

DESIGN & ACCESS STATEMENT

APPLICATION
PLANNING PERMISSION

TO
CAMDEN PLANNING AUTHORITY

WORKS
CONVERSION OF COMMERCIAL SPACE TO
RESIDENTIAL (2 APARTMENTS) WITH SINGLE
STOREY ROOF EXTENSION

SITE ADDRESS
14 HATTON WALL
LONDON
EC1N 8JN

APPLICANT
DESMOND HIGGINS
14 HATTON WALL
LONDON
EC1N 8JN

AGENT
EMULSION
6 BAKER'S YARD
LONDON
EC1R 3DD

DATE OF ISSUE
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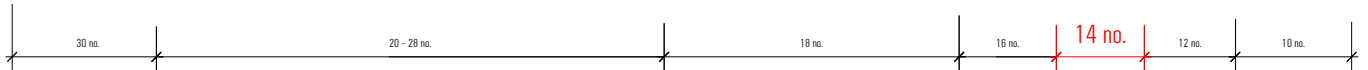
1.0

1.1 THE PROPOSAL

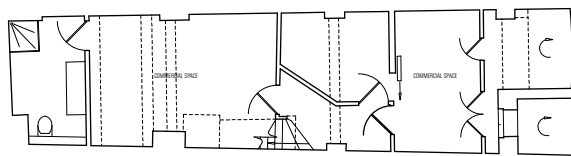
INTRODUCTION

This Design and Access Statement has been created to accompany the planning application for the conversion of the 1st and 2nd floors at 14 Hatton Wall, into to 2 residential units. Planning permission is also sought for a single storey dormer extension and changes to the rear elevation.

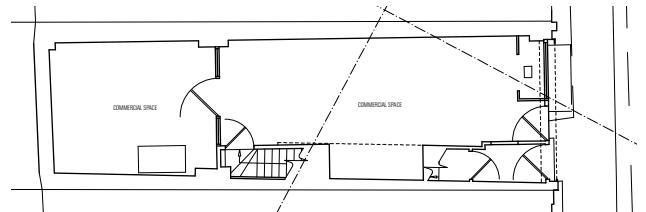
The ground floor and basement commercial areas are being retained, but planning permission is being sought for a new shopfront. This will now create a separate entrance for the commercial, whilst retaining the location of the existing entrance for access to the residential parts above.



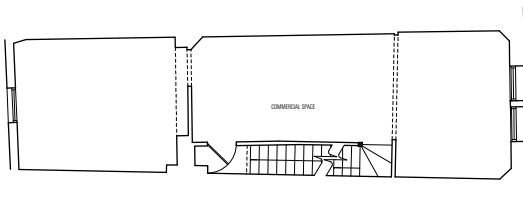
HATTON WALL STREET ELEVATION



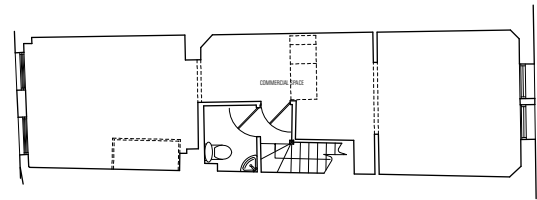
BASEMENT PLAN



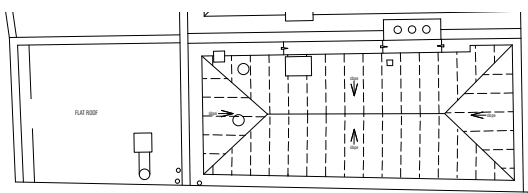
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



ROOF / THIRD FLOOR PLAN

EXISTING PLANS

2.0

SITE ASSESSMENT



ORDNANCE SURVEY MAP

2.1 THE BUILDING

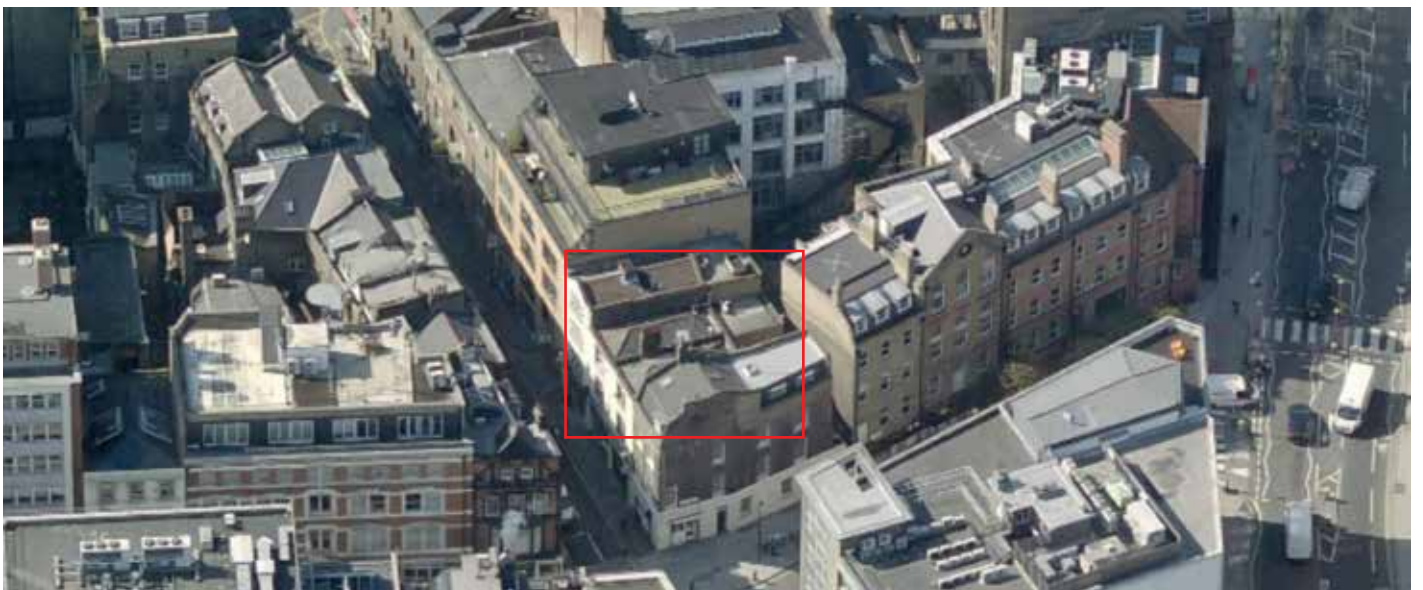
The property is currently entirely commercial use with 4 floors of commercial space, including the basement, currently not in use.

The building is a terraced property, built in 1893. It has a painted brick facade with an aluminium framed glazed shopfront with glass brick at street level. The shopfront is which is covered by externally installed steel security shutters.

The building at 14 Hatton Wall is not a listed building but is within the Hatton Garden Conservation area.



AERIAL VIEW LOOKING NORTH



AERIAL VIEW LOOKING WEST

2.0

SITE ASSESSMENT

2.2 URBAN CONTEXT

The neighbourhood is home to a vibrant and thriving local community, and there is a mix of housing types and residents that are served by local businesses.

At its west end Hatton Wall meets Leather Lane, with its vibrant market. At the east end it meets Hatton Garden, world renowned for its jewellery trade and shops. Hatton Wall sits calmly between these two thriving streets.



VIEW FROM INTERSECTION OF HATTON WALL AND HATTON GARDEN LOOKING WEST



VIEW DOWN HATTON WALL LOOKING WEST



VIEW OF REAR FACADE LOOKING WEST



VIEW OF HATTON WALL FACADE LOOKING WEST



VIEW OF HATTON WALL FACADE LOOKING EAST

2.0

SITE ASSESSMENT

2.3 CONTEXTUAL ANALYSIS

Hatton Wall itself is a road of significant history, having been laid out in the medieval period.

The Hatton Garden area is of considerable architectural and historical value. In the 1976 Greater London Development Plan it was considered to be of 'metropolitan importance'.

Much of the local urban fabric still consists of Georgian terraces although there are also Victorian and Edwardian buildings. Many of the original Georgian buildings have mansard roofs with dormer windows. The area suffered considerable bomb damage during the war resulting in some newer 20th Century buildings too. The result is a rich and diverse urban context and there are contemporary roof extensions sitting alongside more traditional types in this area.



154 CERKENWELL ROAD
Zinc-clad mansard roof with dormers and roof terrace



23-27 HATTON WALL
Visualization of zinc clad roof extension set back behind parapet (under-construction)



HATTON GARDEN
Mansards & dormers are a consistent style for roof extension in the area



HATTON WALL
Mansard with dormer at number 10 Hatton Wall

2.0

SITE ASSESSMENT

2.4 PLANNING HISTORY

14 HATTON WALL:

There is no available planning history for the building at 14 Hatton Wall.

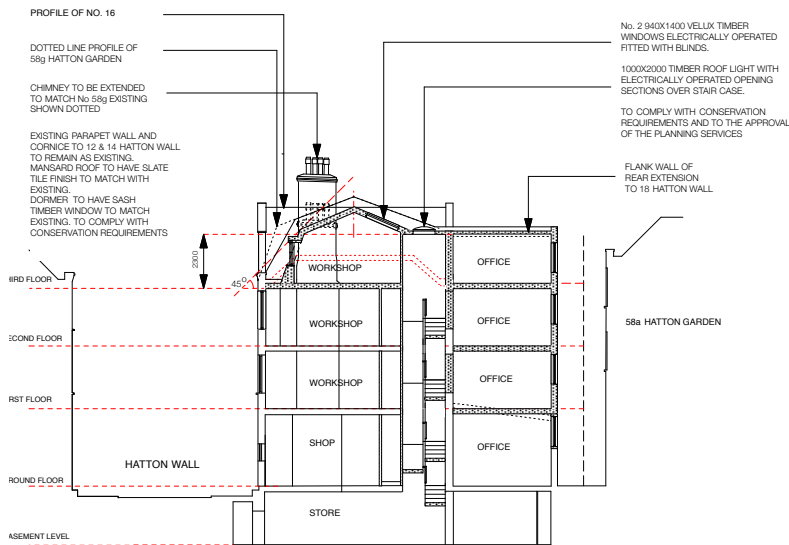
NEIGHBOURING BUILDING:

12 Hatton Wall London EC1N 8JH
2005/0736/P
- Granted 17-05-2005

The erection of a roof extension to create a third storey and a rear extension at first and second floor levels.

- Retaining B1a & B1b Business use
- Officers report is not online

This application was never implemented and the permission has now lapsed.



SECTION



HATTON WALL ELEVATION



REAR ELEVATION

12 HATTON WALL LONDON EC1N 8JH [2005/0736/P]

2.0

SITE ASSESSMENT

2.4 PLANNING HISTORY cont.

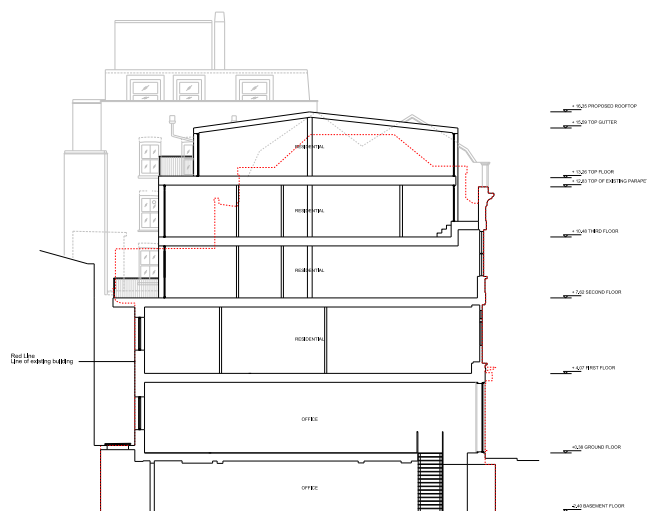
OTHER NEIGHBOURING LOCATIONS: (cont.)

23-27 Hatton Wall London EC1N 8JH
2013/5763/P
- Granted 17-07-2014

18-28 Hatton Wall London EC1N 8JH
2008/1886/P
- Granted Subject to a Section 106 Legal Agreement 25-07-2008

In November 2013 Planning Permission was granted to application ref. 2013/5763/P for a comparable development at 23-27 Hatton Wall. This application similarly included a part change of use from commercial to residential and a single story extension at roof level.

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.



23-27 HATTON WALL LONDON EC1N 8JH [2013/5763/P]

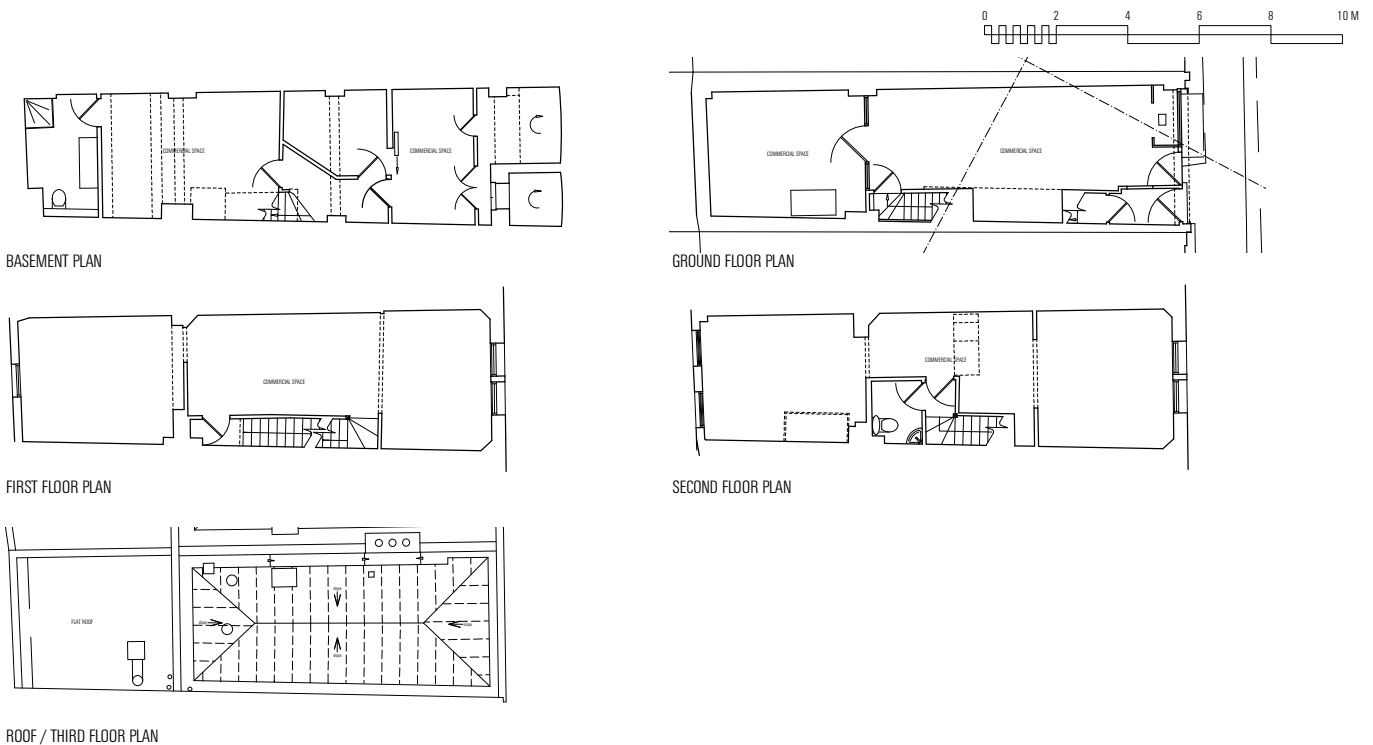
3.0

USE / SCHEDULE OF AREAS

3.1 EXISTING USE

The existing use of the property is B1 (commercial) throughout - including basement, ground floor, first and second floors.

The building has been marketed for over two years by a reputable company. It has been indicated at pre-app stage by planning officer, Rachel English, that the marketing evidence provided by Jarvis Keller Stephens adequately meets the requirements of page 87 of Camden Planning Guidance. This marketing evidence is included separately to this document.



SCHEDULE OF AREAS: [G.I.A.s] COMMERCIAL SPACE

BASEMENT:	52.2 sqm / 562 sqft
GROUND FLOOR:	48.1 sqm / 518 sqft
1ST FLOOR:	48.4 sqm / 521 sqft
2ND FLOOR:	48.4 sqm / 521 sqft
TOTAL:	197.1 sqm / 2122 sqft

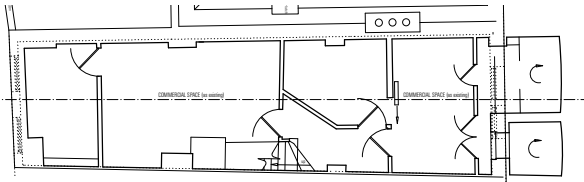
3.0

3.2 PROPOSED USE

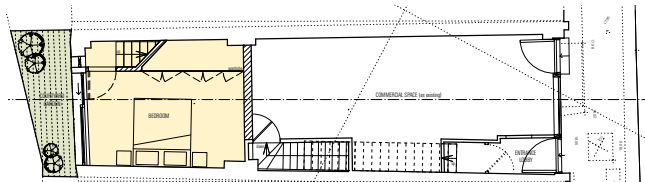
USE / SCHEDULE OF AREAS

The proposal is for part of the ground floor and all of the first and second floors to be converted to C3 (residential). A further residential floor is proposed at existing roof level. Space standards have been worked to for the scheme.

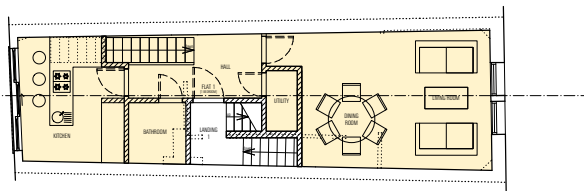
Various external amenity spaces are also proposed including a courtyard garden to the rear at ground level, a small terrace to the front at 3rd floor level and a roof-top terrace above the new extension.



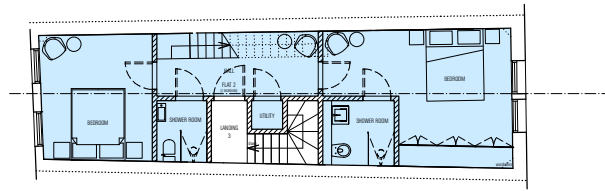
BASEMENT PLAN



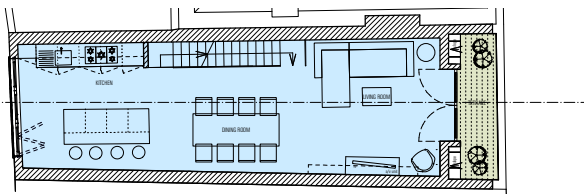
GROUND FLOOR PLAN



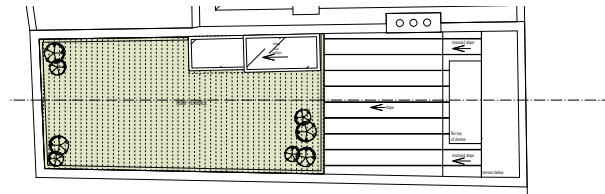
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



ROOF PLAN

KEY:

- Amenity space
- Flat 1
- Flat 2

SCHEDULE OF FLAT AREAS: [G.I.A.s]

 FLAT 1 [GROUND & FIRST FLOOR]:	58.3 sqm / 628 sqft
(KITCHEN / LIVING ROOM)	30.7 sqm)
(BEDROOM 1)	13.7 sqm)
(AMENITY)	5.1 sqm)
 FLAT 2 [2ND & 3RD FLOOR]:	86.1 sqm / 927 sqft
(OPEN-PLAN LIVING ROOM)	43.7 sqm)
(BEDROOM 1)	16.1 sqm)
(BEDROOM 2)	11.0 sqm)
(AMENITY)	26.4 sqm)

SCHEDULE OF AREAS: [G.I.A.s]

BASEMENT:	52.2 sqm / 562 sqft
GROUND FLOOR:	48.1 sqm / 518 sqft
1ST FLOOR:	48.4 sqm / 521 sqft
2ND FLOOR:	48.4 sqm / 521 sqft
3RD FLOOR:	43.7 sqm / 470 sqft
TOTAL:	240.8 sqm / 2592 sqft

EXTRACT FROM CAMDEN PLANNING GUIDANCE - HOUSING [CPG2]

4.14 The overall internal floorspace in new self-contained dwellings (excluding communal lobbies and staircases) should normally meet or exceed the minimum standards set out in the following table.

Number of Persons	1	2	3	4	5	6
Minimum floorspace (sq m)	32	46	61	75	84	93

4.16 The Council will expect bedrooms to meet or exceed the following minimum sizes:

- First and double bedrooms - 11.0 sq m
- Single bedrooms - 8.5 sq m

EXTRACT FROM LONDON PLAN 2011 - HOUSING SUPPLEMENTARY PLANNING GUIDANCE NOV. 2012

Internal Floor Area - BASELINE

Standard 4.1.3 (and Policy 3.5) - All developments should meet the following minimum space standards (as set out in Table 3.3 of the LP)

Dwelling Type (bedrooms/apartments)	Essential GFA (sqm)	
	1st floor	2nd floor
1st floor	37	37
2nd floor	37	37
3rd floor	37	37
4th floor	37	37
5th floor	37	37
6th floor	37	37
7th floor	37	37
8th floor	37	37
9th floor	37	37
10th floor	37	37
11th floor	37	37
12th floor	37	37
13th floor	37	37
14th floor	37	37
15th floor	37	37
16th floor	37	37
17th floor	37	37
18th floor	37	37
19th floor	37	37
20th floor	37	37
21st floor	37	37
22nd floor	37	37
23rd floor	37	37
24th floor	37	37
25th floor	37	37
26th floor	37	37
27th floor	37	37
28th floor	37	37
29th floor	37	37
30th floor	37	37
31st floor	37	37
32nd floor	37	37
33rd floor	37	37
34th floor	37	37
35th floor	37	37
36th floor	37	37
37th floor	37	37
38th floor	37	37
39th floor	37	37
40th floor	37	37
41st floor	37	37
42nd floor	37	37
43rd floor	37	37
44th floor	37	37
45th floor	37	37
46th floor	37	37
47th floor	37	37
48th floor	37	37
49th floor	37	37
50th floor	37	37

GOOD PRACTICE Standard 4.4.1 - The following combined floor areas for living/kitchen/dining space should be met:

Designed level of occupancy	Floor area for living/kitchen/dining (sq.m)
1 person/2 person	23
3 person	25
4 person	27
5 person	29
6 person	31

Standard 4.4.2 - The minimum width of the main sitting area should be 2.0m in 2-3 person dwellings and 1.7m in dwellings designed for four or more people.

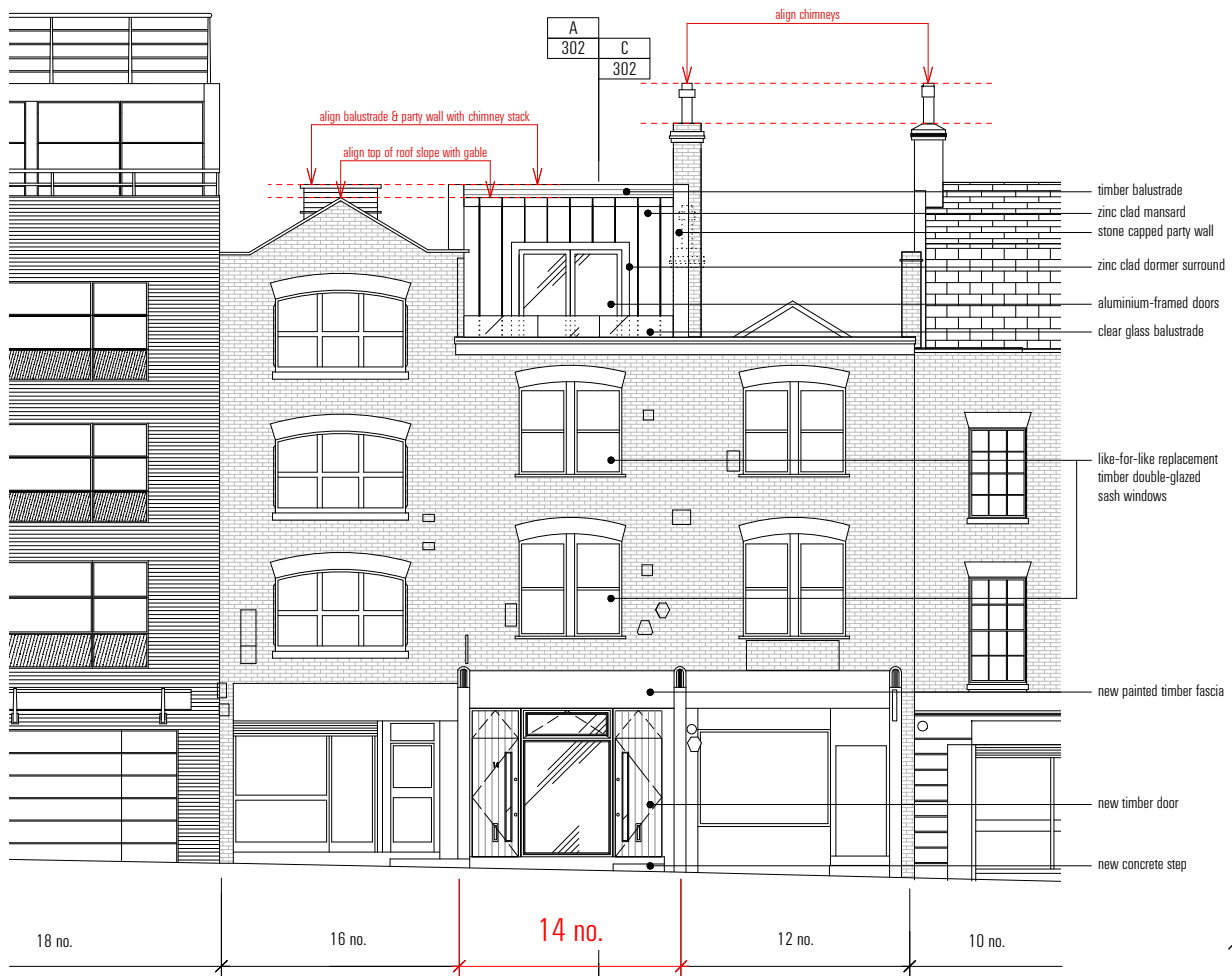
4.0 DESIGN

4.1 LAYOUT

The existing building is split into two commercial units - one occupying the ground and basement levels, accessed via the shopfront, and the other occupying the first and second floors which is accessed via a staircase which leads directly off the street.

It is proposed that the commercial unit is retained on the ground floor and basement. The other unit would be converted to two residential apartments. Access to the apartments would be via the existing staircase and a new entrance on the opposite side of the new shopfront will be used for access to the retained commercial space. Internal shutters will be designed into the scheme instead of the unsightly external one that is now.

Flat 1 occupies the first floor and the rear of the ground floor - linked together with a new internal staircase. Flat 2 occupies the second floor and third floor (the new rooftop extension), also containing a new internal staircase. A additional internal staircase leads up to the roof terrace with access via a sliding rooflight. The roof top terrace to the top floor unit is seen as a positive additional amenity space, in line with the Greater London Authority's guidance on Living Roofs and Walls, helping to improve the accessibility of roof spaces for recreation and possible food growing, improving the appearance and resilience of buildings in London, with a positive adaptation to and mitigation of climate change.



PROPOSED FRONT ELEVATION

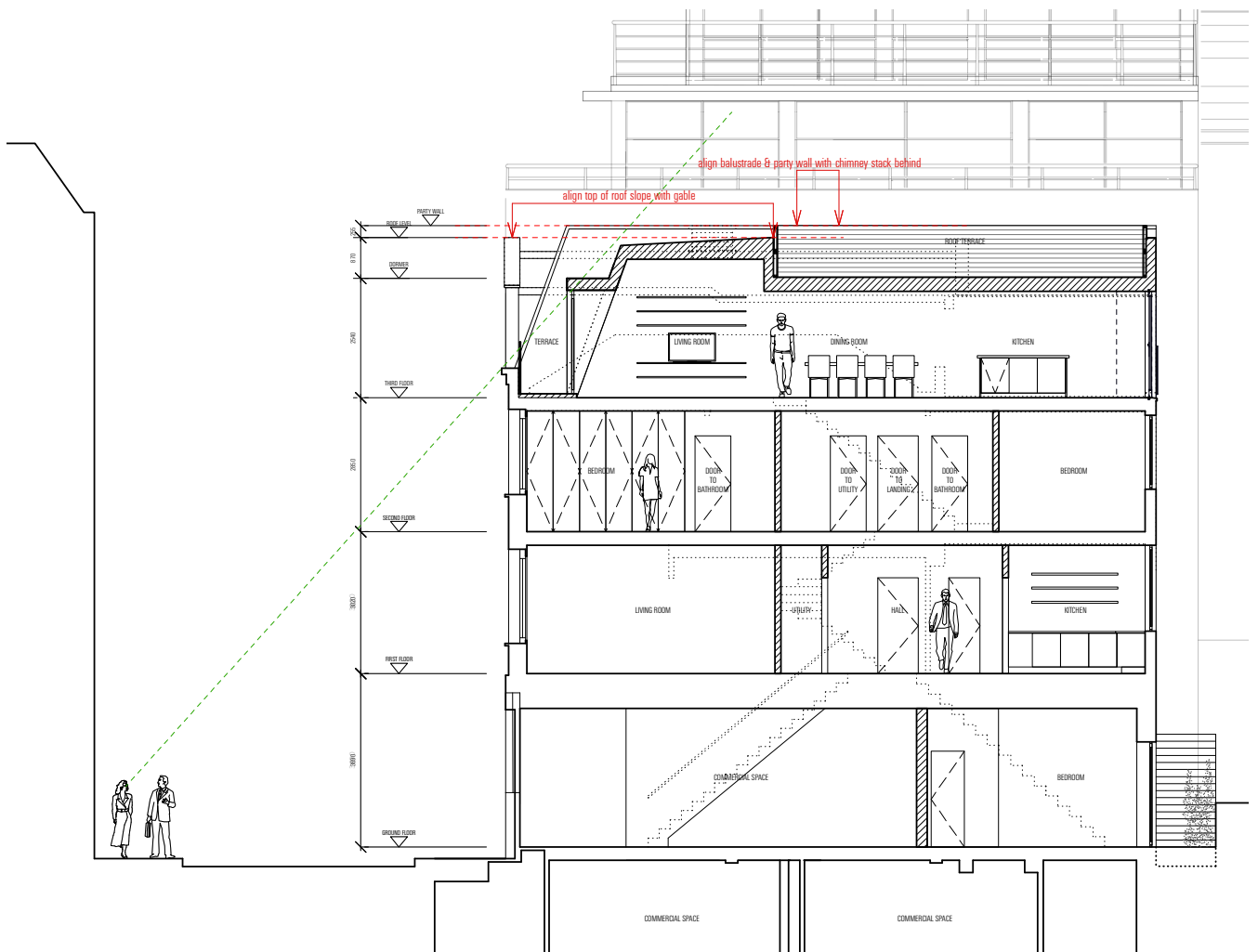
4.0 DESIGN

4.2 SCALE & APPEARANCE

The extension proposed at roof level is a single storey flat top mansard extension with double doors. This design was created under the direction of the planning officer who advised the client through the pre-app process. Her advice was to match the heights dictated by 16 Hatton Wall (rather than 10 Hatton Wall). The party walls are raised to enclose the extension and the chimney is raised to match the height of the chimney at number 10 - this creates an opportunity for no.12 to create additional space at roof level in line with their previously approved scheme. An unobtrusive glass balustrade forms a small terrace in front of the extension at 2nd floor level. The larger terrace at the top has a timber clad balustrade.

The new extension is set back from the building line and is within the existing footprint of the existing building. The extended roof apex is set at the height of no.16's gable frontage and the balustrade & party walls at the same height of no.16's chimney. The new extension is set back from the parapet, barely visible and therefore has negligible visual impact to street level.

The facade of the building is tired in appearance and will be dramatically improved by new double glazed sash windows, the painting of the brickwork and a new glazed shopfront with timber doors.



PROPOSED SECTION SHOWING SIGHT LINE FROM THE OTHER SIDE OF THE STREET

4.0 DESIGN

4.3 MATERIALS

The exceptional quality of the built environment underpins the Borough's success as a highly desirable place in which to live, work and invest.

The design seeks to be sensitive to the existing fabric of the building and the street, but with a more contemporary directing to the roofscape, concealed away from street level.

Materials to be used:

- Black zinc cladding (to the mansard extension) - to match the slate tiling
- Clear Glass balustrade
- Timber (entrance doors, sash windows, top terrace balustrade and decking to terraces/ courtyard))
- Galvanised steel (rear Juliette balconies)



EXTERNAL ENVELOPE TO BE CLAD IN VMZINC - ANTHRACINE



A BLACK ZINC TO MIMIC THE SLATE TILES USED ELSEWHERE IN THE AREA



BLACK ZINC CLADDING



PAINTED BRICKWORK



TIMBER BALUSTRADE / DECKING / SHOPFRONT

5.0

ACCESS

5.1 ACCESS

The access to the building is almost identical to the existing. The doorway leading to the first and second floors becomes residential access and we propose that the other door moves over to provide direct access to the commercial unit, creating a central window in between, with a symmetrical design. This change means that an additional step (due to the slope of the street) is required in order to comply with building regulations.

This scheme has been designed with accessibility in mind, and to accommodate as many of the principles of the Lifetime Homes Criteria as possible for a refurbishment. However, the level of the ground floor remains higher than the street and is therefore not easily accessible for wheelchairs.

6.0

CONCLUSION

We believe the proposal for a single storey dormer extension to 14 Hatton Wall would have a very discreet and positive impact to the street topography having a low impact to the street scene.

The development will be of benefit to the street as the shopfront and facade will be significantly improved.

This change of use will provide 2 generous apartments above the commercial space, creating an active occupation of the building throughout the day and night.

We hope that this application will be viewed favourably in planning terms.

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