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Planning Administration
Development Management
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Camden Town Hall Extension
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London WC1H 8EQ

Plan.App. PP-08083568

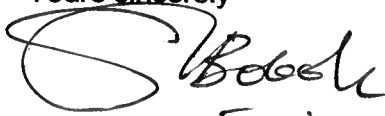
03/08/2018

Dear Planning Admin

**re: TOWN AND COUNTRY PLANNING ACT 1990 (amend. 1991)
Planning Application submission by Mr Hyam Cohen for extension of 1st &
2nd floors above ground floor to property; demolition of existing roof,
construction of new pavilion roof to create 3rd floor for B1 use and conversion
of existing 1st floor storage and 2nd floor flat to B1 use.**

Further to the recent re-submission of a planning application for the above proposals I
attach a revised copy of the Design & Access Statement, as part of the submission
documents, as indicated in the digital submission.

Yours sincerely



Stefan Bobolecki
for Framberg Ltd

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applicant: Mr. H. Cohen 12 Hatton Wall London EC1 8JH

LB Camden

12 HATTON WALL FARRINGDON LONDON EC1

PROPOSED RECONSTRUCTION, PROVISION OF
A NEW PAVILION ROOF AND CONVERSION OF
PROPERTY TO PROVIDE RETAIL & WORKSHOP
ON THE GROUND FLOOR AND BASEMENT
WITH OFFICE ACCOMMODATION ABOVE

DESIGN & ACCESS STATEMENT

PREPARED BY FRAMBERGDESIGN VERSION 5



1.0 INTRODUCTION

1.1 Site Location - description

The site is rectangular in shape and is mostly occupied by an existing Victorian, three-storey building with a basement. The majority of the surrounding properties are between 3 and 5 storeys in height. A significant number benefit from roof-void conversions and additions.

The property lies within a terrace of Victorian buildings of varied size and design at the centre of Hatton Garden Conservation Area. Some have added additional storey heights. The buildings opposite the application site are predominantly four-storeys in height. All the buildings in this locality are in mixed use, namely; retail, offices, workshops, residential and storage.

The Hatton Garden Conservation Area covers a large area to the west of Farringdon Road. Its historic character derives largely from its detailed industrial, commercial and residential buildings of the late nineteenth to mid twentieth centuries. These have been built around a complex street pattern, built on a rising and falling terrain. Its character is derived from its historical metal working and allied industries that have been carried out there since the nineteenth century. At the heart of the district is Hatton Garden, an internationally renowned centre for jewellery.

1.2 Governing Legislation

The London Plan (2012 and later alterations-2015 mayors version) is the overall strategic plan for London. It forms part of the development plan for Greater London. Relevant policies include 7.7 – Location and design of tall and large buildings, 7.8 – Heritage assets and archaeology, 7.9 – Heritage-led regeneration, and 7.18 – Protecting local open space and addressing local deficiency. Camden's strategy for managing growth and development across the Borough is set out in the Local Plan which replaced the Local Development Framework (LDF) in June 2017.

Within the Local Plan, relevant policies to this site include: E2 - Employment, D1 - Design, D2 - Heritage and D3 - Shopfronts.

2.0 PLANNING POLICIES

2.1 Compendium of policies

The following is a compendium of the relevant LB Camden policies affecting the design and accessibility to and within the building, the subject of this planning proposal:

Policy E2 Employment premises and sites

The Council will encourage the provision of employment premises and sites in the borough. We will protect premises or sites that are suitable for continued business use, in particular premises for small businesses, businesses and services that provide employment for Camden residents and those that support the functioning of the Central Activities Zone (CAZ) or the local economy.

We will resist development of business premises and sites for non-business use unless it is demonstrated to the Council's satisfaction:

- a. the site or building is no longer suitable for its existing business use; and
 - b. that the possibility of retaining, reusing or redeveloping the site or building for similar or alternative type and size of business use has been fully explored over an appropriate period of time.
- We will consider higher intensity redevelopment of premises or sites that are suitable for continued business provided that:
- c. the level of employment floorspace is increased or at least maintained;
 - d. the redevelopment retains existing businesses on the site as far as possible, and in particular industry, light industry, and warehouse/logistic uses that support the functioning of the CAZ or the local economy;
 - e. it is demonstrated to the Council's satisfaction that any relocation of businesses supporting the CAZ or the local economy will not cause harm to CAZ functions or Camden's local economy and will be to a sustainable location;

- f. the proposed premises include floorspace suitable for start-ups, small and medium-sized enterprises, such as managed affordable workspace where viable;
- g. the scheme would increase employment opportunities for local

residents, including training and apprenticeships;

h. the scheme includes other priority uses, such as housing, affordable housing and open space, where relevant, and where this would not prejudice the continued operation of businesses on the site; and

i. for larger employment sites, any redevelopment is part of a comprehensive scheme.

Hatton Garden EMPLOYMENT POLICY

The Council will seek to secure and retain premises suitable for use as jewellery workshops and related uses in Hatton Garden and will resist development of business premises and sites for a non-business use.

The council states that:

- Any proposals must provide a mix of uses that include premises suitable for use as jewellery workshops
- It will consider redevelopment of premises or sites that are suitable for continued jewellery workshops provided that:
- j. the level of jewellery workshop space is increased or at least maintained;
 - k. the redevelopment retains existing businesses on the site as far as possible; and
 - l. the relocation of businesses will not cause harm to CAZ functions or Camden's local economy.
- Where proposals in Hatton Garden would increase total gross internal floorspace by more than 200sqm, we will seek 50% of the additional floorspace as affordable premises suitable for the jewellery sector.

Business and employment uses

Having a range of sites and premises across the borough to suit the different needs of businesses for space, location and accessibility is vital to maintaining and developing Camden's successful economy. An increase in the number and diversity of employment opportunities is fundamental to improving the competitiveness of Camden and of London. The Council wants to encourage the development of a broad economic base in the borough to help meet the varied employment needs, skills and qualifications of Camden's workforce.

We will seek to ensure that existing and future employment uses can operate effectively without being in conflict with other sensitive uses such as housing.

Policy D1 Design

The Council will seek to secure high quality design in development. The Council will require that development:

- a. respects local context and character;
 - b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;
 - c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;
 - d. is of sustainable and durable construction and adaptable to different activities and land uses;
 - e. comprises details and materials that are of high quality and complement the local character;
 - f. integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;
 - g. is inclusive and accessible for all;
 - h. promotes health;
 - i. is secure and designed to minimise crime and antisocial behaviour;
 - j. responds to natural features and preserves gardens and other open space;
 - k. incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping;
 - l. incorporates outdoor amenity space;
 - m. preserves strategic and local views;
 - n. for housing, provides a high standard of accommodation; and
 - o. carefully integrates building services equipment.
- The Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Policy D2 Heritage

The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.

Designated heritage assets

Designated heritage assets include conservation areas and listed buildings. The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it

can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site;
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.

Conservation areas

Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas.

The Council will:

- require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;
- resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;
- resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and
- preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.

Listed Buildings

Listed buildings are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. To preserve or enhance the borough's listed buildings, the Council will:

- resist the total or substantial demolition of a listed building;
- resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural

and historic interest of the building; and

- resist development that would cause harm to significance of a listed building through an effect on its setting.

Archaeology

The Council will protect remains of archaeological importance by ensuring acceptable measures are taken proportionate to the significance of the heritage asset to preserve them and their setting, including physical preservation, where appropriate.

Other heritage assets and non-designated heritage assets

The Council will seek to protect other heritage assets including non-designated heritage assets (including those on and off the local list), Registered Parks and Gardens and London Squares.

The effect of a proposal on the significance of a non-designated heritage asset will be weighed against the public benefits of the proposal, balancing the scale of any harm or loss and the significance of the heritage asset.

2.2 Council proposals involving loss of business premises and sites

When assessing proposals that involve the loss of a business use to a non-business use we will consider whether there is potential for that use to continue.

We will take into account various factors including:

- the suitability of the location for any business use;
- whether the premises are in a reasonable condition to allow the use to continue;
- the range of unit sizes it provides, particularly suitability for small businesses;
- and
- whether the business use is well related to nearby land uses.

In addition to the considerations above, where a change of use to a non-business use is proposed, the applicant must demonstrate to the Council's satisfaction that there is no realistic prospect of demand to use the site for an employment use. Good design is essential to creating places, buildings, or spaces that work well for everyone, look good, last well and will adapt to the needs of future generations. The National Planning Policy Framework establishes that planning should always seek to secure high quality design and that good design is indivisible from good planning

2.3 Hatton Garden CA - LB Camden: Background and Management Strategy

The character of the Area is varied, with no single period, style or use predominating. Yet, there is a conspicuously high proportion of Victorian former warehouses, twentieth-century commercial buildings and Georgian houses, all of which are the direct result of the history of the Area. Today there are a mix of uses, especially commercial and residential.

Part of the character comes also from the activities associated with the Area, especially those connected to the jewellery trade, concentrated along Hatton Garden and its side streets; small jewellery shops which are busy throughout the week and the weekend. Leather Lane hosts a lively street market during the week.

Hatton Garden's association with the jewellery trade began in the early nineteenth century. Johnson & Matthey in 1851 was influential in the development of Hatton Garden as a jewellery quarter.

Other prominent industries included clock and watch-making, printing and engraving, technical manufacturing, metal production, chemicals, medicine and brewing. Immigration brought workers from Europe who were skilled in these specialised trades, especially Jewish jewellery merchants and Italian makers of optical instruments.

All materials and features characteristic of the Conservation Area should be retained and kept in good repair, or replaced like-for-like when there is no alternative. Characteristic materials include red brick, London stock brick and Portland stone, with slate for roofs. Features may include ornamental door and window surrounds, porches, ironwork (window cills, railings), timber sash windows, metal casement windows, doors, roof tiles and slates, finials, brickwork and boundary walls. Where possible, missing features should be carefully restored. Brickwork and stone should not be painted, rendered or clad unless this was their original treatment.

The buildings include many well designed, industrial, commercial and residential buildings from the late nineteenth and early twentieth centuries. Their robustness gives them longevity and they are generally capable of adaptation to new uses.

These historic buildings employ a range of traditional materials, particularly red or stock brick, and Portland stone. These materials give the facades a traditional depth and solidity that contributes positively to the historic

character of the Area. Ground floors are often differentiated by a high proportion of glazing, denoting their (often historic) use as showrooms or shops.

Planning permission is required for alterations to the external form of a roof, including extensions and terraces. Because of the varied design of roofs in the Conservation Area it will be necessary to assess proposals on an individual basis with regard to the design of the building, the nature of the roof type, the adjoining properties and the streetscape. Roof extensions and terraces are unlikely to be acceptable where: They would detract from the form and character of the existing building; the property forms part of a group or terrace with a unified, designed roofscape or the roof is prominent in the townscape.

Shopfronts

9.4 The existing shopfronts within the Area are very mixed and many of them are of poor quality and fail to relate to the historic character. Proposals for new shopfronts or alterations to existing shopfronts will be expected to preserve or enhance the historic character of the Area through careful, high quality design, while respecting the proportions, rhythm and architectural form of any nearby shopfronts of merit (see Audit). Shopfronts of merit should be retained or sensitively adapted; their loss will be strongly resisted. Internally illuminated box signs are out of keeping with the character of the Area and are generally unacceptable. The installation of a new shopfront and/or external security shutters, and most alterations to an existing shopfront, will require planning permission.

The scheme proposes rear extensions on the first and second floors above the existing ground floor extension plus a roof pavilion to create a third floor. This third floor would be used as office accommodation. The terrace of properties within which the application property is located does not present a uniform architectural feature. Heights, widths and facades differ widely. The proposed height would be commensurate with the indigenous townscape.

3.0 SITE ANALYSIS

3.1 Existing Use

The application property has the following uses:

Basement: Jewellery workshop

Ground Floor: Retail (pawnbroker & jeweller) with ancillary office space at rear

First floor: Offices

Second floor: Offices

The current uses are covered by UCO Classes A1/B1(a)(c)

3.2 Neighbouring Properties

The residential properties vary in character and style along the street (as well as typology), whilst maintaining a generally similar palette of materials: render, brick and tiled / slate roofs. The front building line along the terrace of properties is consistent.

3.3 Trees and Landscape

There are no trees in the application property or its neighbouring properties that are likely to be affected by the proposed construction.

3.4 Local Transport Links

The site lies within 0.4 Km of Farringdon underground/national rail station serving stations in London and the South East, East Anglia and the Midlands. The site falls within a PTAL 6 location.

3.5 Site Area

The site area is approximately 0.005 ha in size.

4.0 EVALUATION & BRIEF

4.1 Opportunities

The raising of the existing ground floor rear extension and construction of angled windows to a pavilion-style roof, presents an opportunity to create additional floorspace without affecting the architectural 'balance' of the building or the appearance of the street frontage/facades. The part demolition and reconstruction of the interior of the property and inclusion of the pavilion roof would reshape the rear elevation detail, creating an articulated facade. The rear elevation has been articulated to redefine the appearance of the rear facade of the terrace of Victorian properties. Additionally, a 'green wall' is proposed to create further interest at the rear of these properties and to create relief to the existing undifferentiated rear elevations. A general schedule of plant options is attached to this statement. The proposals encompass the London Plan's (2015) design guidance and Camden's Core Policies 2017.

4.2 Constraints

The privacy of both the neighbouring properties and the buildings opposite would be respected through the redesign of the extended application property. The modernised building would be able to offer disabled access on its ground, first and second floors. A stair-lift is proposed between floors.

Natural daylighting to the neighbouring properties has been considered in the proposed construction of the pavilion roof and the rear extension. There would be no adverse affect to either as a consequence of this development. A green wall is proposed for the rear wall to enhance the proposed articulated elevation. The combination should create interest to the existing blandness of the combined rear elevations of the terrace.

4.3 Building Analysis

The building and the local building styles are considered to be large and varied enough to support a further storey through the adaptation of the existing roof to accept a 'pavilion' and the construction of the rear two-storey extension to enable this change. The proposal respects the existing form and external appearance of the properties in the terrace and their

constraints and is considered to provide an acceptable transition in massing and materials.

The proposed configuration of the building will comply with:

- Local Planning Authority Policies and CA design guidance
- The London Plan policy guidance (2015 version)
- The Building Regulations
- NPPF guidance

5.0 THE DEVELOPMENT PROPOSAL

5.1 Siting

The proposal is situated such that the new pavilion windows in street-facing elevations are a minimum of 12m away from those in opposing buildings. The windows in the rear elevation do not directly overlook any fenestration in the opposing elevations. The new windows in the raised rear extension are in line with the fenestration in the existing rear extension where the bay element projects.

5.2 Layout

The basic footprint to the existing buildings will not be affected by the proposals. The basement and ground floor comprises workshop and retail units. The rear would remain as office/storage, ancillary to the retail unit.

5.3 Scale

The scale of the property would be maintained through adherence to the existing design guidance. The addition of a pavilion set back from the building frontage does not impact. The building materials proposed will be similar to those of the existing and adjoining properties.

5.4 Landscape

Not applicable in this case. Please see attachment for green wall proposal.

5.5 Appearance

The external materials for the proposed roof reconstruction will be as per the existing, i.e:

- Walls (Where applicable) – Brick and Render
- Windows – front and rear elevations; Heritage quality timber, pavilion; velux; all double glazed
- Roof – plain red clay tiling (rosemary) non-interlocking system

6.0 ACCESS

6.1 Building Regulations: Part M

The development proposal complies with the requirements of Part M of the Building Regulations

6.2 Lifetime Homes

The property will be designed to enable the installation of a stair lift on the ground, first and second floors.
Window glazing has been designed to open at 800mm aft or lower. Switches, sockets, ventilation and service controls will be at a height usable by all (i.e. between 450mm and 1200mm from the floor).

7.0 SCHEDULE OF PROP. ACCOMMODATION

7.1 Basement

- The floodspace totals 46.215 sqm (497.5 sq.ft) and comprises:
 - The workshop
 - Administrative office
 - WC

7.2 Ground Floor

- The floodspace totals 50.77 sqm (546.49 sq.ft) and comprises:
 - Building entrance+

12 Hatton Wall

- The retail area
- Kitchenette
- Office

7.3 First Floor

The floorspace totals: 50.77 sqm (546.49 sq.ft) and comprises:

- Offices
- Shower/WC
- Landing/storage area

7.4 Second Floor

The floorspace totals: 50.77 sqm (546.49 sq.ft) and comprises:

- Offices
- Shower/WC
- Landing/storage area
- Bathroom/wc

7.5 Third Floor

The floorspace totals: 42.71 sqm (459.73

- sq.ft) and comprises:
- Offices
- Shower/WC
- Landing/storage area
- Bathroom/wc

7.6 Refuse Collection

Refuse disposal is maintained via regular collection from the front of the property.

7.7 Parking

None is proposed as the P/TAL factor ,Kk is 6 for this location

8.0 CONCLUSION

The proposed additions and internal changes /to No12 Hatton Wall and its future use as a retail and workshop unit with ancillary offices would be compliant with the London Borough of Camden's planning and environmental policies and the London Plan's policy guidance. It also follows NPPF guidance in regenerating existing stock for commercial use. In this case a revitalised retail/commercial unit would result, which meets the priority use required in the borough. The use of the roof area, for office purposes is in keeping with regional and local policies and reflects the NPPF guidance on maximising commercial floorspace.ggvL in urban areas.

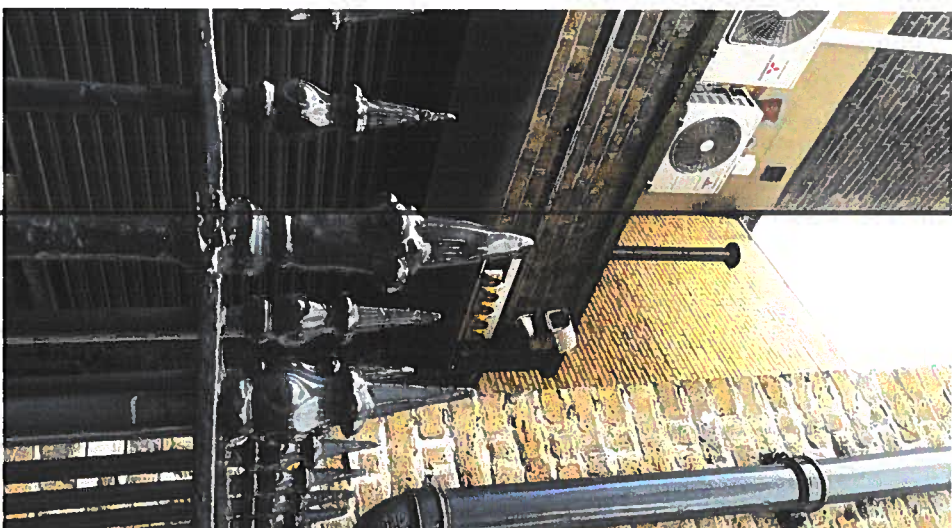
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existing view to the rear of No. 12 Hatton Wall



view opposite No. 12 Hatton Wall



view along rear accessway to units Nos. 10-18 Hatton Wall