106-109 Saffron Hill London EC1

Design and Access Statement

accompanying planning application dated 25.01.08

Design Process

The proposals are to demolish the existing building which is of unexceptional architectural quality and to replace it with a new building comprising basement, ground and 5 upper floors..

In principle the design philosophy is to respect the existing quasi-industrial character of the building and to extend it in detailing and materials.

The current application follows previous application ref 2007/4782/P withdrawn on 05.12.07. The application takes into account the comments of officers set out in their letter to DVM Architects of 10.12.07 and the subsequent meeting between Stuart Minty of London Borough of Camden and DVM Architects.

Use

The existing property has a B1 office use.

Although the property has been vacant for over 2 years and attempts to let out the space have been unsuccessful, no change of use of the B1 content is proposed.

The proposals are to increase the B1 floor space from 568m2 disposed on the ground, first and second floors to 609m2 gross external area disposed on the basement, ground and first floors. The existing employment space within the Hatton Garden special area will be retained and increased.

The floor to ceiling height of the basement will be increased to achieve adequate headroom for office space use and the areas will be lit via stairwells opened up at the front of the ground floor facing Saffron Hill.

Residential content : The application proposes 7 new units in total comprising a mix of 6 x 2 bed and 1 x 3 bed flat in accordance with policies H1 and H7. Each flat would meet the internal space standards set out in the SPG.

Layout

The whole of the footprint of the site is currently built over however there is an existing set back at first floor level although with some elements continuing to second floor level.

The proposals are to redevelop the whole of the site footprint creating a new building line in the same plane as the existing rear wall of the building and extending up to fifth floor level.

The aspect of the flats will be predominantly south-west overlooking Saffron Hill. The distance between the rear of the extended property and the building at 15-19 Kirkby Street is approximately 8 metres however this building is in office use so any potential overlooking is negated.

Scale

The proposals would increase the height of the building from 3 storeys above ground to 6 storeys above ground. The general height of the building frontage will be line through with the existing parapet height of 104-105 Saffron Hill. Above this two further storeys are disposed in a double mansard with dormer windows. The increase is in keeping with the general scale and height of other buildings in Saffron Hill and the surrounding streets

The adjacent building at number 104-105 Saffron Hill is 5 storeys whilst that at 99-103 Saffron Hill is also 6 storeys.

Behind the application site the newly refurbished building at numbers 15-19 Kirkby Street is 8 storeys above ground as is the building at 11-14 Kirkby Street.

On the other side of Saffron Hill, number 41-43 fronting Lily Place is also 6 storeys above ground.

The character of the area is one of tall buildings with comparatively narrow spaces between them. The proposals recognise this character and reinforces it.

The design premise of the double height mansard is well established in the Hatton Garden Conservation Area.

Appearance

The property lies within the Hatton Garden Conservation Area.

The building dates from the last quarter of the 19th century and is of fairly typical industrial appearance for that period. The building comprises a combined structure of load bearing stock brick walls with some elements of cast iron columns and beams. This type of warehouse building, largely unornamented, is typical of the much of the original building stock of Hatton Garden and is unexceptional in architectural character and has not been designated as making any specific contribution to the character of the conservation area.

The Council have indicated that there would be no objection to the demolition of the existing building.

The proposals for the new building respect the existing style, character and use of materials in the conservation area. The windows and detailing will reflect those of surrounding warehouse buildings and will be of good quality building will therefore preserve and enhance the character of the Conservation Area.

Landscaping

The confined nature of the site precludes any significant landscaping scheme however a 'green' roof is proposed for the whole of the new flat roof above the mansard.

Access

Vehicular access to the site will remain unaffected by the works.

Access to Public transport is very good with bus stops in Farringdon Road and Farringdon Road and Chancery lane Underground stations only a short walk away. Farringdon Road station is also an 'overground' local train station.

A disabled persons standard lift is proposed to provide inclusive access for the upper residential parts.

Redevelopment of the site will allow

Inclusive Accessibility

The new flats are designed to have inclusive access with particular reference to the relevant requirements of the 'Lifetimes Homes' standards namely :

1. There is no car parking : the scheme is a car free scheme.
3. The new approach to the residential element of the site is level entry with a

level entry threshold.

5. The lift provided will be fully wheelchair accessible.
6. The width of doorways and hallways shall be as described in the lifetimes homes standards.
7. Turning spaces for wheelchairs are provided in living rooms and adequate circulation space elsewhere.

10. A wc will be provided on each entry level- all flats are accessed from the lift.

12. No stair lift is required as the flats are served by a wheelchair accessible lift.

14 Bathrooms will be designed to 'lifetime homes' standards accessible lift.

15.Living room glazing shall be max 800mm above FFL and easy to operate.