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## **Design and Access Statement**

**Site Address:**

2 Eyre Street Hill,  
London EC1R 5ET

**Date:**

February 2017

**Applicant:**

Winstone Properties Ltd.  
C/o Sanne  
13 Castle Street, St Helier  
Jersey JE4 5UT

**Agent:**

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## Introduction and Summary of Proposal

This Design and Access Statement accompanies a planning application at 2 Eyre Street Hill, London EC1R 5ET.

The site occupies a corner site and is bounded by Clerkenwell Road to the South, Eyre Street Hill to the West and 146-148 Clerkenwell Road to the East.

## The Site and Surroundings

The Site, 2 Eyre Street Hill is an existing vacant office building, arranged over ground and four upper floors, comprising (circa 17,445 sq. ft) office floor space, following the departure of the previous occupier Ben Sherman in June 2016.

At present, it is considered that the building is dated, with significant refurbishment works required, including alterations to the external façade to improve the appearance of the building. In addition to this, it is considered that the standard office accommodation is not suitable to meet the requirements of modern office occupiers.

Uses around the site are varied, consisting of some ground floor retail, public houses and offices, with upper floors on Eyre Street Hill appearing to consist of office space and some residential accommodation.



Location Plan

## Statement of Intent

The applicants want to improve the property bringing it in line with the requirements of The Energy Act 2011, and as part of the works they wish to replace the roof coverings and at the same time upgrade the insulation to the roof. It is also proposed to replace the existing single glazed Crittall windows with new Crittall windows, carefully selected to be in keeping with the existing building by using the same material palette as the existing buildings with white framed units. The design of the proposed Crittall windows and glass balustrading at roof level will not impose on surrounding building.



The proposed new windows will replicate the surrounding streetscape in terms of fenestration design.

Disabled access to the building is poor and does not comply with the requirements of the Disability Discrimination Act 1995 and we are seeking to improve this aspect of the property by the construction of a designated disabled access lift located to the right hand side of the main entrance door on Eyre Street Hill. This area where the lift is to be located is shown in the photograph below and would ultimately give step free access to the property.



### **Site designations**

A review of the London Borough of Camden's planning policy map has indicated that the site is located within the Central London Area, where a mix of uses would be acceptable within the new development.

The site is located within the Hatton Garden Conservation Area and the archaeological priority area, the building is not statutory listed, locally listed or designated as a building of townscape merit. The development will not impose on surrounding buildings and has been designed to be in keeping with the current streetscape.

The area is well served by public transport links with a PTAL rating of 6b, representing the highest level of public transport accessibility. Numerous London Underground Lines are located within a 1km of the site including; Russell Square to the West, Holborn and Chancery Lane to the South-West and Farringdon to the South-East.

In addition to this, work is underway on the delivery of a new Crossrail station at Farringdon Road. The development of the station will result in a significant increase in public transport capacity through the provision of a high-speed east to west service. Further to the above, there are several bus stops located close to the site, with several bus routes serving the site.

### **Existing Buildings**

The most visually interesting elements of the application is the frontage to 2 Eyre Street Hill and 150-152 Clerkenwell Road. None of these buildings are listed, although they do make a positive contribution to the conservation area in the way that they help define



the corner site, as well as having aesthetic value in their own right. Behind these, the quality of architectural expression is more varied.

#### Quality of existing office accommodation

It is our understanding that the building was constructed in the mid twentieth century, following this there doesn't appear to be any conclusive evidence which would suggest that further refurbishment works/improvements have been undertaken. The existing accommodation and services in the building are outdated and would require significant modernisation and refurbishment to meet modern building standards.

### **Planning History**

A review of the London Borough of Camden's planning records has indicated that there are relatively few applications, which relate to this property. The only applications, which are of relevance, are for minor alterations to the building dating back to the 1970's as detailed below;

In 1971, planning permission was granted for alterations to the ground floor entranceway, along with the reconfiguration of the fourth floor. (Application reference: 10574).

In 1970, planning permission was granted for alterations to the elevation of Winstone House. (Application reference: 9372).

## Design Quality

The proposed window openings will be in keeping with the existing building. Further details and samples of the proposed materials will be confirmed at a later stage subject to conditions.



Elevation seen from Eyre Street Hill



Elevation seen from Eyre Street Hill



Junction elevation

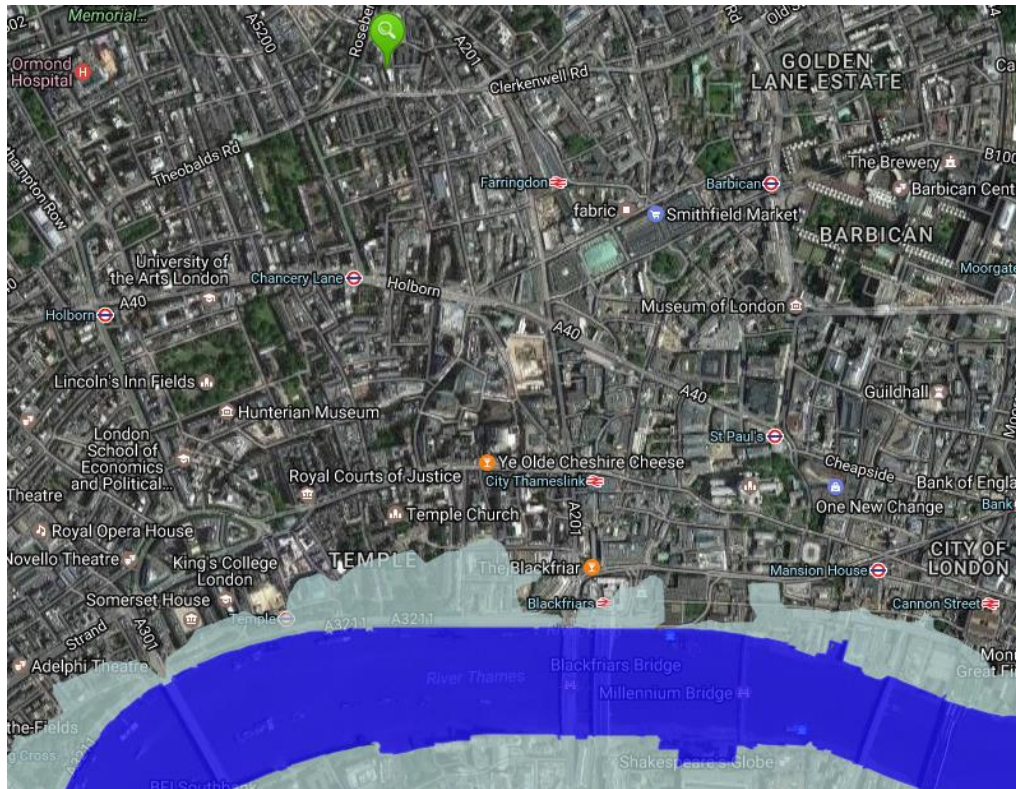


## Traffic and parking

Due to the High PTAL rating, and proximity to a range of public transport options, together with full site coverage there is no requirement for car parking on the site.

## Flood risk

The site isn't located in an area which is at risk of flooding, as detailed on the map below.



## Conclusion

In summary, it is considered that the proposals for the refurbishment would act to ensure that the building remains in active use, thereby ensuring the long-term maintenance and upkeep of the property.

We shall look forward to receiving confirmation that this planning application request has been received and validated. If you have any queries, please do not hesitate to contact Colin Lavelle, at Aston Rose.