

Lifetime Homes Statement

INTRODUCTION

This report forms part of the Full Planning Application for the proposed re-development of No. 106-109 Saffron Hill, an existing un-listed office use building within the Clerkenwell-Barbican area of London close to Farringdon Train Station.

The existing building consists of a three storey building with basement level dating back to circa 1900. The site is found within the Hatton Garden Conservation Area with the Saffron Hill elevation consisting of yellow stock brickwork above a render clad ground floor plinth. A planning application submission for the re-development of the site was made in August 2010 with planning consent being formally granted by Camden on 8th August 2011 (Application Ref: 2010/4669/P).

The above named planning consent consisted of the demolition of the existing building with the retention of the existing front (Saffron Hill) façade. A new structure was proposed behind the front façade providing equal number of floors plus extension of the existing basement floor to the rear party wall line (west elevation). The basement, ground, first and second floors would comprise of new B1 office space for the applicant CIWEM, with the erection of new third and fourth floor levels with associated external terraces creating 4 No. residential flats (2 No. 2-Bedroom flats plus 2 No. 1-Bedroom flats).

The new planning application encompasses all of the design principles and proposals as described above with various specific design changes introduced, all of which have been submitted to Camden Planning for Pre-application advice on 19th July 2011 (Ref: CA\2011\ENQ\04474).

LIFETIME HOMES CRITERIA

The residential accommodation aspires to meet Code Level 4, and accord with Camden's Policy H7. Achieving compliance with the Lifetime Homes standards was paramount to the new proposal. All sixteen criteria, as set out within the revised July 2010 version of the Lifetime Homes scheme have been achieved. Further detail of compliance is set out in the attached Lifetimes Homes Assessment Checklist Hea 4 prepared by Nash Partnership.