

design & access statement

-

2013

**DA VINCI HOUSE
44 SAFFRON HILL
LONDON EC1N**



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Site

Da Vinci House sits on a tight urban site at the corner of Saffron Hill with St Cross Street, close to Farringdon Station.

The area is predominantly commercial in use. The north and west elevations are both street frontages, with offices and a mult-storey carpark opposite.

The building was previously commercial in use – we understand it housed the printing works for the former 'Punch' magazine, which ceased trading in 1992.

The building was converted to residential use in 1995-6, with 23 apartments plus car parking at basement level.

The existing top floor was built as part of the conversion works in 1995-6. It is of poor construction quality, and does not integrate particularly well with the original building below.

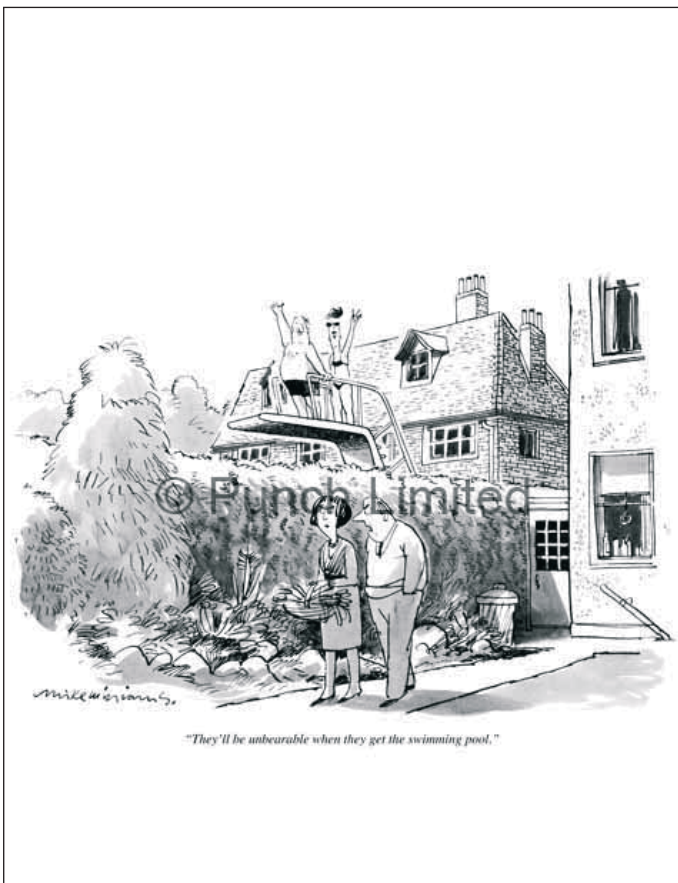
Presently the top floor contains two apartments, accessed off a common lift lobby and stairwell. Rooftop structures allow access to the uppermost flat roof where there are roof gardens.



above: aerial photograph of the site in context, with Farringdon Station to the right

below left: Punch Magazine Cartoon, 13.07.1983

below right: view east along St Cross St to site





above: Da Vinci House north elevation along St Cross Street
below: Site Plan in context



Recent Planning Context

Since the 1995 works, there have been two recent planning approvals - in 2010 and in 2012.

- In 2010, planning consent was granted for extending the existing top floor, and adding a new storey above this, again with some rooftop structures.

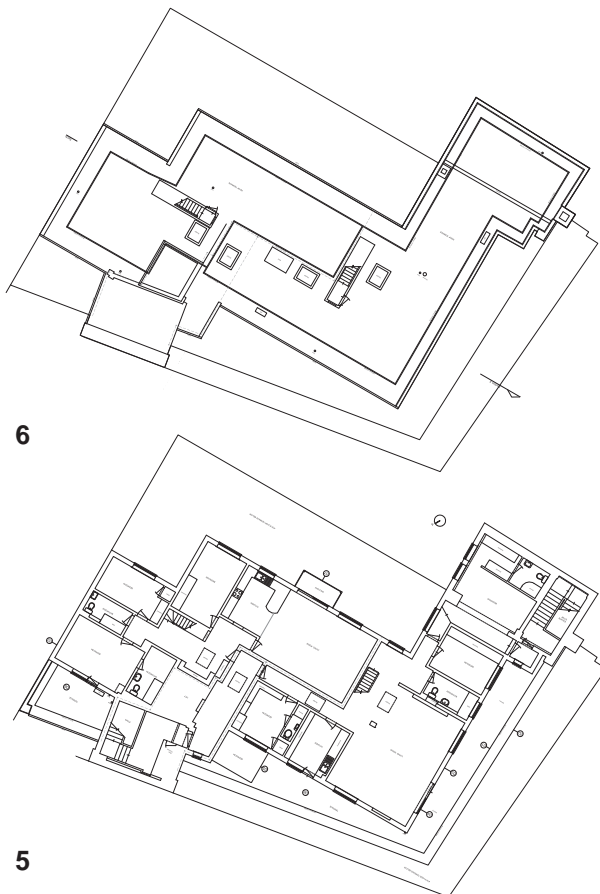
This effectively turned the two existing apartments into maisonettes, accessed from the existing common parts.

- In 2012, planning consent was granted for two additional studio flats on Level 5, within the 2010 approved building envelope, as well as a small increase in size of the rooftop pods to each apartment. Three new windows were added to the rear elevations.

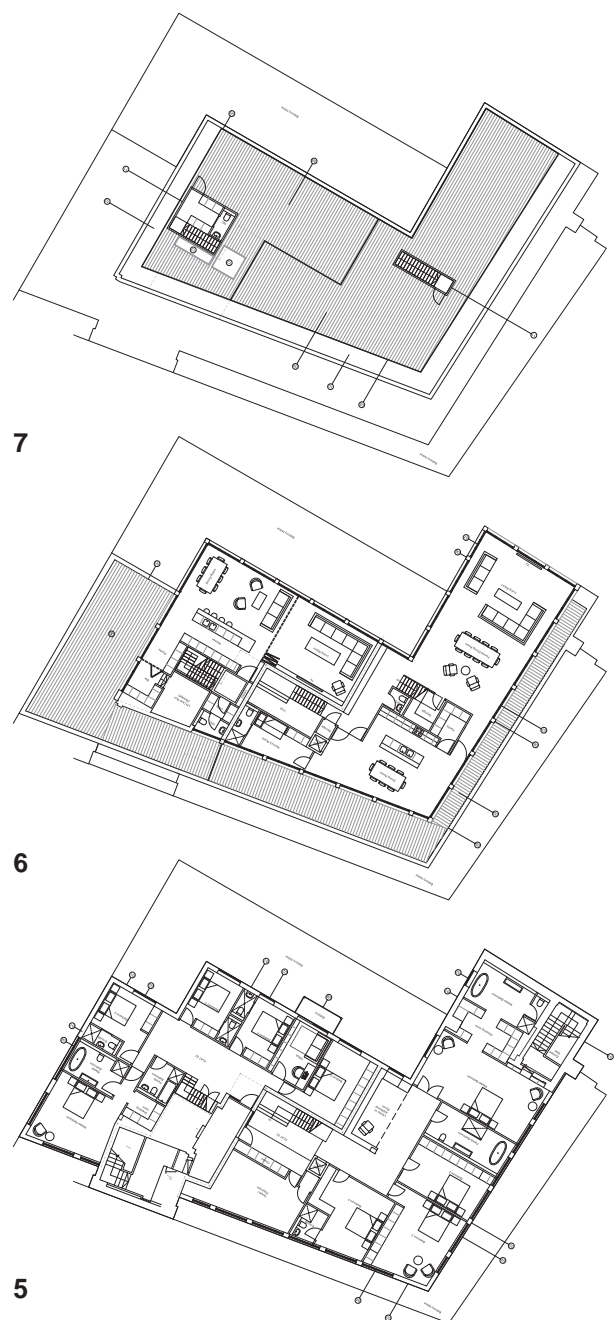
Further details of the facade and window materials were also detailed.



above: isometric view of approved scheme by DMFK, 2010



Existing



2010 Approval (by DMFK)

Proposal

This 2013 application is identical in external appearance to the 2012 approval. The key change is in the internal layout of Level 5, where the two studio units proposed in 2012 are omitted. Thus the application is simply for the extension of the two existing units as approved in 2010, but with slightly larger roof pods on L7.

One of the new windows approved in 2012, the largest of the three to the south elevation (Flat 23 Master) is also omitted.



2012 Approval

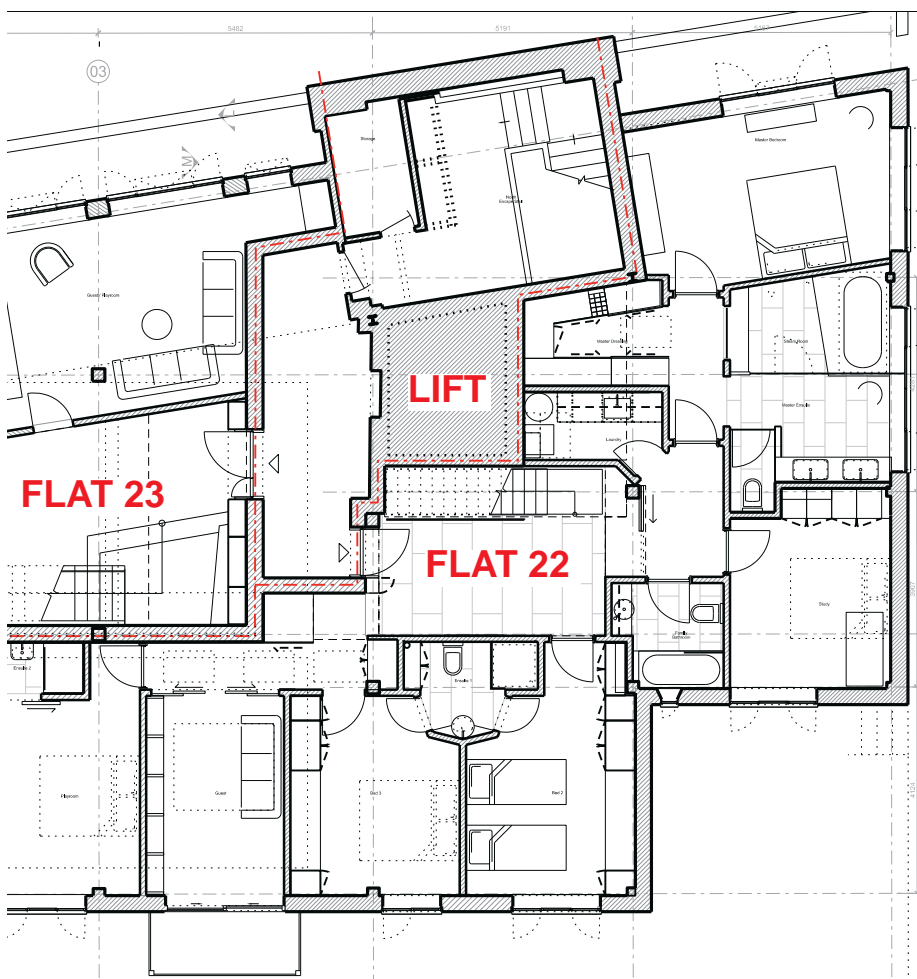


2013 Proposal

Access

The access arrangements remain as existing.

A lift from ground level serves the uppermost common parts, on level 5. From this lobby each maisonette has separate access.



above: Level 5 plan, proposed, showing existing Lobby and Lift.



Existing

2011 & 2013 Proposal

above: view east to site from St Cross Street

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