

3-5 Vine Hill, London EC1 – Design & Access Statement (10.04.19)

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Contact Details

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Description of Development:

3-5 Vine Hill is a modest, mixed use, brick built, cul-de-sac premises in the Hatton Garden Conservation Area.

The exact date of construction is not evident but can be accredited to the Victorian era. It consists of two floors and a small basement.:

- i. The ground floor is used as a workshop for a sign writing business
- ii. The 1st floor comprises living accommodation
- iii. Basement storage

Design Philosophy & Approach:

The design is specifically intended to preserve and enhance the traditional character of the Hatton Garden Conservation Area. Also, to safeguard the outlook and privacy of the adjoining neighbours.

Very pertinent to our approach is that the property originally had a hipped roof but this was removed some years ago and now has a flat roof behind the original parapet.

The proposed design reinstates the hipped roof, which affords very desirable useable space within, and reinstates the original style windows to the streetscape – current windows having been replaced in piecemeal fashion over the years.

- The roof development has insignificant effect upon diffuse sunlight enjoyed by existing neighbours, being within BRE guidelines.

Our contention is that the overall composition will restore the original design & character of the property back to the locality.

Key Design Issues

The overall content of work includes:

- Hipped roof, following the visible lines of the original roof flashings
- Lowering of top floor to ceiling height
- Introduction of mezzanine floor level in new roof void
- Compartmentation between Ground & First floors
- New vertical access staircases from:
 - a) Basement to Ground,
 - b) Ground to 1st &
 - c) 1st to Mezzanine
- Replacement windows on front façade, reinstating 'original' components & styling
- Interior upgrade throughout of services (& fire alarms) for business & living accommodation.
- Introduction of self-contained ground level sanitary provision
- New wall (decorations) & floor finishes
- External signage

Access

- DDA amenities per se are not inherent in the 'base building'. All new design is inclusive, as far as practicable, but non-ambulant people will need to be accommodated by managed alternative arrangements.
- Visually contrasting surfaces are proposed. *These include but are not limited to:*
 - *Ceilings and walls are white but contrast will be achieved by the choice of new floor coverings.*
 - *Door surrounds & door edge are visually defined*
 - *Door furniture contrast.*
 - *Strong colour contrast for things that extend out or down beyond their support such as, Signs that hang off the wall or from the ceiling.*
- Opening force of doors will not exceed 30N.
- All new switches & sockets are 'easily' reachable.

Impact & Environmental Constraints

Principal to the design is awareness of the wellbeing of others. The surrounding area has been subject to some significant development in recent years which obviously impact upon 3-5 Vine Hill. All aspects of this development are very more adherent to traditional scale & appearance than has already been deemed acceptable for the adjoining area.

Sources of Reference & Guidance

- Building Regulations
- Camden Planning Guidance
- Hatton Garden Conservation Area Statement
- Building Research Establishment (BRE)