

Cassidy+ Ashton

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Architecture + Building Surveying + Town Planning

OFFICE EXTENSION AND REFURBISHMENT Planning Statement (revised scheme)

On behalf of The Senator Group

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1.0 INTRODUCTION

This Planning Statement has been prepared by Cassidy + Ashton on behalf of The Senator Group in respect of the proposed provision of a reconfigured entrance, internal reconfiguration and extension of third floor to provide additional office floorspace at 144 A Clerkenwell Road, Camden.

This Statement describes the site and its surroundings before setting out the planning policy context under which the application should be considered. The planning merits are then examined and the conclusion is reached that the development conforms to the principles of sustainable development and there are no material considerations which indicate that planning permission should not be granted.

This Statement is to be read in conjunction with the drawings, application forms and documents submitted alongside the application.

2.0 SITE CONTEXT

The site is located within the heart of Clerkenwell, close to Farringdon Station and a short walk from the areas of Farringdon and Smithfield. The immediate area is characterised by mixed-use developments resulting from the reuse and refurbishment of warehouses, factories and other light industrial units that were predominant until the 1970s and 1980s.

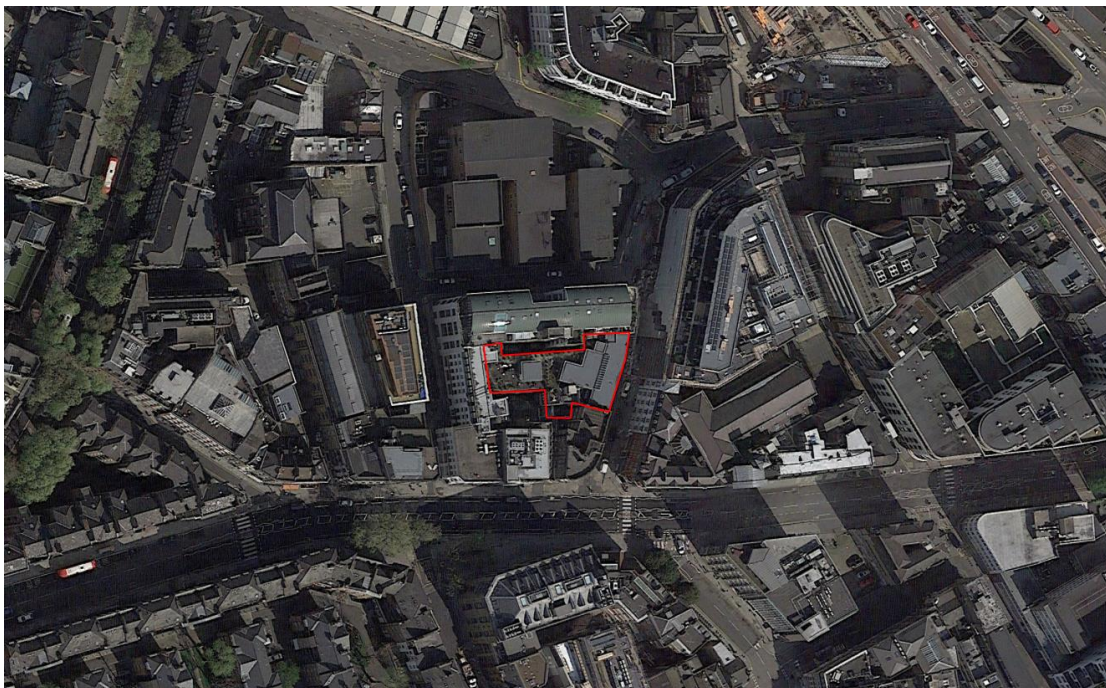


Figure 1 – Site Location

The site has an area of approximately 606m² and comprises an infill-type building, which fronts onto both White Bear Yard and Back Hill. The existing building fills the block off Clerkenwell Road and Back Hill, and is surrounded by buildings of 4-6 storeys, which vary in occupational use and architectural style.

The site lies within the Hatton Garden Conservation Area and although the building itself is not listed, it sits adjacent to the Grade II* listed Roman Catholic Italian Church of St Peter and Presbytery. The current use of the building is offices (Class B1a).

For the purposes of planning, the site is located within the Borough of Camden, ward of Holborn and Covent Garden. The site is also located within the Central London Area, as defined in The London Plan.

2.1 Historic Context

The application site comprises an industrial building dating from 1932, comprising 4 storeys over lower ground floor and of a reinforced concrete frame construction with brick façades and metal-framed

windows. It is located on the site of a former coach yard associated with an earlier tavern, long since demolished.



Figure 2 – View of Back Hill from Clerkenwell Road circa early 1960's (from the Holborn Society's Collection)

The site lies within the Hatton Garden Conservation Area and although the building itself is not listed, it sits adjacent to the Grade II* listed Roman Catholic Italian Church of St Peter and Presbytery. The building is considered to make a positive contribution to the street scene of Back Hill and the conservation area as a whole.

The area in the immediate vicinity of the site has experienced significant recent regeneration, albeit largely in a historically sensitive manner. Notable recent developments include the refurbishment of Herbal House (8-10 Back Hill) directly to the north of the site and the conversion of the nearby Warner House from a warehouse to residential apartments (43-49 Warner Street).

According to the Hatton Garden Conservation Area Appraisal and Management Strategy (August 2017), the Hatton Garden Conservation Area derives much of its character from “...its robustly detailed industrial, commercial and residential buildings of the late nineteenth to mid twentieth centuries. Also in evidence are a few Georgian terraces and a large number of unexceptional late twentieth-century buildings (see Age of Buildings map). All of these buildings occupy a historic and intricate network of

streets that becomes gently hilly in places, adding another dimension to the character. On top of these features, the activities, sights and smells of the Area add a richness to the way it is experienced, particularly in the bustling street market of Leather Lane and around the Hatton Garden jewellery quarter.”

3.0 THE PROPOSED DEVELOPMENT

The aim of the development is to provide new, high-quality office floorspace by rationalising the internal layout of the existing building and extending the third floor, whilst creating a new main entrance feature and replacing the windows to Back Hill. The design will also enhance the external appearance of the existing building in a way that is appropriate to its location within a Conservation Area.

From the outset the proposed design approach was therefore to work with and promote the best features of the existing building, maintaining its overall appearance and architectural ethos whilst upgrading and modernising the internal layout.

An additional 147m² GIA / 145m² GEA of B1a floorspace will be provided as part of the proposed development, broken down as follows:

3.1.1 Existing B1a

Floor No.	Area (m ²)	
	GIA	GEA
B	546	588
G	547	589
1	529	569
2	529	569
3	242	258
Total	2393	2573

3.1.2 Proposed B1a

Floor No.	Area (m2)	
	GIA	GEA
B	546	588
G	547	589
1	529	569
2	529	569
3	389	403
Total	2540	2718

3.2 Design Development

Prior to the development of the current design, the proposals were the subject to engagement with several key stakeholders at the Local Planning Authority. During this process the LPA made a number of recommendations, which were subsequently incorporated into the scheme.

The proposed new double-height entrance off Back Hill has been redesigned to incorporate existing features and detailing in the form of the white banding, which is an important architectural feature. This approach reflects the strong warehouse and industrial language of this elevation, with the incorporation of the new opening at first floor level helping to retain and enhance it.

The existing hierarchy, views, spaces and details between buildings have now been retained as part of the revised proposals. The previous iteration, with its proposed fourth floor roof extension, was considered to be too visually prominent and dominant above the host building. This element has been omitted from the revised design, which now provides additional floorspace through a rear extension to the existing third floor.

The Back Hill elevation of the third floor has also been updated to include new elevational treatments comprising sympathetic materials and revised glazing, more closely reflecting those used throughout the existing building.

4.0 PLANNING POLICY CONTEXT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

4.1 The Development Plan

For the purposes of this application the Development Plan is comprised of:

- London Plan (2011);
- Camden Core Strategy (2010);
- Camden Development Policies DPD (2010); and
- Camden Site Allocations DPD (2013).

Other planning policies and guidance which are material considerations in the discussion of this proposal are:

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)
- London View Management Framework (2011);
- Crossrail SPG (2013);
- Camden Policy Guidance 1 – Design (2013);
- Camden Policy Guidance 2 – Housing (2013);
- Camden Policy Guidance 3 – Sustainability (2013);
- Camden Policy Guidance 6 – Amenity
- Camden Policy Guidance 7 – Transport
- Camden Policy Guidance 8 – Planning Obligations
- Hatton Garden Conservation Area Appraisal and Management Strategy (2017)

4.2 Designations

- The Site and surroundings are affected by the following planning designations:
- Central London Area;
- Hatton Garden Conservation Area;
- Archaeological Priority Area – London Suburbs; and
- London View Management Framework viewing corridor

5.0 APPRAISAL

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the starting point for planning applications is the development plan. Applications should be determined in accordance with the development plan, unless material considerations indicate otherwise. In accordance with Section 38(6), the main issues of relevance to this application are as follows:

- Principle of development;
- Design considerations, including:
 - Impact on the Hatton Garden Conservation Area; and
 - Impact upon identified views.
- Neighbouring amenity; and
- Transport.

5.1 Principle of Development

Core Strategy Policy E2 provides guidance on the Council's approach to maintaining and securing a range of premises for businesses to support Camden's economy and provide employment opportunities for the borough's residents. As such, Policy E2 seeks to protect premises or sites that are suitable for continued business use.

Based on feedback received during pre-application consultation, the entirety of the existing floorspace is being retained for its current B1(a) use as part of the proposals, with an additional 145m² being provided as part of the extended third floor. This would represent an increase in the overall provision of employment floorspace of more than 5%.

In light of the above, it is therefore considered that the development is acceptable in principle and that the proposals are compatible with the relevant Local Plan policies with regard to employment sites and new residential development.

5.2 Design

Whilst design considerations relating to the proposed development are covered in detail as part of the submitted Design and Access Statement, there are a number of policies that relate specifically to the site's location within the Hatton Garden Conservation Area a strategic view (London Panorama 2A.1), which are considered below.

5.2.1 Impact on the Hatton Garden Conservation Area

Policy D1 of the Local Plan sets out a general requirement for development to be of the highest architectural and urban design quality in order to improve the function, appearance and character of the area. Policy D2 builds upon this, stating that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed building.

Although the proposed development site is not listed, part of the existing building (7 Back Hill) is identified as making a positive contribution to the Conservation Area within which it is located.

Despite the context being varied with many original uses having been lost, the surrounding area is still characterised by a number of industrial and warehouse buildings historically used for storage and manufacture, of which this is one. As the existing building reflects the form and history of the area, positive features will be retained and enhanced, such as the prominent white banding to the Back Hill elevation.

It is therefore considered that the proposed development would preserve and enhance the character of the Conservation area, and contribute to the setting of nearby listed buildings. As such, the proposed development is acceptable in heritage terms.

5.2.2 Impact upon Strategic Views

Due regard has been given to the London View Management Framework when designing the proposed development. Although the site falls within London Panorama 2A.1, the proposals will have no material impact as the overall height of the building will remain as existing, well below that of surrounding buildings and structures.

5.3 Neighbouring amenity

Policy A1 seeks to protect the quality of life of occupiers and neighbours, stating that the Council will grant permission for development that does not cause unacceptable harm to amenity. Considerable discussion has taken place with the LPA regarding this issue, resulting in a scheme that they are now comfortable with and supportive of.

5.4 Transport

Policy T1 of the local plan requires development to provide cycling facilities in accordance with Camden's own minimum standards and alongside those set out in the London Plan.

In order to meet the relevant requirements, sufficient space will be provided to accommodate a total of 32 No. long stay (1 per 90m²) and 6 No. short stay (1 per 500m²) cycle parking spaces within storage rooms on the ground and lower ground floors.

Further to this, the development will also be car-free, as required by Policy T2 of the Local Plan. As such, no further vehicle parking spaces are specified as part of the proposed development.

6.0 CONCLUSIONS

The proposed development will involve the proposed provision of reconfigured entrance, internal reconfiguration and extension of third floor to provide additional office floorspace at 144 A Clerkenwell Road, Camden

Both the Client and the Local Authority have been engaged from an early stage in respect of the proposed development. Consultation will continue to take place with a wide range of stakeholders throughout the formal application process.

The proposals represent an appropriate and high quality form of development, providing new and improved office and residential floorspace, for which there is an identified need.

Advice has been taken from the Council to ensure that the scale, layout and appearance of the development are also appropriate for the site. The proposals would allow for the viable redevelopment of an existing building, whilst providing appropriate modern facilities, thereby making a significant contribution to the continuing regeneration taking place across the Borough.

The proposals will conserve and enhance the character of the conservation area, including the setting of the Grade II* listed Church of St Peter. Similarly, due to their nature, they will not have any adverse impacts upon strategic views.

Finally, the site benefits from a sustainable location and would not result in a significant increase in traffic movements in comparison to the existing.

It is therefore considered that the development is acceptable in respect of local and national planning policy, and that planning consent should be granted without delay.

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