

144 Clerkenwell Road

Title: Design and Access Statement

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1.0 Introduction

This Design and Access Statement has been prepared to accompany a planning application for the extension of 144 Clerkenwell Road, London, EC1R 5DP, to provide a new lift core and one residential dwelling on the roof.

144 Clerkenwell Road is located within the London Borough of Camden.

The site benefits from the highest public transport accessibility level (PTAL) possible of 6b.

The existing property currently consists of:

- A1/A2/A3 uses at the ground and first floor level
- B1(a) office floorspace at the 2nd- 3rd levels
- C3(a) residential floorspace at the 4th floor level

The proposed scheme:

- Provides additional residential floor space of high quality on the proposed new 5th floor
- Creates a lift on the rear elevation
- Renovates the existing building, including improved finishes and installing new WC's (internal works, which do not require planning permission)



Location plan



Existing Roof Level

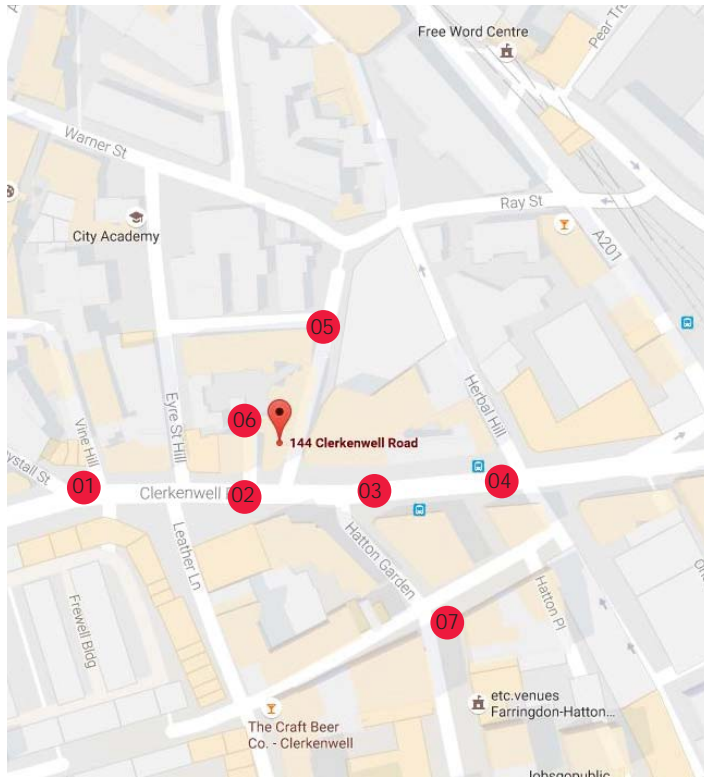


Existing view from the rear
(White Bear Yard)



Existing view from Clerkenwell Road

2.0 Townscape Assessment



Map of Site Photograph Locations

The photographs show the key views of 144 Clerkenwell Road.

- The proposed Penthouse roof extension would be slightly visible in View 01, 02, 03, 04, 05 & 07.
- The additional core would be seen from View 02 & 06, along White Bear Yard.



01



02



03



04



05



06



07

3.0 Elevations

The proposal retains the key historic features of the existing building.

The key external changes are:

- an additional residential floor
- a proposed new core at the rear elevation

The additional floor is stepped back of 0.7 meters from the front elevation, which reduces the mass of the proposed extension from street level views.

The new core extension, would be visible in the rear elevation, extending from the ground floor to the proposed fifth floor.

In the proposed scheme, all perimeter chimneys are to be retained, and remain a key feature of the building. The central chimneys will be removed to facilitate the fifth floor extension.



Existing Front Elevation



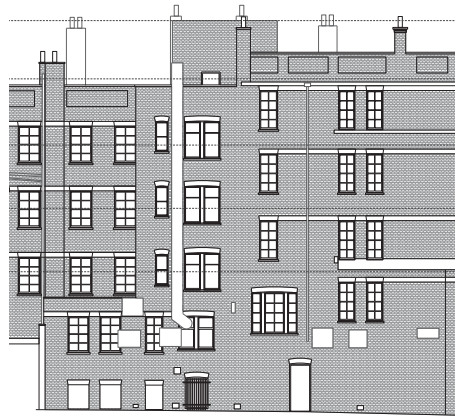
Proposed Front Elevation



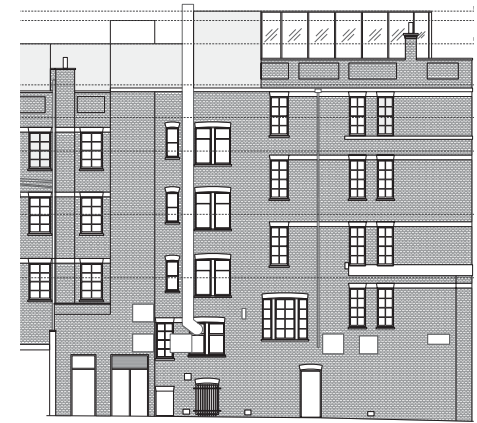
Existing East Elevation



Proposed East Elevation



Existing Rear Elevation



Proposed Rear Elevation

4.0 Material Assessment

①



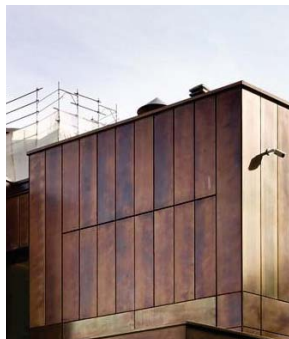
Curved curtain wall glazing system.

②



Brick facade of the proposed additional core, to match the existing bricks.

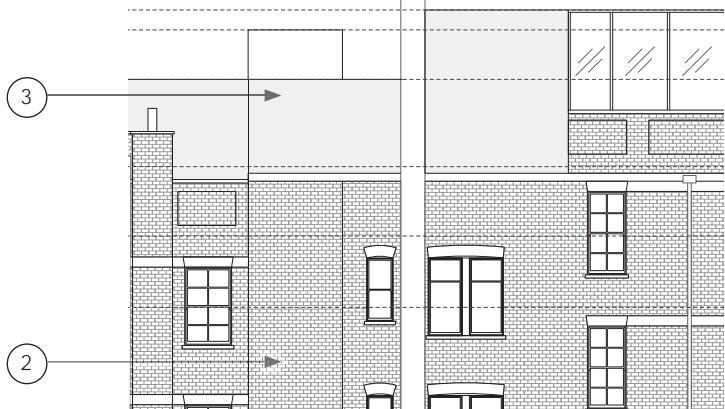
③



Bronze finish cladding, to relate in colour with the existing façade.



Proposed Front Elevation



Proposed Rear Elevation

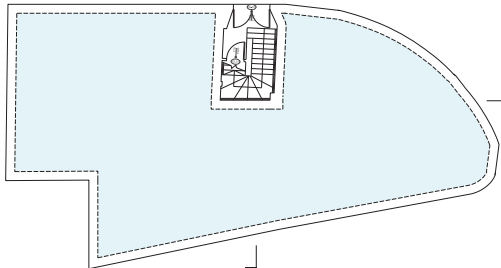
5.0 The Proposals

01 / Ground Floor Plan & 02 / First Floor Plan

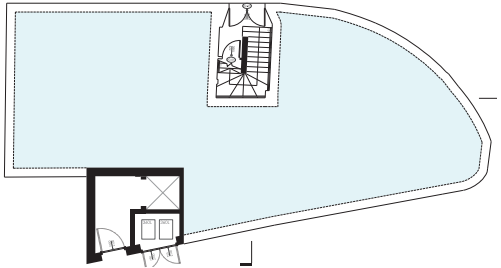
Existing	Proposed
The existing ground and first floor are used as retail A2 and restaurant spaces, with a main entrance on Clerkenwell Road.	The revised layout provides an additional core with a new entrance from White Bear Yard. The new core includes a lobby space, a lift (in order to improve vertical circulation), and a smoke-shaft.

03 / Second Floor Plan & 04 / Third Floor Plan

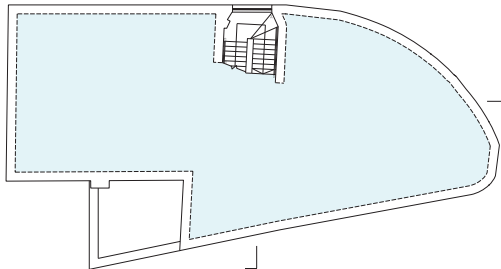
Existing	Proposed
The existing second and third floors are office use only. There are two toilets located in the main core, opposite the stairs on each floor.	The revised second and third floor layouts remove the original toilet spaces in order to connect the new core to the existing core and staircase. A new block of three toilets is located off the main corridor of each floor.



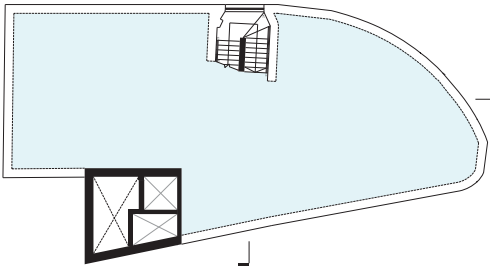
Existing Ground Floor



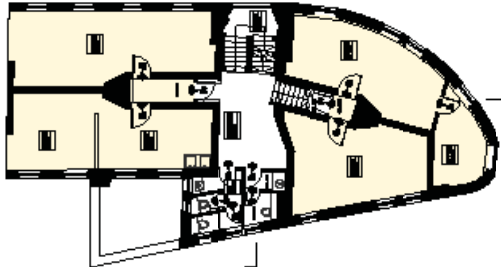
Proposed Ground Floor



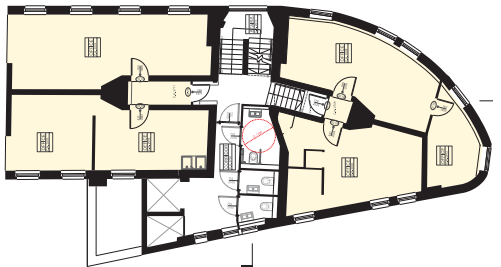
Existing First Floor



Proposed First Floor



Existing Second Floor



Proposed Second Floor

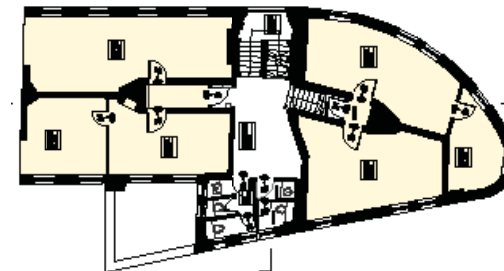


05 / Fourth Floor Plan

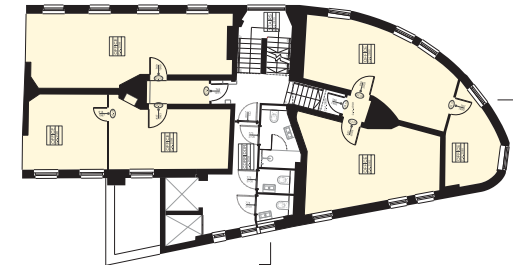
Existing	Proposed
<p>The existing fourth floor is residential use only. The floor is currently divided into 3 flats.</p>	<p>The revised layout removes the original toilet and kitchen spaces of the left hand side flat, in order to connect the new core to the existing core and staircase.</p> <p>Three storage spaces are located off the main corridor, to be used by the future tenants/ owners.</p> <p>The new layout of the front dwelling creates a 2 bed 4 person flat.</p> <p>The two existing dwellings to the rear are turned into one unit. This also provides a 2 beds 4 person flat.</p>

06 / Fifth Floor Plan

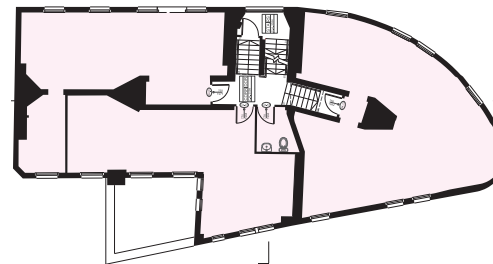
Existing	Proposed
<p>There is currently no fifth floor.</p> <p>The existing roof terrace is set on two separate levels, the higher-level is accessible via an additional staircase.</p>	<p>The fifth floor extension will create a new 2 bed 4 person residential dwelling. It will be constructed as a light weight glazed box with curved glazing to the front.</p> <p>The proposed floor is set back to minimise the additional massing seen from street level.</p> <p>The new dwelling is set across the two existing levels. These are connected via an additional staircase.</p>



Existing Third Floor



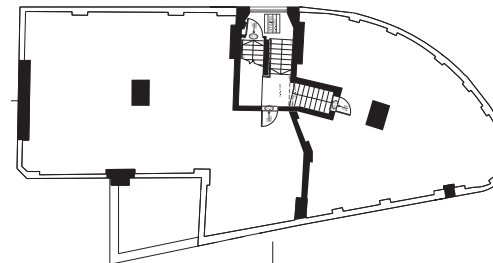
Proposed Third Floor



Existing Fourth Floor



Proposed Fourth Floor



Existing Fifth Floor



Proposed Fifth Floor

A Use Classes
 B1 Office Use
 Residential Use

6.0 Accessibility

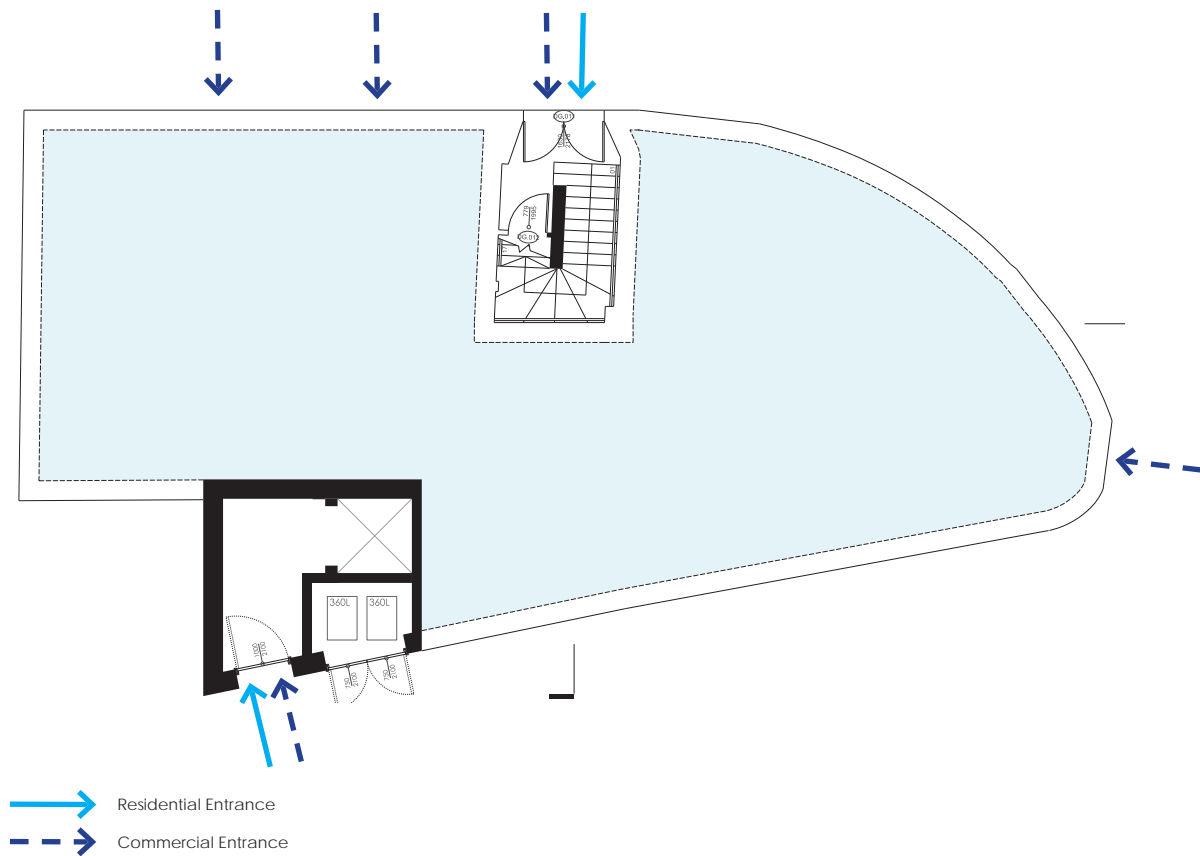
The existing buildings does not have a lift and all circulation is via a single staircase.

The revised proposal aims to solve this poor accessibility.

The new core located on White Bear Yard would provide a high quality lobby and a lift.

The lift would be available for use by the office and residential uses.

M(2). The proposed apartment meets Approved Document M: Volume 1- Dwellings and Category 2- Accessible dwellings, approximately the equivalent of the Lifetime Homes.



7.0 Conclusions

In conclusion, the proposal has been designed to be appropriate to the scale of the existing property.

The proposal is:

- unobtrusive from the existing streetscape and does not harm the character of the existing building or the Hatton Garden Conservation area
- a high standard of contemporary design
- providing a new core entrance and lift, improving the accessibility of the building, improving the quality of the current office spaces and providing new toilets
- providing additional high quality residential space as an aspirational penthouse floor

Steps have been taken during the design period to:

- create a minimal, modern additional floor at roof level, which will reflect the surrounding streetscape and entrance the existing building, by settling this back the fifth floor will not intrude into significant or sensitive public views
- site the additional core to the rear of the property, leaving the prominent facade true to their original design

8.0 Appendix: Drawing Schedule

GA 001 Site Plan

GA 002 Location Plan

GA 100 Existing Ground and First Floor Plan

GA 101 Existing Second and Third Floor Plan

GA 102 Existing Fourth and Fifth Floor Plan

GA 103 Existing Roof Plan

GA 110 Existing Section AA

GA 111 Existing Section BB

GA 120 Existing East Elevation

GA 121 Existing South Elevation

GA 122 Existing West Elevation

DE 130 Demolition Drawing East Elevation

DE 131 Demolition Drawing South Elevation

DE 132 Demolition Drawing West Elevation

GA 200 Proposed Ground Floor Plan

GA 201 Proposed First Floor Plan

GA 202 Proposed Second Floor Plan

8.0 Appendix: Drawing Schedule

GA 203 Proposed Third Floor Plan

GA 204 Proposed Fourth Floor Plan

GA 205 Proposed Roof Plan

GA 300 Proposed Section AA

GA 301 Proposed Section AA

GA 400 Proposed East Elevation

GA 401 Proposed South Elevation

GA 402 Proposed West Elevation