

Refurbishment and Extension of 18 - 26 Hatton Wall, London, EC1N 8JH

A redevelopment of 18 - 26 Hatton Wall. The following pages outline the design intent and development for the refurbishment and extension of the existing BI space & introduction of 7 flats

A Sympathetic refurbishment with contemporary extensions in high quality materials is used to provide high quality contemporary office and residential space in the Hatton Wall area

Introduction

A full planning application is hereby submitted seeking planning permission for:

"Extension to existing building to provide 222sqm additional office floorspace (ground to third floor) and 7 residential units (fourth and fifth floors), repair and alterations to existing facades and new office entrance to Black Bull Yard"

This section of the report considers in detail the site and its context, the planning history of the site, outlines the planning framework relevant to the proposals and provides a topical assessment of the scheme against the key policy areas for consideration.

Site and Context

The application site is located on the northern side of Hatton Wall, within a square urban block bounded by Leather Lane to the west, Clerkenwell Road to the north and Hatton Garden to the east.

Whilst referred to as 18-26 Hatton Wall, the site comprises a number of properties which have been addressed in different configurations over the years, including 18, 20-24 and 26 Hatton Wall and also the rear courtyard area with ground floor level access at no. 18 (also known as Black Bull Yard). The application site is now split into two main sections. Number 18 Hatton Wall comprises a recently constructed infill brick building of six storeys, with the two top floors set back from the street frontage. The property contains 10 residential flats and a ground floor entrance and reception area to existing B1 accommodation at 20-26 Hatton Wall.

No. 20-26 Hatton Wall is a four storey brick building comprising B1 commercial uses, which was originally constructed in the late 19th Century as a warehouse and has been subject to substantial rebuilding following wartime damage.

The site lies within the Hatton Garden Conservation Area, which itself plays host to a variety of land uses and different age buildings. Office, retail and residential properties make up the majority of uses in the locality.

Hatton Wall itself comprises a series of 3-4 storey buildings, many with setback upper floors above, for example at 18 Hatton Wall. To the east and west Leather Lane and Hatton Garden rise to 3-5 storeys whilst the properties to the north along Clerkenwell Road are six storeys high.

Planning History

The site has been subject to a number of large scale proposals in recent years. In October 2003 permission was granted for a mixed use redevelopment of the site, including the refurbishment/recladding and extension of 18-28 Hatton Wall and 98 Leather Lane, and the erection of a new five storey building to Leather Lane. This was granted subject to a S106 agreement and subsequently part implemented by the construction of the new 98 Leather Lane building.

A further application was then submitted (ref 2004/4957/P) and approved in February 2005 for a revised scheme creating an infill development at 18 Hatton Wall and new entrance to 18-28 Hatton Wall, which was implemented and completed.

The most recent large scale proposal for the site (ref 2008/1886/P) was submitted in 2008 for:

"Demolition of Nos.20-24 Hatton Wall and replacement with six storey building plus basement to provide light industrial use (Class B1(c)) at basement level and ground floor level and office use (Class B1) at first floor and upper storeys; change of use, refurbishment and extension of Nos.26-28 Hatton Wall to residential use (Class C3) providing two 1-bed units and one 2-bed unit on upper floors with retained retail use (Class A1) at ground floor level, including erection of new mansard roof; and change of use of No. 18 Hatton Wall from office use at ground floor reception level (Class B1) to retail use (Class A1); and associated works"

This scheme was granted permission in July 2008 following completion of a S106 agreement, and subsequently partially implemented following the clearance of all pre-commencement conditions through various applications submitted between 2010 and 2012, following the extension and conversion of the upper parts of number 28 to residential use.

Most recently permission was granted in June 2014 for the continued use of 20-26 Hatton Wall for Class B1 (Business Use) on all floors (application ref 2014/2401/P). This permission has effectively been implemented on the basis that the owner will continue to use the building for B1 (business use) and will do so in conjunction with the proposed extensions hereby sought.

Planning Policy Framework

On 27th March 2012 the Government published the National Planning Policy Framework (NPPF). The policies contained in the NPPF are material considerations which should be taken into account in determining planning applications.

The Development Plan for the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004 will be the Core Strategy and Development Policies of the London Borough of Camden Local Development Framework. The LDF was adopted on November 2010. The following policies and supplementary guidance notes are considered relevant to the scheme and have been considered as part of the design process:

CS5 Managing the impact of growth and development
CS6 Providing quality homes
CS8 Promoting a successful and inclusive Camden economy
CS9 Achieving a successful central London
CS10 Community facilities and services
CS11 Promoting sustainable and efficient travel
CS13 Tackling climate change promoting higher environmental standards
CS18 Dealing with our waste and encouraging recycling
CS19 Developing and monitoring the Core Strategy
DP1 Mixed use development
DP2 Making full use of Camden's capacity for housing
DP5 Homes of different sizes
DP6 Lifetime homes and wheelchair homes
DP13 Employment premises and sites
DP15 Community and leisure uses
DP17 Walking, cycling and public transport
DP18 Parking standards and limiting the availability of car parking
DP22 Promoting sustainable design and construction
DP26 Managing the impact of development on occupiers and neighbours
DP29 Improving access
DP31 Open space and outdoor recreation
DP32 Air quality and Camden's Clear Zone
CPG 2 - Housing (Section 5)
CPG 3 - Sustainability (Section 9)
CPG 5 - Town Centres, Retail and Employment (Section 6)
CPG6 - Amenity (Sections 4 & 11)
CPG 7 - Transport (Section 5)
CPG8 Planning Obligations (Section 11)

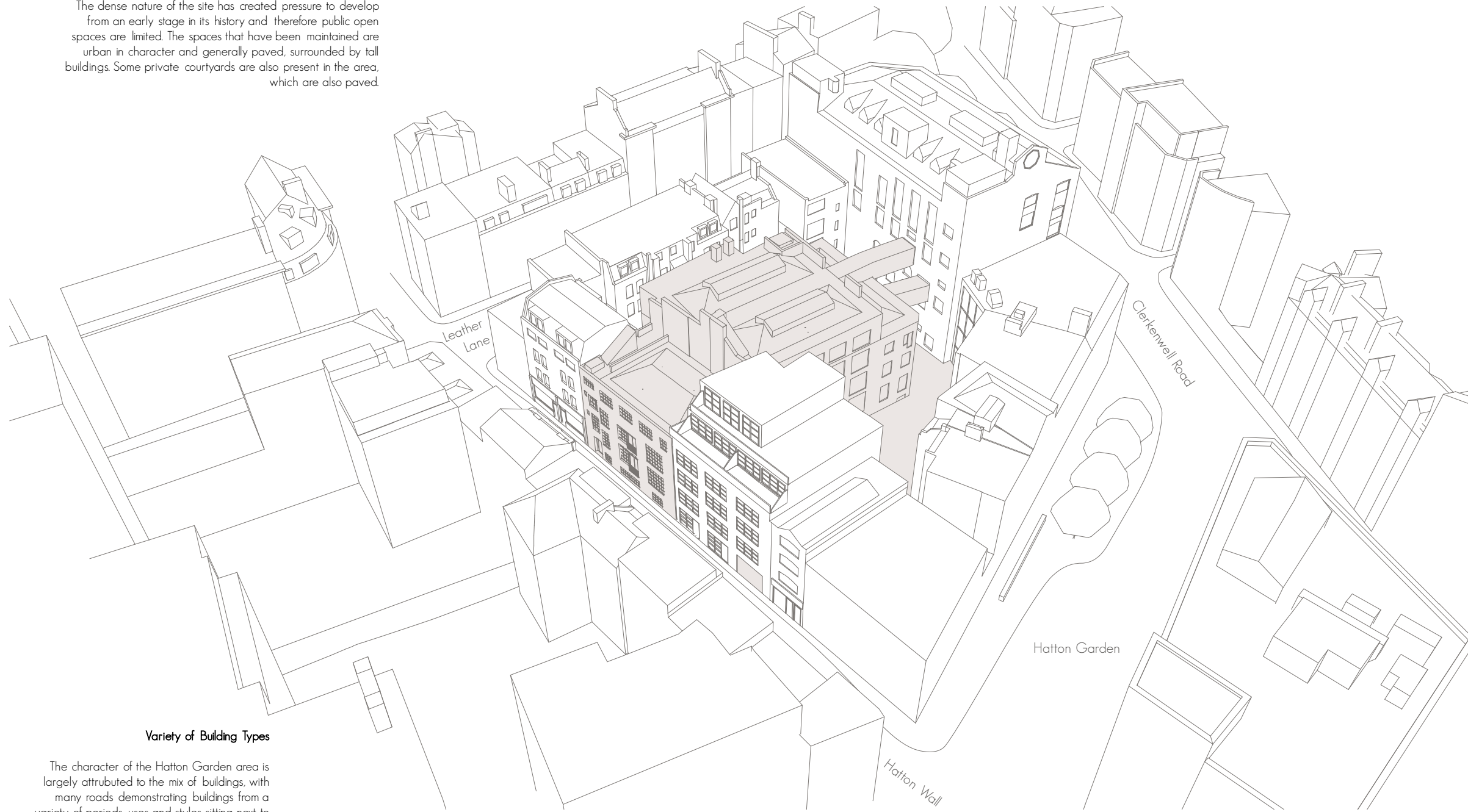
Hatton Garden Conservation Area Statement (adopted after public consultation in 1999, conservation area originally designated in 1976).

Uses

The use of the buildings in the Hatton Garden area has developed over time and continues to change, with the jewellery industry moving from the area. The use of the building and the proposals are developed under a separate heading.

Courtyards & Open Spaces

The dense nature of the site has created pressure to develop from an early stage in its history and therefore public open spaces are limited. The spaces that have been maintained are urban in character and generally paved, surrounded by tall buildings. Some private courtyards are also present in the area, which are also paved.



Variety of Building Types

The character of the Hatton Garden area is largely attributed to the mix of buildings, with many roads demonstrating buildings from a variety of periods, uses and styles sitting next to each other. There is therefore a mix of scales and characters, with new extensions and developments respecting this relationship.

Narrow Streets

Hatton Wall is a typical street found within the Hatton Garden area. Narrow, with little space for traffic and on a hill. The buildings front the pavement and are high enough to make the road feel enclosed. This provides a very intimate character.

Hatton Garden Conservation Area & History

The area is located in the southern part of the Borough, bordering Islington to the east and the City of London to the South.

Leather Lane and Saffron Hill form the west and east boundaries of the Ely Estate, which was constructed in 1292 by the Bishop of Ely to house his Palace. This is the area currently known as Hatton Garden. The Church of St Ethedreda was part of this estate and still remains on Ely Place.

In the 1570s Christopher Hatton acquired ownership of much of the estate and built his own residence with large ornate gardens on it. The estate stayed in the family, but due to increased financial pressure and the growing demand for more housing, the first properties were built along Hatton Street, now known as Hatton Garden.

Hatton Wall was one of the original roads formed on the site in the 17th century. It runs along the course of the former wall that marked the northernmost boundary of the estate orchard. New roads and housing were developed quickly and by the early 17th century most of the area had been developed.

The area was home to prosperous merchants and although described as plain, the properties were brick faced Georgian terraces with canopied doorways and sash windows. It stayed this way into the 19th century, although some areas around the estate became slums with run down housing. The narrow winding roads and hills meant the space was often full of traffic. As a result, wide scale redevelopment occurred.

Streets were widened to allow the greater passage of traffic, with Clerkenwell Road being built in the 1860s. The greater access to the area meant that the residential use of the site made way for commercial uses. The jewellery trades from Clerkenwell spilled over to Hatton Garden, focusing the area on gem trading, banking and watch making. Warehouses and industrial uses also came to the area, taking advantage of the improved road network.

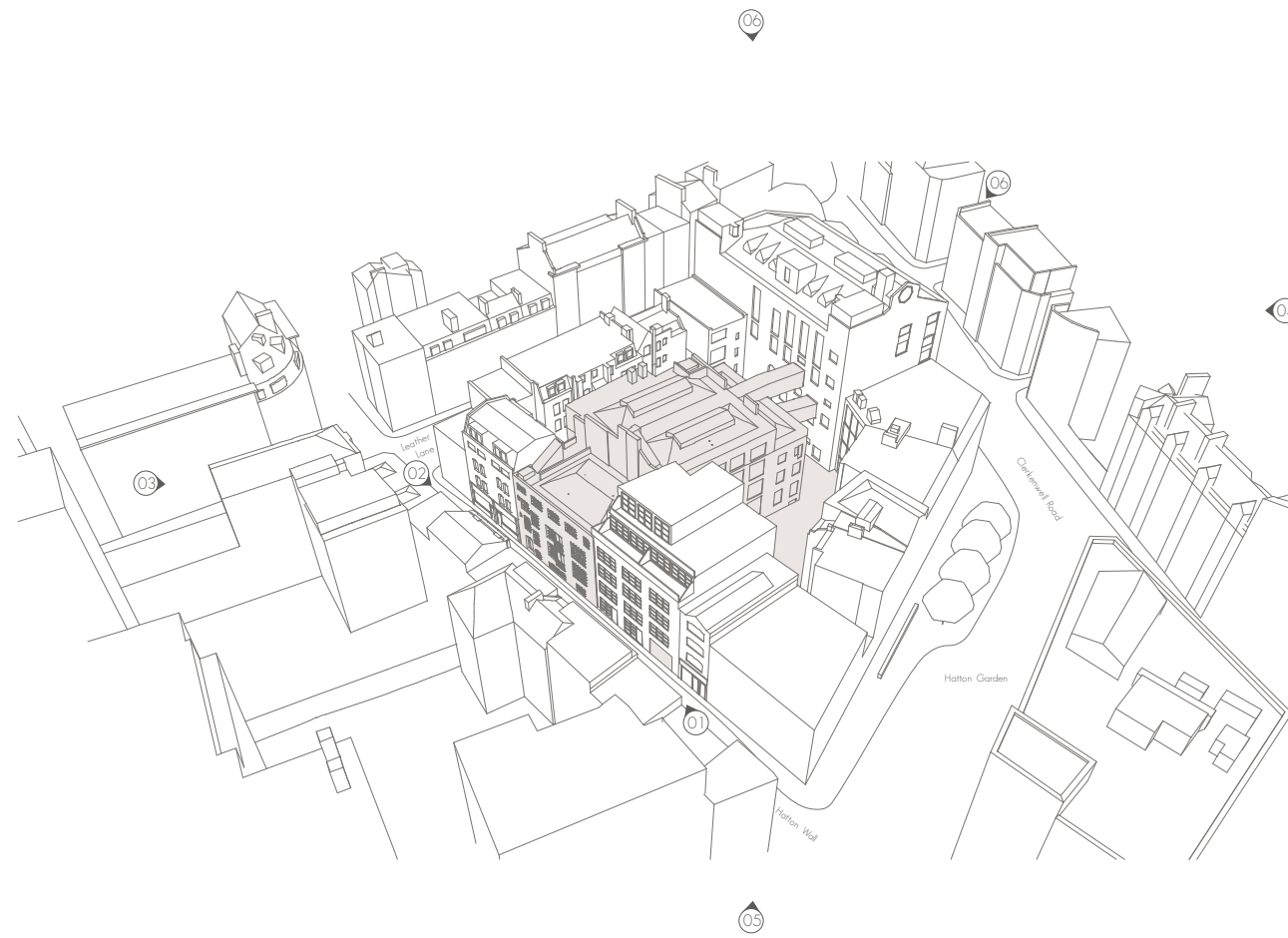
In the 20th century some buildings were developed in response to the need for repair. The money in the area meant that these were mainly high quality buildings with stone facades. Much of the area was affected by bomb damage during the war, which meant some new development, and the area changed again.

The decline of the jewellery industry and the global production market has meant that in recent times the area has seen an increase in office use, residential conversions, bars and other retail uses moving to the area.



01. Hatton Wall Looking West

Looking West along Hatton Wall, the road slopes upwards towards the junction with Leather Lane. The narrow width of the street and height of existing buildings largely obscures the presence of fourth and fifth floor extensions, which have been constructed on a number of the neighbouring properties.



02. Hatton Wall Looking East

Looking East along Hatton Wall, the road slopes down towards the junction with Hatton Gardens, and Saffron Hill beyond. To a large extent, the character of the street has been maintained with a mixture of London Stock brickwork and traditional metal framed windows. In the case of 28 Hatton Wall, a more contemporary commercial shopfront has been inserted at ground floor level.



05. Aerial View Looking West

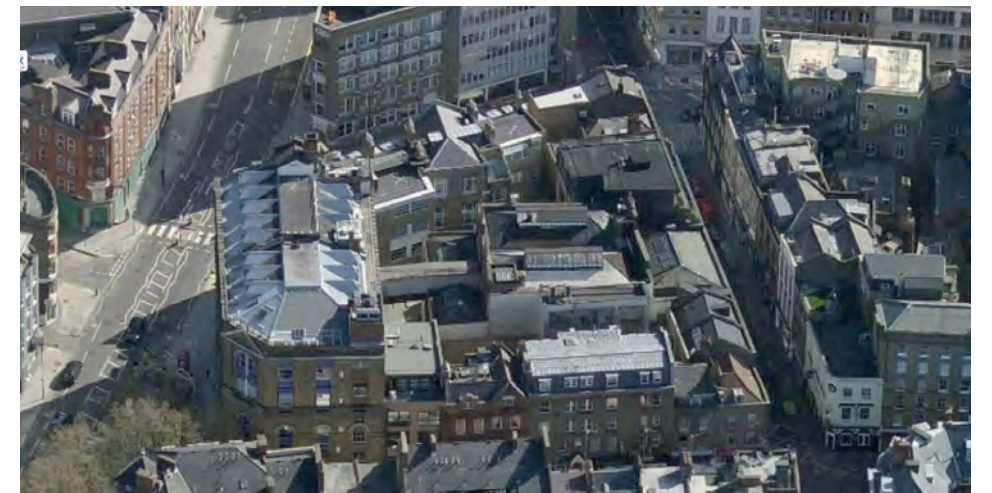


03. Aerial View Looking North



04. Aerial View Looking North

The Black Bull Courtyard is surrounded on all sides by large scale development, creating a shadowed but protected space within the Hatton Garden area.



06. Aerial View Looking East



Wires & Chaotic Elevation

The evolution of the buildings usage over time has resulted in the front elevation being littered with various cables and fixing points.

Pitched Roof & Layered Roof

The existing building has two separate pitched roofs at third floor level, running in the direction of Hatton Wall, covering the front and rear sections of the property. Two further pitched roofs at fourth floor level, running adjacent to Hatton Wall, cover the higher, central section of the building.



The adjoining property at number 28 Hatton Wall has a mansard roof extension, clad in lead, retained by a high brick wall which forms the boundary of the application site.

The neighbouring property at number 18 Hatton Wall has a larger scale extension, providing residential space on the fourth and fifth floors. The extension is clad in zinc, with a roof of the same material oversailing the boundary of the application site. Both floors of the extension to number 18 step back from the parapet line, creating terrace space overlooking Hatton Wall.



Adjacent Buildings

The adjacent buildings across Hatton Wall are of a similar traditional character to the application site, again displaying clear signs of a history of alterations and development.

The majority of the buildings facing the 18-26 Hatton Wall have a commercial frontage at ground floor level, whilst maintaining a more traditional facade above.

Materials

The patchwork of brick colour and texture displayed on the front facade gives a character which is reflective of the buildings age and evolution over time.

Similarly, the metal framed windows, which are irregular in their proportion, are indicative of the area and give an added interest to the facade.



Parapet Heights

Although the buildings along Hatton Wall have experienced a number of independent alterations over the years, the parapet line has been largely maintained at four storeys above ground level, reflecting the original proportions of the street.

Developments above the parapet line have generally been treated in a more contemporary material and set back from the front facade to minimise their impact on the street scene.

Brickwork

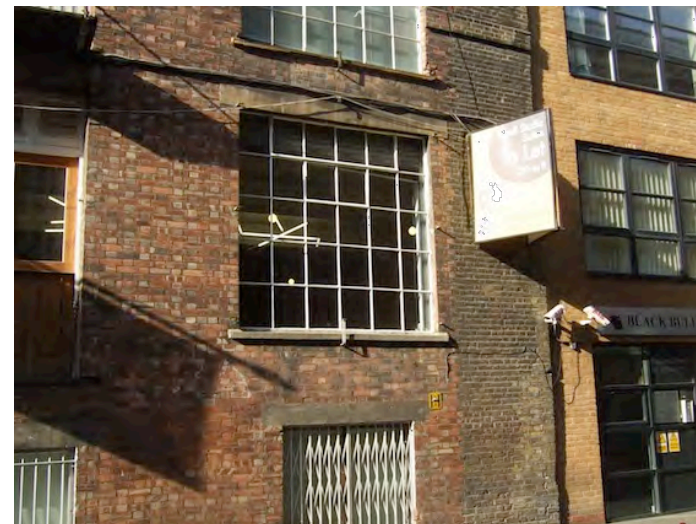
The majority of buildings along Hatton Wall have been constructed in a variety of brick types, representing periodic development over the history of the site. Many, including the application site, are composed of predominantly London Stock brick, which has been altered and patched over time with brickwork of different shades and textures. The neighbouring property at number 18 has been built in a paler, more modern brick, whilst the adjoining property at number 28 has been built in a traditional London Stock of a different shade. There is a step of approximately one brick width between properties, creating definition to the change in material.



Infill Brickwork



London Stock Brick



Openings

Low level openings within the front facade reflect the original internal building levels, with a lower ground floor and raised ground floor. Both neighbouring properties at 18 & 28 Hatton Wall have been altered to create level access from the street, so that there is no consistent alignment of window levels along the street.

There is no clear rationale to the size or arrangement of openings to the upper floors of the front facade, which creates a more eclectic character distinguishing the building from its neighbours.

All existing windows are single glazed with traditional metal frames. All existing openings have exposed concrete lintels and cills, some of which have perished considerably.

Two sets of timber double doors at first and second floor level open onto Juliette balconies within the front facade.



Internal Courtyard Elevations

The external elevations facing the Black Bull Courtyard are a mixture of exposed brickwork and painted render.

There are a number of window and door openings, which do not follow a clear rational and show signs of alterations over time.

The existing ground level steps down in two locations to provide access between the lower ground floor and courtyard.

A painted steel stair fixed to the external facade provides escape access to the upper floors of the building. A variety of rainwater pipes, soil ventilation pipes, AC units, extract vents, cabling and security equipment are visible on the external facade.



Overlooking Elevations

Black Bull Courtyard is surrounded by existing buildings on all sides. In each case, only rear the facade is exposed to the courtyard, and there are no commercial frontages.

To the North, the rear facade of number 85 Clerkenwell Road is a patchwork of various bricks, similar to that of the application site. The appearance of the surrounding buildings gives the courtyard an urban-industrial atmosphere.

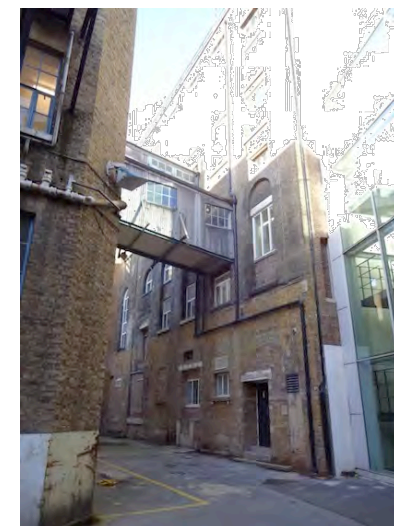
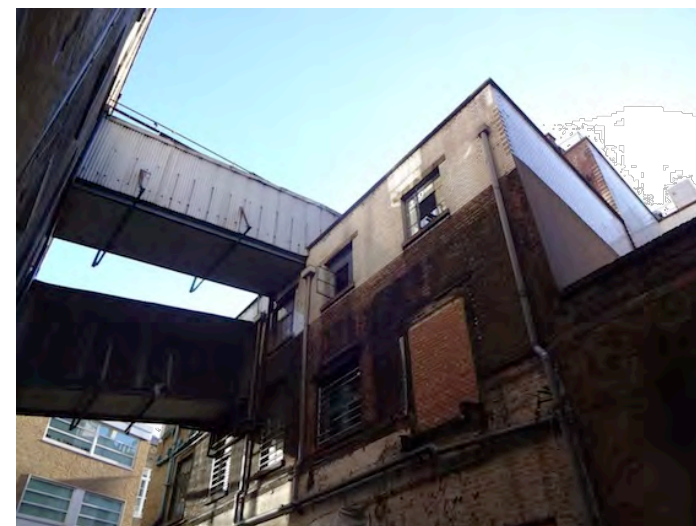
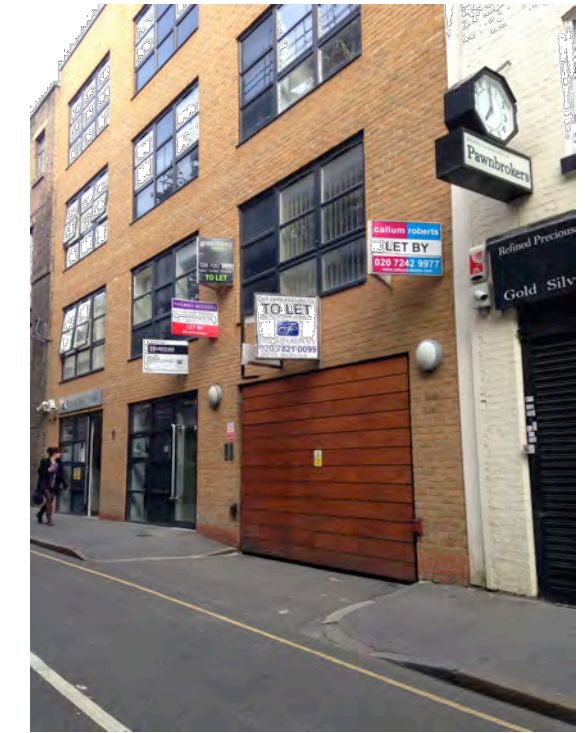
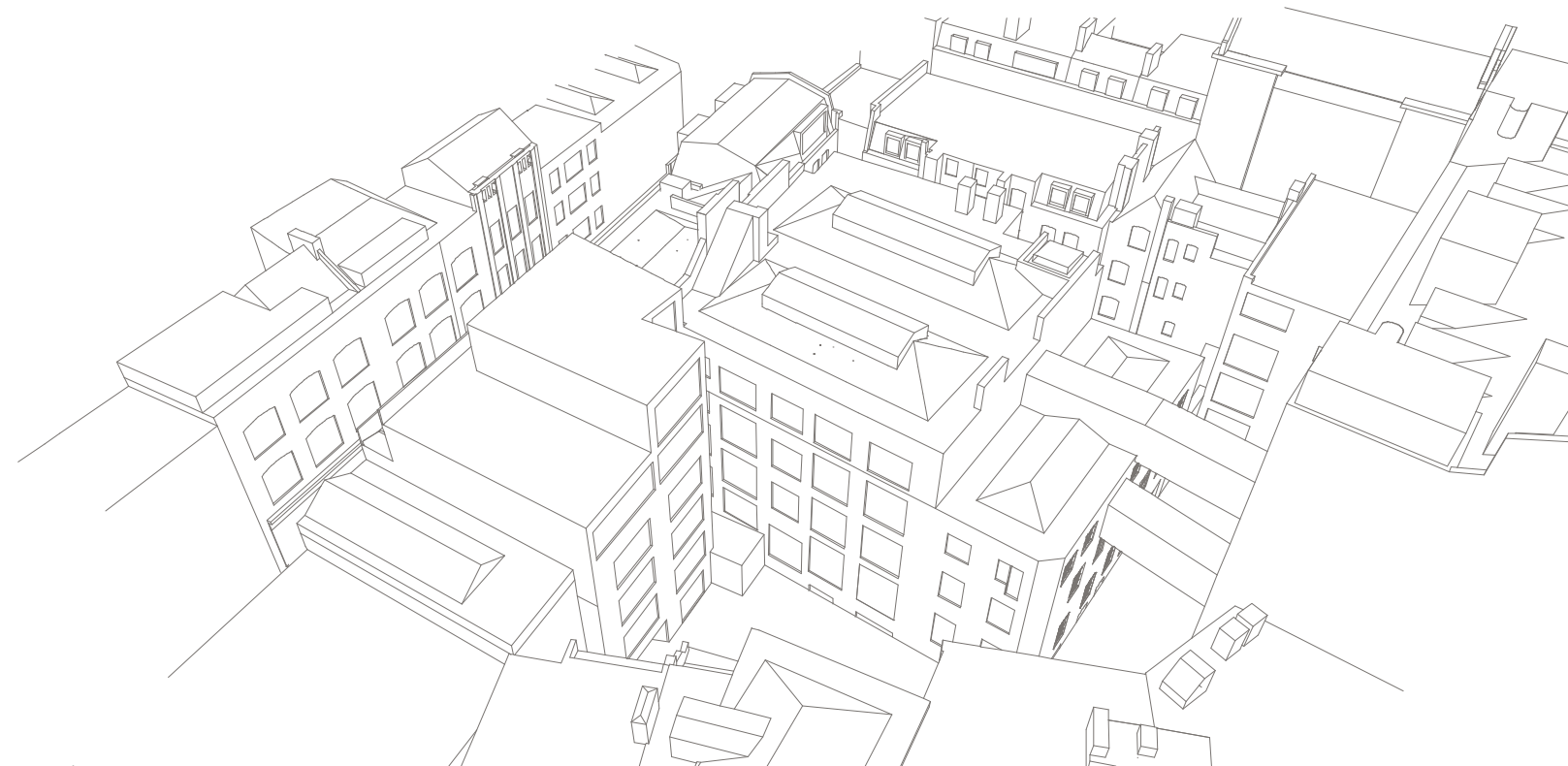
The rear facade of number 18 Hatton Wall, through which you access the courtyard, is constructed from the same modern brickwork as its front facade and steps back to abutt the east elevation of the application site.

Black Bull Courtyard, at the rear of 18-26 Hatton Wall, is accessible via a gated entrance within the demise of 18 Hatton Wall. The courtyard provides primary access to two studio flats within the access tunnel, as well as escape access to the rear of buildings on Hatton Garden and Clerkenwell Road.

The courtyard is also accessible through the reception space of 18 Hatton Wall.

The existing entrance gate is locked throughout the day and requires a key fob for access.

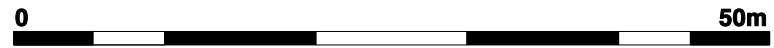
Access



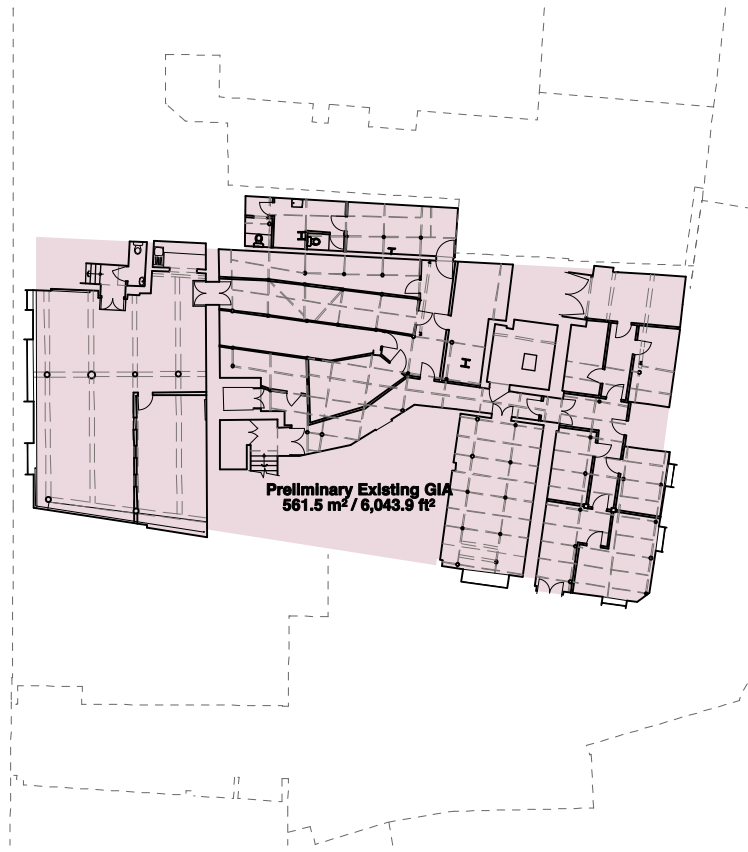
Connections to Surrounding Buildings

Two corrugated metal bridges at second and third floor level link the application site with 85 Clerkenwell Road. It appears that a third bridge previously connected the two buildings at first level, which has been removed. Both bridges slope downwards from Hatton Wall to 85 Clerkenwell Road.

Looking from the courtyard, the existing building under application is flanked by two new-build properties; number 18 Hatton Wall at South East corner of the courtyard and numbers 98 & 100 Clerkenwell Road in the North West corner of the courtyard. Neither new-builds have made an attempt to integrate with the existing building fabric and appear distinct in the colour of brickwork and alignment of openings.



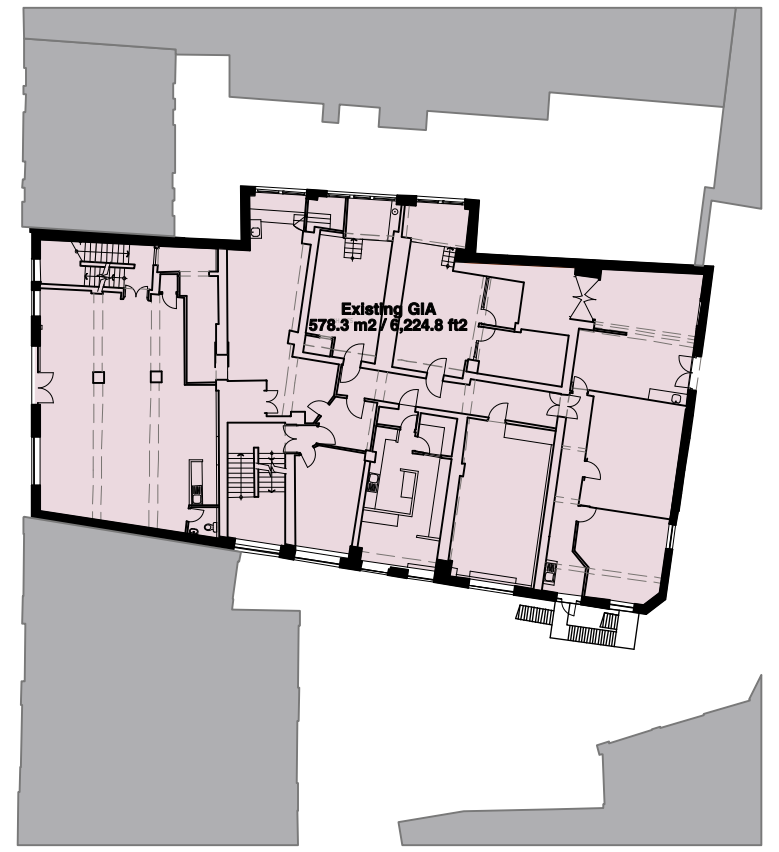
BLOCK PLAN
1:500



Basement Floor Plan



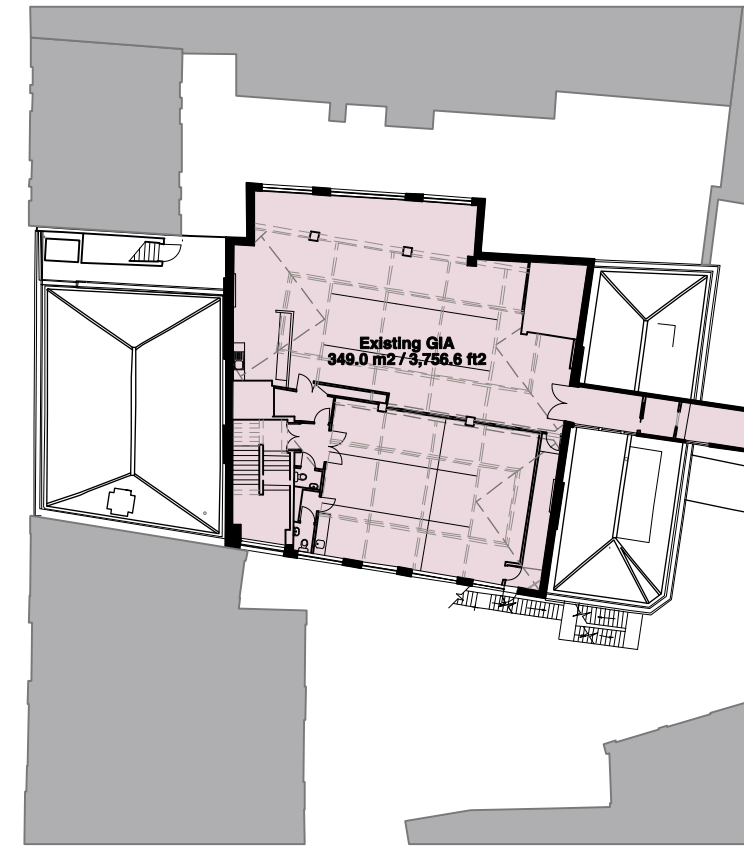
Ground Floor Plan



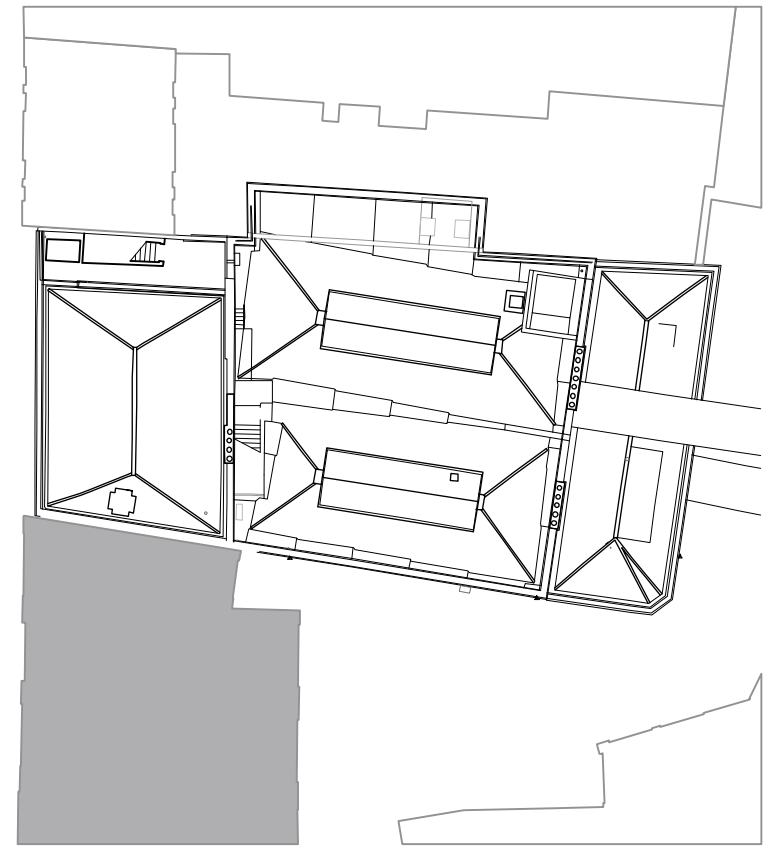
First Floor Plan



Second Floor Plan

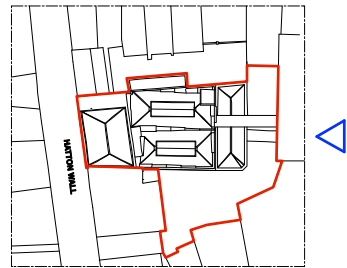


Third Floor Plan



Roof Plan

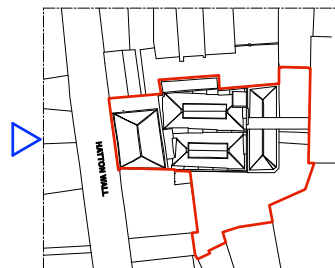
REAR ELEVATION



Rear Elevation



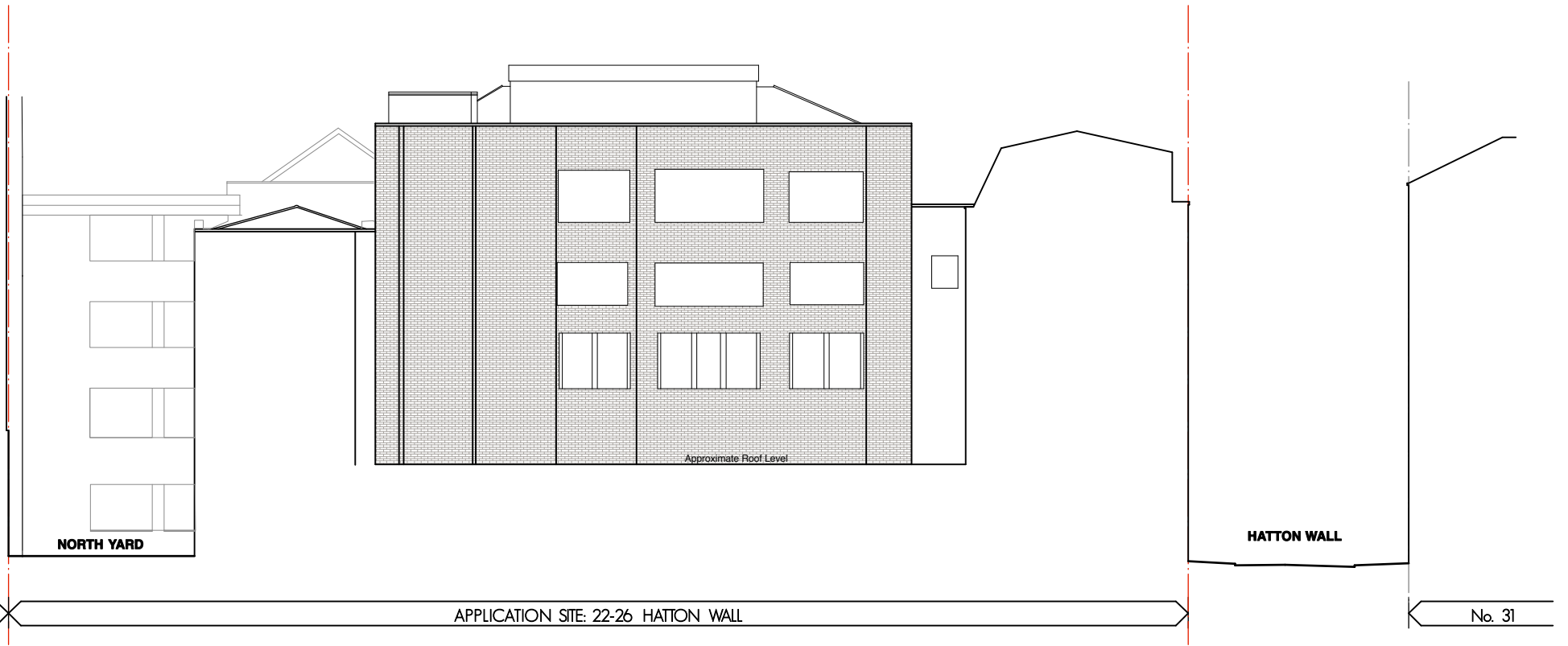
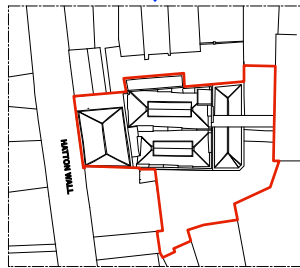
FRONT ELEVATION



Front Elevation

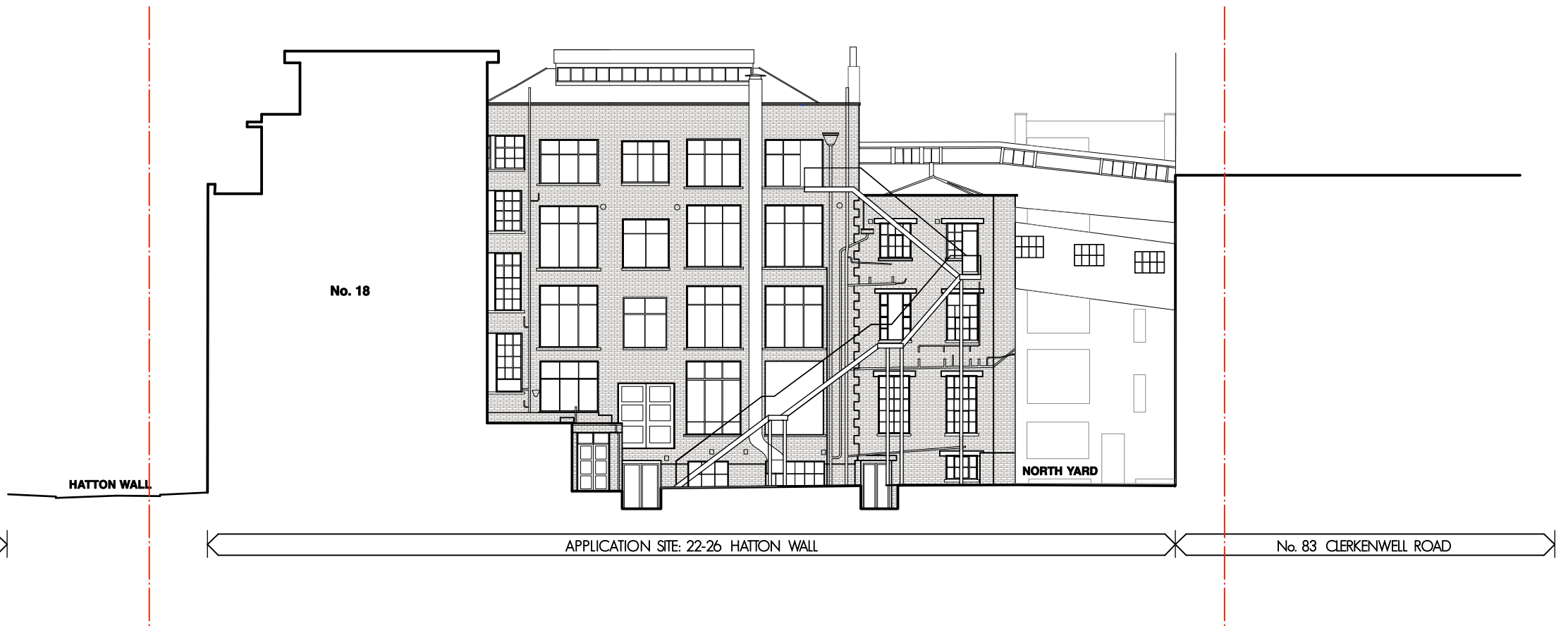
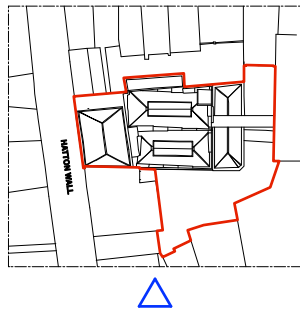


WEST ELEVATION



Rear Elevation

EAST ELEVATION



Front Elevation

Pre-Application Discussions

Prior to the submission of this application discussions have been held with officers in both Planning Policy and Development Control to determine the acceptability of our approach to the scheme and mix of uses, specifically in relation to policy DPI "Mixed Use Development" and the implications of bringing forward a scheme for mixed residential and commercial use.

In general terms officers have agreed in principle that a scheme providing a mix of residential and commercial use should be considered acceptable, irrespective of policy DPI, subject to justification for the proposed mix and final usage of the building, and its ability to accommodate jewellery uses. The implications of policy DPI are discussed in more detail within the planning policy assessment below.

Policy Assessment

Mix of Uses

The NPPF identifies one dimension of sustainable development as being its economic role, contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places. It also states that local planning authorities should support existing business sectors.

This is supported by the London Plan which states that *"the Mayor will, and boroughs and other relevant strategic partners should: enhance and promote the unique international, national and London-wide roles of the Central Activities Zone (CAZ), supporting the distinct offer of the Zone based on a rich mix of local as well as strategic uses and forming the globally iconic core of one of the world's most attractive and competitive business locations"* (Policy 2.10 Central Activities Zone)

At a local level, the Core Strategy, Development Policies and Camden Planning Guidance recognise the importance of Hatton Garden and, identify the area out for special protection. Core Strategy policy CS8 specifically refers to Hatton Garden and states that "In order to promote Hatton Garden as a location for jewellery-related uses, the Council will seek to secure and retain premises suitable for use as jewellery workshops and related uses" (8.19). Policy CS9 also states that the Council will support and promote the Central London area of Camden as a successful and vibrant part of the capital to live in, work in and visit and "We will promote and protect areas of specialist activity, such as the Museum Street area and Hatton Garden" (CS9(g)).

Development Policies policy DP13 expands on the additional protection of Hatton Garden and states that "In the Hatton Garden area, the conversion of office premises will only be permitted where it can be demonstrated that they have been vacant and marketed for at least two years and they are replaced by a mixed use development that includes light industrial premises suitable for use as jewellery workshops and residential uses, where appropriate." (13.7). It also states that *"When the provision of workspace is not possible due to the nature of the site or the development, we will seek a financial contribution towards support for the jewellery industry. The requirement to provide workspace will be determined by the supply of such space in the area. Where considered appropriate, contributions towards training and support activities for industry in Hatton Garden may be sought in lieu of workshop provision. The level of contribution will be related to the area of workspace that would otherwise have been expected."*

In this case no employment floorspace is lost as a result of the proposals and the primary business function of the site is maintained and enhanced by the overall refurbishment works to the building, bringing with it an improved offer of commercial floorspace in a building with is currently rather tired and run down. The application hereby submitted merely seeks extension to an existing building and as such the fundamental consideration in respect of the scheme is the additional accommodation provided as a result of the extensions proposed, in the form of office space and 7 residential units.

Policy DPI is of particular relevance to the proposals. It states that schemes providing a total uplift of more than 200sqm gross additional floorspace will be required up to 50% of all additional floorspace to be housing. The purpose of the policy (as stated in para 1.8) is to regard housing as the priority use, but to ensure that it does not override other considerations, such as the need for jobs and the importance of Central London as a focus of business. In this case, the application scheme provides a total uplift of 874 sqm, of which 652sqm is provided as housing. Whilst this exceeds 50% of the total uplift in floorspace, it is crucial to note that the wider employment function of the site is clearly maintained, with all lower floors retained as B1 use. In total only 18% of the floorspace of the resulting building is provided as residential. A full schedule of areas is provided within this document at page 26.

Irrespective of this, policy DPI provides specific guidance in relation to Hatton Wall, and states that

"As an exception to this approach, in the designated Hatton Garden area, where more than 200 sq m (gross) additional floorspace is provided, we will require up to 50% of all additional floorspace in the form of secondary uses, including a contribution to housing and a contribution to affordable premises suitable for the jewellery industry. The Council will require any secondary uses to be provided on site, particularly where 1,000sqm (gross) of additional floorspace or more is proposed. Where inclusion of a secondary use is appropriate for the area and cannot practically be achieved on the site, the Council may accept a contribution to the mix of uses elsewhere in the area, or exceptionally a payment-in-lieu."

The proposed scheme proposes that the secondary use in this case is residential, and not affordable premises for jewellery industry. This decision has been taken for a number of reasons.

As explained to officers during pre-application discussions, it is the owner's intention to refurbish the existing floors and to extend its floorspace partially to create a higher quality office space, suitable as a headquarters office that will, in an ideal scenario, be let to a single occupier.

In addition, the proposed additional floorspace areas created by the extension (spread over ground, second and third floors) could not by themselves cater for jewellery uses, certainly not in the context of a single occupier. The majority of floorspace gained is at third floor level which has lower floor to ceiling heights and would not necessarily be suitable for jewellery workshops at such a high level.

Also worthy of consideration is the marketability and viability of providing speculative space for such uses. Previous B1(c) occupiers within the building have long vacated the property and for many years the building has been occupied by B1(a) uses, as had been demonstrated in a recent certificate of lawful use application. The provision of a small element of jewellery uses within the building is unlikely to be occupied and would be better located elsewhere, if at all.

Policy DPI sets out a number of criteria against which the mix of uses should be sought, which we have considered below:
a) the character of the development, the site and the area;

The proposed scheme seeks to retain the existing façade of the building to benefit the Conservation Area, however the existing employment floorspace and overall commercial function of the building is retained
b) site size, the extent of the additional floorspace, and constraints on including a mix of uses;

Based on policy wording only a small proportion under 200sqm out of a total of 2948sqm commercial floorspace (5%) would be sought as jewellery space, which as a separately accessed space at third floor level (the proposed location of the extension) would not be viable. This would also not fit within the wider refurbishment and single occupier intent for the building.
c) the need for an active street frontage and natural surveillance;

The street frontage is retained broadly as existing with some minor alterations
d) the economics and financial viability of the development including any particular costs associated with it;

The intention to refurbish as a single occupier building means that the small proportion sought (5% of commercial floorspace) and its location (upper floors) would render this small section unviable

e) whether the sole or primary use proposed is housing;

The primary use of the site remains B1 (business use). Approximately only 18% of the total floorspace is provided for residential use.

g) whether secondary uses would be incompatible with the character of the primary use;

The residential use is compatible with the existing primary B1 use, as demonstrated by many similar developments in the surrounding area

f) whether an extension to the gross floorspace is needed for an existing user;

The proposed extensions are required a) to attract a suitable occupier for the building and b) to fund the refurbishment of the building as whole.

h) whether the development is publicly funded;

The development is privately funded but significant investment is required for the repair and refurbishment of the existing building

i) any other planning objectives considered to be a priority for the site.

The site has been subject to a number of applications for refurbishment and investment, none of which have been forthcoming. The current owner wishes to advance with the refurbishment and extension of this building as soon as possible, providing much improved office space and enhancement of the Conservation Area.

To summarise, given the context of the development proposals and intention to refurbish the building to provide a higher quality commercial scheme, it is not considered appropriate to provide what would be a relatively small proportion of jewellery uses within the scheme. Rather, the focus of secondary uses is upon the provision of residential accommodation.

As already stated policy DPI seeks to identify residential use as a priority use and the approach to this scheme does not adversely affect job creation or the function of Central London. Indeed, policy DP2 "Making full use of Camden's capacity for housing" seeks to ensure that housing is delivered where possible and in this case the provision both optimises the use of the site (in accordance with previous permissions) but also maintains the existing use of the building and function of the area.

Residential Use - Mix, Unit Sizes and Amenity Space

Policies CS6 "Providing Quality Homes", DP5 "Homes of Different Sizes" and DP6 "Lifetime Homes and wheelchair homes" all seek to ensure that all new residential development within the borough meets the appropriate standards in terms of minimum size and accessibility, and that a good range of unit sizes are provided.

The current scheme creates a total of 7 residential units comprising 2x 1 bed units, 4 x 2 bed units and 1 x 3 bed unit (see schedule page 26). All of the units have been designed to provide better than average circulation space and to meet (and exceed) the Council's standards in terms of unit sizes. Each unit also provide adequate external amenity space in accordance with the Council's supplementary guidance, the larger 3 bed flat having an external amenity space of nearly 80sqm, and each 2 bed flat with over 30sqm each.

Design and Heritage

Page 3 of this Planning, Design and Access Statement provides a brief synopsis of the Hatton Garden Conservation Area and its history, along with an assessment of the areas immediately surrounding the site.

Given the history of the site and the clear desire from both owners and the Council to see a comprehensive redevelopment (or improvements) of the existing building, there is no doubt that a scheme which enhances the site and its setting in conjunction with extensions should be supported by the Council. In terms of massing, the scale and bulk of the proposed scheme has been devised with reference to the previously approved 2005 and 2008 schemes, and the building envelope is set by these parameters. Indeed, the latest 2008 scheme has been implemented and there would be no reason why these schemes could not come forward with the same massing at any point in the future. On this basis the applicant sees no reason for the building envelope to be questioned.

The fundamental difference between the current scheme and previous iterations in 2005 and 2008 is that the main façade of the building is now retained and refurbished, as opposed to being completely removed and replaced with a contemporary building. This not only represents a more sustainable approach to construction but also has a significant benefit to maintaining and enhancing the character and appearance of the Hatton Garden Conservation Area. To the rear and at upper levels, the proposed extensions to the building are designed with a more contemporary but still complimentary palette of material, as set out within the design section of this report and as can be seen in the accompanying model images provided. It is considered that the new approach, in particular the focus upon retaining the existing characteristics of the historic building, should be strongly supported by officers and represents a vast improvement to the already approved 2008 scheme.

Amenity, Privacy and Overlooking

Once again, having taken into consideration the previously approved scheme, which has been implemented and could at any time be completed, it is not considered that the massing of the proposed building will have any adverse impact upon daylight/sunlight received by surrounding properties, certainly in comparison with the approved envelope. Notwithstanding this a further report has been prepared and submitted with the application to demonstrate accordance with BRE guidance.

In terms of privacy, a key difference between the previously approved scheme and this new application is that the upper floors now provide residential accommodation as opposed to further office space. As such the design team have been required to carefully consider the positioning of windows and terraces at upper levels to ensure no adverse impact (in either direction) upon the privacy of existing and proposed residential units. On this basis a series of screens are proposed to the upper terraces to avoid any overlooking of existing surrounding residential properties. These can be seen on the model images submitted with the application and on the scheme elevations.

Taking into account the approved schemes and the further measures that have been taken to ensure privacy is maintained.

Transport

As explained the site lies within a highly accessible location with a PTAL score of 6b (excellent). It is anticipated that the Council will insist upon a car-free agreement to enter the scheme acceptable in transport terms, which the applicant agrees to.

The size of the scheme falls below the threshold for preparation of a transport assessment, however consideration has been given through the design process to providing the requisite proportion of cycle spaces for the residential element, in accordance with CPG7. Additional cycle parking is also provided for the new office space, increasing provision on the site overall. 13 spaces will be allocated to the new build residential units, 50 to the new BI space and 17 to the existing residential units at 18 & 20 Hatton Wall.

Sustainability

In accordance with policy "CS13 Tackling climate change promoting higher environmental standards" and CPG 3 "Sustainability", the applicant has commissioned detailed sustainability statement to ensure that the proposed development meets current policy requirements (in this case Code for Sustainable Homes Level 4).

The report (prepared by Metropolis Green) concludes that the scheme is able to achieve the necessary levels of sustainability and that it will be possible to achieve Level 4 certification in due course.

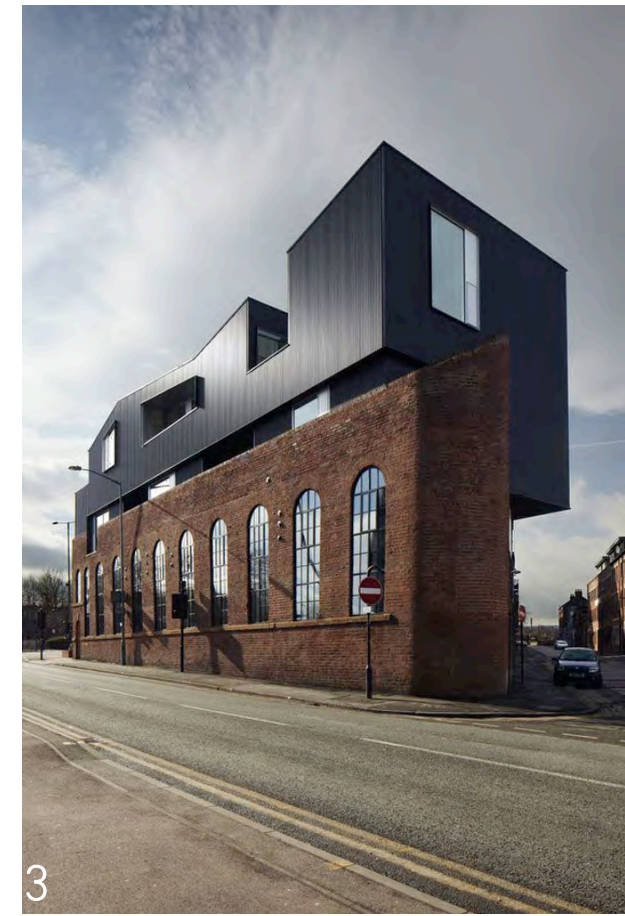
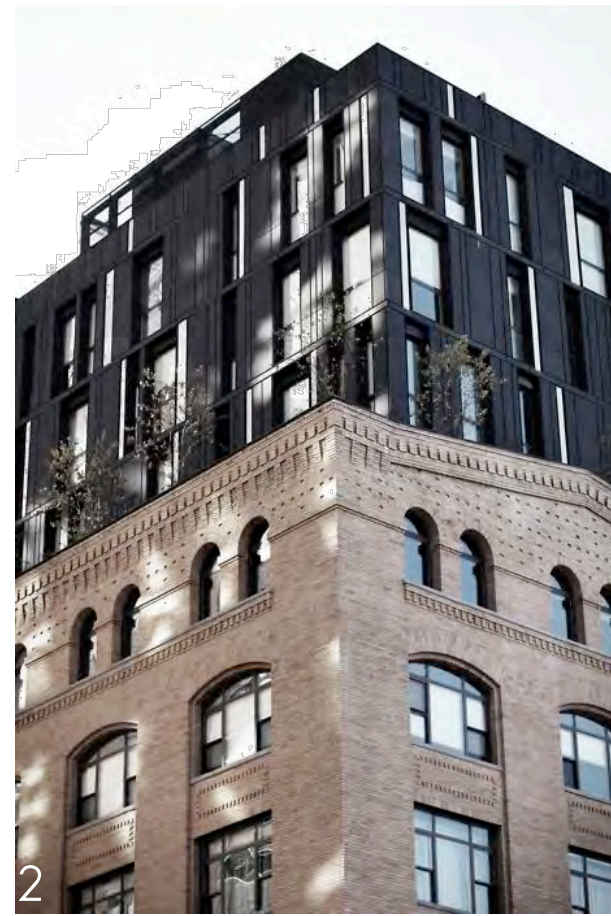
A BREEAM assessment of the additional office space proposed has not been carried out since this falls below the 500sqm threshold as specified by policy. Other refurbishment works to the existing building will take place separate to the application scheme hereby proposed.

Planning Obligations - Heads of Terms

Having considered the proposed scheme against the Council's supplementary guidance note CPG8 "Planning Obligations", the majority of contributions do not apply due to the size of the scheme (below 1,000sqm). However it is acknowledged that the Council will seek the following two contributions in order to render the scheme acceptable in policy terms:

- Decentralised Energy - £19,600
- Education - £15,174
- Open Space - £9,167

Other non-contribution elements of a legal agreement may also be required (eg construction management plan, car free agreement), however the applicant anticipates further discussions with officers on these matters as the application is processed, however we would appreciate early contact with the Council's legal team to discuss the preparation of a S106 agreement once the application has been registered.



Concept

1| Simple shape and palette to compliment existing building & roof extension. Contrast in the treatment of windows and openings between the existing building and extension reaffirms old and new.

2| Contrast of pale brickwork and darker copper giving definition to extension.

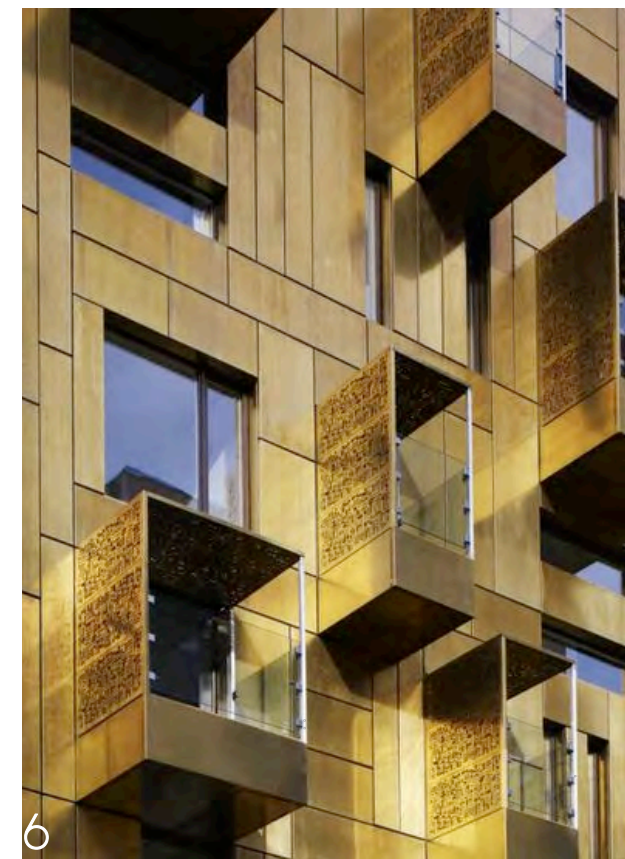
3| Retention of existing parapet line defines existing and extension.

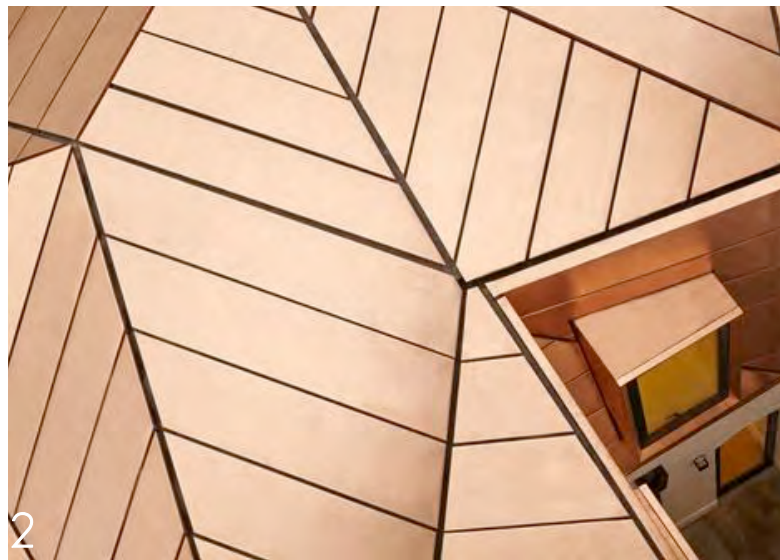
Cladding

4| Junction of oxid copper cladding and London Stock brickwork

5| Large sections of dark copper cladding arranged in vertical panels.

6| Recessed window openings aligning with joints between copper pannels creates a crisp facade. Protruding balconies aligning with copper cladding.





Cladding

- 1| Vertical copper cladding with recessed openings gives depth the facade.
- 2| Precision finish achievable in copper cladding
- 3| Weathered copper cladding with regular standing seam detail. Warmer colour of copper when weathered compliments existing brickwork in a traditional context.

Landscaping

- 4| Vertical timber cladding and planting areas proposed within courtyard.
- 5| Permeable landscaping.
- 6| In-built furniture proposed in courtyard breakout space.

Terraces

All seven flats within the proposed development will have a terrace space of at least 5m², in accordance with the London plan. In the case of the four west-facing units, the terrace space will be significantly larger, with each bedroom and the living space enjoying private terrace access.

Privacy Screening

Each of the proposed west facing terraces will be screened with perforated copper, in order to prevent residents from overlooking adjacent properties.

The screen will allow some light and air flow, but will be sufficiently dense to obscure views into out of the space.

External Windows and Doors

The treatment of windows and external doors between the existing and proposed elements of the building will again demonstrate the contrast between old and new.

New Crittall style windows will be installed within the brickwork of the lower floors. On the front elevation, new windows will be installed in place of the existing, maintaining the irregular appearance of the façade. Within the brickwork of the courtyard, new windows will replicate the proportion of the existing.

Within the copper extension, more contemporary, large-pane glazing will be installed.

Materials

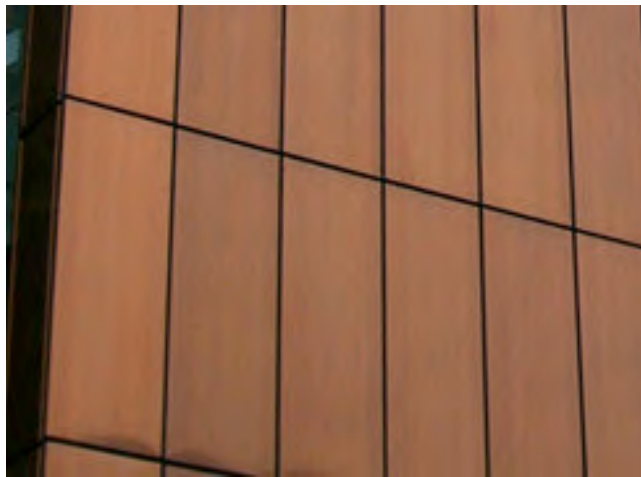
The choice of materials considers the context of the site and the evolution of the building through recent history. The proposed copper cladding has an engineered appearance, which gives an industrial aesthetic that responds to the character of the area.

The existing brick front façade will be tidied up and re-pointed where necessary. The patchwork of brick types will be retained in order to maintain the character of the building and the appearance of its longevity through the development of the area. The brickwork will be exposed to the commercial space internally.

The proposed extension will be clad in copper oxid paneling. The cladding will create a clear distinction between old and new, both in color and in finish. The copper will be mounted in regular panels with a crisp edge and regular joint lines, contrasting with the more timeworn appearance of the brickwork. The joint lines of the cladding will also align with the window and door openings, giving a look of precision craftsmanship.



Cladding : Vertical oxid copper cladding with recessed large-pane windows



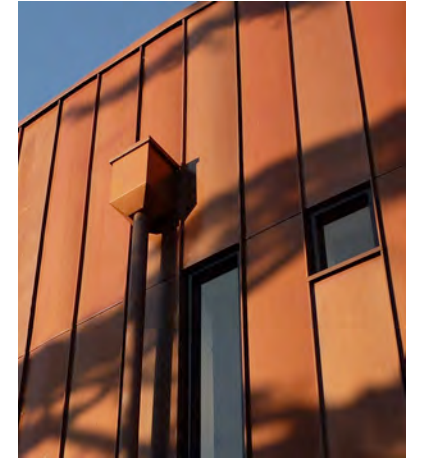
Cladding joint detail : Vertical copper cladding panels with regular joints



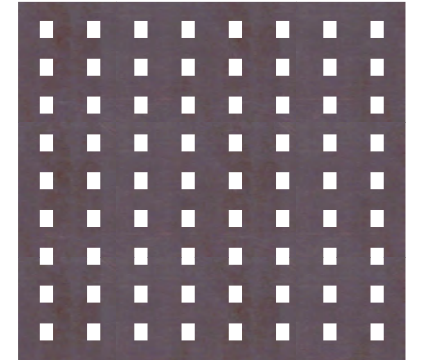
Cladding : Junction of copper and brickwork



Elevation detail of Hatton Wall facade



Recessed glazing aligned with cladding



Perforated Copper Oxid screening



Copper Oxid cladding



Existing brickwork to Hatton Wall facade

New Brickwork

The entirety of the rear elevation and east elevation exposed to the courtyard will be demolished, and rebuilt in traditional brickwork. This will enable the new sections of wall to be insulated and improve the thermal efficiency of the building. A pale, traditional style of brick will be chosen, which will serve to reflect maximum light into the courtyard and contrast with the darker copper of the extension above.

Glazed Projections

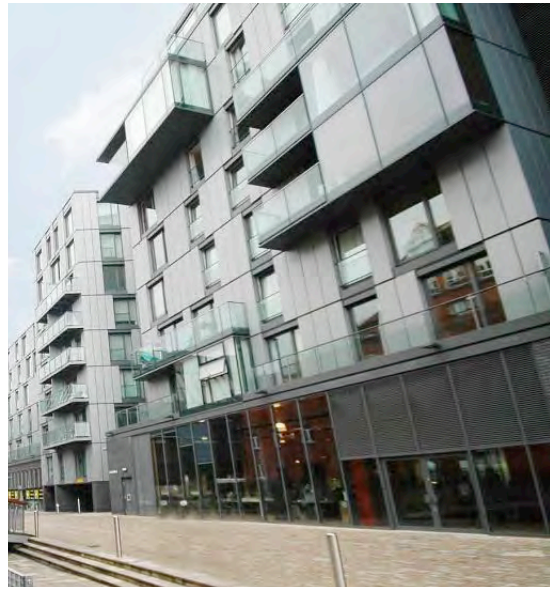
Three glazed boxes will protrude from the rear facade on the fourth and fifth floors of the proposed residential extension.

The rear face of the protrusions will be back-painted glass to prevent the new spaces from directly overlooking to the existing residences within 85 Clerkenwell Road, however natural daylight will be provided through the small side panes.

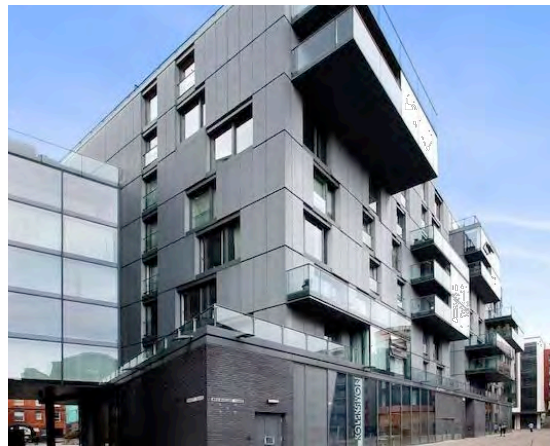
These protrusions are suggestive of the existing footbridges that currently link 20-26 Hatton Wall with 85 Clerkenwell Road and will add depth to the facade.

Junction of brickwork and copper cladding

On the rear facade and east facade of the building, where the existing building and proposed extension are in the same plane, the copper cladding will cap the existing brickwork. This will create a crisp dividing line between the roughness of the brickwork and the precision of the copper cladding.



Concept : Protruding glazed spaces



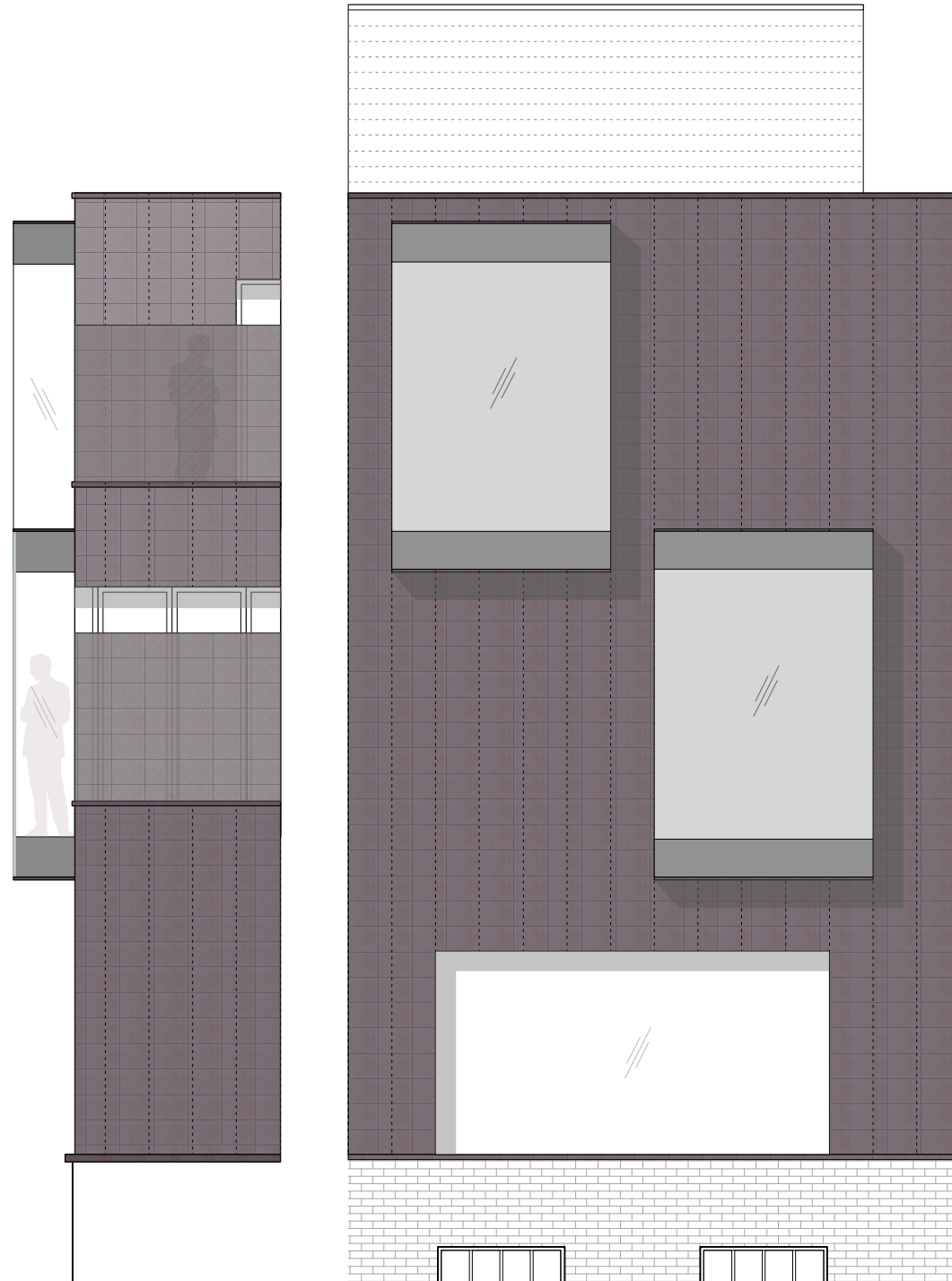
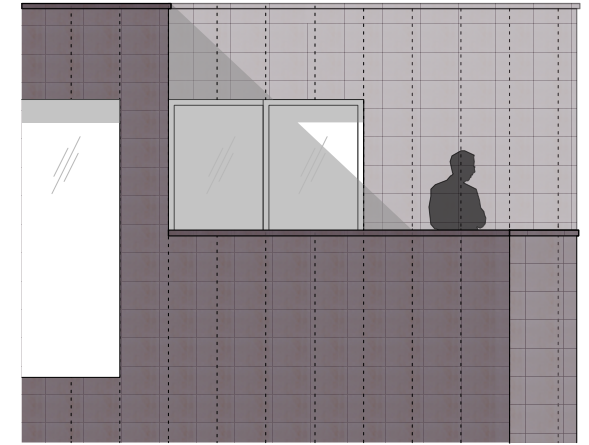
Concept : Protruding glazed spaces



Cladding : Junction of copper and brickwork

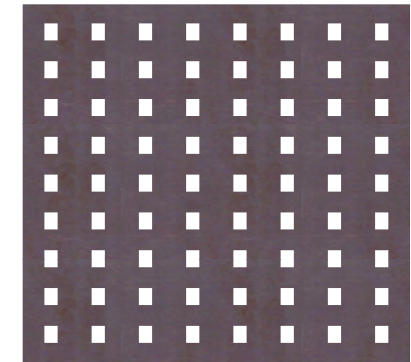
Form

The solid form of the copper extension is broken up by the terrace spaces, which cut back into its mass. The addition of the terrace spaces will give depth to the appearance of the upper levels, creating a contrast of light and shadow and exentuating the natural patina of the copper.



Elevation detail, west facade

Elevation detail, rear facade



Perferated Copper Oxid screening

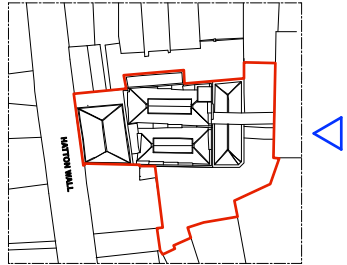


Copper Oxid cladding



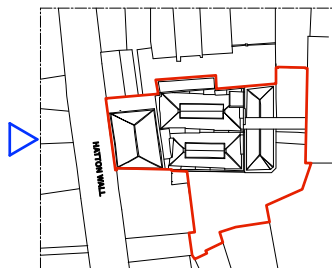
Proposed brickwork to courtyard facade

REAR ELEVATION



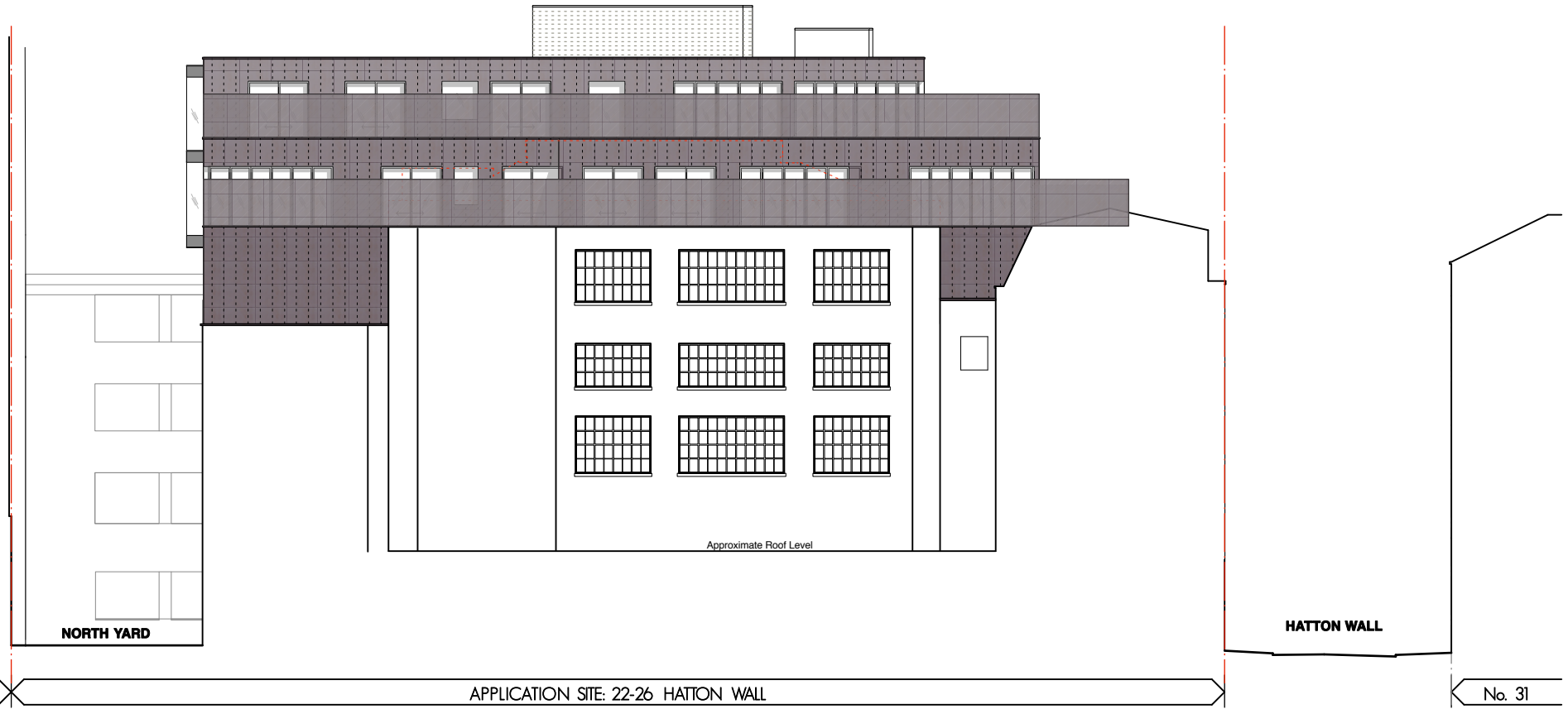
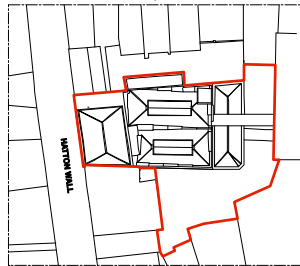
Rear Elevation

FRONT ELEVATION



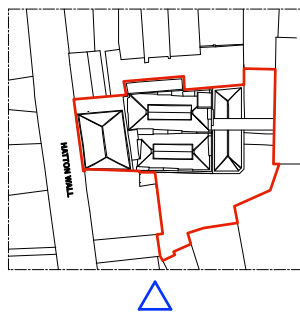
Front Elevation

WEST ELEVATION



Rear Elevation

EAST ELEVATION



Front Elevation

