

**INSTALLATION OF A NEW SHOPFRONT AND AMENDMENTS
TO THE REAR ELEVATION AT GROUND FLOOR LEVEL
THE ZEPPELIN BUILDING
59-61 FARRINGTON ROAD, LONDON EM1 3JB**

DESIGN AND ACCESS STATEMENT

LOCATION

The application site is located on the western side of Farringdon Road within a retail parade. This application relates only to the ground floor shopfront of N^O. 59 Farringdon Road, and the rear elevation of N^O. 59 at ground floor level.

The property is surrounded by a mixture of residential and commercial uses.

SITE ANALYSIS

The site is used solely as a B1 commercial property which covers six storeys including basement level, however only the ground floor of N^O. 59 falls within this application.

The original premises were destroyed by a Zeppelin raid on the 8th September 1915, and were later rebuilt in 1917. The building has solid brick walls with timber floors and a flat roof. The majority of the façade is in fair-faced brickwork with grey painted timber frame windows and render bands painted to match the windows.

There are separate timber shopfronts to N^{OS}. 59 & 61, with the shopfront to 61 Farringdon Road noted as a 'shopfront of merit' in the Hatton Garden Conservation Area Statement.

The rear of the site is accessed via the passageway between 57 & 59 Farringdon Road that leads to 57a Farringdon Road (The Drill Hall).

DESIGN PROPOSAL

It is proposed to replace the existing shopfront to N^O. 59 with a timber shopfront similar to that of N^O. 61. The front elevation to N^O. 59 is narrower than N^O. 61 and so we are intending to install a single leaf door rather than a double leaf, to maintain the same ratio of entrance and display window.

The signage fascia above will be retained and the existing extract from the basement will be relocated within the stall riser. The existing door entry system on the column between N^{OS}. 59 & 61 will be relocated so that it is adjacent to the new entrance door.

The original opening (to the lift shaft) on the ground floor of the rear elevation of N^O. 59 will be reinstated; the existing (concealed) timber double leaf doors will be removed and a new timber frame double glazed window will be installed to match the existing ground floor windows on the rear and side elevations.

The existing ground floor timber frame window on the rear elevation will be removed and a new timber door installed providing access to the proposed bicycle store.

SCALE

No alterations to the scale of the existing building are proposed.

ACCESS

Access remains as existing, the new shopfront door will be wider than the existing door.

LANDSCAPING

There are no existing or proposed landscaping features.

USE

The site is currently used as an office building, no change of use is proposed.