floor extension full width of the property (similar to No 89).

Photograph showing existing rear elevation of property



The property is currently a great two listed building as a part of 4 terraced houses with later shops. Built Early C18.

The listing of the building are described as Multi-coloured brick under slate mansard roofs with dormers. 3 storeys and attics. 2 windows each. Ground floor with C19, altered C20 shopfronts. Segmental finely gauged red brick arches to sash windows, No.87 flush with exposed boxing. Continuous brick cornice to parapets. Centrally placed brick stacks with pots.

The proposed works relate to the rear extension which was not a part of the original building. Furthermore to the rear of the original features have been retained at upper levels however the ground floor has been bricked up and rendered as a part of the later conversion into shops and the first floor rear elevation has been rendered. The first floor is not visible from ground floor level as shown on the attached photograph due to the timber screening.

Use

The existing property currently has retail use at ground floor level and is one of the few properties in the area that has been retained for single occupation to the upper floors rather than conversion to small flats.

Layout

The layout of the building will be altered to allow access to the first floor from the front entrance and to maintain the existing entrance to the property and to the ground floor retail unit.

Scale

The footprint of the building is not being altered, the works relate to a first floor rear extension.

Appearance

No alterations are being carried out to the front elevation, the existing part single story first floor rear extension which has been altered over the years will be taken down and replaced with a new first floor for with extension built in keeping with the original property with matching brickwork and windows.

Landscaping

Not applicable

ACCESS

Access to the ground floor commercial unit and upper floors are not being affected, the staircase is being relocated for easier access to the first floor accommodation.

Vehicular and Transport Links.

Not applicable

IMPACT

The first floor rear extension will be lower than the party wall to number 89 so will have no impact on this property. The new extension will be no higher than the existing screening that has been in place for at least 20 years so will similarly have no adverse effects on either 85. A new screening will be placed to the rear of the property so there will be no overlooking to Scrope buildings behind.

Road Layout

Not applicable

Inclusive Access

Not applicable

Heritage statements

This is a great two listed building which forms part of a Terrace of four properties, with ground floor being used as commercial.

The property is located in a terrace properties in leather Lane.

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Photograph of existing first floor extension.

No alterations are being carried out to the front elevation, the existing part single story first floor rear extension, shown above, which was not a part of the original building and has been altered over the years. This new extension will be taken down and replaced with a new first floor for with extension built in keeping with the original property with matching brickwork and doors.