

**PROPOSED ADDITION OF FIFTH STOREY AND AMENDMENTS TO
EXISTING BUILDING, 104/105 SAFFRON HILL, LONDON EC1 TO
PROVIDE FIVE SELF CONTAINED FLATS.**

PLANNING STATEMENT

The site, the existing building and its location

The site is at the north end of the section of Saffron Hill between St Cross Street and Greville Street. It lies within the Hatton Garden Conservation Area. The area contains many listed and historically interesting buildings, but this quarter suffered extensive wartime bomb damage which resulted in the destruction of original buildings. The culminating post-war redevelopment has no particularly dominant character, but rather a combination of styles which are juxtaposed within it. There is a high degree of enclosure within most streets and an appearance of high urban density.

The existing building is one of the post-war developments and is a four storey structure with basement. It is orientated east/west with the west side frontage overlooking Saffron Hill. It is faced in red brick above a rendered ground storey directly off the back edge of the pavement. The ground to third floors are in the same vertical plain. The fourth storey in part steps back behind a parapet with a single element continuing the plain of the lower floors. The rear façade follows that of the frontage but is exposed at basement level forming a light well which serves the neighbouring buildings along Kirby Street. The flanks are shared by adjoining buildings of three storeys to the left of the frontage façade, and six storeys to the right.



Saffron Hill 106/109

104/105 99/103

The Proposal

The proposal is for the development of the building to provide a total of five self contained flats within the existing structure including the addition of an extra storey at the fourth floor level.

The existing building is of average height within the surrounding context, with the potential for a roof extension within the terms of the Conservation Area statement.

There are precedents for similar extensions on adjacent buildings.

Planning History

The property has been the subject of the following planning decisions:

PL/8601459 Change of use from light industrial to offices
Refused 14 October 1986

PL/8800490 Alterations to the front elevation at ground floor level
Approved 01 March 1989

The Policy Framework

London Borough of Camden Unitary Development Plan 2006

Policy S4 *The Council will seek to provide housing to meet strategic housing needs. It will seek to secure net additions to the housing stock wherever possible and retain existing permanent residential accommodation. Housing is the priority use of the UDP.*

Policy S7 *The Council will seek to protect and enhance the Borough's historic environment and ensure that all development is designed to the highest standards and protects and enhances its surroundings.*

Policy S9 *The Council will seek to reduce the need to travel, manage and reduce the amount of traffic on Camden's roads and encourage forms of travel that cause the minimum environmental harm.*

Policy SD3 Mixed-use development

The council will seek a mix of uses in development, including a contribution to the supply of housing.....

1.20The Council seeks to optimise the use of previously developed land and vacant and underused buildings.

1.21 The incorporation of mixed use into established areas and individual developments can reduce the need for travel between homes, services and jobs.

1.24 Large parts of the Borough have a well-established mixed use character that the Council seeks to retain and extend.

1.26 Residential accommodation provided in mixed-use schemes should be independent of other uses and separately accessed at street level.

1.28 In the Hatton Garden Area, it is considered that the replacement of any business space..... by housing could place pressure on the stock of premises available for small jewellery workshops and related light industry, hence the exception set out in the policy. Policies SD3, E2 and E3B will be applied in the area to prevent a net loss of workshops (light industry) and support the internationally significant jewellery sector. Mixed-use schemes where additional floor space contributes to the supply of housing can still be beneficial in the area, but the Council will prefer schemes that provide workshops suitable for the jewellery industry in this location.

The upper storeys of this building have remained vacant since September 2001 despite attempts to market the property. The ground floor and basement have remained occupied by a dental technology company.

2.2 Providing housing is one of the most important issues facing the Borough. The demand for housing in Camden exceeds supply, and a shortage of land, a growing population and high prices all contribute to housing pressures. Therefore, housing is the priority land use of the UDP.

Policy H1 - New housing

The Council will seek to meet and exceed the strategic housing target for the Borough. The Council will grant planning permission for development that increases the amount of land and floor space in residential use and provides additional residential accommodation, provided that the accommodation reaches acceptable standards. The Council will seek to secure the fullest possible residential use of vacant and underused sites and buildings, and may require suitable sites to be developed for primarily or wholly residential use.

3.31 Alterations and extensions can allow buildings to be enlarged, adapted and used more flexibly. They can also help make more efficient use of the scarce land in the Borough.

3.32 *Extensions should be carefully sited and proportioned to respect the historic form of the area, the integrity and proportions of the original building and the amenities of adjoining occupiers.*

Policy B7 - Conservation areas

A - Character and appearance

The Council will only grant consent for development in a conservation area that preserves or enhances the special character or appearance of the area.

3.64 *.....It is important that new buildings are designed taking into account the character and appearance of the conservation area they are in.....*

Transport

5.2 *The Council has developed an integrated Green Transport Strategy: 'Taking steps for a people friendly Camden'. A major theme of this is to reduce dependence on private vehicles, and maximise the potential of walking, cycling and public transport as alternative methods of travel.*

DESIGN STATEMENT

In preparing the design of the proposal the requirements of the Camden Unitary Development Plan, outlined above were taken into account.

This building sits comfortably into the streetscape. Its form and line match its surroundings. It is modest in comparison with its neighbours and yet provides five storeys of accommodation plus a basement. It is typical in style of post-war buildings with large metal framed windows set within rendered surrounds and face-brickwork. The ground floor frontage is rendered to indicate horizontal coursing imitating stonework. Entrances to the business premises and to the upper levels are set within the rendered façade directly off the pavement. Part of the fourth storey is set back behind a parapet wall. The stair well and lift shaft extend up to the fifth floor level providing a second means of escape via the adjacent building roof top.

The building is flanked both sides. The lower neighbouring building means that the flank wall of this building is exposed. It is constructed in the same facebrickwork as the street façade. The rear elevation reflects the frontage to a lesser degree.

Planning approval is sought to extend the building upwards an additional storey to incorporate the fifth storey stair well and lift shaft to provide for a self contained one bed roomed flat and in addition to convert the existing vacant four storeys below into self contained two bed roomed flats.

This will be achieved by retaining the street frontage; by reforming the fourth floor and bringing it forward onto the line of the existing parapet; by amending and extending the exposed flank wall and creating new accommodation over the fourth floor set back behind a balcony. The stairs and lift shaft overrun will be re-roofed in lead sheet.

The proposal will enhance the character and appearance of this building. To this end the following parameters have been addressed.

- i) Scale, height and mass relate to the existing building. The form of the roof will vary from the original, but in order to provide the new accommodation a revised roof form has been proposed.
- ii) Proportion is in keeping with the original building. This is achieved by repeating the storey height and forming a flat roof over the new accommodation. The actual increase in overall height of the existing building is less than half a metre.

- iii) Vertical and horizontal emphasis is maintained by window positions and roof profile lines and the maintaining of the parapet line.
- iv) Materials used will be traditional and maintain the colour and texture of the original building as well as the surroundings.
- v) The relationship to existing buildings and spaces between them is not compromised. The impact on the streetscape will not be dramatically affected by the addition of an extra storey.

As there is a serious parking problem generally within the area, to assign parking spaces in accordance with the prescribed parking ratios will exacerbate the parking problems. Policy discourages the increasing use of cars to areas of parking stress. There will be no parking places assigned to the proposed flats.

The borough is relatively well served by the London Underground network and the comprehensive network of bus routes. Whilst the Local Authority are proposing to reduce the need for private vehicle use by local residents, and in addition the enhancement of public transport, the Planning Authority should not at the same time demand that parking space be available for future residents of this scheme. Prospective occupiers will have to adjust to the no car lifestyle that is being promoted by London.

ACCESS STATEMENT

The boundary of the site including all pathways, paving and drop off points will not be altered in any way and usage will be as existing.

Conclusions

The proposal relates to the construction of four self contained two-bedroom flats and one self contained one-bedroom flat. It is wholly consistent with strategic and local policies relating to development in the conservation area and within the context of local transport initiatives.

Access to the City is within a reasonable distance, leading to all facilities and additional means of transport.

For all reasons outlined above, the Council is urged to give favourable consideration to this proposal.

3 July 2007

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**Photographs in support of Planning Application and
Conservation Area Consent**



Frontage to Saffron Hill



Upper Storey showing set-back.



Stair well and lift shaft housing at fourth floor level to be demolished to make way for proposed development.

3 July 2007