

Design and Access Statement:

Rear First and Second Floor Extension for New Office Space and Rear WC
Extension to Third, Fourth & Fifth Floor:
22-23 St Cross Street EC1N 8UH

Document Ref: 142-D01-170803- D&A Statement
August 2017



Project Details:

Site Address:

22-23 St Cross Street EC1N 8UH

Applicant:

Pearl and Coutts
9 White Lion Street
London
N1 9PD

Agent:

Matthew Springett Associates Ltd.
70 Hatton Garden
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This document is to be read in conjunction with the following drawings and documents submitted as part of the application.

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1. Introduction

This Design and Access Statement sets out details of proposed alterations to create a Rear First and Second Floor Extension for New Office Space and Rear WC Extension to Third, Fourth & Fifth Floor for 22-23 St Cross Street.

The existing building arrangement does not make effective use of available development area on the first and second floors and therefore an appropriate infill extension can improve the availability of office units available in the area. Additionally, the existing building is poorly serviced with only one accessible WC shared between the first, second, third and fourth floor offices. The proposed extension will provide multiple WCs for each floor.

2. The Site

2.1. The Site and Context



Figure 1 Aerial view of site- Listed terrace highlighted in red circle. Copyright Google Maps. Not to Scale.

The site is located on the North West corner of the junction between Hatton Garden and St Cross Street. The area has a strong precedent of housing jewellery stores and workshops.



Figure 2 Site Location Plan (Not to scale). Site Boundary shown with red line.

The site is located within the Camden Conservation Area of Hatton Garden. 22-23 St Cross Street is currently arranged with A1 retail units on the ground floor and basement, B1 office and light industrial units on the first, second, third and fourth floors, and a residential C3 maisonette on the fourth and fifth floors currently under construction as per planning application 2012/6821/P. The second phase of the application for extending 70 Hatton Garden is anticipated to commence following the works at St Cross Street. It is an objective of Camden Hatton Garden Conservation Area guidance that there is no loss to the jewellery workshop provisions with the area.

2.2. Physical

The site is defined by its location within Hatton Garden. At the far end of St Cross Street there is the Leather Lane Market which is open Monday to Friday. There is good access to Farringdon tube and rail stations and as well as Chancery Lane tube station all of which are under 10 minutes' walk.

2.3. Employment

22-23 St Cross Street is currently office and light industrial on the upper floors with a single residential dwelling on the top two floors. The proposed extension will create an additional B1 office on the first floor for 5 people and space for 3 people on the second floor.

2.4. Sustainable Development

The extension of the first floor is infilling an unused light well which is currently inaccessible and does not provide windows to the buildings. The second floor extension is stepped back from the edge of the site with obscured glazing to avoid any overlooking issues. The new office space will help to increase the available office stock in a well-established commercial area.

The proposed extensions of the WC will improve the amenity provision to the offices and make them more attractive for office use. The current arrangement allows for a single toilet for the whole building which is unsuitable for the amount of office space.

3. Design

3.1. Introduction

As set out above, the scheme proposes the creation of new office space extending on the first and second floors of 22-23 St Cross Street with a small extension on each floor to accommodate an additional WC.

3.2. Explanation of Use

22-23 St Cross Street

There is a need for more office space in this area in London. The additional office space makes use of a currently inaccessible area of the site and maximises the sites potential.

The current light well is blocked in on two sides with a tall neighbouring wall to the rear. A neighbouring roof is adjacent to the extension with no overlooking windows openings.

In addition to this, the current office spaces suffer from a lack of amenity, so a proposed extension to accommodate a WC for the third, fourth and fifth floors is to address this concern. The extension will be accessed from the existing stair core for ease of construction and circulation.

The existing use of retail, office and light industrial space will be maintained within all existing areas of the building.

Basement: There are no proposed changes to the basement.

Ground Floor: There are no proposed changes to the ground floor.

First Floor: There is a proposed construction of a new office space in the rear light well area of the first floor. This area is currently unused so will not diminish from the sites current use and accommodation.

Second Floor: There is a proposed extension of new office space over the first floor extension which is set back from the edge of the site to reduce the massing. The extension will incorporate a WC for all offices to use.

Third Floor: There is a proposed extension for a small WC in the rear of the third floor.

Fourth Floor: There is a proposed extension for a small WC in the rear of fourth floor.

Fifth Floor: There is a proposed residential extension for a small WC in the rear of fifth floor.

3.3. Amount of Development

The site area as defined by the red line boundary in Fig 2 is circa 88.2sqm, or 0.0088 hectares.

22-23 St Cross Street

Floor	Existing Area	Proposed Area	Net Loss/ Gain
Ground Floor	75.3 m ²	75.3 m ²	0
First Floor	51.4 m ²	74.5 m ²	+23.1 m ²
Second Floor	50.0 m ²	67.3 m ²	+17.3 m ²
Third Floor	50.9 m ²	54.3 m ²	+3.4 m ²
Fourth Floor	52.3 m ²	55.5 m ²	+3.2 m ²
Fifth Floor	42.7m ²	46.0 m ²	+3.3 m ²
Total	322.6 m ²	372.9 m ²	+50.3 m ²

Total Net Gain of Internal Gross Floor space +50.3m² for office use and residential.

3.4. Occupancy

22-23 St Cross Street

The proposed extensions will increase the availability of office space and a small extension to the residential unit. This is shown in the below table.

Floor	Existing Use50 (m ²)			Proposed Use (m ²)		
	A1	B1	C3	A1	B1	C3
Ground Floor	75.3			75.3		
First Floor		51.4			74.5	
Second Floor		50.0			67.3	
Third Floor		50.9			54.3	
Fourth Floor		24.2	27.3		27.4	27.3
Fifth Floor			42.7			46
Total	75.3	176.5	70.0	75.3	223.5	73.3

4. Site Layout

4.1. Position and Orientation

The site is positioned on the corner of St Cross Street, between Hatton Garden and Leather Lane on a south-north orientation.

4.2. Safer places

The site provides good safety in terms of access. The property is accessed immediately off of St Cross Street with good visibility in both directions. The market held every weekday on Leather Lane causes the road traffic down St Cross Street to be low while creating a constant level of pedestrian traffic. There are no blind corners within the immediacy of the access point.

4.3. Scale

4.3.1. Relationship to existing buildings and context

The proposed development has considered the surrounding context and the proposed extension is within the rear of the property and so does not affect the building from the street. The proposed works are in a currently inaccessible and unused area of the site which is overlooked by immediate surrounding office buildings. The first floor extension is recessed below the level of an existing perimeter neighbouring wall. The second floor office extension is positioned to the over the first extension, but stepped back slightly from the west perimeter to reduce the overall massing of the proposal. The use of obscured glazing will prevent any overlooking from neighbouring properties. The WC extensions are replacing the existing circulation windows and will not affect any overlooking.

4.3.2. Building Volume and Massing

The proposed first floor extension will be in keeping with the existing scale of 22-23 St Cross Street and its neighbouring building 70 Hatton Garden. It will be built to the massing allowed within the existing site boundary, connecting to the neighbouring party wall and building to the existing walls of 22-23 St Cross Street. The second floor extension is located over the first extension. The massing allows the continued use of the light well for 70 Hatton Garden, and does not overlook any of the other neighbouring properties. The proposed WC extensions on the above floors will be a relatively small addition and will be in keeping with the surrounding context.

4.3.3. Character and detail

The proposed extension on the first floor will have one roof light to increase the natural light for the new office space. The second floor will have a single window on the east and west elevation and will be in-keeping with its surrounding context. The WC extensions will have external windows of appropriate proportions to its surrounding context. It is proposed the extensions are clad in brick to match the existing.

4.4. Landscaping

There will be no landscaping in this proposal.

4.5. Appearance

4.5.1. Design rationale

The design is intended to infill the existing available roof space at the rear of the property. The current roofscape has created an enclosed and inaccessible area which is not utilised by anyone and does not provide any windows.

The proposed office makes good use of the available space and is supported by the existing building infrastructure. The extension will match in character and style the surrounding brick buildings.

4.5.2. Materials

The proposed extension will be completed with brick cladding and have asphalt roofing to match the surrounding materials.

The existing crittall metal windows in the staircase will be replaced with new aluminium framed windows for improved performance, longevity.

4.6. Environmental

4.6.1. Environmental quality

The building site is not located within an area at risk of flooding.

4.6.2. Sustainability

It is proposed that the building will comply with Part L of the Building regulations. The extension will be well insulated and will be double glazed to reduce heat loss. The proposed office area will improve the insulation of the existing roof and will therefore benefit the floors below.

5. Access

5.1. Site Access

5.1.1. Design considerations and responses

Access to the site and within the building has had to be considered within the constraints of the existing building. The existing entrance to the site will be maintained as existing.

5.1.2. Visibility and Entrances

Pedestrian visibility and access will remain unchanged.

5.1.3. Public and Private Spaces

The current arrangement will remain unchanged. The access from the street into the property will remain as per existing as a secure door on the ground floor leading to all floors. The circulation in to the scheme is shared by all of the occupants of the buildings. Each separate unit within the scheme will have a secure lockable door. The proposed extensions will tie into the existing public circulation core.

5.1.4. Disabled access

The disabled access will remain as existing. There is no lift within the proposal of 22-23 St Cross Street.

5.1.5. Means of escape

The shared circulation route in 22-23 St Cross Street is the only means of escape and remain as existing. To comply with fire protection standards, each of the floors has an individual lobby separating the units from the circulation routes.

5.1.6. Emergency services

Emergency services and provision will be maintained as existing

5.1.7. Waste

The proposal keeps waste collection and storage as existing.

5.2. Transport and Parking

5.2.1. Assessment and impact

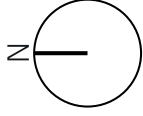
The site is located in an area that is highly accessible to public transport and it is anticipated that this will facilitate good access to and from the site within the broader context.

5.2.2. Controlled parking.

There is no parking provided within the scheme.

6. Appendix

- Reduced copy of Submitted MSA Drawings:



REV.	DATE	REASON FOR ISSUE	CHK. BY

MSA

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PROJECT
22-23 ST. CROSS STREET

TITLE
SITE LOCATION PLAN

DATE	JOB NO.	DRAWN BY	PURPOSE
17.07.17	142	AT	P
SCALE @ #3	NUMBER	REV.	REV.
1:1250	142-100	--	--



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SCALE 1:1250 at A3

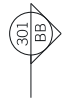
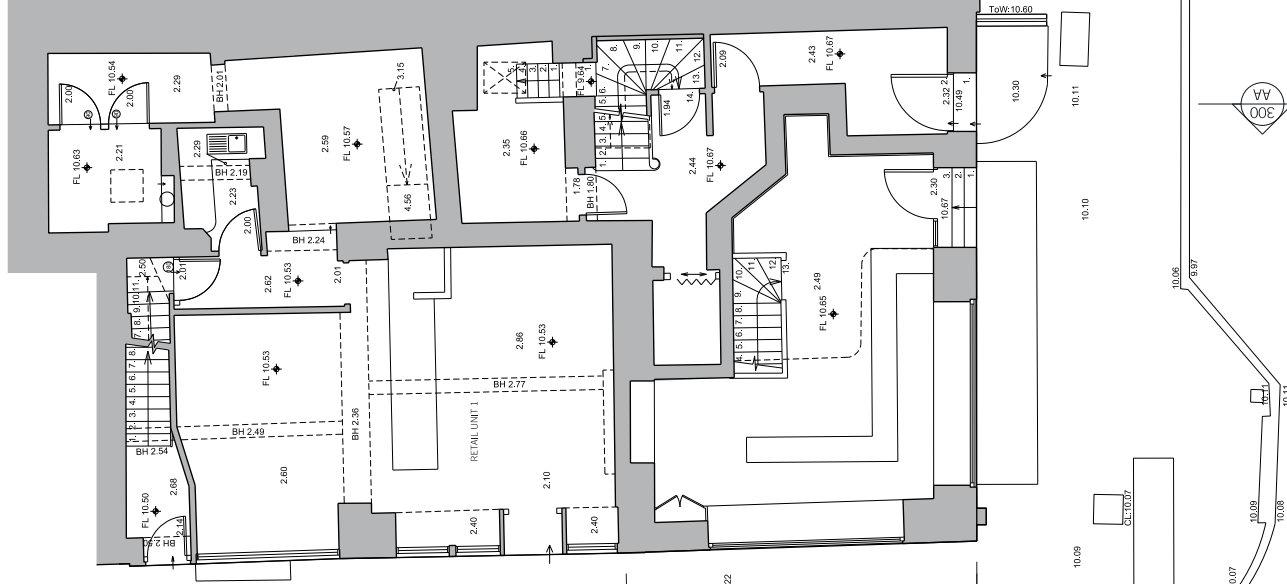
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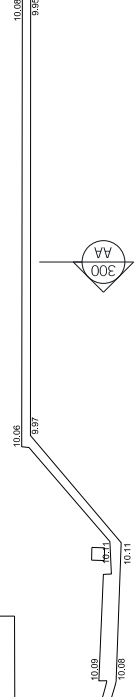
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22-23 ST CROSS STREET 70 HATTON GARDEN



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01- EXISTING GROUND FLOOR PLAN
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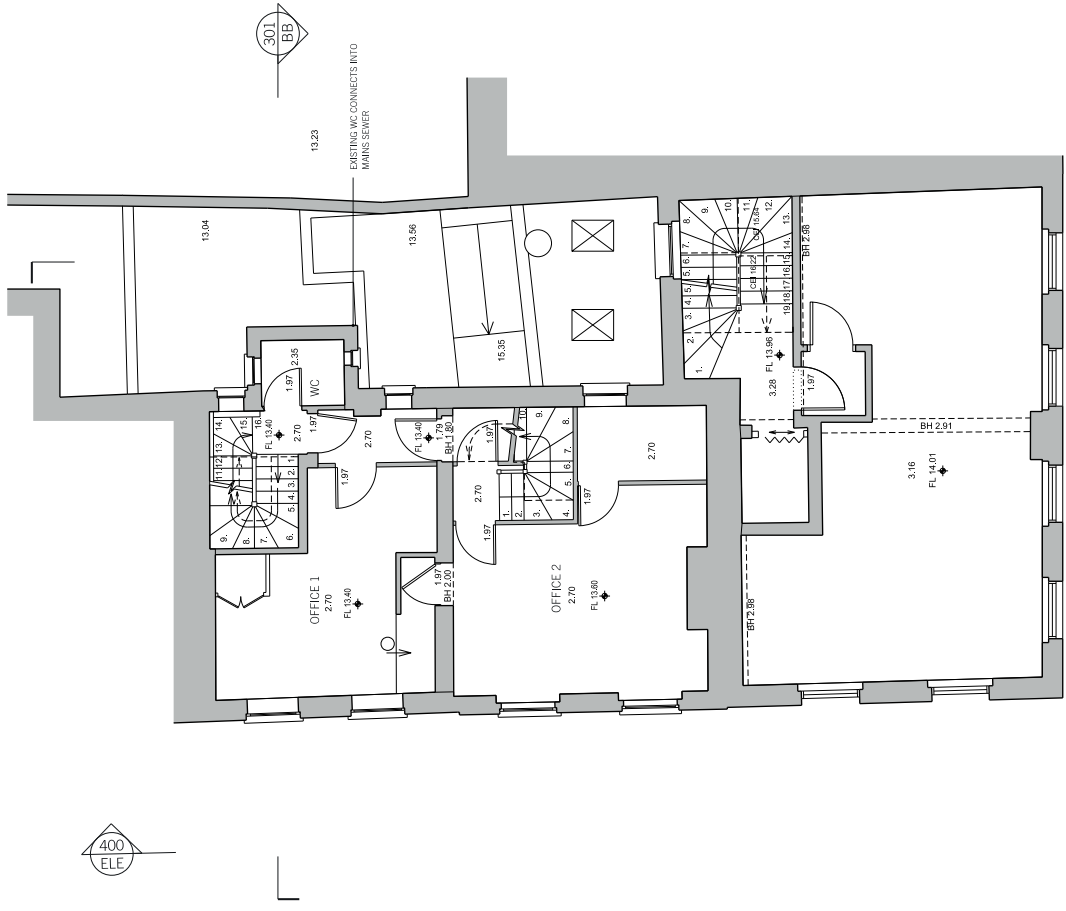
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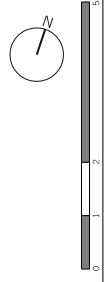
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22-23 ST. CROSS STREET

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EXISTING GROUND FLOOR
PLAN

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01- EXISTING FIRST FLOOR PLAN
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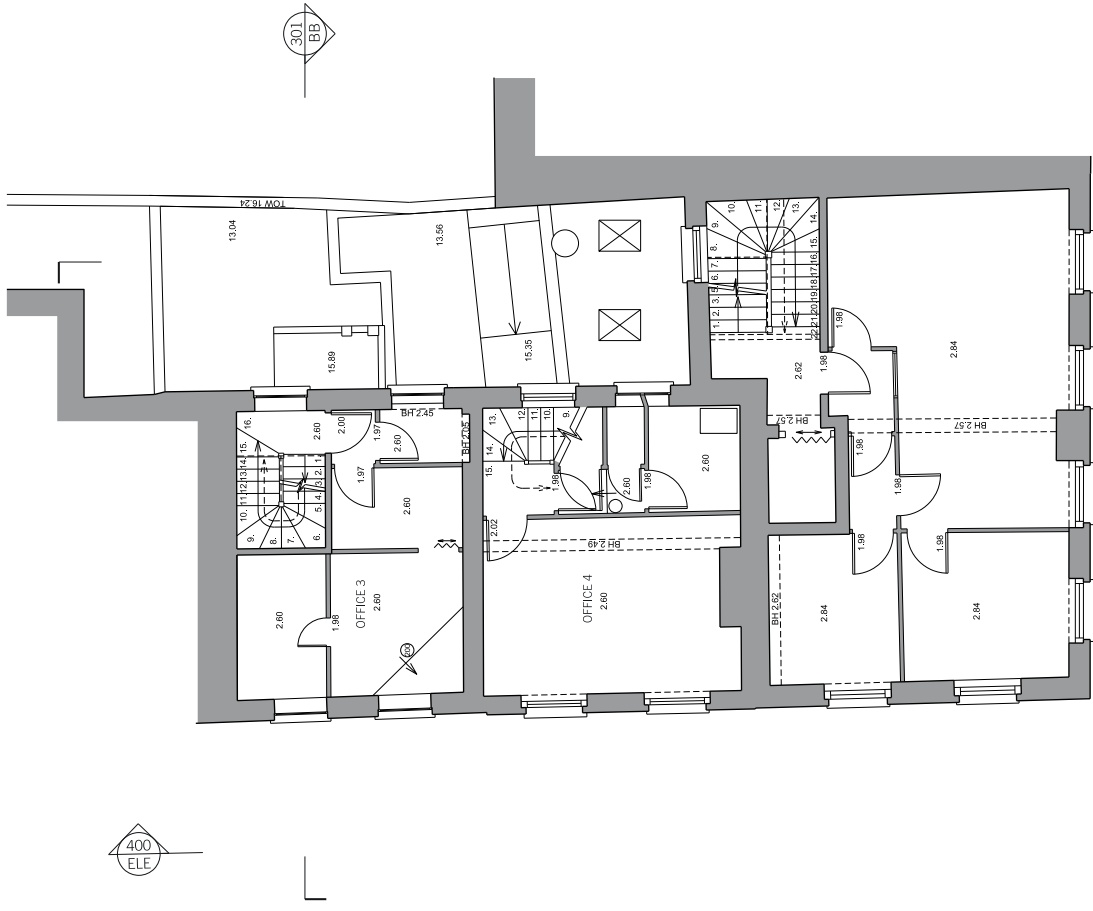
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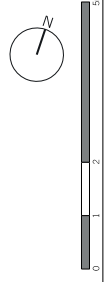
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01- EXISTING SECOND FLOOR PLAN
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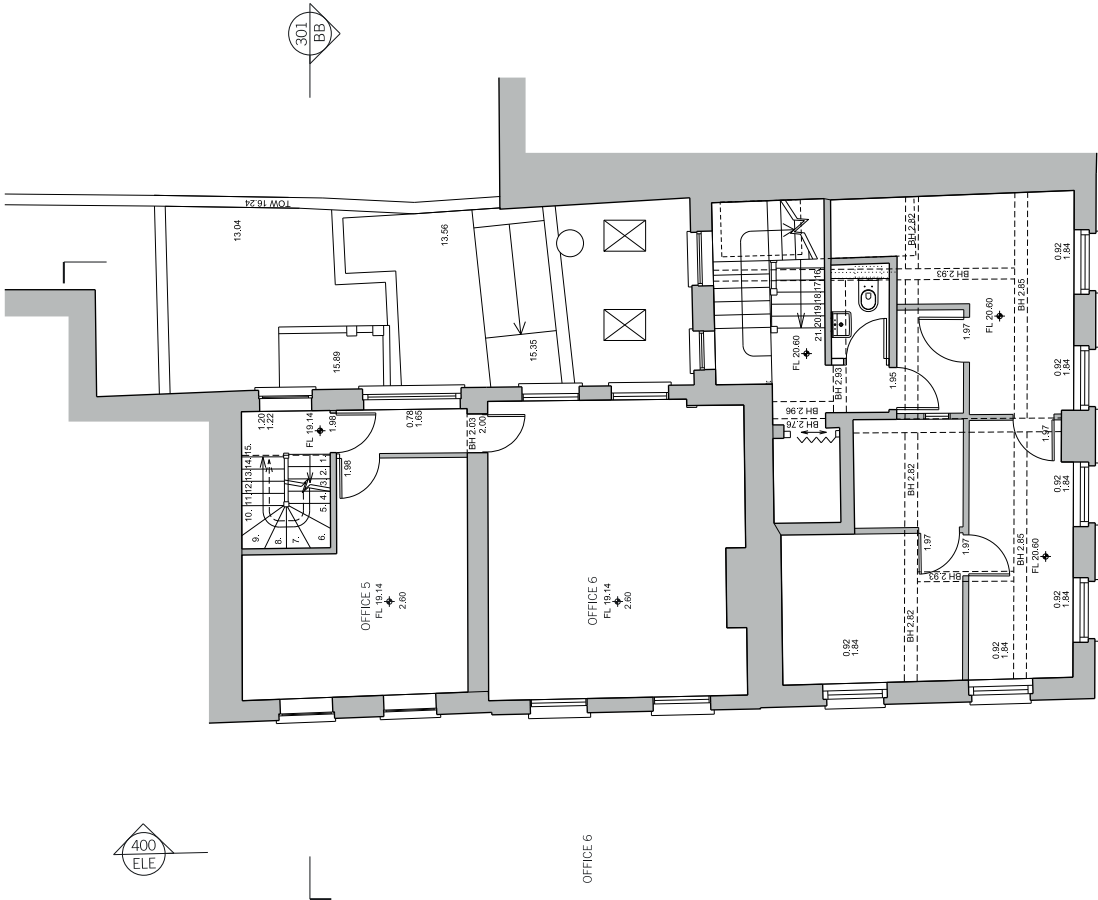
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PROJECT
22-23 ST. CROSS STREET

TITLE
**GENERAL ARRANGEMENT;
EXISTING SECOND FLOOR
PLAN**

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PROJECT 22-23 ST. CROSS STREET	
TITLE GENERAL ARRANGEMENT, EXISTING THIRD FLOOR PLAN	
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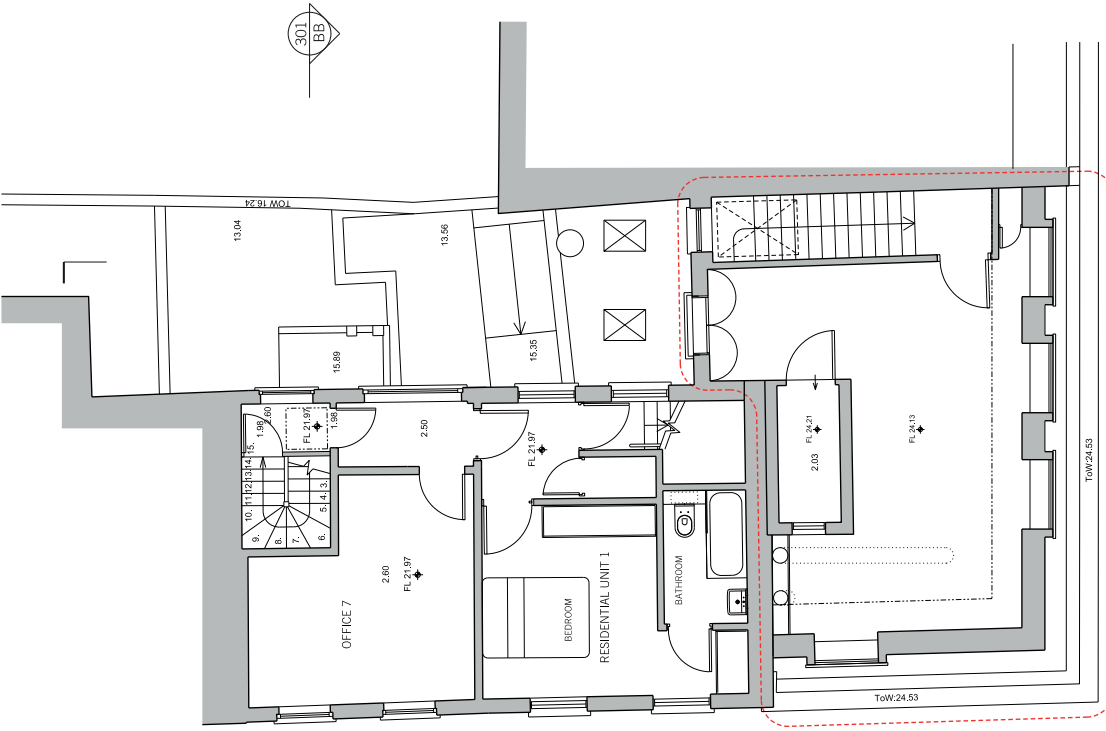
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22-23 ST. CROSS STREET

**GENERAL ARRANGEMENT:
EXISTING FOURTH FLOOR PLAN**

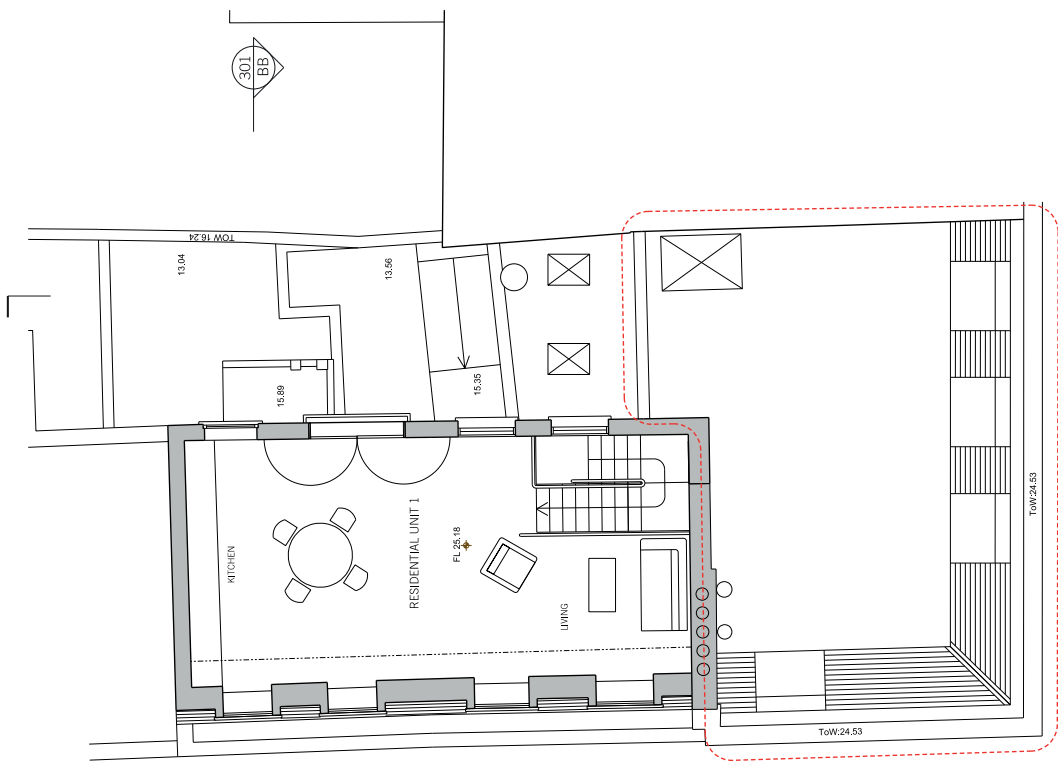
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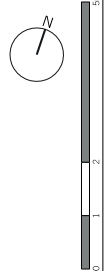


O1- EXISTING FOURTH FLOOR PLAN
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EXTENSION TO JOHANN GARDEN AS PER APPROVAL LODGED/SLIP NOT YET COMPLETED

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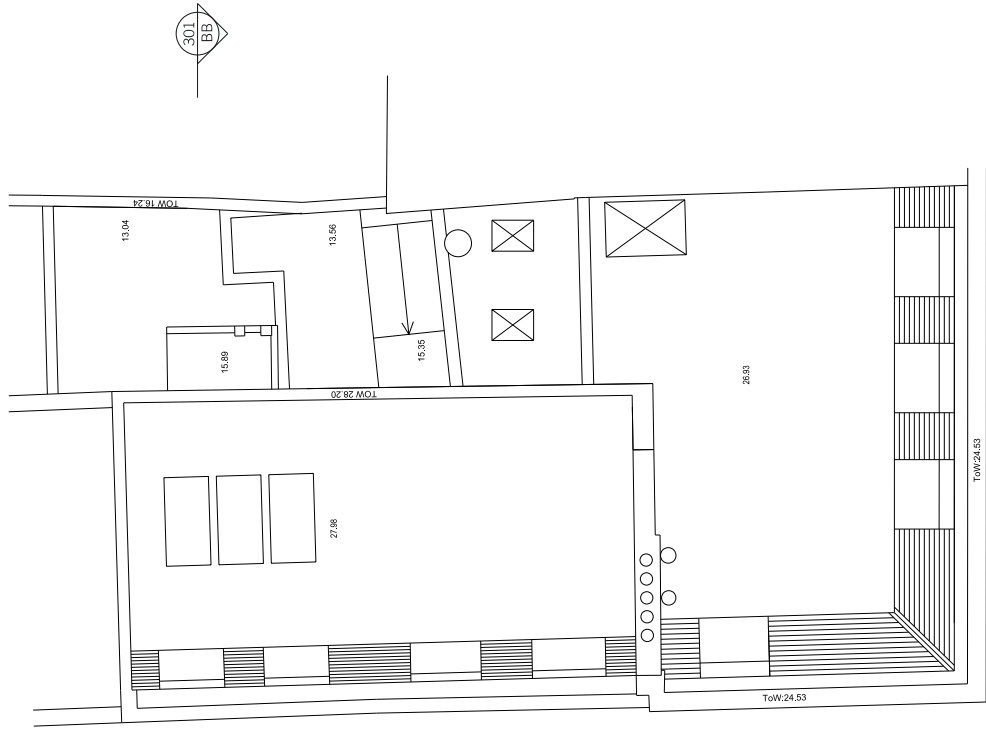
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PROJECT
22-23 ST. CROSS STREET

TITLE
**GENERAL ARRANGEMENT:
EXISTING FIFTH FLOOR PLAN**

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01: EXISTING ROOF PLAN
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22-23 ST. CROSS STREET

TITLE
**GENERAL ARRANGEMENT:
EXISTING ROOF PLAN**

DATE	DRAWN BY	PURPOSE
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NO PROPOSED
ALTERATIONS
ON GROUND FLOOR

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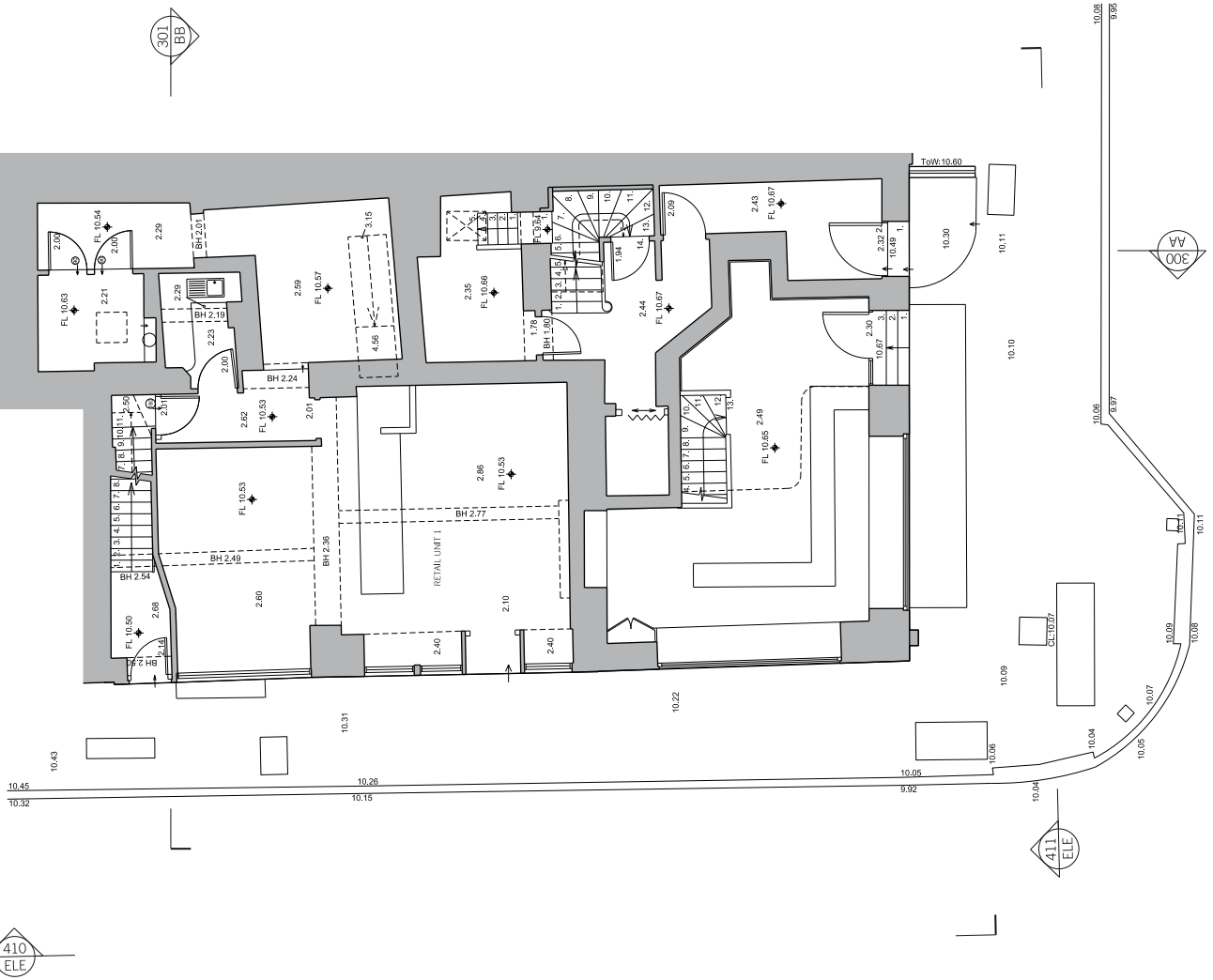
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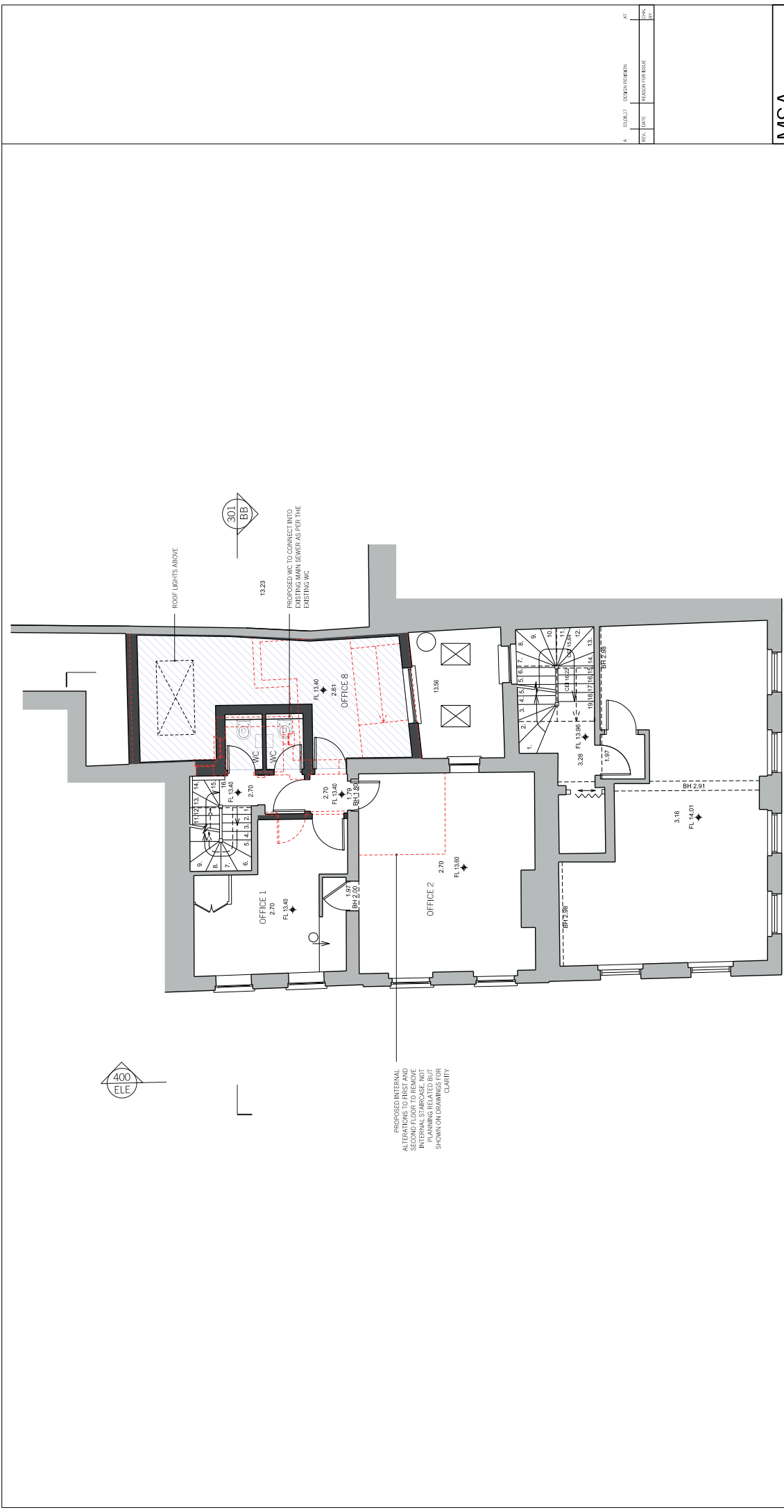
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22-23 ST. CROSS STREET

TITLE
GENERAL ARRANGEMENT -
PROPOSED GROUND FLOOR
PLAN

DATE	DRAWN BY	PURPOSE
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O1- PROPOSED GROUND FLOOR PLAN
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PROPOSED INTERNAL STAIRS, LIFTS AND SECOND FLOOR TO BE ABOVE INTERNAL STAIRCASE. NOT PLANNING RELATED BUT SHOWN ON DRAWINGS FOR CLARITY

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CLIENT
 PEARL AND COUTITS

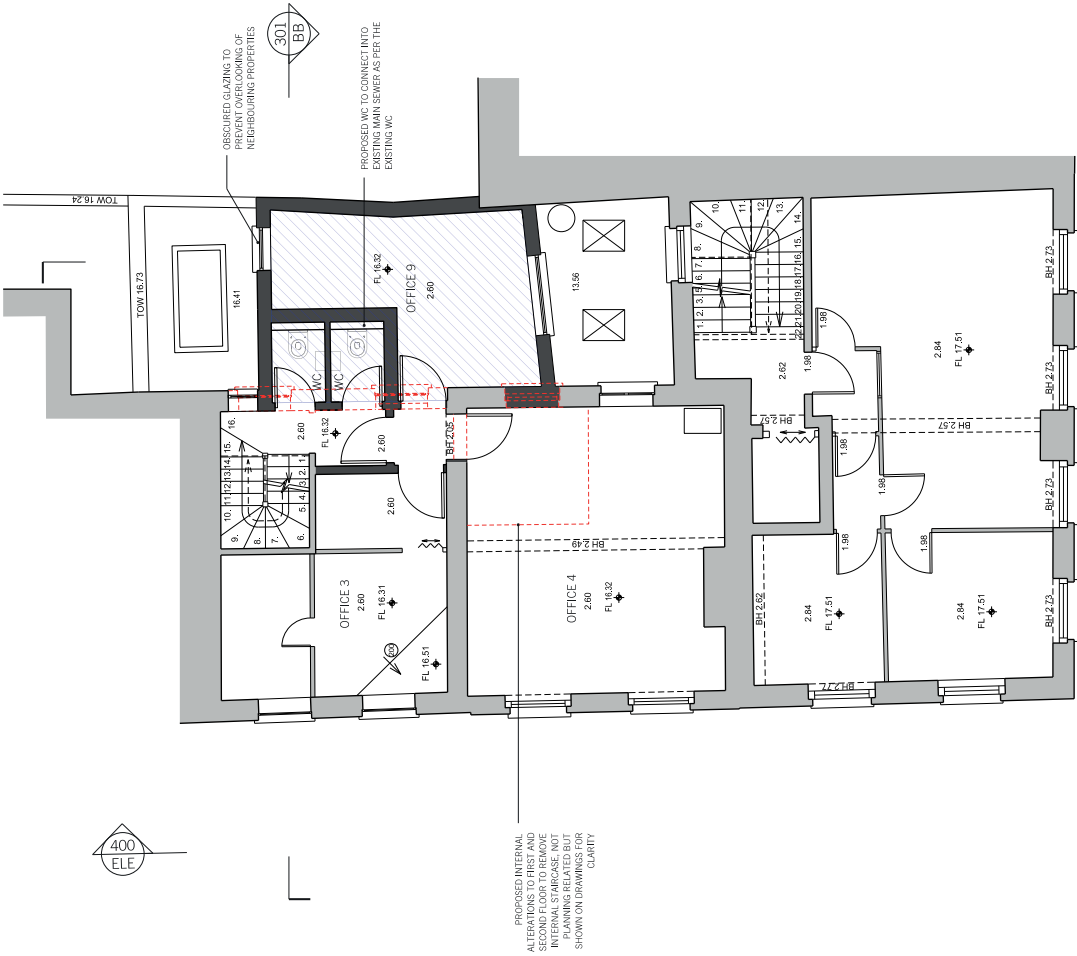
PROJECT
 22-23 ST. CROSS STREET

TITLE
 GENERAL ARRANGEMENT;
 PROPOSED FIRST FLOOR
 PLAN

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PROPOSED INTERNAL
AT RISE TO SECOND FLOOR
INTERNAL STAIRCASE, NOT
PLANNING RELATED BUT
SHOWN ON DRAWINGS FOR
CLARITY

401
ELE

OBSCURED GLAZING TO
PREVENT OVERLOOKING OF
NEIGHBOURING PROPERTIES

301
BB

PROPOSED WC TO CONNECT INTO
EXISTING MAIN SEWER AS PER THE
EXISTING WC

300
AA



A	DATE	DESCRIPTION	BY

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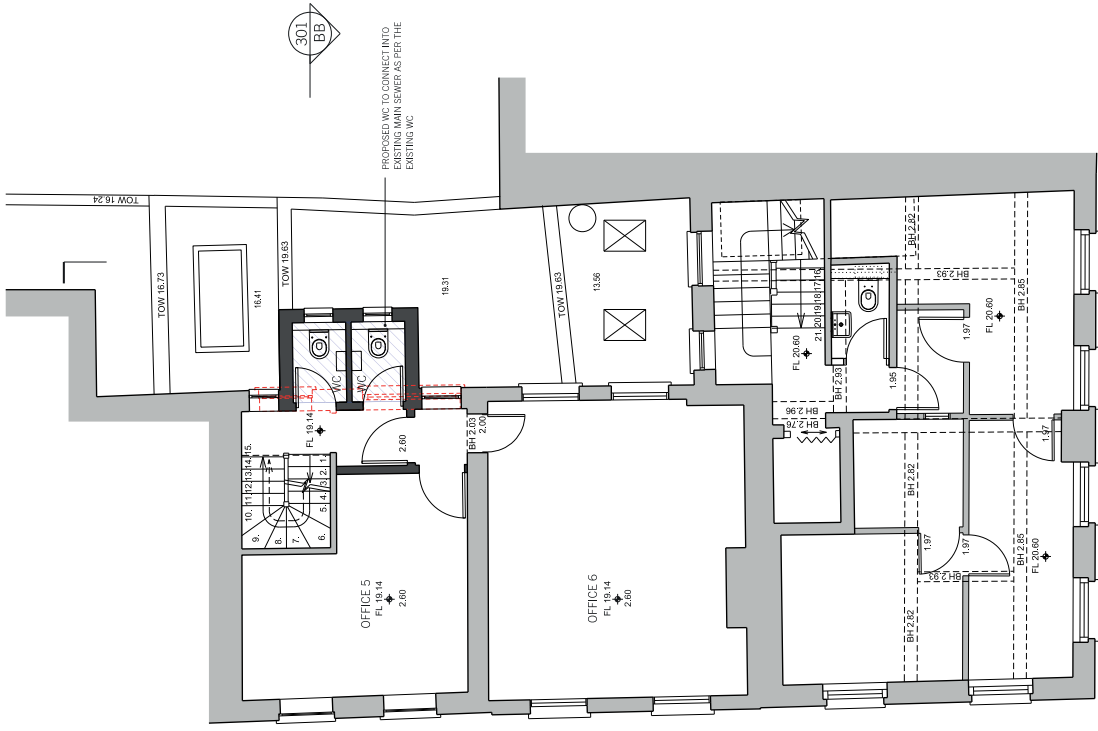
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PEARL AND COULTS

PROJECT
22-23 ST. CROSS STREET

TITLE
**GENERAL ARRANGEMENT:
PROPOSED SECOND FLOOR
PLAN**

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01- PROPOSED THIRD FLOOR PLAN
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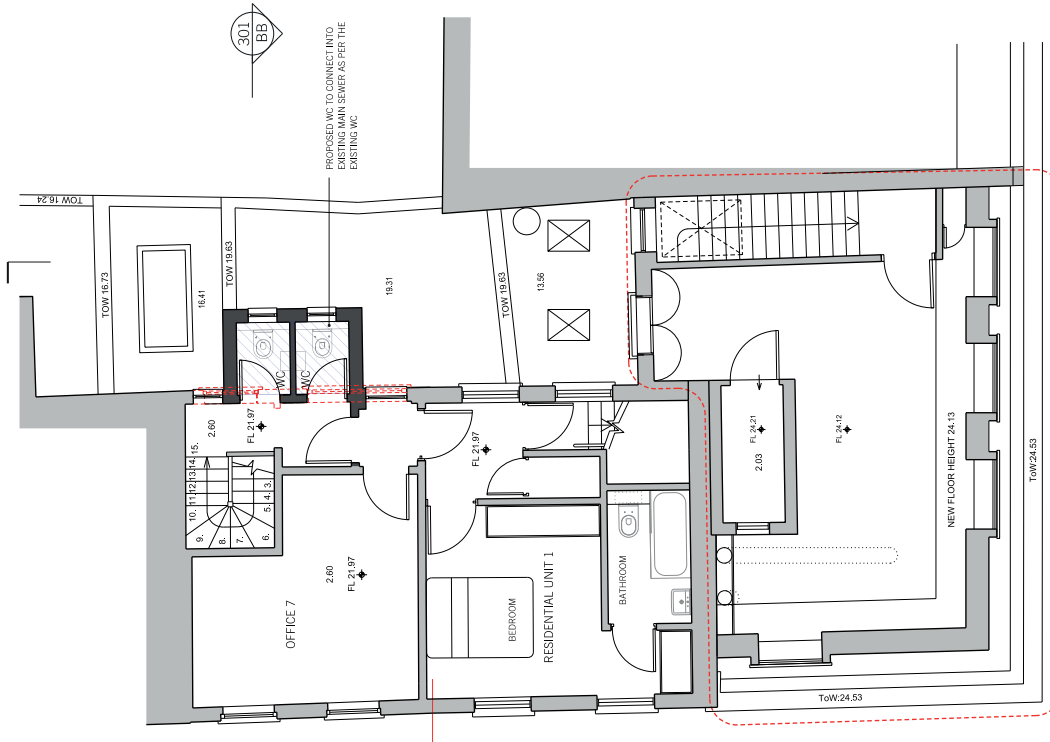
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PEARL AND COULTS

PROJECT
22-23 ST. CROSS STREET

TITLE
**GENERAL ARRANGEMENT,
PROPOSED THIRD FLOOR PLAN**

DATE	JOB NO.	DRAWN BY	PURPOSE
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SCALE (A1)	NUMBER	142-213	REV.
1:50			A





EXTENSION TO 70 HATTON GARDEN AS PER APPROVAL 2012/0621/J.P. NOT YET COMPLETED

2012/0621/J.P. CURRENTLY UNDER CONSTRUCTION

PROPOSED WC TO CONNECT INTO EXISTING MAIN SEWER AS PER THE EXISTING WC



01- PROPOSED FOURTH FLOOR PLAN
SCALE 1:50



NO.	DATE	DESCRIPTION	BY
1		ISSUED FOR PERMIT	AT
2		ISSUED FOR PERMIT	AT

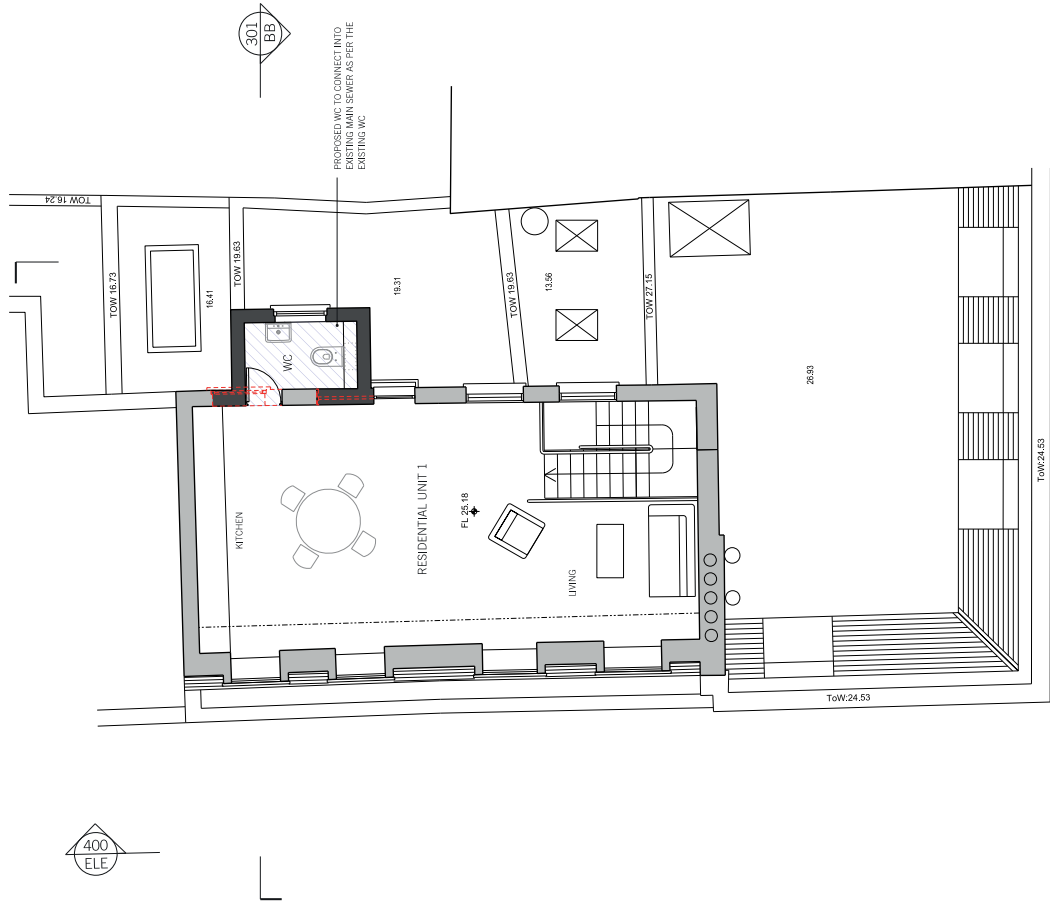
MSA
MATTHEW SPRINGETT ASSOCIATES LTD.
100, WINDMILL LANE
LONDON EC3N 8BT
T+44 (0)20 7692 5960
F+44 (0)20 7692 5951

CLIENT
PEARL AND COUTITS

PROJECT
22-23 ST. CROSS STREET

TITLE
GENERAL ARRANGEMENT:
PROPOSED FOURTH
FLOOR PLAN

DATE	JOB NO.	DRAWN BY	PURPOSE
17.07.17	142	AT	P
SCALE	NUMBER	REV.	A
1:50	142-214		A



400
ELE

401
ELE

01- PROPOSED FIFTH FLOOR PLAN
SCALE 1:50

A	03/04/17	CONSTRUCTION	AT
ISSUE DATE	ISSUE DESCRIPTION	DATE	BY

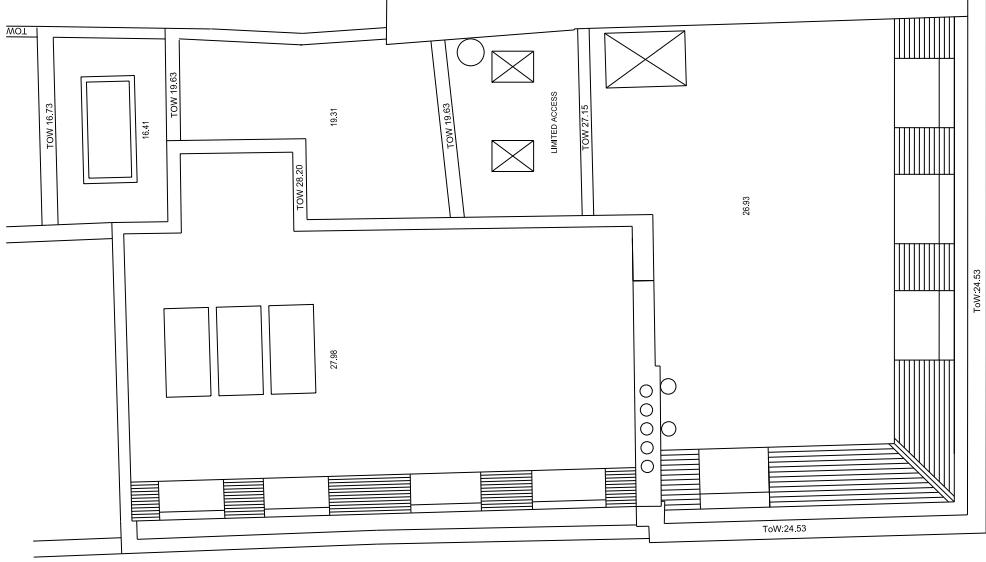
MSA
MATTHEW SPRINGETT ASSOCIATES LTD.
150, WINDMILL LANE
LONDON EC3N 8JT
T+44 (0)20 7692 5950
F+44 (0)20 7692 5951

CLIENT
PEARL AND COULTS

PROJECT
22-23 ST. CROSS STREET

TITLE
**GENERAL ARRANGEMENT,
PROPOSED FIFTH FLOOR PLAN**

DATE	JOB NO.	DRAWN BY	PURPOSE
17.07.17	142	AT	P
SCALE 01	NUMBER	142-215	REV.
1:50			A



MSA
 MATTHEW SPRINGETT ASSOCIATES LTD.
 100, WINDMILL LANE
 LONDON EC3N 8JT
 T+44 (0)20 7692 5950
 F+44 (0)20 7692 5951

CLIENT
 PEARL AND COUITTS

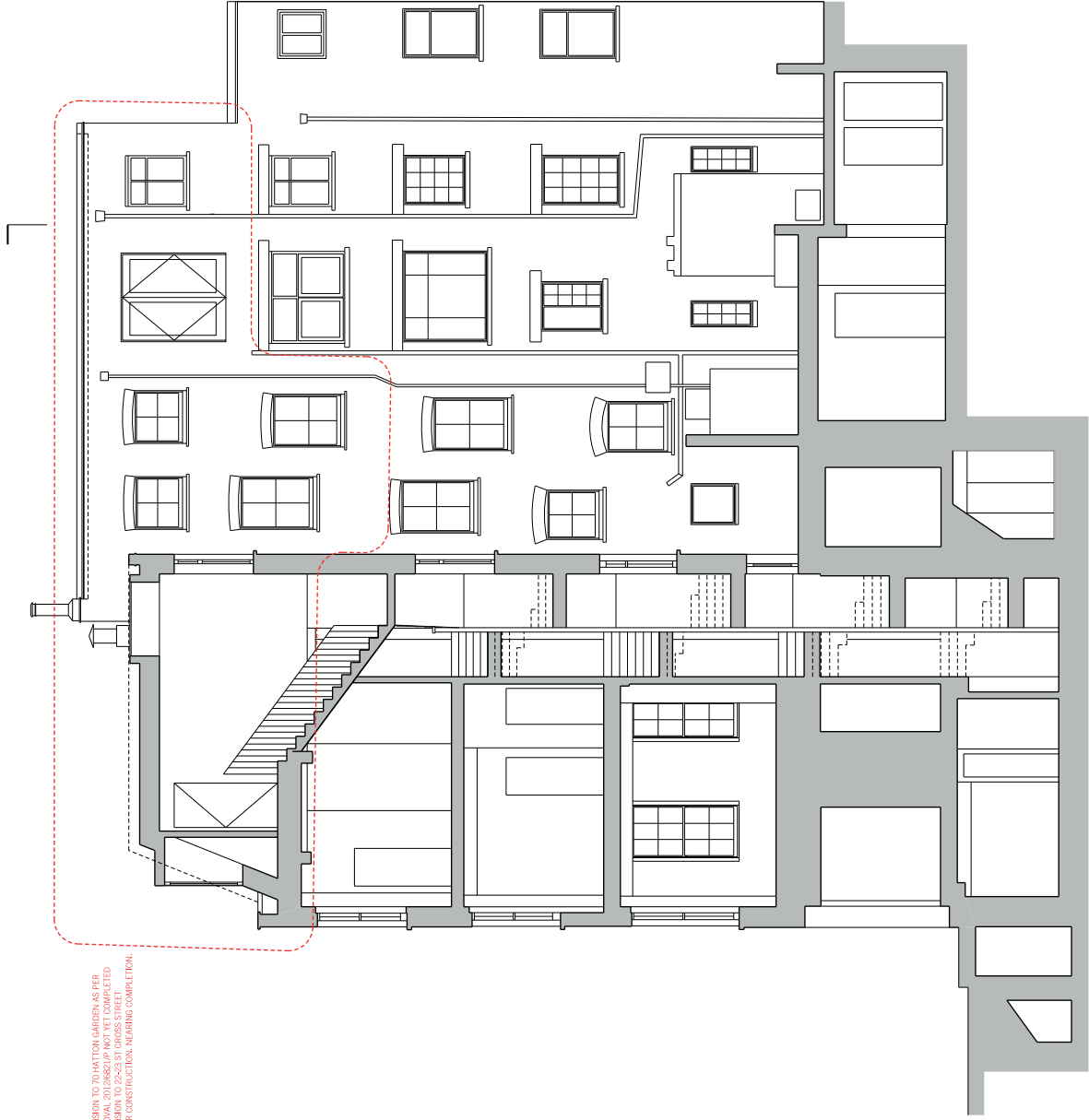
PROJECT
 22-23 ST. CROSS STREET

TITLE
 GENERAL ARRANGEMENT
 PROPOSED ROOF PLAN

DATE	DRAWN BY	PURPOSE
17.07.17	AT	P
SCALE 1:50	NUMBER	142-216
	REV.	A

O1- PROPOSED ROOF PLAN
 SCALE 1:50





EXTENSION TO 70 HATTON GARDEN AS PER
 APPROVAL 2012/2682/UP NOT YET COMPLETED
 EXTENSION TO 25/25/25/1 CROSS STREET
 UNDER CONSTRUCTION REGARDING COMPLETION.

01: EXISTING SECTION AA
 SCALE 1:50



NO.	DATE	REVISION / OR DATE	BY

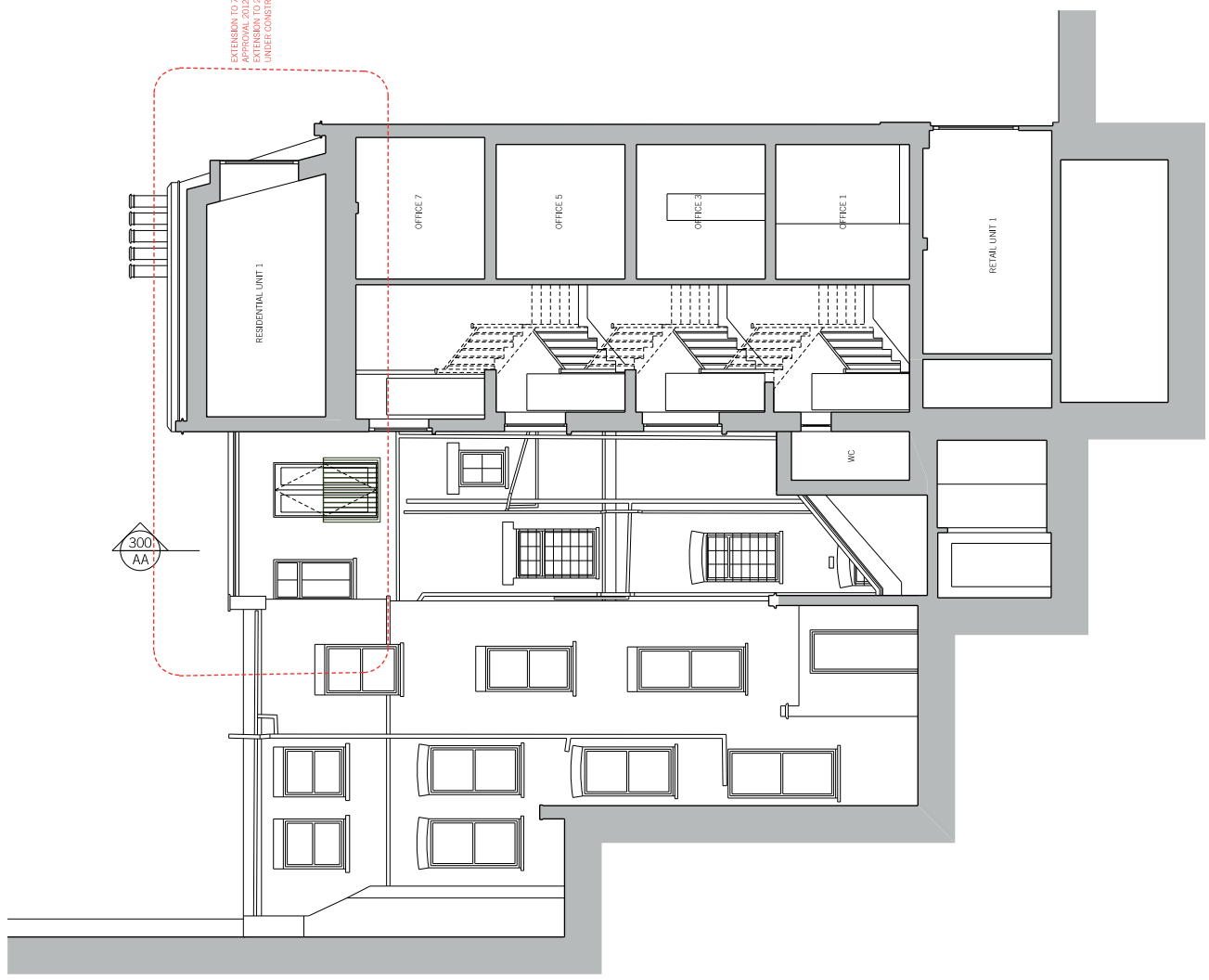
MSA
 MATTHEW SPRINGETT ASSOCIATES LTD.
 15/16 THE SQUARE
 LONDON EC1M 8BT
 T+44 (0)20 7692 5960
 F+44 (0)20 7692 5951

CLIENT
PEARL AND COULTS

PROJECT
22-23 ST. CROSS STREET

TITLE
**GENERAL ARRANGEMENT:
 EXISTING SECTION AA**

DATE	DRAWN BY	PURPOSE
17.07.17	AT	P
SCALE (A1)	NUMBER	REV.
1:50	142-300	-



EXTENSION TO 70-HATTON GARDEN AS PER
 APPROVED PLANS FOR THE EXTENDED
 EXTENSION TO 22-23 ST. CROSS STREET
 UNDER CONSTRUCTION, NEARING COMPLETION.

300
AA

01: EXISTING SECTION BB
 SCALE 1:50

DATE	17.07.17	DRAWN BY	AT	PROJECT	PEARL AND COUTITS
SCALE	1:50	NUMBER	142-301	TITLE	GENERAL ARRANGEMENT; EXISTING SECTION BB

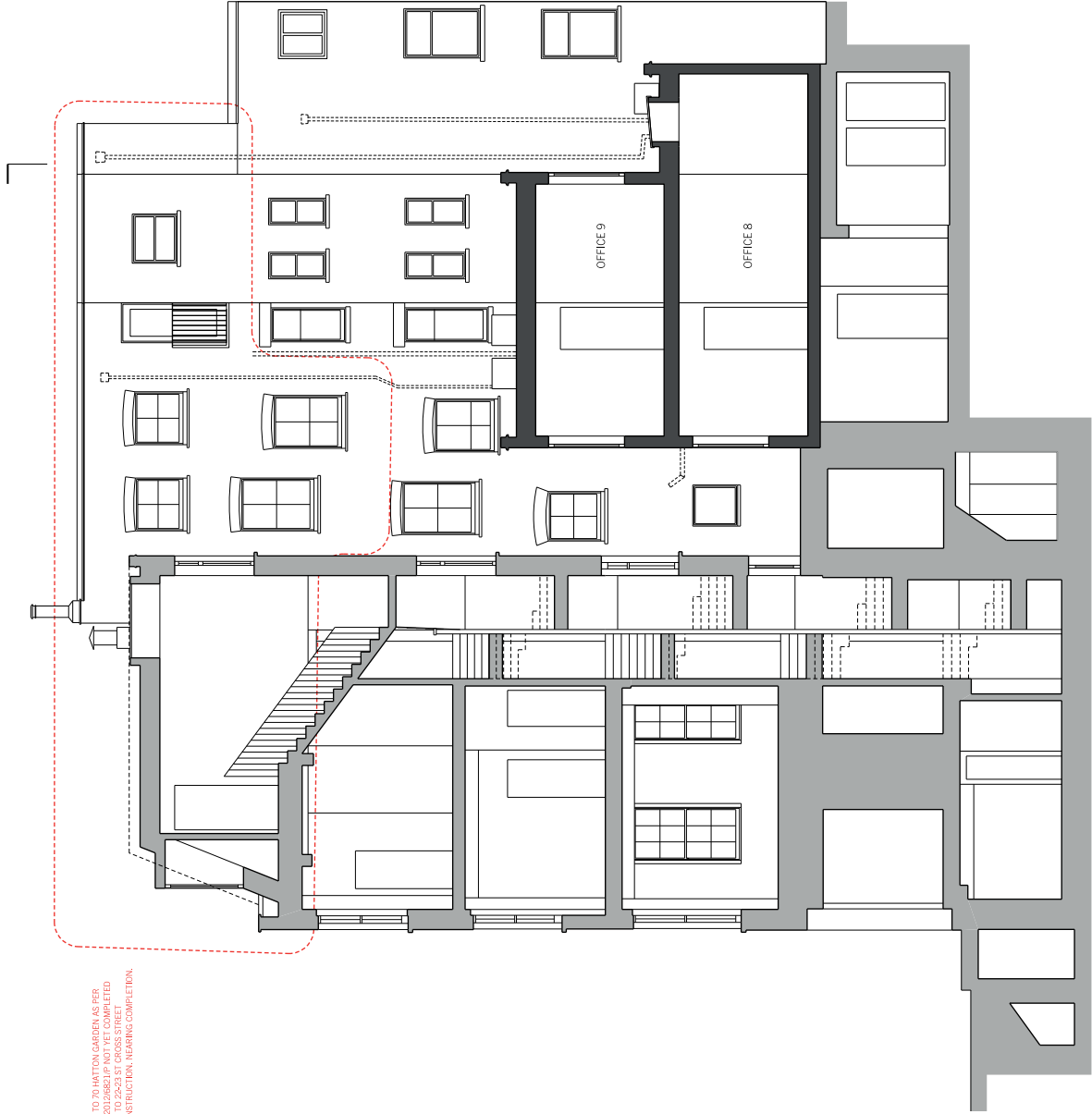
MSA
 MATTHEW SPRINGETT ASSOCIATES LTD.
 100, BROADWAY
 LONDON EC1M 8BT
 T+44 (0)20 7692 5960
 F+44 (0)20 7692 5951

CLIENT
 PEARL AND COUTITS

PROJECT
 22-23 ST. CROSS STREET

DATE	17.07.17	DRAWN BY	AT	PROJECT	PEARL AND COUTITS
SCALE	1:50	NUMBER	142-301	TITLE	GENERAL ARRANGEMENT; EXISTING SECTION BB





EXTENSION TO 70 HATTON GARDEN AS PER APPROVAL 20126862/FP NOT YET COMPLETED
 EXTENSION TO 22-23 CROSS STREET AS PER APPROVAL 20126862/FP NOT YET COMPLETED
 UNDER CONSTRUCTION, NEARING COMPLETION.

01- PROPOSED SECTION AA
 SCALE 1:50



NO.	DATE	REVISION/DESCRIPTION	BY	CHKD.
1		ISSUED FOR PERMITS		

MSA
 MATTHEW SPRINGETT ASSOCIATES LTD.
 100, WATSON GARDEN
 LONDON EC3N 8JT
 T+44 (0)20 7692 5960
 F+44 (0)20 7692 5951

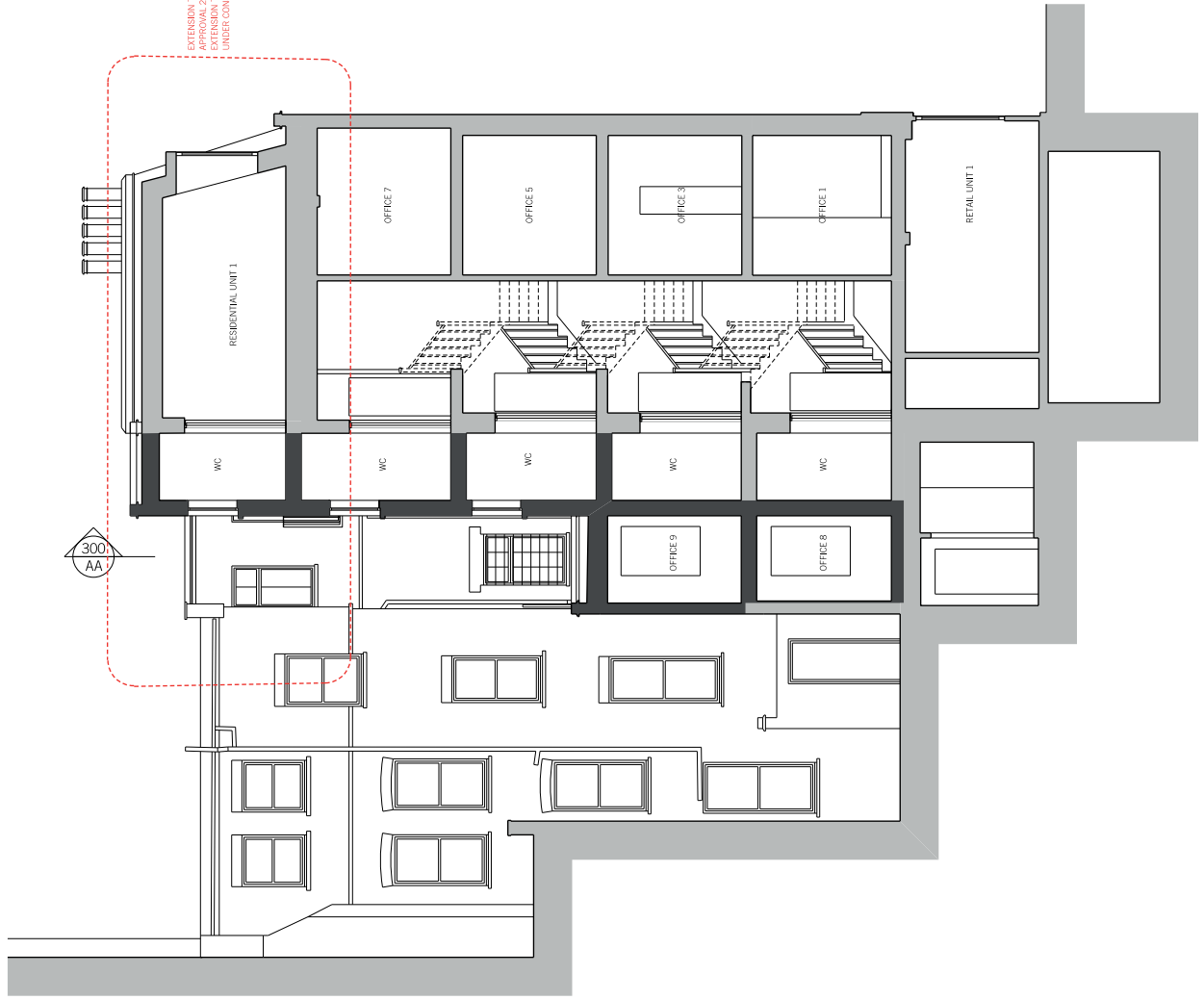
CLIENT
PEARL AND COULTS

PROJECT
22-23 ST. CROSS STREET

TITLE
**GENERAL ARRANGEMENT;
 PROPOSED SECTION AA**

DATE	DRAWN BY	PURPOSE
17.07.17	AT	P

SCALE (A1)	NUMBER	REV.	A
1:50	14P-310		A



EXTENSION TO 70-HATTON GARDEN AS PER
 APPROVED PLANS FOR THE PROPOSED
 EXTENSION TO 22-23 ST. CROSS STREET
 UNDER CONSTRUCTION, NEARING COMPLETION.

01- PROPOSED SECTION BB
 SCALE 1:50

NO.	DATE	DESCRIPTION	BY
A		COMPLETION	AT
		ISSUED FOR BIDDING	

MSA

MATTHEW SPRINGETT ASSOCIATES LTD.
 150, GERRARD STREET EAST
 TORONTO, ONTARIO M5E 1B7
 T+44 (0)20 7692 5960
 F+44 (0)20 7692 5951

CLIENT
PEARL AND COULTS

PROJECT
22-23 ST. CROSS STREET

TITLE
**GENERAL ARRANGEMENT;
 PROPOSED SECTION BB**

DATE	DRAWN BY	CHECKED BY	SCALE	NO.
17.07.17	AT	P	1:50	142-311



NO PROPOSED
ALTERATIONS
ON EXTERNAL
ELEVATIONS

PROJECT	PEARL AND COUTTS
DATE	17.07.17
SCALE	1:50

MSA

MATTHEW SPRINGETT ASSOCIATES LTD.
100, BARNHURST ROAD
LONDON EC1A 3JF
T+44 (0)20 7692 5960
F+44 (0)20 7692 5951

CLIENT

PEARL AND COUTTS

PROJECT
22-23 ST. CROSS STREET

TITLE
GENERAL ARRANGEMENT,
EXISTING SOUTH ELEVATION

DATE	17.07.17	DRAWN BY	AT	PURPOSE	P
SCALE	1:50	NUMBER	142-400	REV.	-



01: EXISTING SOUTH ELEVATION
SCALE 1:50

NO PROPOSED
ALTERATIONS
ON EXTERNAL
ELEVATIONS

NO.	DATE	REVISION / DESCRIPTION

MSA

MATTHEW SPRINGETT ASSOCIATES LTD.
150, 152, 154, 156, 158
LONDON EC3N 1BT
T+44 (0)20 7692 5960
F+44 (0)20 7692 5951

CLIENT

PEARL AND COULTS

PROJECT
22-23 ST. CROSS STREET

TITLE
GENERAL ARRANGEMENT,
PROPOSED SOUTH ELEVATION

DATE	DRAWN BY	PURPOSE
17.07.17	AT	P
SCALE (A1)	NUMBER	REV.
1:50	142-110	-



01- PROPOSED SOUTH ELEVATION
SCALE 1:50