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DM237 16 Warner Street EC1

DESIGN STATEMENT

The existing building

The subject of this application is a commercial unit occupying the ground and first floors of a six storey block located on the edge of the Hatton Garden Conservation Area. The upper floors are in residential use. The building dates from the late 19th century, contemporaneous to the Rosebery Avenue road bridge built alongside it. Part of the commercial unit extends under one of the brick vaults of the bridge.

The main entrance to the unit is at ground floor on Warner Street, currently screened with a metal shutter. There are large windows at first floor along Warner Street and on the side elevation onto Warner Yard. At ground floor there is a smaller high cilled opening onto the street, with a bricked up opening onto the yard. (photos 1 & 2 drawing 2.06.01).

A second entrance is reached via steps down from Rosebery Avenue, which is effectively at the second floor level of the building. This cramped and unappealing space provides access to the first floor (photo 4 drawing 2.06.01).

A concrete pavement light at the Rosebery Avenue level currently provides a low level of daylight to the first floor of the unit (photo 3 drawing 2.06.01).

Planning history

The site was previously used for light industrial purposes (planning use B1) and fell into disuse before being purchased by my client. There are no documented planning applications for the site on the Islington planning Database.

The proposal

It is proposed to refurbish the unit internally in an industrial style, retaining exposed brickwork, steel joists and timber joists. The existing B1 use will be retained, and the space fitted out for a creative business office rental.

Measures are also to be taken to increase daylight into the building and improve its presence on Warner Street, which is currently very low key. At ground floor the bricked up opening onto Warner Yard will be reinstated and the Warner Street window cill will be dropped to pavement level. The existing entrance shutter will be replaced with timber framed glazed doors and a timber side panel. (drawing 2.15.01).

At the Rosebery Avenue entrance the existing pavement light will be replaced with a glazed roof light, and the door at the base of the stair will be glazed, all to increase daylight into the first floor. (drawing 2.15.02)

Access statement

The level access from Warner Street will be retained. A Wheelchair accessible WC and services area will be located at ground floor level.