

DESIGN AND ACCESS STATEMENT

116-117 Saffron Hill EC1N

This design and access statement has been prepared in support of planning application at 116-117 Saffron Hill EC1N

Site:

The site is a 4-storey plus basement and attic Victorian warehouse dating from the late 19th Century.

The building is located on the west side of the street close to the junction with Greville Street. To the south of the site is a 7-storey office building which rises 3 storeys above the parapet. To the north of the site is a single storey warehouse building.

Opposite the site is a warehouse style building similar that of the subject site of 4 storeys with a 2 storey mansard. This is in office use.

Use:

The building is currently vacant but until recently rented to tenants as residential accommodation with a flat at a lower ground and ground floor level and flat on each floor above. The top floor flat utilises the attic space as a mezzanine.

The building which immediately surround the site are in office and warehouse use.

Proposal:

Planning permission is sought for the erection of roof extension and rear extension to provide 2 x1 bed self-contained units at fourth and fifth floor level and the enlargement of existing undersized units at first to third floor levels to provide compliant sized units. The existing lower ground and ground floor unit is to be retained and reconfigured.

Unit schedule:

EXISTING			
Unit	Location	Beds	GIA (sqm)
1	lower ground floor/ground	4	120
2	first floor	1	43
3	second	1	45
4	third + Mezzanine	1	69

Proposed

Unit	Location	Beds	GIA (sqm)
1	lower ground floor/ground	3	106
2	first floor	1	57
3	second	1	57
4	third	1	57
5	fourth	1	57
6	fifth	1	47

Design:

The proposal extends the building at the rear to match the existing building by in-filling the gap between the existing lift and adjoining building to retain the warehouse style character of the envelope of the building.

At the front the building is extended upward to match the existing architecture. This retains the distinctive style of the building and would match the parapet height of the similar style building opposite the site. The building remains two storeys lower than the office building to the south and would step down toward the warehouse to the north.

A guidance compliant roof would be erected above the parapet which retain the distinctive chimney breast viewed on the northern flank wall when travelling from the north.

Access:

DDA compliant level access is created by to all residential units except the fifth floor flat. At present a lift housing exists but there is no lift car or mechanism. As such only the ground floor flat can be accessed by those with ambient disabilities.