

DESIGN AND ACCESS STATEMENT

for

**LOFT 16, 1-10 SUMMERS STREET
LONDON EC1R 5BD**

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PROPOSED BALCONY.

DESIGN.

Site location.

1. Loft 16 is situated on the second and third floor levels of a converted commercial building located on the south side of Summers Street.
2. The property is located within the Hatton Garden Conservation Area.
3. The surrounding area comprises a mixture of commercial, educational and residential uses.

Existing uses.

4. The building is divided into two commercial units (1 office/studio unit & 1 retail showroom) and twenty-five residential apartments.

This Proposal.

5. This proposal is to construct a balcony at the rear (south side) of the building at third floor level in front of existing full height opening windows.
6. Other flat roof areas of this building are used as planted external amenity spaces to the apartments and these can be identified in the aerial photographs.
7. The proposed balcony will not be visible from the front of the building, from any of the other apartments in the building, from any public spaces or from ground level in any of the surrounding streets.
8. There are no windows serving residential dwellings located within an 18 metre radius of the proposed balcony.
9. The buildings adjacent to the south boundary of the building are occupied as offices with outside leisure areas located on the flat roof areas. These roofs are approximately 2 metres below the level of the proposed balcony floor and can be identified on the aerial photographs.
10. The roofs over the extended (raised) office accommodation, located further back and to the rear and south east of the proposed balcony are approximately 150mm below the level of the proposed balcony floor.
11. There are no windows in the wall below the level of the proposed balcony.

12. No other elevations or parts of the building are affected by this proposal.
13. The new balcony is to be constructed with a painted iron platform, stainless steel handrail and glass balustrade in keeping with other modern building elements used in the conversion of this mid 20th Century commercial building.

ACCESS.

14. Access into the property from the street is via a main entrance in Summers Street with stairs and lifts to all levels. This will remain unchanged.