

3.00 Design Philosophy and Precedents

3.01 Design Strategy

Our design strategy has been to create a high quality mixed use office, retail and healthcare environment within the fabric of the existing building that not only takes advantage of the best qualities and aspect of the building but also enhances them by restoring some of the original 19th Century features and removes some of the inappropriate additions from the 1980s refurbishment. With this aim in mind we believe that the alterations to the building that we are proposing would greatly enhance the existing office accommodation and also enhance the vicinity of the wider Hatton Garden Conservation Area.

At present, the basement floor of the building houses B1 office space with little access to natural light, whilst the ground floor is occupied by a D1 unit and cafe. One of the key objectives of the proposed redevelopment is to improve the quality of commercial space generally and specifically to improve the current arrangement within the basement.

We are proposing that the A1 retail unit is reconfigured to occupy space on the ground and basement floors at the front of the building to take advantage of the prime location on Farringdon Road and which will maintain an active shop frontage at street level. The D1 unit will be relocated to the lower ground floor of the building, in place of B1 space at this level, and will be accessed through the new B1/D1 reception at ground floor level. Given the nature of these use classes, we believe this to be more appropriate allocation of space. As shown within the enclosed area schedule, the proposed scheme will increase the provision of D1, A1 and B1 space within the building.

Currently the general office accommodation is of a variable quality with many areas suffering from poor or no natural light such as the lower ground floor spaces, communal entrance and hallway. The upper floor accommodation consists of a series of small disjointed spaces which are separated by the central lift and stair core. There is currently no provision of a reception area or concierge desk requiring visitors to navigate their own way into and around the building.

Repositioning the D1 unit within the basement will provide linked office floors above, allowing these spaces to be unified as proposed, thus providing increased natural light at ground floor level and allowing occupation as separate office floors or combined larger units. The current configuration, with the D1 unit at ground floor level, sandwiched between B1 office spaces, has resulted in a extremely poor quality of B1 accommodation within the basement of the building, with limited or no natural light.

The proposed scheme will increase the provision of D1 space within the building at basement level. This will provide a number of benefits as outlined above. Generally, D1 commercial units have a lower requirement for natural light than B1 offices. Indeed many healthcare facilities need to control natural light. Furthermore, D1 units generally employ fewer staff than B1 offices. It is commonplace to find healthcare facilities positioned beneath office or residential spaces in this manner.

The proposed internal alterations will create a series of open and light dual aspect office floors within the building that are more flexible and suited to modern office working patterns and would allow single or multiple tenants flexibility to occupy the building as a whole or in part; floor by floor or parts

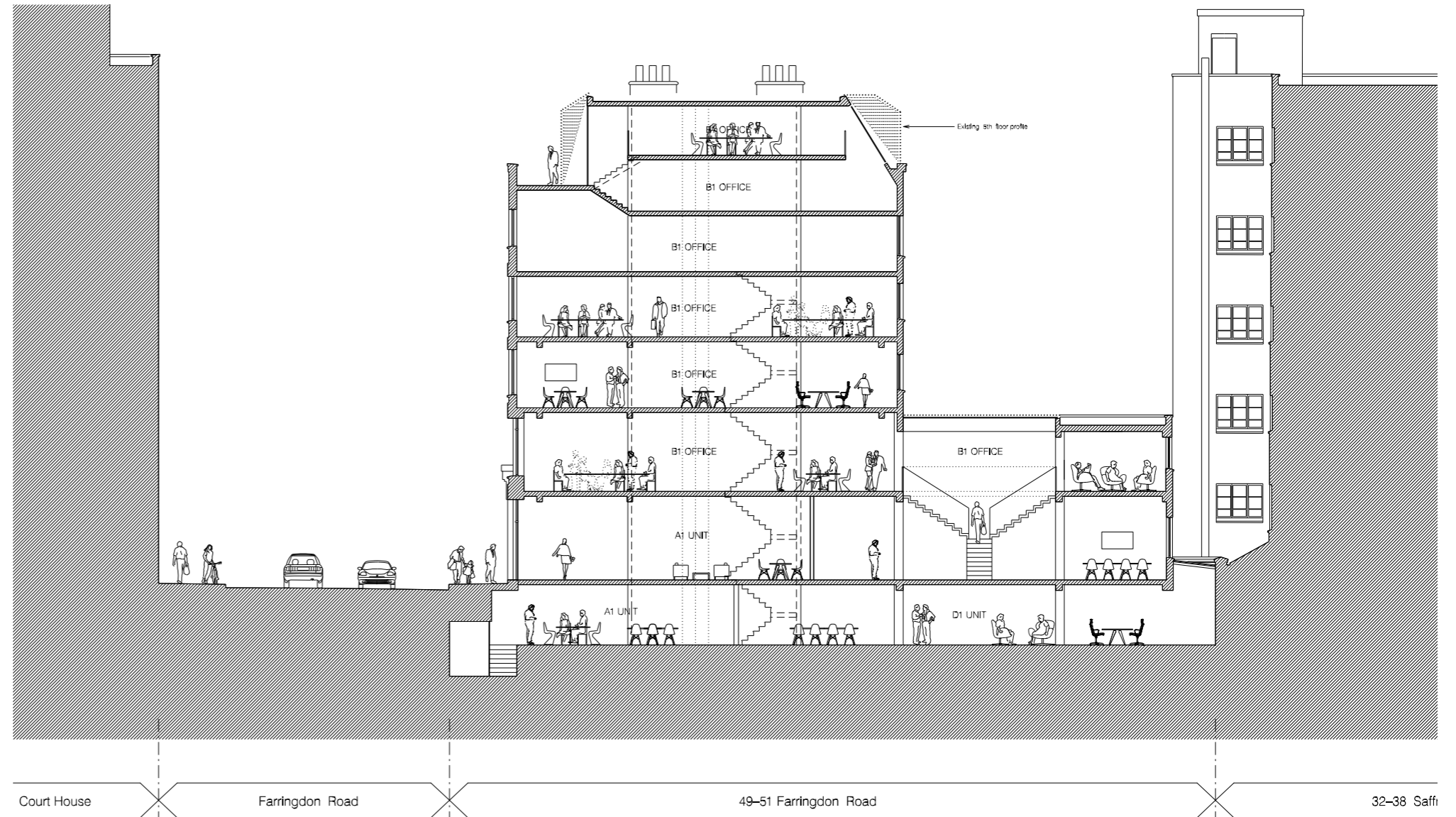


Fig. 19 - Proposed Section A

of floors. The new double height atrium created at the rear across 1st to ground floors is designed to allow daylight and sunlight to penetrate deep into the centre of the ground floor, providing good levels of natural light within these spaces.

We are proposing a new dedicated D1 and B1 office entrance and reception space at ground floor level which will serve the upper floor offices and lower ground floor D1 unit. This new space and the new stair and lift core will allow for a permanently manned reception desk, which will provide greater security and orientation to visitors and occupants of the building. The newly configured common parts will be fully DDA compliant, which are not currently.

An area for the storage of bicycles is proposed within the lower ground floor of the building with space for 20 cycles. There is currently no bicycle storage provision. Washrooms with showers are proposed on all floors. These washrooms are positioned so that they may be accessible from either the communal hallways or offices providing greater flexibility of usage.

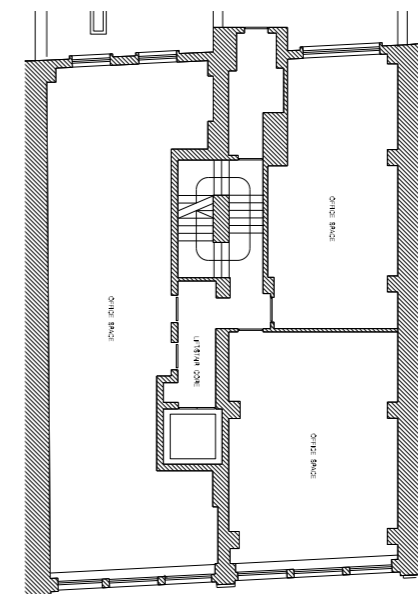


Fig. 20 - Existing 2nd Floor Plan

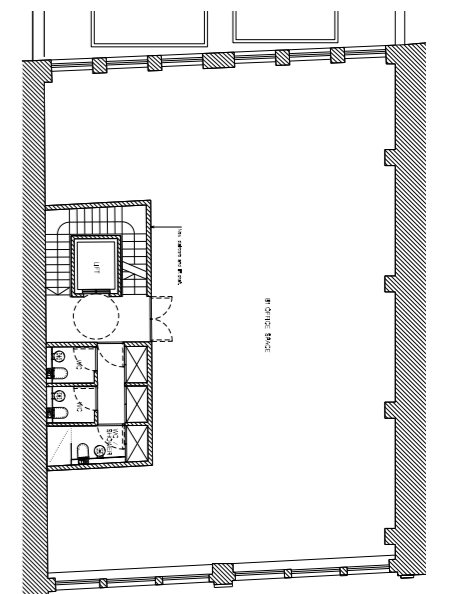


Fig. 21 - Proposed 2nd Floor Plan

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3.02 Sustainability

Our aim is to create a healthy working environment, both in terms of how the building functions for its occupants but also in terms of energy efficiency.

As part of the proposed works, the fabric of the building will be insulated internally, greatly enhancing its energy efficiency and the existing aluminium framed windows will be replaced with triple glazed timber sashes of a similar appearance to those that would have been originally installed.

By increasing the provision of natural daylight into the building there will be a reduction in the requirement for artificial forms of light. Where artificial light is required, low energy fittings will be used.



Fig. 22 - Proposed Farringdon Road Context Elevation

3.03 Streetscape and Fenestration - Front

The proposed roof extension replaces the existing 5th floor plant and motor room enclosure. The current 5th floor accommodation was added in the early 1980's when the building was significantly reconfigured and does not make a positive contribution to the building or the wider conservation area.

The new roof extension is conceived as a contemporary addition to the building which is enclosed in a perforate metal screen. The new 5th floor extension is the same height as the existing 5th floor and is set back behind the existing parapet so that the new roof form will not be any more visible from Farringdon Road street level than the existing. (Refer to figure 19, Section A.). The design of the proposed roof extension has been the subject of specific pre-application advice and the proposed design confirmed by Camden to be acceptable.

The proposed works to the facades of the building will restore the fenestration to more closely match the appearance of the original 19th Century building. The existing inappropriate metal framed windows will be replaced with traditional timber framed sash windows to match other original timber windows in the adjoining terrace. The render to the front facade will be repaired and repainted. The modern ground floor shop fronts will also be replaced with an arrangement more suited to the period of the building and the Conservation Area.



Fig. 23 - Front elevation of 49-51 Farringdon Road



Fig. 24 - Existing Farringdon Road Elevation

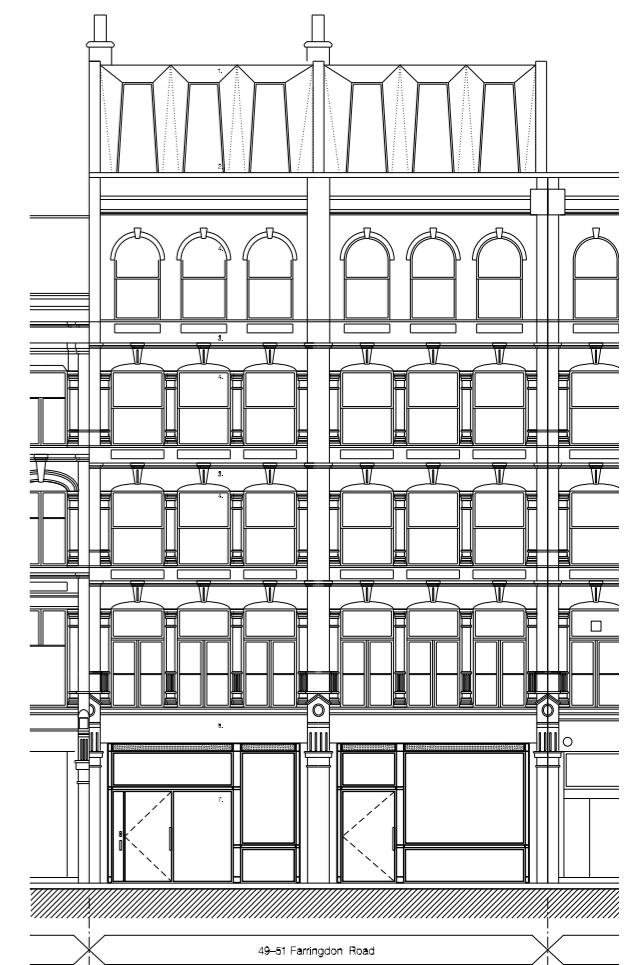


Fig. 25 - Proposed Farringdon Road Elevation

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3.04 Streetscape and Fenestration - Rear

The existing rear elevation of the building is of poor quality, both in terms of form and the materials that have been used in its construction. It is detrimental in this regard to the surrounding area and wider Hatton Garden Conservation Area.

We are proposing to reinstate the original rear facade of the building in reclaimed yellow stock brickwork to match the adjoining properties. Timber framed sash windows will also be reinstated. This will significantly improve the visual aspect of the building to the rear.

The new extension to the rear at 1st floor level will also be constructed in reclaimed London yellow stock brickwork to match the adjoining properties.



Fig. 26 - Proposed Rear Context Elevation

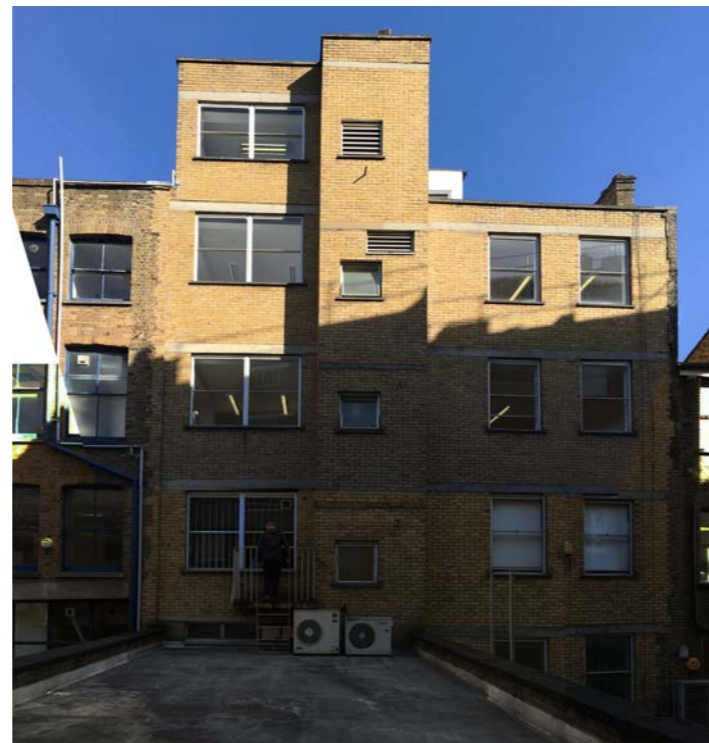


Fig. 27 - Existing rear elevation of 49-51 Farringdon Road



Fig. 28 - Existing Rear Elevation

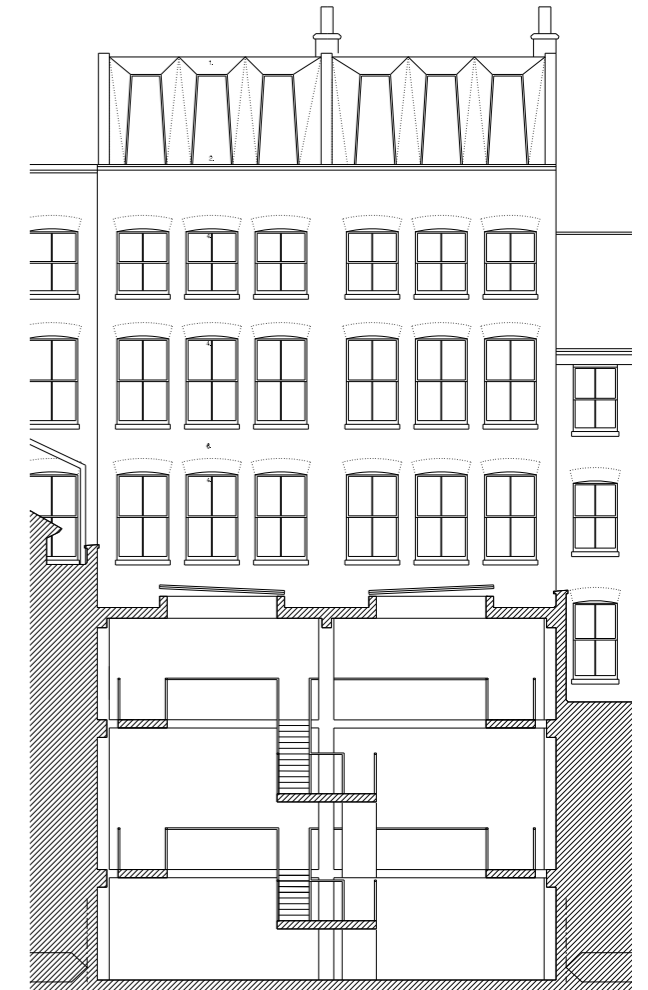


Fig. 29 - Proposed Rear Elevation

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3.05 Daylight, Sunlight and Rights of Light

Please refer to the GL Hearn, Analysis and Rights to Light Advice Report, included with this application, (Appendix A) which demonstrates that the neighbouring properties would not suffer rights to light infringements as a result of the proposed alterations to 49-51 Farringdon Road.

In their assessment of surrounding buildings it was established that there is no residential accommodation in the immediate vicinity. It is therefore not necessary to undertake a Daylight & Sunlight Assessment of the surrounding properties.

The new roof extension is designed in section so that the main roof form will not be visible from Farringdon Road street level. (Refer to figure 30, Section A .) This means that the extension will not increase the level of enclosure or overshadowing at street level. The profile of the building at the rear will be no higher than the existing and will therefore not affect light penetration down into the lower floors of the neighbouring properties on saffron Hill. The design of the proposed roof extension has been the subject of specific pre-application advice and the proposed design confirmed by Camden to be acceptable.

3.06 Access

Access into the building for office workers and visitors will be via the ground floor entrance with level threshold directly from Farringdon Road. Within the building all floors will be accessed via a new internal staircase and lift, which will be suitable for the ambulant disabled and wheelchair users. This improves upon the current condition which does not meet with current accessibility regulations.

3.07 Parking & Transport

The proposed scheme does not incorporate any off street car parking space for the building occupants. This is no change from the current provision. It is not envisaged that the proposed works will increase demand for on street parking in the vicinity. The building benefits from being within close proximity of excellent public transport links, including the London Underground, ThamesLink and future Cross Rail

A new internal secure cycle store will be incorporated at lower ground floor level as part of the internal refurbishment works. There is currently no cycle storage provision within the building and so this new facility will improve upon the current condition.

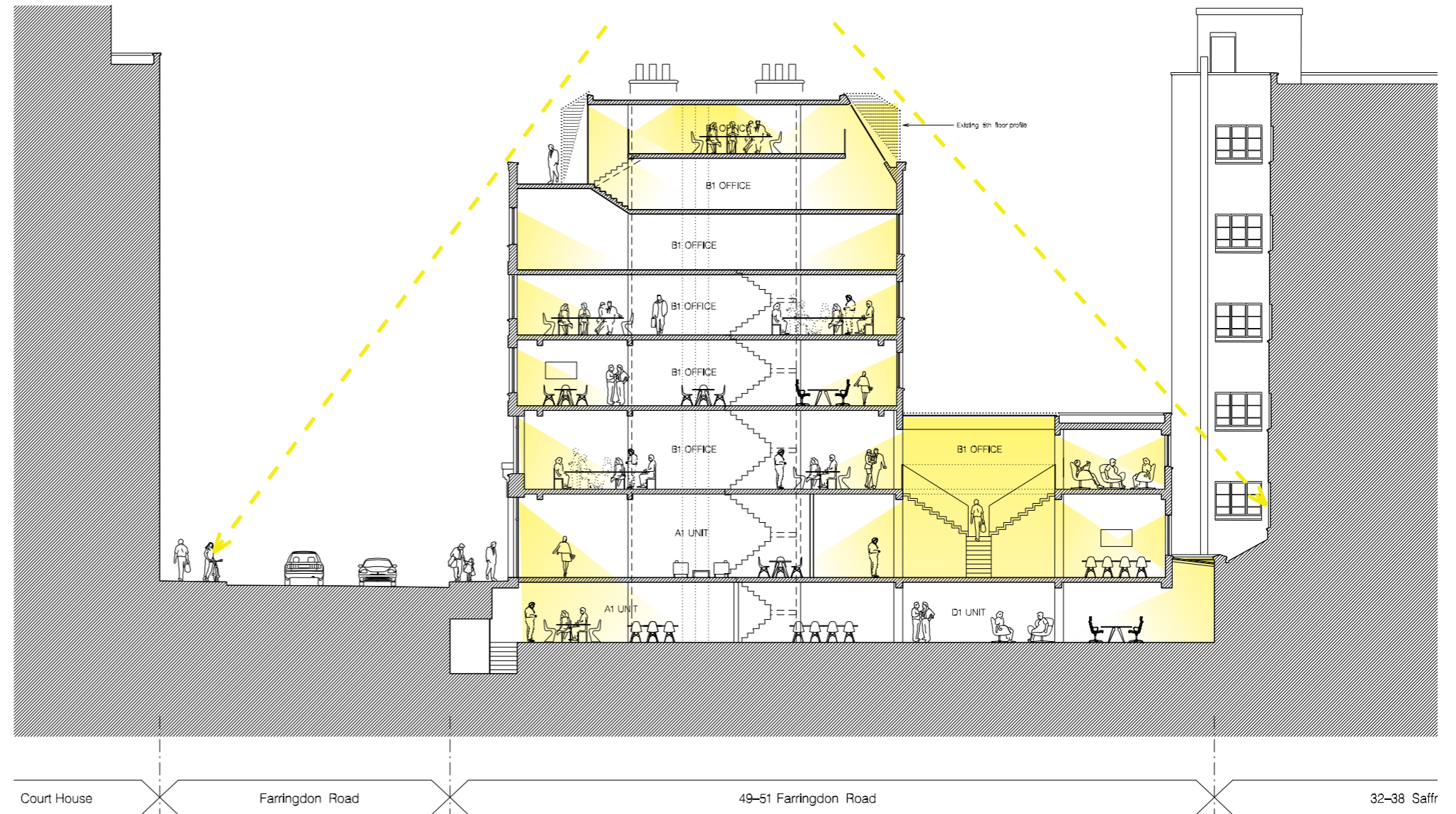


Fig. 30 - Proposed Section A - Daylight, Sunlight

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3.08 Materials

We propose a limited palette of simple self finished materials that are sympathetic to the immediate vicinity and wider local area.

Although the alterations to the external fabric of the building are limited, the design and materiality is intended to be in keeping with the area and suitable for the building's scale and character.

The scheme is designed with light coloured and self finished materials in mind due to the tight urban constraints and the priority placed on natural light. While the palette is evolving along with the detailed design, our precedent images indicate the desired feel of the spaces with the range of materials in mind including stock brickwork, timber framed windows, and a self finished metal for the mansard extension.

The proposed works to the facades of the building will restore the fenestration to more closely match the appearance of the original 19th Century building. The existing inappropriate metal framed windows will be replaced with traditional timber framed sash windows to match the other original timber windows in the adjoining terrace. The render to the front facade will be repaired and repainted. The modern ground floor shop fronts will also be replaced with an arrangement more suited to the period of the building and the Conservation Area.

We are proposing to reinstate the original rear facade of the building in reclaimed yellow stock brickwork to match the adjoining properties. Timber framed sash windows will also be reinstated. This will significantly improve the visual aspect of the building to the rear. The new extension to the rear will also be constructed in reclaimed london yellow stock brickwork to match the adjoining properties.

The 5th floor roof extension will be finished in a self finished zinc or bronze perforated screen. This element will therefore appear as contemporary and visually lightweight in contrast with the solid mass of the existing masonry structure.

Limiting Light Pollution

The brass screen will be perforated with varied number and scaled laser cut slots the upper parts of which can be;

- left intact to allow no light to pass through,
- wholly cut out to allow the maximum level of sunlight to pass through,
- permanently lifted at 30 and 60 degrees to allow ambient daylight to pass through without direct sunlight,

In this way nightly light pollution will be less than conventional windows as the glazing is already set far into the plan and further limited by the brass screen cloaking intake as well as projection of light as louvers would.



Fig. 31 - Brass screen, patinated dark brown (A)

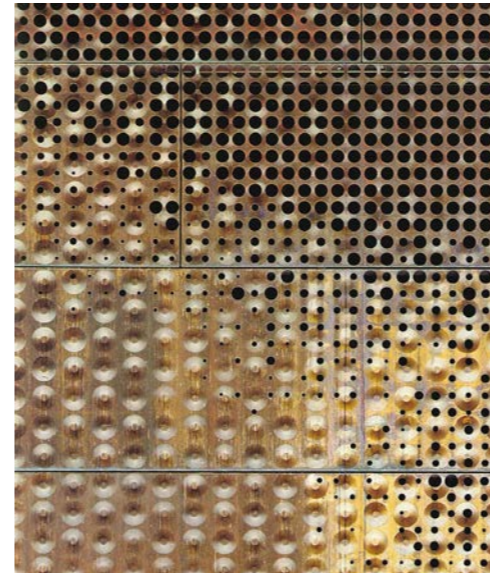


Fig. 32 - Brass screen, patinated dark brown (A)



Fig. 33 - Folded & perforate brass screen, patinated dark brown (A)



Fig. 34 - Period warehouse refurbishment. Brick cleaned of all paint and lightly sootwashed (B). Original timber windows reinstated and painted (C).



Fig. 35 - Period warehouse refurbishment. Folded & perforate brass screen, patinated dark brown (A). Brick cleaned of all paint and lightly sootwashed (B). Original timber windows reinstated and painted (C).



Fig. 36 - Period warehouse refurbishment. Interior (D)



Fig. 37 - Period warehouse refurbishment - Office interior (D)



Fig. 38 - Period warehouse refurbishment - Office interior (D)

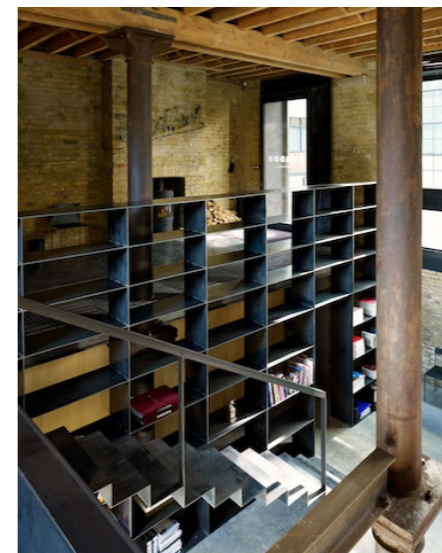


Fig. 39 - Period warehouse refurbishment - Office interior (D)

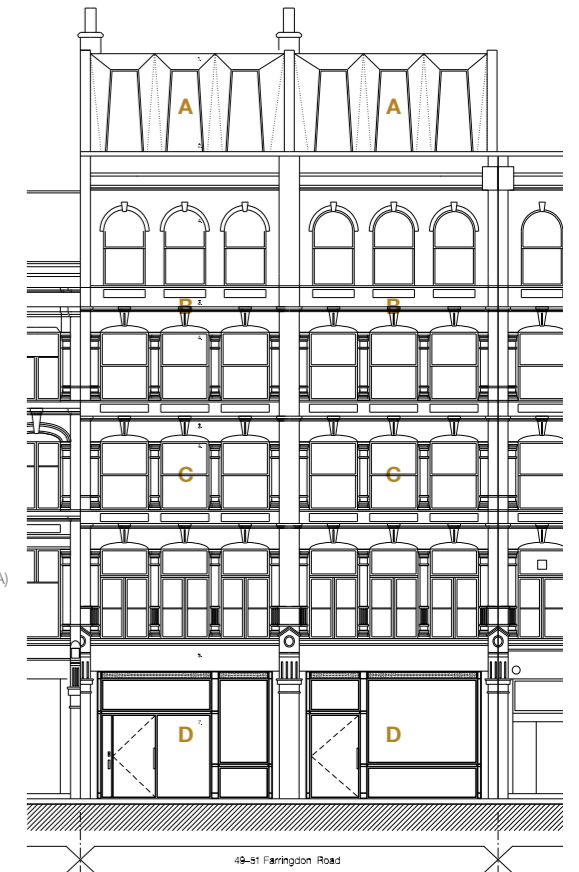


Fig. 40 - Proposed front elevation



Fig. 41 - Proposed rear elevation

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3.09 Proposed Use

The proposals aim to expand and improve the existing commercial office space.

The proposed changes of use are as follows:

We are proposing that the A1 retail unit is reconfigured to occupy the ground and lower ground floor at the front of the building to take advantage of the prime location on Farringdon Road and which will maintain an active shop frontage at street level.

The D1 unit will be relocated to the rear of the lower ground floor and will be accessed through the new reception area at ground floor level.

We are proposing that the current B1 use class across 1st floor to fifth floor is maintained as B1 use. Currently the general office accommodation is of a variable quality and inefficiently planned with many areas suffering from poor or no natural light. The upper floor accommodation consists of a series of small disjointed spaces which are separated by the central lift and stair core. There is currently no provision of a reception area or concierge desk requiring visitors to navigate their own way into and around the building.

The proposed internal alterations will create a series of efficiently planned, open and light dual aspect office floors that are more flexible and suited to modern office working patterns and would allow single or multiple tenants flexibility to occupy the building as a whole or in part; floor by floor or parts of floors.

We are proposing a new dedicated D1 and B1 office entrance and reception space at ground floor level which will serve the upper floor offices and lower ground floor D1 unit. This new space and the new stair and lift core will allow for a permanently manned reception desk, which will provide greater security and orientation to visitors and occupants of the building. The newly configured common parts will be fully DDA compliant, which are not currently.

The increase in GIA area is less than 200sqm. Therefore the proposed works are not subject to the constraints of Camden Policy DP1.

Existing (NIA)



Proposed (NIA)



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3.10 Pre-Application Response Letters

There have been two detailed pre-applications submitted to Camden over the past 10 months. With use classes and the principle of renovation and extension found acceptable the main areas of discussion have related to the roof form and finishes. The letters have been copied here for reference;

Pre-Application Response Letter - 29.06.16

Date: 29/06/16
Our ref: 2016/2898/PRE
Contact: Jonathan McClue
Direct line: 020 7974 4908
Email: Jonathan.McClue@camden.gov.uk
Richard Cheesman
Amin Taha Architects
2/F, 12-13 Clerkenwell Green
London
EC1R 0QJ

Reference: 2016/2898/PRE

Dear Mr Cheesman,

49-51 Farringdon Road, London, EC1M 3JP

I refer to your request for pre-application advice at the above address for: Follow up advice to reference 2016/0349/PRE for: Replacement of existing roof extension with a mansard to provide additional office (B1a) space; an increase in width to the rear first floor extension including the provision of a triple height lightwell; change of use of ground floor from snack bar (A1) and dental surgery (D1) to flexible retail showroom/office (A1/B1a) and change of use of the lower ground and first floors from office (B1a) to flexible retail showroom/office (A1/B1a).

The advice below is based on the submission of further details dated May 2016 and a letter dated 21/06/2016. It should be read in conjunction with the original advice (under 2016/0349/PRE) issued on 11/03/2016.

Site Description, History and Policies

A full site description, the history of the site and list of applicable policies are included within the advice issued under 2016/0349/PRE.

Proposal and Scope of Advice

The revised details have made the following amendments to the initial submission:

- The mansard extension has been replaced with a flat roofed addition enclosed in a perforated metal screen
- The dental/medical facility (D1) unit has been relocated to the rear of the lower ground floor
- The shop (A1) unit has been reconfigured to occupy the front area of the ground and lower ground floors

- A reception for the office (B1a) and D1 units has been created on the ground floor
- The rear of the ground floor and the upper floors (1-5 and mezzanine floor) are proposed as office (B1a) use

The proposal includes other changes as per 2016/0349/PRE:

- The existing first floor rear extension would be extended across the full width of the property at the same height. The rear stair core would be removed and the rear elevation would be upgraded in terms of its materials and fenestration
- The shopfronts would be upgraded along with the fenestration of the floors above
- The interior of the building would be remodelled to install a new lift and stair core and the stepped floors would be altered in order to improve the quality of the office space to make it more usable and flexible. Cycle parking would be incorporated within the lower ground floor

Design Considerations and Impact on the Conservation Area

Roof extension

The host buildings contain a roof extension with a flat roof. Due to its substantial setback from the front and side (south facing) parapets and its height, it is not considered to be prominent within the surrounding area. Given the nature of the existing and surrounding buildings, it is considered that a replacement roof extension may be acceptable in this instance subject to an appropriate design.

The supporting text within the pre-application letter states that the proposed roof addition (5th floor and mezzanine) would have a similar height and setback from the front parapet as the structure it would replace. The submitted drawings do not include an accurate scale for the existing and proposed elevations (a graphic scale/scale bar is recommended) and it is not possible to measure them to ensure this is the case. Any roof addition would need to be as close as possible in height and setback to the existing structure.

The roof extension would extend from the rear parapet which would give it a dominant and overbearing appearance on the rear elevation. For a roof extension to be acceptable it would need to have a substantial setback from the rear parapet to remain subservient to the buildings it is attached and adjacent to.

Overall, the proposed roof addition would appear as a top heavy addition that would materially detract from the character and appearance of the host and surrounding buildings whilst failing to preserve and enhance the character and appearance of the Hatton Garden Conservation Area. It has not been confirmed whether the addition would be a similar height and setback from the front as existing, the roof extension would need to be substantially setback from the rear and attention would be drawn to the additional built form which would be constructed of a contrasting material. The proposal would need to be better detailed to break down its massing by using different materials, reveals and other architectural features. Further pre-application advice to improve the appearance of the roof addition is

advised prior to the submission of the application.

Rear alterations

The proposed first floor rear element would extend to the same height and depth as an existing rear extension at the property. It would infill the rear yard at first floor level across its full width and depth. Due to the nature and scale of the existing and surrounding buildings, the first floor rear extension is considered acceptable.

It is recognised that the rear elevation of the building is of poor quality in terms of its form and materials. The proposals to reinstate the original rear facade of the building in reclaimed yellow stock brickwork and timber sash windows is supported as it would improve its appearance. In addition, the reinstatement of the rear parapet and removal of the projecting stair core would bring the rear of the building back in line with the adjoining structures.

Front alterations

The proposed works to the façade, including the replacement of metal framed windows with traditional timber framed sash windows and the repairs to the render would result in an enhancement to the character and appearance of the conservation area.

The upgrading of the shopfronts is welcome and uniformity between 49 and 51 is encouraged. The proposal has not been amended following the initial pre-application advice and Officers consider there is an opportunity for further improvements. It is recommended that the height of the fascia be retained at 51 and carried across to 49 and that reveals are incorporated within the glass panes and entrances.

Land Use

Retention of community facility (D1)

The majority of the ground floor of the building is currently occupied by a dental surgery (D1) which was granted planning permission under 2006/4256/P. Retention of the medical/dental surgery is encouraged as is the applicant's intention to offer the new D1 space to the current tenant.

The proposed D1 space would include 252m² of floorspace within the lower ground floor and it would benefit from a communal reception on the ground floor (31.4m²). This combined provision of 283.4m² is considered to be an adequate replacement of the existing dental surgery (284m²).

The existing dental surgery is located on the ground floor and comprises of five surgeries, a medical suite and two consulting areas, of which only three of these spaces have access to natural light via roof lights. The proposed D1 space would similarly retain access to natural light via large roof lights which extend the full width of the building to the rear. The proposed quality of space is considered similar to existing and would not impact upon its ability to function or its viability. The relocation of the D1 use to the lower ground floor would allow the other commercial units, shop (A1) and office (B1a), to be located on the ground and upper floors. These uses benefit from greater natural light with medical and dental surgeries having a lower requirement

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for natural light. In many healthcare settings, the use of controlled artificial lighting is required. A new manned reception area is proposed on the ground floor which would service the building. This reception would serve the D1 unit and clear signage would be displayed to direct members of the public to that facility.

Based on the above, the proposed retention of the dental/medical facility on the lower ground floor is considered acceptable in principle.

Proposed retail (A1) and office (B1a) uses

The proposal includes a retail (A1) unit to the front of the building at lower ground and ground levels and office (B1a) space to the rear of the ground floor and the floors above (1-5 plus mezzanine).

182m² (GIA) of retail floor space would be provided which is an uplift of 150m² over the existing use. The proposed retail unit would occupy the majority of the street frontage and include ample space for storage and ancillary facilities within the lower ground floor. It is considered that this provision of retail use would be in keeping with the properties on Farringdon Road.

The resulting office floor space would be 1,338.4m² (GIA) including the shared reception area which is an uplift of 27.4m² over existing. This increase is in accordance with policy DP13 which requires the level of employment floor space on premises suitable for continued business use to be maintained or increased. Furthermore, the existing space would be rationalised in terms of the layout and quality of the space. The compartmentalised rooms would become open plan (more suitable for modern office premises), the offices would be subjected to internal renovations and upgrading and the provision of light would be improved through the addition of voids leading from rooflights.

On this basis, the proposed quantum and arrangement of land uses is considered acceptable.

Mixed use policy (DP1) and provision of jewellery space

The site lies within the Hatton Garden area where the Council requires (via policy DP1) any uplift in floor space over 200m² (gross) to provide up to 50% of all additional floorspace in the form of secondary uses, including a contribution to housing and a contribution to affordable premises suitable for the jewellery industry. The pre-application documents state that the proposed gross internal area would result in an increase of 115m². Therefore, policy DP1 would not be triggered. Should any eventual proposal exceed the 200m² threshold, a contribution to the jewellery sector and/or housing would be expected.

Residential Amenity

An analysis of rights to light has been submitted in support of the pre-application submission. The report suggests that the neighbouring properties would not suffer rights to light infringements as a result of the proposed development at 49-51 Farringdon Road. It is noted that rights to light is a legal issue rather than a planning issue. Loss of daylight and

sunlight along with loss of outlook/sense of enclosure are assessed under planning.

A property could have no rights to light infringements but be significantly impacted by a development.

47 Farringdon Road lies to the south of the site adjacent to the proposed first floor rear extension. This building serves a retail unit at basement and ground floor level and offices at floors 1-3. Due to the affected windows to the rear serving a commercial use, the proposed first floor rear extension would not have an unacceptable impact on this property.

32-38 Saffron Hill is entirely made up of offices and lies to the rear (west) of the site. The adjacent building at 53 Farringdon Road is occupied by the London Business Academy (D1) and does not contain any residential units. Notwithstanding this, it would not be impacted by any of the extensions. The first floor element would extend away from an existing extension on the shared boundary between the properties.

20 Farringdon Road (B1 use) is located on the opposite side of Farringdon Road to the east of the property. It is occupied as offices and due to the nature and location of the roof extension would be unlikely to be affected. Given that there are no residential properties in the immediate vicinity of the property it is considered unlikely that any of the proposed works would result in an undue loss of light, outlook or privacy.

Transportation Considerations

Policy DP20 states that Construction Management Plans (CMP) should be secured to demonstrate how a development will minimise impacts from the movement of goods and materials during the construction process (including any demolition works). Policy DP21 relates to how a development is connected to the highway network. For some development this may require control over how the development is implemented (including demolition and construction) through a CMP. The Council needs to ensure that the development can be implemented without being detrimental to amenity or the safe and efficient operation of the highway network in the local area. A CMP would need to be secured as a section 106 planning obligation for this development and a draft document would be required on submission. This is due to the difficulties of accessing the site given its location on Farringdon Road (a Transport for London red route) and no rear service yard. Please use the link for the Council's pro forma: http://www.camden.gov.uk/ccm/cms-service/stream/asset/?asset_id=3418568 The summary page of policy DP21 states that 'The Council will expect works affecting Highways to repair any construction damage to transport infrastructure or landscaping and reinstate all affected transport network links and road and footway surfaces following development'. The footway directly adjacent to the site could be damaged as a direct result of the proposed works. We would therefore need to secure a financial contribution for highway works as a section 106 planning obligation if planning permission is granted.

Cycle parking is proposed in the lower ground floor and would be accessible via a lift. The amount of spaces required would be applied to the additional floor space and would need to be in accordance with table

6.3 of the London Plan 2015. CPG7 (Transport), which can be downloaded here, provides details on the design and layout that Camden expects for cycle parking.

Sustainability

Policies CS13 and DP22 encourage sustainable measures to be incorporated. The proposal would not include the development of 500sq.m or more of floor space so a sustainability statement would not be required.

Planning obligations

CPG8 on planning obligations provides full details of planning obligations which would be likely as a result of development, to mitigate its impact. As stated above, it is likely that a Construction Management Plan and financial contribution towards highways will be required.

CIL

The proposal by its size and land use type will be liable for the London Borough of Camden's Community Infrastructure Levy (CIL) introduced on the 1st April 2015 to help pay for local infrastructure and the Mayoral CIL which helps fund Crossrail introduced on 1st April 2012. Further details on CIL and how it is charged can be found on our website: <http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/community-infrastructure-levy/> The Mayoral CIL charge would be £50 per sq.m and for office use within Zone A (central) the Camden CIL would be £45 per sq.m.

Planning application process and supporting information

In the event of submitting a full planning application, please ensure that you submit all the required information in accordance with the validation checklist, details of which can be obtained from the council's website: <http://camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/making-an-application>. In order to ensure your application is valid, the following information will be required to support the planning application:

- Completed and signed planning application forms for Full Planning Permission An ordnance survey based location plan at 1:1250 scale denoting the application site in red;
- Floor plans at a scale of 1:50 labelled 'existing' and 'proposed';
- Roof plans at a scale of 1:50 labelled 'existing' and 'proposed';
- Elevation drawings at a scale of 1:50 labelled 'existing' and 'proposed';
- Section drawings at a scale of 1:50 labelled 'existing' and 'proposed';
- Design and Access Statement (including Heritage Statement);
- Planning Statement;
- Draft Construction Management Plan - pro forma;
- The appropriate fee – (dependant on level of floorspace proposed)

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Conclusion

While the external alterations to the building are considered acceptable in principle, the proposed roof addition requires further revisions including confirmation of its height and front setback, its setback from the rear parapet would need to be significantly increased and changes are required to the detailed design to break down its massing. Further alterations to the shopfronts are also recommended. It is considered that the proposal which provides a D1 use on the lower ground floor, an A1 use on the lower ground and ground floors and B1a use on the ground and upper floors would be acceptable in principle.

Please note that the information contained in this letter represents an officer's opinion and is without prejudice to further consideration of this matter by the Development Management section or to the Council's formal decision.

I trust this information is of assistance. Should you have any further queries please do not hesitate to contact me by telephone on 020 7974 4908.

Yours sincerely,

Jonathan McClue
Principal Planning Officer
Planning Solutions Team

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Pre-Application Response Email- 13.10.16

From: McClue, Jonathan [mailto:Jonathan.McClue@camden.gov.uk]
Sent: 13 October 2016 17:11
To: Richard Cheesman
Subject: RE: Pre-application follow-up submission (2016/2898/PRE) - 49-51 Farringdon Road, EC1M 3JP

Richard,

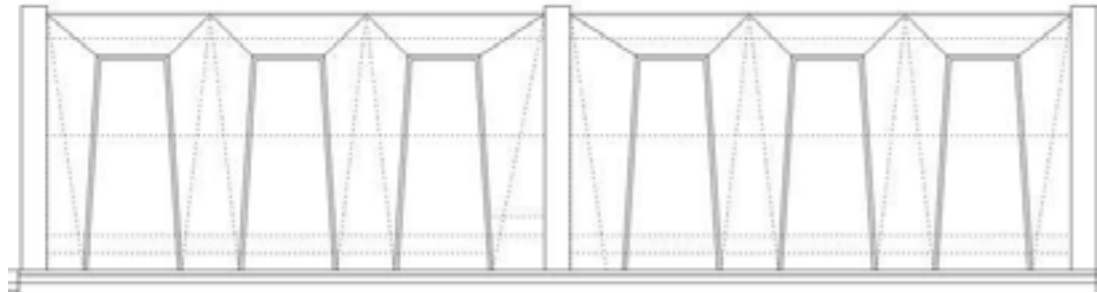
Thank you for the revised plans which are moving in the right direction. I am pleased that:

- The setback and height now match the existing roof structure
- The rear of the roof extension is set in from rear parapet
- You've added some interest to the front of the roof extension to break up the massing
- You've reinstated the rear elevation to match adjacent buildings

We can now concentrate on detailed design and materials.

I think you can submit a planning application subject to the following considerations/details:

- The two chimneys are being lost on the side elevation. Is there any scope to retain these or at least provide a reference to them? The loss of fabric wouldn't preserve the Conservation Area so their retention or a feature to reference these would help reduce this harm.
- Could you please clarify what the dotted lines are on the plans:



As part of the submission we'd require detailed elevations and sections of the perforated enclosure and the window openings. Details of the perforated elements and the junctions with the glazing behind and brick piers would be required.

- Can you confirm that the window openings would be left open (i.e. be unenclosed)?
- Have you considered light spillage from the roof extension? How would this be managed/controlled?
- We would require details of the roof materials
- We would require details of the replacement windows to the front and rear, of the paving to the façade and the bricks used on the rear elevation
- Details of the treatment of the glazed panel behind the perforated enclosure would be required including details of any openings along with details of structural panels for connections with the metal enclosure and brick piers
- Details of bricks used in flank upstand and piers along with connecting details with glazing

Kind regards,

-

Jonathan McClue
Principal Planning Officer

4.00 Area Schedule

49-51 Farringdon Road EC1 - Existing

239_FR_AREA SCHEDULE

12.01.16

Existing

Use	Floor	B1		A1				D1				% efficiency	TOTAL		TOTAL		
		GIA (sq m)	GIA (sq f)	NIA (sq m)	NIA (sq f)	GIA (sq m)	GIA (sq f)	NIA (sq m)	NIA (sq f)	GIA (sq m)	GIA (sq f)		NIA (sq m)	NIA (sq f)	GIA (sq m)	GIA (sq f)	NIA (sq m)
B1	5th	100	1,076	58	624												
B1	4th	192	2,067	152	1,636												
B1	3rd	192	2,067	150	1,615												
B1	2nd	192	2,067	152	1,636												
B1	1st	255	2,745	202	2,174												
A1	Ground					31	334	31	334								
D1	Ground									284	3,057	225	2,422				
B1	Lower Ground	380	4,090	221	2,379												
Sub - totals		1,311	14,112	935	10,065	31	334	31	334	284	3,057	225	2,422	1,626	17,503	1,191	12,820

49-51 Farringdon Road EC1 - Proposed

239_FR_AREA SCHEDULE

Rev B 20.05.16

Use	Floor	B1		A1				D1				% efficiency	TOTAL		TOTAL		
		GIA (sq m)	GIA (sq f)	NIA (sq m)	NIA (sq f)	GIA (sq m)	GIA (sq f)	NIA (sq m)	NIA (sq f)	GIA (sq m)	GIA (sq f)		NIA (sq m)	NIA (sq f)	GIA (sq m)	GIA (sq f)	NIA (sq m)
B1	5th Mezz	109	1,173	83	893												
B1	5th	163	1,755	119	1,281												
B1	4th	192	2,067	170	1,830												
B1	3rd	192	2,067	170	1,830												
B1	2nd	192	2,067	170	1,830												
B1	1st	270	2,906	245	2,637												
A1	Ground					94	1,012	86	926								
B1	Ground	189	2,034	142	1,529												
A1	Lower Ground					88	947	84	904								
D1	Lower Ground									252	2,713	230	2,476				
Sub - totals		1,307	14,069	1,099	11,830	182	1,959	170	1,830	252	2,713	230	2,476	1,741	18,740	1,499	16,136