PLANNING REPORT FOR No. 85 CLERKENWELL ROAD

To be read in conjunction with the following drawings:

4948/P/01	Location Plan
4948/P/02	Existing North Elevation
4948/P/03	Existing South Elevation
4948/P/04	Existing East Elevation
4948/P/05	Existing West Elevation
4948/P/06	Proposed North Elevation
4948/P/07	Proposed South Elevation
4948/P/08	Proposed East Elevation
4948/P/09	Proposed West Elevation
SKETCH 1	Proposed Main Entrance
SKETCH 2	Proposed Leather Lane Entrance
SKETCH 3	Proposed Rear Elevation
DETAIL A	Plan View of Window Section Within Brick Window Reveal

Description and Location of Building

The site is situated on Clerkenwell Road at the junction of Leather Lane and is located within the Hatton Garden Conservation Area.

The building was originally constructed in the mid 19th Century as a warehouse and within the last 10 years has been refurbished as office accommodation.

The building consists of a Lower Ground Floor, Ground Floor and 5 upper floors totalling 31,729 sq ft (2,948 sq m).

The main facades are constructed from solid masonry. The main entrance to the building is a later addition to the building and is located on Clerkenwell Road. The entrance is constructed from double height glazing within a Bath stone surround.

The windows are likewise a later addition to the building and consist of self-colour aluminium sliding sashes with blue painted spandrel panels located at floor levels.

Design Proposals

It is proposed to refurbish all internal floors of the building to upgrade the current office accommodation, introduce air-conditioning and re-configure the existing lift.

Whilst undertaking these works it is proposed to improve the accessibility to the building and enhance its overall external aesthetic by increasing the size of the main entrance and replacing the existing windows. It is also proposed to reopen the existing entrance at the corner of Clerkenwell Road and Leather Lane to allow a separate entrance for a single tenancy to the Ground and Lower Ground Floors to the West side of the building.