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BuckleyGrayYeoman

28-30 Kirby Street, London, EC1

Design Statement Planning Amendments

The proposed minor amendments to our existing consent have been driven through design development and discussion with our client and his agents to improve the quality of commercial and residential space being delivered to market.

Minor developments to the facade and building services have been included, as a result of detailed design development. Small areas of additional plant have been added to the roof, but these have been set-out to avoid any impact upon the views or sight-lines already accepted by our consent, principally from the conservation area.

The materiality of a narrow vertical section of façade on the northern elevation has been changed to a render finish as it has been impossible to negotiate access with the relevant adjoining owner, the change in material will not be visible from anywhere on Kirby Street. We envisage the render to match the colour of the adjacent brick slip cladding.

We have introduced additional translucent fenestration to the ground floor, along the side service route, to increase the natural daylight to this floorspace. To the fifth floor, we have adjusted the residential mix to allow for a more generous 1-bed and 2-bed unit, in lieu of 2no. 2-bed units that were only just within the council's standards. This has allowed us to introduce a further dual aspect unit, with now only 1no. 1-bed unit being single aspect within the development.

November 2011