

DESIGN & ACCESS STATEMENT

67 - 74 SAFFRON HILL, LONDON, EC1N 8QX

Site 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.



Plate 1 – Saffron Hill - front elevation of building looking north.

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.

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 facing Clerkenwell Road which is predominantly five storeys high with a smaller sixth storey set back from the perimeter of the building. At the rear, No20 Onslow Street (and 65 Clerkenwell Road) is a 4/5 storey commercial building facing the subject premises across the width of the street.

The Application Proposal

The proposal is for a small infill extension to 67 -74 Saffron Hill at first floor level in the space between the blank side wall of the subject premises and the blank rear wall of 67 Clerkenwell Road.



Plate 2 – Onslow Street – Upper levels of rear elevation of building looking south.

Extension - The proposal is to construct an extension on the rear elevation of the building facing Onslow Street that would extend the existing 1st floor. (Note: because of the difference in land levels between the front and back of the building, the extension would appear at second floor level at the rear) The total area of new office space would be 90.3m². The extension would result in a uniform frontage to the property along the street boundary, with an overall height of part three and part six storeys.

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.