

## DESIGN & ACCESS STATEMENT

67 - 74 SAFFRON HILL, LONDON, EC1N 8QX

### Project Description

The application site comprises a six storey 1960's office building in central London. The existing building has a basement that occupies the majority of the site. The front elevation to Saffron Hill comprises of a two storey element that stretches across the whole width of the site directly on the front site boundary. Above and set back from this is a three storey 'tower' element that stretches back to the rear of the site facing Onslow Street. The building appears taller on the Onslow Street side because of the difference in levels between the front and back of the site. Essentially the basement level becomes the ground floor at the rear of the building and rises up the full six storeys. There is a small two storey side projection to the building on Onslow Street.



Plate 1 – Application building looking north

The building forms part of a continuous terrace of buildings on both sides of Saffron Hill and Onslow Street. To the south is the Ziggurat Building which is nine storeys high at its highest point. To the north is another office building which is predominantly five storeys high with a smaller sixth storey set back from the perimeter of the building.



Plate 2 – Application building looking south

### The Application Proposal

The proposal is for the refurbishment and extension of 67 -74 Saffron Hill.

Refurbishment - This will involve a 'facelift' for the entire building entailing the replacement of all the windows with modern powder coated aluminium glazing. The area of glazing will be increased by the removal of the existing spandrel panels that currently sit below the existing windows. This will give floor to ceiling windows for the offices, greatly improving the quality of light and working environment within the building. The glazing will be fixed and a new mechanical ventilation system will be installed to provide ventilation to the office units. The existing external façade materials will be retained and upgraded or renovated with existing render repaired and repainted. The existing brickwork is to be retained and the existing tiled plinth is to be removed and replaced with black painted render.

Extension - The proposal includes an extension to the front elevation on Saffron Hill that would extend the existing 2<sup>nd</sup> and 3<sup>rd</sup> floors. The total area of new office space would be 256m<sup>2</sup>. The extension would result in a uniform frontage to the property along the street boundary, with an overall height of four storeys, and would match that of the adjacent building to the north of the site. The extension would not extend as far as the edge of the service yard adjacent to the Ziggurat Building in order to protect light levels, and prevent any loss of aspect to the occupiers of flats in the neighbouring building.

### Access

The site has an excellent PTAL rating of 6b, which is the optimum level, and there are 3 stations within walking distance and numerous bus routes nearby.

Internally, this 1960's building has a reception lobby and lift at half a level above the pavement. It is intended that this proposal would include a chair lift facility at street level to improve access for all existing and prospective occupiers of the building.

### Conclusion

The proposed works would result in a significant improvement to the appearance of the building and the street scene, and provide much needed additional floorspace for existing or new occupiers.