

Project: HD-517 "17-21 & 23-27 HATTON WALL London EC1N 8JE"

DESIGN ACCESS STATEMENT:

AMOUNT:

The existing premises consist of two buildings owned by applicant. There are no leaseholders or any other interested party on site and all businesses and units are owned and managed by applicant.

The Building "17-21 HATTON WALL" is noted as mixed use building with residential flats at 1st, 2nd and 3rd floor levels and at Ground and Lower Ground Floor the unit is used as a BANK AND SAFE STORAGE. The access to upper floor flats is via the existing front entrance at HATTON WALL.

The Building "23-27 HATTON WALL" is noted as mixed use building with residential flat at 2nd and 3rd floor levels and a commercial unit used as RESTAURANT-BAR & CLUB at 1st & Ground & Lower Ground Floor levels.

The areas of units as follows:

(17-21 Hatton Wall) GROSS AREA OF BUILDING AT ALL LEVELS: 360m²

3rd floor level: FLAT-C: one bedroom flat: 50m² (unchanged under proposed works)

2nd floor level: FLAT-B: two bedrooms flat: 64m² (unchanged under proposed works)

1st floor level: FLAT-A: two bedrooms flat: 64m² (unchanged under proposed works)

Ground floor & Lower Ground floor: BANK & SAFE STORAGE COMMERCIAL UNIT: Gross Area: 156m² (unchanged under proposed works)

(23-27 Hatton Wall)

3rd & 2nd floor levels: FLAT-D: Three bedrooms flat: 145.0m² (unchanged under proposed works)

1st floor level: BAR & FUNCTION ROOM as part of existing commercial unit (including Kitchen & sanitary units): 144m² (to be changed under proposed works)

Ground Floor level: RESTAURANT & BAR as part of existing commercial unit: 144m²

Lower Ground Floor level: BAR & NIGHTCLUB as part of existing commercial unit: 165m² (including washroom)

OVER ALL EXISTING COMMERCIAL UNIT'S GROSS AREA: 453m²

Under proposed application the objective is to change the first floor level at 23-27 Hatton Wall into a self contained residential flat with nominal internal alterations to Ground and Lower Ground Floor levels' commercial units, and retain usage as Restaurant & Bar plus Club whilst rearranging the Kitchen and sanitary units from first floor level.

The new 1-Bedroom flat at 23-27 HATTON WALL: 144m² and accessible via existing residential stair case serving flats at 17-21 & 23-27 Hatton Wall

OVER ALL PROPOSED COMMERCIAL UNIT'S GROSS AREA: 309m²

LAYOUT:

The proposed scheme of internal changes and altering the commercial unit at 23-27 Hatton Wall will result to re-configuration of Kitchen and Sanitary units to be relocated from First Floor level onto Ground and Lower Ground Floor level respectively. This will result to a reduced commercial unit, whilst meeting the actual Business Scope for this form of usage.

The proposal for changing the usage from A4 at first floor will provide a residential self contained flat with internal area that is above the minimum requirements set out by Camden Council and London Housing Plan 2011 (Chapter-3).

Proposal would create a large bedroom and open reception and kitchen area and meets the existing flat configuration at second floor level.

SCALE:

The Length, Height, and the Width of the building will not be altered by the proposed scheme, since the new proposal will not include extension that will influence the height, width or length of the house in relation to adjoining properties. The existing & proposed Height of the buildings from front elevation facing the main road (HATTON WALL) is 15m from ground floor and will be retained under proposed scheme.

LANDSCAPING:

The current premises do not have any landscaping and the proposed scheme for change of use at first floor level into a residential unit will not include any new landscaping. This is in keeping with adjoining and existing flats along Hatton Wall (C3-usage)

APPEARANCE:

The external appearance of the building will not be altered, since the proposal has no external impact. All external windows and elevations and characters of the premises to be retained and unchanged for conversion of first floor level into a self contained flat.

USE:

The access to the commercial units to be retained and existing from existing entrances at ground floor area. The proposal for change of use to first floor Bar into a residential flat is resulting to change of usage from A4 into C3-usage. The proposal will create a large residential flat above the minimum standards set out by London Housing Plan 2011 (Chapter-3). The change of use at first floor unit from commercial into residential will also assist the existing commercial unit at 23-27 Hatton Wall, since this area is hardly used by customers and resulting to an empty part of business and creating a negative equity to overall business. Therefore the change of usage from commercial to residential at 1st floor level will also assist the current business and also provide a new unit.

ACCESS:

The entrance aspect of the premises will be from existing main entrance at ground floor level which serves the existing units respectively as noted on plans. The new flat access is via the existing residential staircase serving all self contained flats at upper levels. The property is short walking distance from public transports and shops.

The bedroom & new areas will have energy efficient electrical lights and also sufficient amount of internal insulation to be provided to retain the thermal conductivity of the structure in compliance to Building Control Guidelines (Min U-Value for walls to be 0.28). All new windows to be double glazed in order to improve the thermal capacity of the window (Min U-Value to be 1.6 for windows). The doors to be fire checked and all communal areas to have smoke detectors that are connected to independent circuits. The construction scheme will improve the existing structure by design compliance to British Standards & Building Regulations, in order to enhance the life time of the building and also to retain a stable structure.