

**ADJUSTMENTS TO SHOPFRONT AND AMENDMENTS
TO THE REAR ELEVATION AT GROUND FLOOR LEVEL
THE ZEPPELIN BUILDING
59-61 FARRINGTON ROAD, LONDON EM1 3JB**

DESIGN AND ACCESS STATEMENT

LOCATION

The application site is located on the western side of Farringdon Road within a retail parade.

The property is surrounded by a mixture of residential and commercial uses.

SITE ANALYSIS

The site is used solely as a B1 commercial property which covers six storeys including basement level, however, this application relates to ground floor level only.

The original premises were destroyed by a Zeppelin raid on the 8th September 1915, and were later rebuilt in 1917. The building has solid brick walls with timber floors and a flat roof. The majority of the façade is in fair-faced brickwork with grey painted timber frame windows and render bands painted to match the windows.

There are separate timber shopfronts to N^{OS}. 59 & 61. The shopfront to 61 Farringdon Road, to which this application relates, is noted as a 'shopfront of merit' in the Hatton Garden Conservation Area Statement.

The rear of the site is accessed via the passageway between 57 & 59 Farringdon Road that leads to 57a Farringdon Road (The Drill Hall).

DESIGN PROPOSAL

It is proposed to adjust the shop front of unit 61 to change the existing double entrance door arrangement to 2 separate entrance doors in a style in keeping with the existing building and as per the approved application Ref: 2013/1653/P. In addition, to the rear / side façade of the building, the proposal is to widen the non-original fire escape doorway to become a double door.

On the front elevation, the signage fascia will be retained, in addition to the plaque explaining the building's history. The grille to the basement ventilation will remain in situ and be painted grey to match the shopfront.

The changes to the Farringdon Road façade are not considered to be detrimental to the character of the existing building and will be in keeping with the appearance and proportion of the approved adjacent shop front of number 59.

No further external changes to the building are proposed as part of this application.

SCALE

No alterations to the scale of the existing building are proposed.

ACCESS

A new point of entry is proposed and the existing entrance doorway will be slightly reduced in width. To the rear, the fire escape door is to be widened to create a double door. No further external changes are proposed.

With regards to part M compliance, the proposals will not be detrimental to the existing access provision on site.

LANDSCAPING

There are no existing or proposed landscaping features.

USE

The site is currently used as an office building, no change of use is proposed.