



Design + Access Statement
ROOF EXTENSION

144 Clerkenwell Road London, EC1R 5DP

14 June 2018

Site Analysis - Location

The Site

The site is situated on the western side of Back Hill, just north of its junction with Clerkenwell Road, within the Borough of Camden.

The property comprises a five storey building with an extended stair core which provides access to the roof. The main façade of the building faces onto Back Hill and the northern façade lies immediately adjacent to a five storey commercial building, which is occupied by Bowers and Wilkins. To the north of this building lies Summer Street, which forms the northern boundary of this larger urban block.

The property comprises a brick building and provides an A1 retail news agent's at the ground floor with ancillary use at the first floor. The southern section of the ground and first floor of the building is occupied by a A3 Use Class and a A2 Use. The second and third floors comprise B1 office use and the fourth floor comprises residential use, which is currently arranged as three small flats. The building provides one stair core, but does not benefit from a lift. Each floor of the property is split with varying floor heights, which are higher at the southern part of the building and lower at the northern section. This is due to the significant drop in ground level from Clerkenwell Road to Warner Street to the north.

The area is mixed in nature with many retail and commercial uses to the south and east, interspersed with residential uses, which tend to lie to the north and north west. The site is located to the north of Hatton Garden and to the west of St Peter's Italian Church. Although the Church is a Grade II* listed building, the proposed extension of the fifth floor at the site is not expected to affect the setting of this building. There are no other listed buildings located within the immediate vicinity of the site. However, it should be noted that the site is located within the Hatton Garden Conservation Area.

The proposal is an office roof extension. In terms of character and appearance it retains all of the characteristics of planning application No. 2016/5155/P, which was approved last year.



Photograph from Clerkenwell Road

Site Analysis - Location



Photograph from Clerkenwell Road



Photograph from Clerkenwell Road.

Design + Access Statement - Key Points

Introduction: Before considering the proposals in relation to planning policy and guidance, this section of the report will briefly identify the design parameters.

Previous Planning Application: No. 2016/5155/P, Erection of a roof extension including new lift core at rear; reconfiguration of the fourth floor residential units to provide 3x2 bedroom units at the fourth and fifth floors, with associated work was approved 28.09.2017.

The new application is a roof extension only. It shares a number of elements with the previous application for this floor. The main differences is that the lift core at the rear is not added and the existing communal staircase are maintained to serve the new floor on top of the roof. Furthermore the proposed use is office instead of residential.

Use: The roof extension is for office use only (96 sqm)

The scale of the proposal: This is one of the key factors in formalising the design process for submission. This application has been designed on the same basis of the approved planning application in terms of massing.

Layout: The proposal retain the key historic features of the existing building. The additional floor is stepped back of 0.7 meters approximately from the front elevation to minimize the additional massing seen from street level and all perimeter chimneys are to be retained and remain a key feature of the building.

The new unit will be accessible by the communal existing staircases that will be not modified. The proposed core of the approved planning application has been removed.

Appearance: The proposal has been carefully designed, using the same material of the approved planning application: bronze cladding for the walls and a curtain wall glazing system for the windows and doors. It will be constructed as light weight glazed box with curved glazing to the front. The extension is purposely contemporary to distinguish it from the original property and to ensure that the structure remains subordinate in design terms. We also consider that the use of a high quality glazed façade compliments the traditional brick property.

Landscape: There would be no change to landscaping at the site as a result of the proposed development.

Access and Transport Arrangements: Parking is currently provided by the way of on street parking. The access and parking arrangements are considered suitable for the proposal.

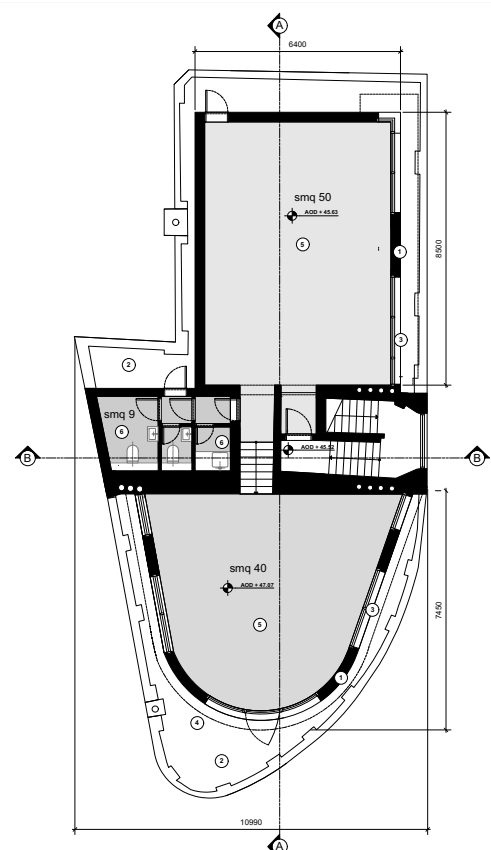
Sustainability: The proposed developments retain the predominant use of offices. The building is located within a highly sustainable location, in close proximity to a wide range of services, as well as underground/ train stations offering access to wider London and beyond without the need to use a private car.

Neighbour Amenity: The schemes will complement the bulk, mass and design of the other buildings within the vicinity of the site as demonstrate in the DAS of the previous application.

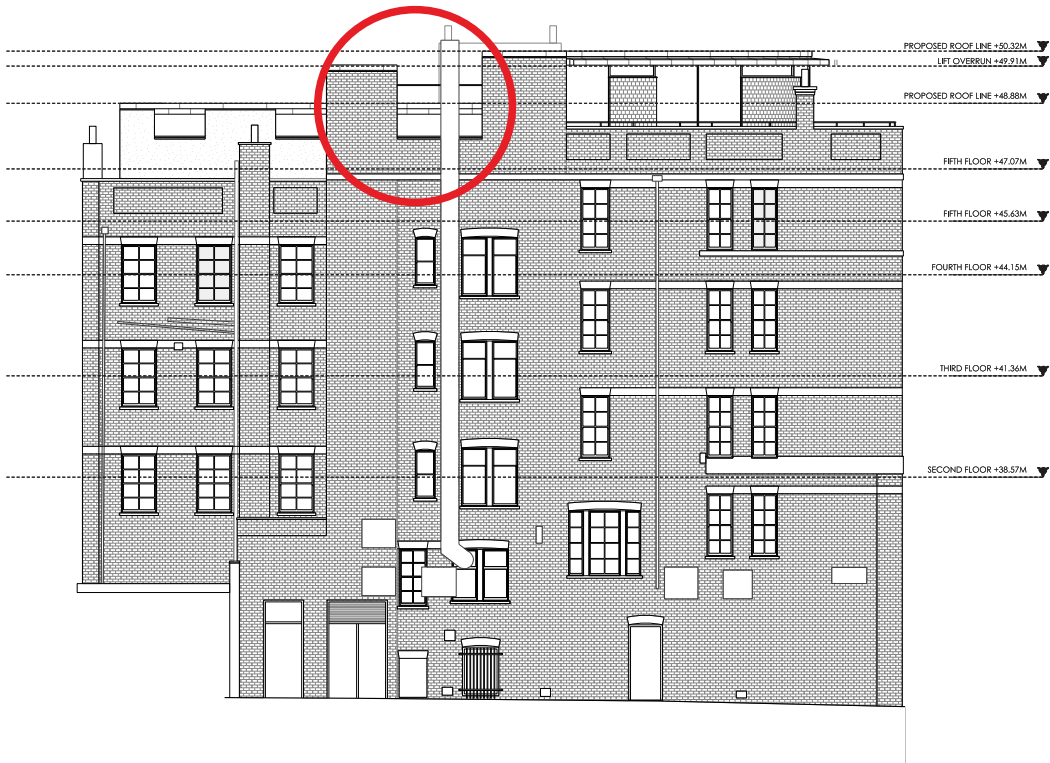
Conclusion: It is considered that the proposals does not include substantial modifications from the approved planning application.



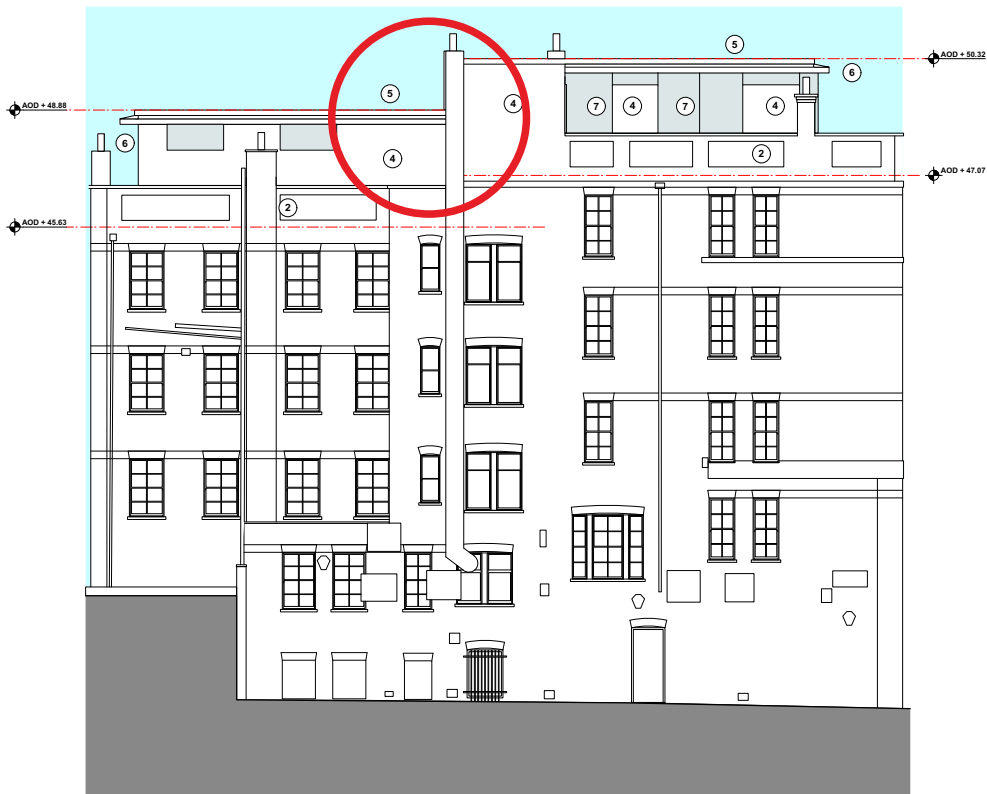
Planning Application approved No. 2016/5155/P proposed fifth floor plan



Proposed fifth floor plan



Planning application No 2016/5155/P proposed west elevation with new core



Proposed west elevation with no new core

Design Drawings

DRAWING NO	NAME	SCALE	SIZE	DATE
1340-A-SP-01	SITE PLAN	1:1250	A4	14/06/18
1340-A-SP-02	BLOCK PLAN	1:500	A3	14/06/18
EXISTING CONDITIONS				
1340-A-GA-PL-21	EXISTING ROOF PLAN	1:50	A2	14/06/18
1340-A-GA-PL-23	EXISTING ROOF DEMOLITION PLAN	1:50	A2	14/06/18
1340-A-GA-EL-01	EXISTING WEST ELEVATION	1:100	A3	14/06/18
1340-A-GA-EL-02	EXISTING EAST ELEVATION	1:100	A3	14/06/18
1340-A-GA-EL-03	EXISTING SOUTH ELEVATION	1:100	A3	14/06/18
1340-A-GA-EL-04	DEMOLITION WEST ELEVATION	1:100	A3	14/06/18
1340-A-GA-EL-05	DEMOLITION EAST ELEVATION	1:100	A3	14/06/18
1340-A-GA-EL-06	DEMOLITION SOUTH ELEVATION	1:100	A3	14/06/18
1340-A-GA-SC-01	EXISTING SECTION A-A	1:100	A3	14/06/18
1340-A-GA-SC-02	EXISTING SECTION B-B	1:100	A3	14/06/18
PROPOSAL				
1340-A-GA-PL-34	PROPOSED FIFTH FLOOR PLAN	1:50	A2	14/06/18
1340-A-GA-PL-35	PROPOSED ROOF PLAN	1:50	A2	14/06/18
1340-A-GA-EL-11	PROPOSED WEST ELEVATION	1:100	A3	14/06/18
1340-A-GA-EL-12	PROPOSED EAST ELEVATION	1:100	A3	14/06/18
1340-A-GA-EL-13	PROPOSED SOUTH ELEVATION	1:100	A3	14/06/18
1340-A-GA-SC-11	PROPOSED SECTION A-A	1:100	A3	14/06/18
1340-A-GA-SC-12	PROPOSED SECTION B-B	1:100	A3	14/06/18

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