

DESIGN AND ACCESS STATEMENT

5th July 2010

69 HATTON GARDEN, CAMDEN TOWN, GREATER LONDON, EC1N 8JT

Introduction

This Design and Access statement relates to the application for the proposed change of use, renovation and extension to the rear of 69 Hatton Garden. The application site is at the rear of the property. The proposal is for a new single dwelling house built partially with the existing disused volume that exists and will be accessed across a new roof terrace from the communal space of the existing residential units within 69 Hatton Garden.

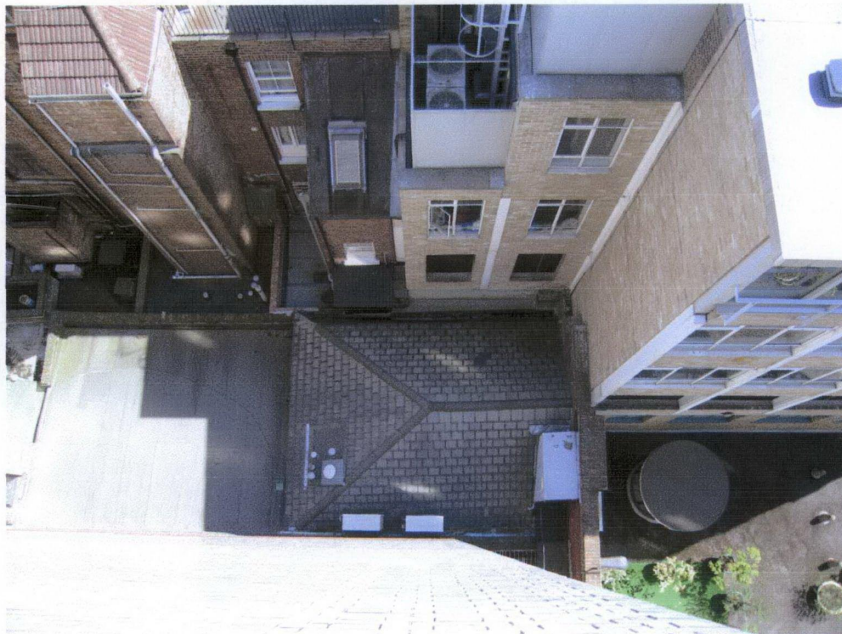
The local area

The area around Hatton Garden has been the centre of London's jewellery trade since medieval times and continues as a vibrant and diverse commercial centre. While the upper floors of most properties have associated businesses to the jewellery trade, many have been converted to residential use as indeed is the case with the existing property at the front of the site addressing Hatton Garden.

There are many small and unusual residential units within the local area often hidden away from the main streets and approached in unusual ways. In recent years the area has become a popular residential district benefiting from the mix of uses within easy reach, the market on Leather Lane and for many, the close proximity to their place of work. In effect the area is an excellent example of what a good mixed use urban environment should be and as such has a strong and exciting character.

The site

The existing property is currently developed at ground floor across the entire site as is typical of many properties along the street. The part of the site for which this application relates is at the rear of the site behind the ground and basement floor betting shop. This is in effect a separate structure and is separated from the premises at ground floor with a door. The space is currently not used and has been empty for a number of years. This space is however with the A2 use class order for the betting shop use.



*The site
looking from
the roof of
the 68
Hatton Garden*

The main building at the front of the site is currently A2 used at ground and basement floors with three floors of residential units above. Recent permissions have been granted for the residential use on these upper floors together with a new mansard extension to the roof.

The building relating to this application is of traditional brick wall construction with timber roof structure and slate roof finish. An old escape ladder exists allowing escape from the ground floor up through a roof hatch and then onto an escape platform across the roof of the adjacent property at number 68 Hatton Garden. This escape route is not longer recognised as being a viable or acceptable fire escape route from the property at number 69 Hatton Garden.

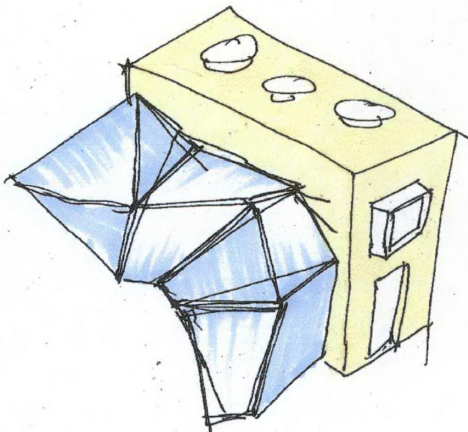
The site is currently one large volume with a pitch roof approximately 2 stories high. The surrounding buildings are considerably taller with the flank wall of number 68 rising to another 6 floors above the roof level. The buildings to the south of the site rise another 3 floors but are set back away from the boundary and some windows exist which over look the site. It appears that only one window is for a habitable room, a kitchen window at the rear of number 25 St Cross Street which is level with the existing roof at the rear of the application site. This window also appears to be a secondary window to the room as other main windows exist on the front elevation of number 23 St Cross Street which are south facing.

The site is currently only accessibly from the rear of the retail until at ground floor level. The flats within the main building of 69 Hatton Garden are accessed from a separate front door at the side of the retail unit directly off Hatton Garden itself.

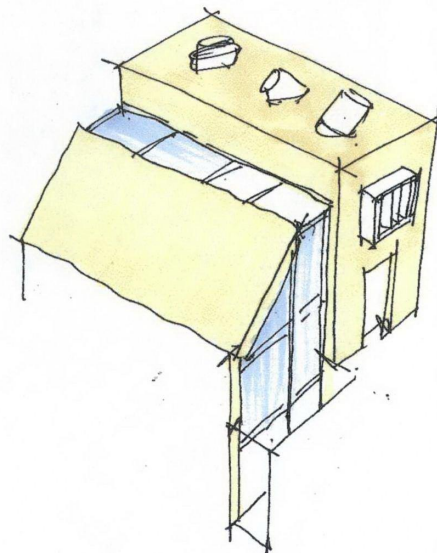
Design

The proposed scheme is to convert, reorganise and extend the roof of this storage room into a self contained residential unit. This unit will be three floors and will be largely built within the volume of the existing building. The pitched roof will be raised on the southern side and extended into a flat roof on the northern side against the tall flank wall of number 68 Hatton Garden.

The concept is to create a little jewel within the hard urban fabric of this part of the city. There is a reference to the jewels that exist in the shops and workshops of the local area and the building should shine out and be an unexpected delight when first seen from the entrance from the main building. With this in mind, the materials could be brighter and more contrasting with those around it. The building will also need to capture plenty of light for the internal rooms whilst maintaining privacy for its occupants and for those who live in adjacent buildings.

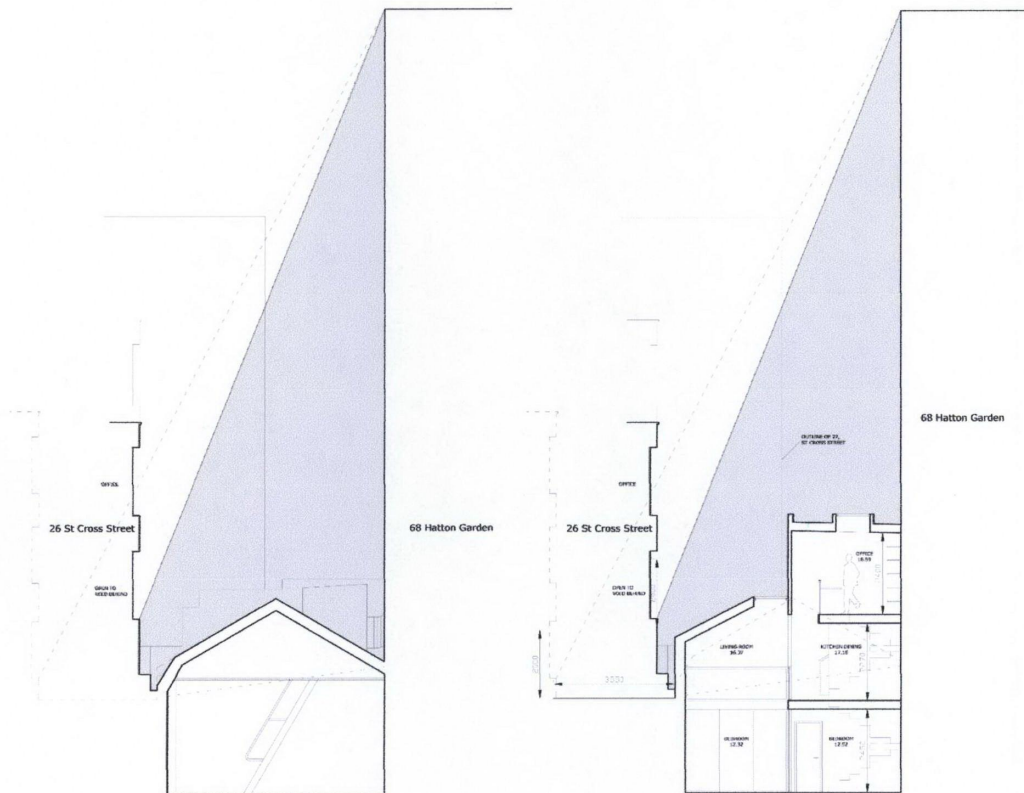


the initial concept sketch



the worked up scheme with solid roof to maintain privacy

Consideration has been given to the daylight to the surrounding properties and in particular the kitchen window to the rear of number 23 St Cross Street. While it is understood that there is only one window that qualifies as a habitable room, the window is for a kitchen and is the secondary window to the space and is therefore secondary in terms of daylight and aspect. The room has windows to the front on the south facing elevation on St Cross Street.



section with daylight angle formed by adjacent building

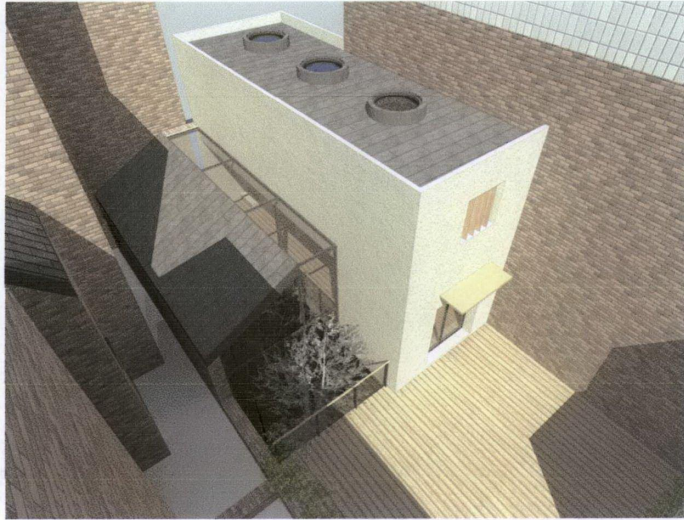
section with new house built within daylight angle

The site sits deep within the tall buildings that surround it and as such sits comfortable with the angle of daylight that already exists from all sides. Indeed the raised roofs will have no affect on the adjacent windows or properties in any way and we do not believe that there will be any loss of daylight beyond that which already exists. Another important consideration for the kitchen window at number 23 St Cross Street is aspect. Given the angles of daylight and aspect that already exists and the fact the proposed development sits will within the 'shadow' created by these angles, there will no loss of aspect from the adjacent kitchen window or indeed any other way.

Other windows on the back of number 23 St Cross Street appear to relate to secondary habitable rooms as well. These include stair landings and bathrooms all of which are above the top level of the proposed scheme and as such are not affected by the development in any way.

The highest building (19m above existing terrace level) is situated to the north of the property, and its southern facade is covered with bright gloss finished white tiles, which reflect much light into the otherwise secluded and dark courtyard. In affect the courtyard space doe not feel dark or gloomy in any way and has a bright and light feel despite being surrounded by taller buildings. The roof extension to the south is to be very subtle, as it will be less than 1m higher and it will not affect the amount of light or the view of the properties south of it (shown as doted line on the section).

The new house occupies three levels with a tall open internal glazed atrium on the south eastern corner giving daylight and focuses the rooms of the new house. In turn, the doors and windows from the rooms addressing this atrium will be floor to ceiling height and wall to wall in width, to gain maximum daylight into each space. These doors will access to the internal winter garden which will be planted within the atrium to create a green and pleasant environment.



the new house

The house is arranged over three floors with the entry point being at first floor level directly onto the main living spaces. This floor benefits from maximum daylight through the large glazed roof light that runs the length of the building, the large glazed wall of the atrium and the large doors from the kitchen onto the terrace. The bedrooms are in the ground floor and open onto the internal glazed atrium. A study / office is situated on the mezzanine level at first floor with a window looking out on to the terrace with privacy screen to prevent over-looking between the proposed development and window at the rear of the flats at the front of 69 Hatton Garden.

Privacy

The positioning of windows and the glazed roof light has been carefully considered to prevent any loss of privacy or over-looking into and out of the new house. To maximise natural daylight the long roof light that runs between the two parts of the building is set back and detailed so that there are no views to and from windows of adjacent buildings. The large atrium window is east facing and is screened from the bedroom window of the flat at the first floor with permanent fencing between the two properties. The window from the first floor mezzanine has vertical privacy louvres positioned in such a way so that no over looking can take place between this window and those of the rear elevation of the flats at 69 Hatton Garden.

Amenity Space

The new house will have a private and secluded terrace garden built on the levelled roof above the retail unit below. This terrace will be approximately 38sqm and will include provision for bicycle parking and dust bin and recycling storage areas. The terrace will be paved in concrete paving slabs or timber decking and large planters will be positioned to allow many evergreen plants to grow up through and against the perimeter high fences and walls of adjacent buildings. It is envisaged that the terrace will be a green oasis within the hard urban grain of the surrounding buildings. As the foliage grows and matures, its presence will be for the benefit and enjoyment of all surrounding properties.

The terraced garden is screened on the east and south sides against the adjacent properties with a tall permanent fence. This fence will be 1800mm high and evergreen plants will be grown onto the fence to help create a green and softer environment.

Access

The new house is accessed from the street through the front door which gives access to all of the residential units within the building. A door entry video phone will give connection to the house and allow visitors to be buzzed in. The house will then have another private door from the ½ landing between ground and first floors to allow access across the roof terrace. The door to the house is therefore at the first floor level opening directly onto the main living spaces. There is a guest toilet at this level suitable for visitors and disabled access.

From that main living space, made up of a generous kitchen/dining and a living room that directly overlook the planted patio, a staircase located in the darkest corner allows access to the bedrooms on the ground floor, and to a working area on the top floor mezzanine.

Escape from the new house will be across the terraced courtyard, through the terrace door and internal staircase and out through the front door onto Hatton Garden itself. The house and flats will have an integral smoke and fire alarm system so that residents of the new house can be notified of any fire with the main building at the same ensuring maximum warning for escape in case of fire.