

**Application for Non Material Minor Amendment**

**At**

**3-11 Eyre Street Hill, Clerkenwell, EC1R 5ET**

## **DESIGN STATEMENT**

**Prepared by Burke Rickhards Architects**

**On behalf of**

**Leanglade Ltd**



April 2015

## **1.0 Introduction**

- 1.1 In January 2010, planning permission was granted for the 'the erection of a roof level extension and provision of residential accommodation (Class C3) at 2<sup>nd</sup>, 3<sup>rd</sup> and newly created 4<sup>th</sup> floor level to provide 7 self-contained flats (2 x 1 bed, 2 x 2 bed, 2 x 3 bed and 1 x 4 bed units). Change of use of the upper ground floor from 1 self-contained residential unit to office use (Class B1) and provision of office use (Class B1) accommodation at lower ground and 1<sup>st</sup> floor level and associated alterations. Having reviewed the drawings and the practicalities of construction, there are a number of issues which prevent the scheme from being constructed in strict accordance with the permitted drawings. For this reason, on behalf of our client, Leanglade Ltd, we are applying for planning permission for a non-material minor amendment to the above address.

## **2.0 Amendments**

- 2.1 Building Height – Having reviewed the planning application drawings produced by Gpad Architects, the existing roof construction prohibited the rooftop extension from being constructed at a level proposed. We have had to raise the floor level of the rooftop extension by approximately 0.5m, which has consequently resulted in an increase in height to the overall building by approximately 0.5m. Please see drawings 2156/401 REV G and 2156/506 REV F for details.
- 2.2 Extension to the Penthouse Level Footprint – To ensure the penthouse apartment has adequate storage, a small area to the north of the lift has been extended to include a utility / storage area. This storage area replaces an area of external terrace as permitted. The proposed elevational treatment of this small extension (approximately 14sq.m) is in line with the external material treatment of the whole penthouse level. Please see drawings 2156/315 REV H for details.
- 2.3 Cladding to the Penthouse Level – Following lengthy discussions with our client as to the most appropriate product to use for the cladding of the penthouse level, it was agreed the specified material of copper cladding in a shingle pattern would, over time, weather adversely to the detriment of its external appearance. We have therefore selected a material that does not weather and retains its appearance. This standing seam cladding solution is both highly contemporary and durable. See below an image of the proposed material (photo taken directly from a material sample sent by the manufacturers). Please see drawings 2156/401 REV G for details.



Prelaq Nova PLX cladding by Newell – Colour: RAL 8003

- 2.4 Main Entrance Doors – Due to the requirement for the inclusion of an electronic building entry system and post boxes, an amendment to the detail of the main entrance doors is required. Please see drawings 2156/401 Rev G and 2156/SK030 for details.
- 2.5 Also for construction and building regulation reasons, the end flank wall of the penthouse level had to be moved inwards off the line of the party wall. Please see drawing 2156/315 REV H for details.
- 3.0 **Summary**
- 3.1 The external envelope of the building will remain as proposed in the approved plans 2014/09031/PA, but a rearranged restaurant and bar internally over the lower ground and ground floor, as well as the proposed separation of the Class C1 Serviced Apartments and A3 Restaurant will allow the building to meet with current building regulations.
- 3.2 It is considered these minor amendments to the permitted scheme are reasonable and practicable solutions to construction and building usability issues, which were not previously considered at planning application stage. We see no reason, in planning policy terms for these minor amendments to the approved scheme to be refused.

END