

DESIGN & ACCESS STATEMENT

**The Griffin, 125 Clerkenwell Road
LONDON EC1R 5DB**

**Application for Part Demolition and Rebuilding of Part of Front
Facade**

July 2017

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DESIGN AND ACCESS STATEMENT

The Griffin, 125 Clerkenwell Road, London EC1R 5DB

Context

The applicant's property is a licensed public house situated on Clerkenwell Road. The building is late Victorian and is located in The Hatton Garden Conservation Area. As the building is located in the Conservation Area, and the application is for the part demolition of the Clerkenwell Road elevation and for the subsequent re-building of the section to be demolished, we understand that both Conservation Area Consent and full planning permission is required for the alterations proposed to the front elevation.

Description of the existing frontage

This application relates to the inset section of elevation over the arched entrance at the east end of the front facade along Clerkenwell Road which was not part of the original elevation but a later infill addition with different windows and decorative features to the main facade.

Planning History

Planning permission was given in 2013 to infill part of the rear of the property to improve back of house toilet facilities as well as the acoustic performance of the building (Ref. 2013/0813/P). Planning permission was also granted in 2013 to improve the street frontage - improvements included re-cladding the plinth of the public house street frontage with black granite and replacing the four ground floor windows (Ref. 2013/5508/P).

Permission was also given by the Council in 2014 for the demolition of the four large chimney stacks at roof level, which was given approval under permitted development rights (ref: 2014/4596/P).

Planning permission was given in 2017 for the demolition of the first and second floor, roof and rear wall and the rebuilding of the first and second floors with an additional third and 4th floor containing eight new flats (ref. 2015/6751/P).

Description of Proposals

To assist with the construction works allowed under permission granted in May 2017 (ref. 2015/6751/P), the applicants wish to demolish the inset section of elevation over the arched entrance at the east end of the front facade along Clerkenwell Road immediately adjacent to the Grade II Listed 123 Clerkenwell Road property, prior to the main building works commencing for the apartment scheme (ref. 2015/6751/P) and reinstating the section of front facade on completion of the apartment scheme works.

The temporary removal of this section of the front facade and the existing entrance arch, which is currently too low, will allow for unrestricted access to the site for construction vehicles, removal and delivery of materials to and from site, providing an off road area load/unloading area and space for contractor welfare facilities. The property is located immediately adjacent to traffic lights at the junction with Rosebery Avenue on the busy Clerkenwell Road and unloading of materials etc. directly on the street would be very disruptive to traffic and pedestrian flow. As highlighted above, please note that planning permission has previously been granted for the demolition of the first and second floor, roof and rear wall (planning Ref. 2015/6751/P).

Once the works for the new apartments have been completed the inset section of facade will be reinstated using the existing retained brickwork, decorative features and window arches and cills in the style of the original : two options of the re-built section are proposed:

1. Facade reinstated to exactly match the existing original inset section (see proposed drawing 125CR/P/PD02: Proposed Clerkenwell Road Elevation Option1).
2. Facade reinstated to match the existing original inset section, but while retaining the decorative features the fenestration of the inset facade would match that of the main building elevation with a double arched window at second floor level and a round arched window at first floor level. (see proposed drawing 125CR/P/PD02: Proposed Clerkenwell Road Elevation Option 2).

It is proposed that a preferred version of one of the two options will be agreed with the planning authority as part of the planning process.

Conclusion

The proposed demolition and reinstatement of this later addition to the front facade will greatly assist with the efficient, safe and least disruptive building of the housing development permitted under the planning decision previously granted.

ACCESS STATEMENT

The current access arrangement in to the building off Clerkenwell Road is not being altered. Because of the change in level and ensuing step up from the pavement to the internal ground floor level, it is not possible to provide a level threshold and the current policy of providing manual aided assistance for disabled visitors and customers will continue.

MBH Architects
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SITE PHOTOGRAPHS



Front facade of 125 Clerkenwell Road. The proposed section of the facade to be demolished and then re-built is the eastern-most section of the elevation (within red dotted line) which is set back by half a brick.



Front facade of 125 Clerkenwell Road showing the inset part of the facade in context. Note the difference in style and brickwork coloration with this section when compared with the adjacent main section of facade indicating that the indented section was a later addition.



Photographs looking up at the parapet and dentil featured cornice, and window head. Note the poor quality of the cornice and parapet and the inset red headers. It is proposed that the parapet would be completely rebuilt to match the existing. The keystone and cill to the second floor window would be set aside for re-use for



Photographs looking at the first floor window and arch head. The keystone and cill would be set aside for Option 1 and the decorative frieze and entrance arch reused in both Option 1 and Option 2.