

**Additional information in respect to Planning Application  
For  
Usborne Publishing Ltd  
83-89 Saffron Hill  
London  
EC1N 8RT**

**To provide and install two steel roller shutters to the entrances of  
83- 89 Saffron Hill  
London  
EC1N 8RT**

**Design and Access Statement no PLR/ER/3**

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### **1) Application**

The application proposed is to provide a steel roller shutters operated by electric motors with manual override system, linked into the fire alarm system , to the front elevation of the entrances to no 83-89 Saffron Hill ,London ,EC4N 8RT

### **2) Site Analysis**

The site is occupied by Usborne Publishing Ltd used as office use.

### **3) Design principals and Design Solutions**

The lessees / occupiers of the building have become aware of security problems with the entrance to nos 83-89 Saffron Hill ,the entrances do not have a reception area and are susceptible for unauthorised persons possibly wishing to commit crime both during outside office hours .

The entrances are used by some staff as their exit from the building ,they are not used by the general public but each does form part of the means of escape in case of fire as a final exit point from separate parts of the building .

Vagrants and night sleepers use the entrances on a regular basis ,sleeping and resting on the landing at the top of the steps to the entrances .They frequently defecate and urinate on the landing and steps and leave rubbish after they have departed.This is normally before the offices become occupied during the day ,but recently it is understood that this has occasionally happened during the day .It is understood that the problem is worse at week ends and at holiday times .

The nuisance results in unhygienic and insanitary conditions ,as rubbish is being left on the entrance steps and landing giving the impression of a poorly maintained building which is not the case .

The problem also affects local people living opposite nos 87-89 although no complaints to date have been received from the tenants .

This problem causes the occupiers of the offices extra work as the resulting area has to be cleansed on a very frequent basis over and above that required for the main entrance to the building .

To resolve the problems of security and abuse of the steps and landing to the entrance it is proposed to install a steel roller shutter within the curtailage of the building to full height from the lowest front step to the underside of the first floor slab .The shutter will be recessed back into the building and the shutter box will be installed behind an existing glass screen and reinforced concrete beam which supports a concrete rain canopy .No part of the shutter box can be seen at any time whether the shutter is raised or lowered ( except from below looking upwards ) .

A shutter was previously installed to the adjacent loading bay approved by London Borough of Camden on 30 September 2009 - planning application number 2009/3076/P and a brick bond shutter was approved and installed to the entrance by the loading bay under planning reference no 2015/3702/P.

The shutter will be maintained in the open/ raised position at all times whilst there are any persons in the building to safeguard the means of escape in case of fire and will only be lowered / closed when the building is unoccupied ie at night ,weekends and holidays .

The shutter will be raised in the open position on weekdays between the hours of 8.00 am to 8.00 pm Monday to Friday . It will be in the down / closed position at weekends and Bank Holidays .

The shutter will be to same style pattern and finish as installed to the adjoining entrance to the loading bay .The existing brick bond roller shutter when in use is silent in operation ,does not clatter or has not caused any reported noise problems .

4)

**a) Use**

The use of the buildings will remain as office use ancillary to a book publication business ,there will be no change or intensification of use . .

**b) Amount / density**

No increase

**c)Layout**

No change to layout

**d) Scale and Appearance**

The new shutter will be finished in black polyester powder coating and will be recessed behind the front face of the building so there will be very little additional visual impact upon the building or street scene

**e).Landscaping**

Not Applicable

**f) Access**

Access is via existing crossover / pavement

**5) Drawings** – one drawing no PLR/ER/2016/1 Rev no 1 30 September 2016

**6) Photographs** –,3 number , Existing elevation ,roller shutter as installed next to loading bay ,detail of shutter curtain.





