

DESIGN AND ACCESS STATEMENT

Planning Application for Discharge of Conditions to allow use of Lower Ground and Ground Floors as an Employment Training Centre (D1) – Saffron House, 6-10 Kirby Street and 118-124 Saffron Hill, London, EC1N 8TS

1 Introduction

- 1.1 The Town and Country Planning (General Development Procedure) Order 2006 requires that most applications for planning permission are accompanied by a design and access statement, providing the design principles and concepts that have been applied to the development and setting out how issues relating to access to the development have been dealt with.

2 Design

- 2.1 The Town and Country Planning (General Development Procedure) Order 2006 requires that the statement covers the following aspects of the development:

- Amount
- Layout
- Scale
- Landscaping
- Appearance

Amount, Layout and Scale

- 2.2 The proposal provides 2424 sq m of floorspace for use within Use Class D1; the proposed use will be entirely contained within the existing building.

Landscaping

- 2.3 There are no landscaping proposals linked to this application.

Appearance

- 2.4 The appearance of the building will remain unaltered as a result of this proposal.

3 Access

- 3.1 There will be no change to the access arrangements within the site or to or from the premises arising from this application. There is no on-site parking available to the building, there is limited short stay car parking available on adjoining streets. A multi-storey car park is situated at the junction of St. Cross Street and Saffron Hill.
- 3.2 The site has excellent accessibility by public transport; Farringdon underground station is located approximately 100 metres to the east of the site. The area is served by a large number of bus routes; those that provide the most convenient access are summarised in the table below.

Bus No.	Route	Frequency (Mins)		
		Mon-Fri	Sat	Sun
55	Oxford Circus – Leyton	5-12	6-14	8-12
63	King's Cross – Honor Oak	4-10	5-12	9-15
153	Liverpool Street – Finsbury Park	10-20	10-20	15-20
243	Waterloo – Wood Green	4-15	4-15	9-15