

21 Baldwins Gardens / 43 Leather Lane Design & Access Statement

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DESIGN AND ACCESS STATEMENT

Outline description of scheme and opening statement:

This report outlines the design decisions and considerations which have been gone through to arrive at the proposed design which is being submitted for planning, for 21 Baldwins Gardens. The following report should be read in conjunction with all drawings being submitted for full planning consent, together with planning consultant's report prepared by KG creative Consultancy Ltd and Rights of light report prepared by Anderson, Wright and Harris.

The areas affected by the proposal are from 1st floor to 3rd floor of the existing property.

The existing property is unoccupied and has been for a number of years due to the poor state of repair and risks falling into further disrepair if the current proposal were not to be undertaken. The current layout, organization and proportion has proved commercially unviable. The previous owner was left with a significant proportion of the existing space remaining un-let and empty for many years. The proposed extension and alterations propose to retain the existing uses and re-distribute them over the existing floors, with the inclusion of a new proposed 4th floor. The proposed development provides a net increase in overall area with higher grade space offered throughout, providing increased flexibility to meet current and future market requirements.

EXTENT / AMOUNT OF DEVELOPMENT

The proposed extension to the property proposes an additional floor to the existing roof providing a new 4th floor of accommodation which is formed via a setback mansard roof to the front elevation of 43 Leather Lane.

An Extension of existing building to the rear and erection of roof, please refer to the proposed planning drawings for further detail.

LAYOUT

LAYOUT The internal layout of the property is reconfigured throughout, to meet with current building regulations, though the spirit and general positioning of the primary elements remains similar (i.e stair core), a new stair well/core is introduced to serve all floors, facing Equiano Court. The 2nd floor to 4th floors are proposed as B1 office space with workshop space at 1st floor. Separate WCs will be installed on each floor.

SCALE

The scale of the proposed development is in keeping with its surroundings and respects the overall height of the adjoining properties, the proposed 4th floor is set back via a mansard roof, therefore having a minimal impact on the street scene of Leather Lane. The rear infill extension facing Equiano Court, respects the overall rear building line of No. 45 Leather Lane.

LANDSCAPING Hard & Soft

The proposal replaces the security fencing currently enclosing the 1st floor terrace, with a visually sympathetic vertical steel railing, which maintains the safety and security required at this level.

The proposed external space also allows for secure bin stores serving the proposed 1st-4th floors of accommodation, external storage racking is also provided for cycle parking.

APPEARANCE

The appearance to the front of the property facing Leather lane is not significantly changed, save for a new proposed mansard roof set back from the front building line facing Leather Lane. The proposed mansard roof is faced in natural slate tiles and lead flashing to window openings.

All fenestration facing Leather Lane is to be upgraded to meet current standards for thermal requirements and to be similar in appearance to the existing Georgian sash windows to the front elevation of Leather Lane. The existing brick façade to Leather lane is to be retained and repaired where required.

The proposed rear extension will be constructed in materials that are typical of the environs, constructed in reclaimed London stock bricks. The stair core is articulated via vertical fenestration proposed as high performance double glazed elements and polyester powder coated aluminium in anthracite grey RAL 7016, with an adjacent panel of relief brickwork articulated via brick headers set at varying depths.

The remainder of the elevation facing Equiano Court is proposed as reclaimed London stock bricks punctuated by openings to provide natural light and ventilation to the office use. Sliding door openings are proposed as high performance double glazed elements and polyester powder coated aluminium in anthracite grey RAL 7016, with an external vertical steel balustrade PPC coated to match window/door openings.

USE

The proposed use is workshop space at 1st floor
B1 office space from 2nd to 4th floor.