



DESIGN AND ACCESS STATEMENT

for the

REFURBISHMENT OF 6 HATTON PLACE

LONDON EC1N 8RU

prepared for

All City Media Ltd.

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General Description

6, Hatton Place is a three storey mid terrace unit in a mews courtyard. It is within a terrace of similar units, and there are offices, workshops and some residential units in the mews setting.

The front elevation onto Hatton Place is of solid facing brick. The roof is of flat and part pitched construction between flank party walls and is of asphalt with anti-sun reflective finish. The internal stair and floor construction is of solid concrete. The construction suggests the terrace was built in the 1920s-30s.

The ground floor is taken up with garage space, with a concrete floor and painted brick walls. The upper floors have internal walls, partitions and ceilings of decorated plaster. There are replacement upvc windows to the upper floors, with timber velux type windows to the pitched roof on the second floor. There is a roof hatch for access from the second floor

There is hot and cold water, gas, electricity and BT telephone services.

Accommodation

Ground Floor internal area 40 m²

First Floor internal area 40m²

Second Floor internal area 40m²

Proposed Third Floor internal area 20m²

Site area 46 m² = 0.0046 ha

Previous Planning Permission

Under a previous application ref: **2007/ 6397/P**, Full Planning Permission was granted for "alterations to the front elevation, use of part of ground floor for office purposes and erection of a roof extension to provide additional residential accommodation to a non self contained second floor studio flat"

The application was made by Paul Samson of 12 Old Park Ridings, London, N21 2EU and was granted on 18 March 2008

This Application

This application, by the new owners of the property, maintains the addition of the roof extension to provide additional residential accommodation to a non self contained studio flat and the use of part of the ground floor for offices.

The changes to the Planning Approved scheme deal mainly with the treatment of the front elevation, in particular the replacing of existing white upvc windows with new, double glazed, "Crittall" style metal windows that compliment the windows of other buildings in the street. The original up and over garage door will be replaced with "Crittall" style metal folding doors. The existing render bands on the front façade will be repaired and repainted, and they will be enlarged on the ground floor to clearly define the openings into the building.

It is noted in the previous conditions that the roof extension is to be constructed of brick to match that of the existing building, and that the balustrade to the roof terrace is to be installed behind the existing parapet.