



57A Hatton Garden, Camden Planning, Design and Access Statement October 2019

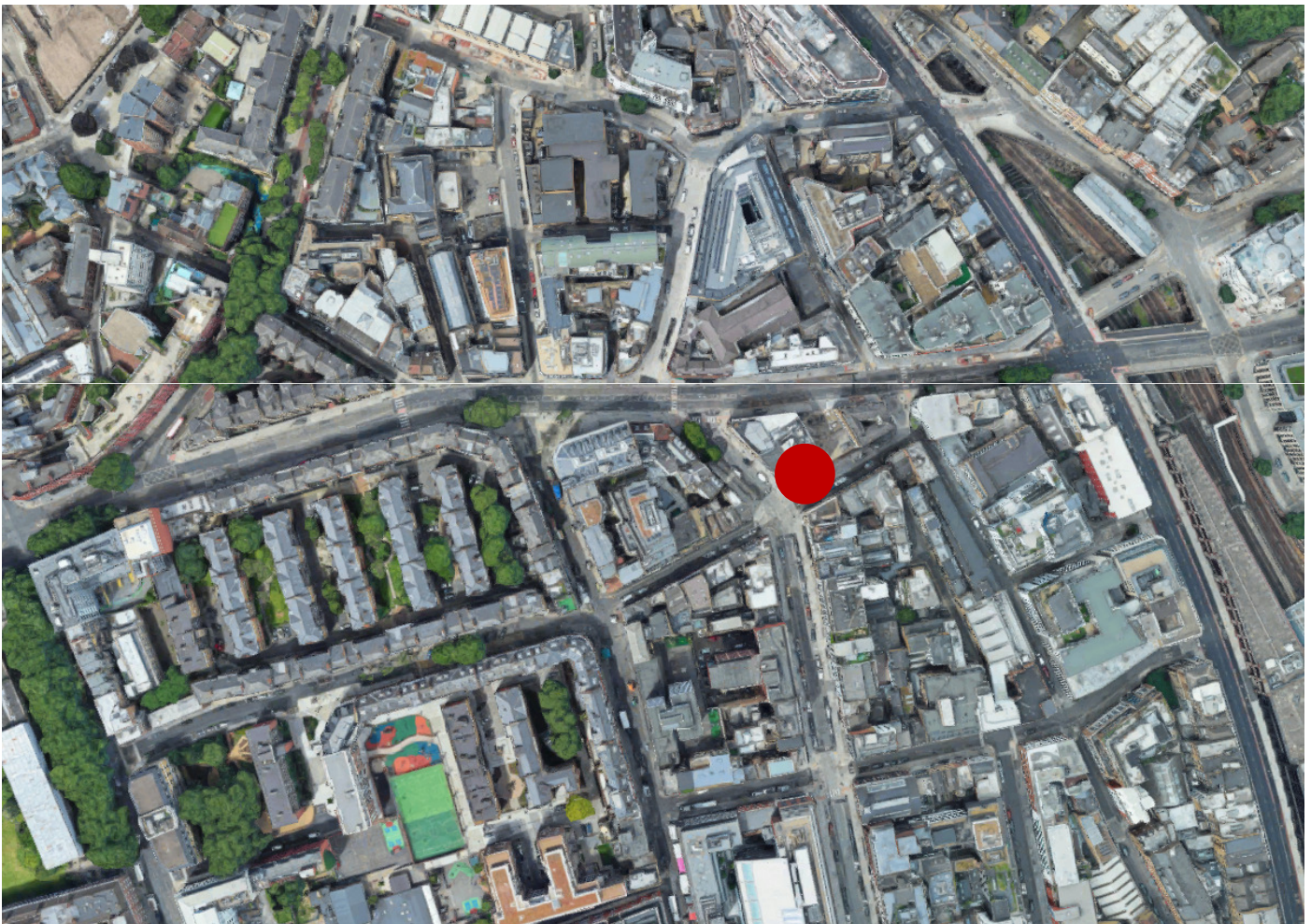
- 1.0 Introduction**
- 2.0 Site Description**
- 3.0 Design Proposals and Principles**
- 4.0 Planning Policy**
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1.0.1 Permission if sought on behalf of Areaworks for:

Alterations to exterior of building including extension of lift shaft to provide access to roof, creation of roof terrace with associated edge protection and re-organisation of roof plant within designated plant enclosure.

1.0.2 Applications have previously been submitted for the alteration to the ground floor elevation with the replacement of metal roller shutters with glazing and installation of planters. Further application has been made on the advertisement/ signage to the building. This application should be viewed in conjunction with these other current applications affecting the site

1.0.3 This Planning, Design and Access Statement should be read in conjunction with the accompanying drawings, noise survey and technical specification documents.



2.0.1 Building is located within the London borough of Camden. The building is not listed, though is within the Hatton Garden Conservation Area.

2.0.2 The building was originally constructed in the 1960s. It is a concrete framed building of six storeys (ground plus five upper levels) and is very typical of its time. The building although having remained in good use throughout it's life is showing some signs of age and would benefit from refurbishment and has opportunity for improvement.

2.0.3 There are few listed buildings within the vicinity. Most notably St Peter's Italian Church to the North of the site sits on the opposite side of Clerkenwell Road. It is suggested that the alterations to the building will have no impact on the current views to this building. This point will be considered in greater detail later in this report.



2.1 Conservation Area

2.1.1 The site sits within the Hatton Garden Conservation Area. The Hatton Garden Conservation Area Appraisal and Management Strategy was published in August 2017 and sets out the opportunities and challenges for the area. The historic character of the Conservation Area is largely formed from its industrial, commercial and residential buildings of the late 19th to mid 20th centuries. The street pattern and topography add to the character, as does the history of metal working in the area which has resulted in the area establishing itself as London’s jewellery quarter.

2.1.2 The Hatton Garden Conservation Area is divided into 6 sections (some overlapping) The present site falls within “The Trading Centre” area.

2.1.3 Retail frontages are concentrated to the South of the area. The application site at present has no ground floor retail use, or other use which contributes positively to enliven the street. This is viewed as a real opportunity for the building.

2.1.4 57A Hatton Garden is located towards the end of a defined key view North along Hatton Garden. The belfry of St Peter’s Italian church can be seen behind 57A and neighbouring Kavacs House with the stair tower of 57A prominent in the foreground.

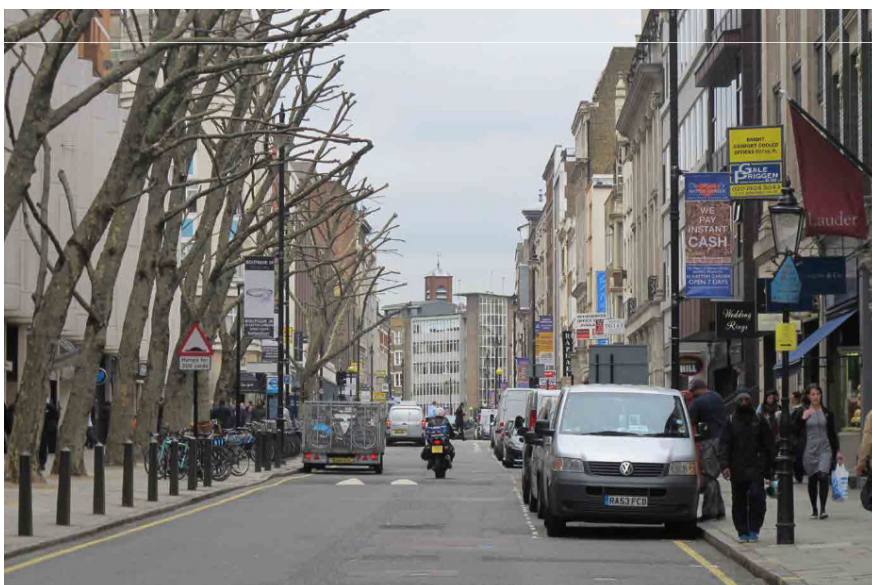
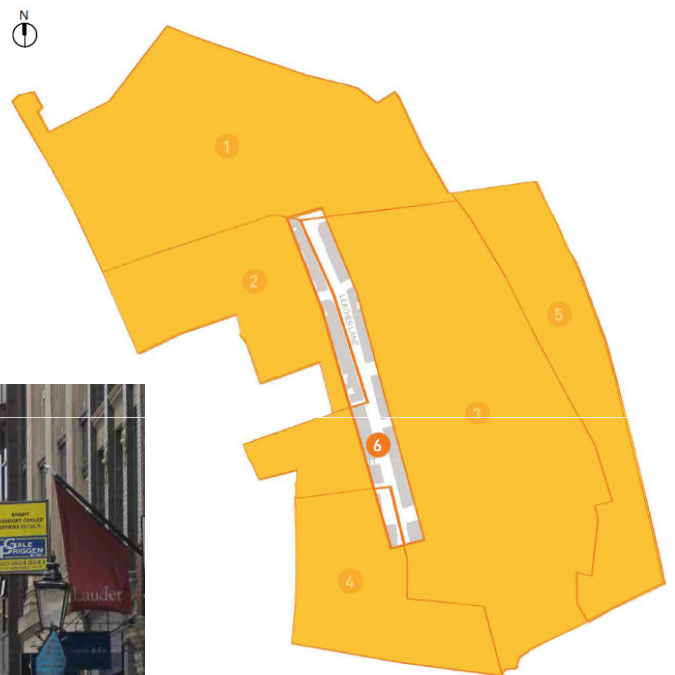
2.1.5 As the building at Kovacs House is presently 1 storey higher than 57A Hatton garden, views to St Peters will not be compromised as a result of the proposed works.

2.1.6 Hatton Garden is a main thoroughfare with high pedestrian volumes to the Southern end. Towards the North in the location of the site, traffic volume becomes more dominant.

2.1.7 Though there are residential properties in the area, the immediate surroundings of the host building are commercial in nature.

2.1.8 There is little green space within the conservation area. Roof terrace space is therefore useful in terms of amenity and environmentally.

2.1.9 Kovacs House adjoining the host building is found to have a positive impact on the Conservation Area. 57A however is not identified as having either positive or negative contribution to the character of the area. It is therefore hoped that the building will benefit from refurbishment works in order to make a more positive contribution to the immediate surroundings.



3.0.1 As part of the present application it is proposed to make alterations to the layout and configuration of the roof to allow the plant which is at present located in an ad hoc fashion across the roof, to be located within dedicated plant enclosures.

3.0.2 The main plant enclosure will be surrounded in timber screening and will be set back from the building edge to line through with the roof extension to the adjoining building. Further plant enclosure is proposed to be discreetly located to the rear of the lift core

3.0.3 The reorganisation of the plant serving the building will allow the remainder of the flat roof area to be used as amenity space for those using the building. It is recognised that access to outdoor space is important to health and wellbeing, and any opportunity should be taken to provide useable external space. The location and configuration of the proposed external terrace is such that it will not negatively impact on the amenity of other nearby occupants.

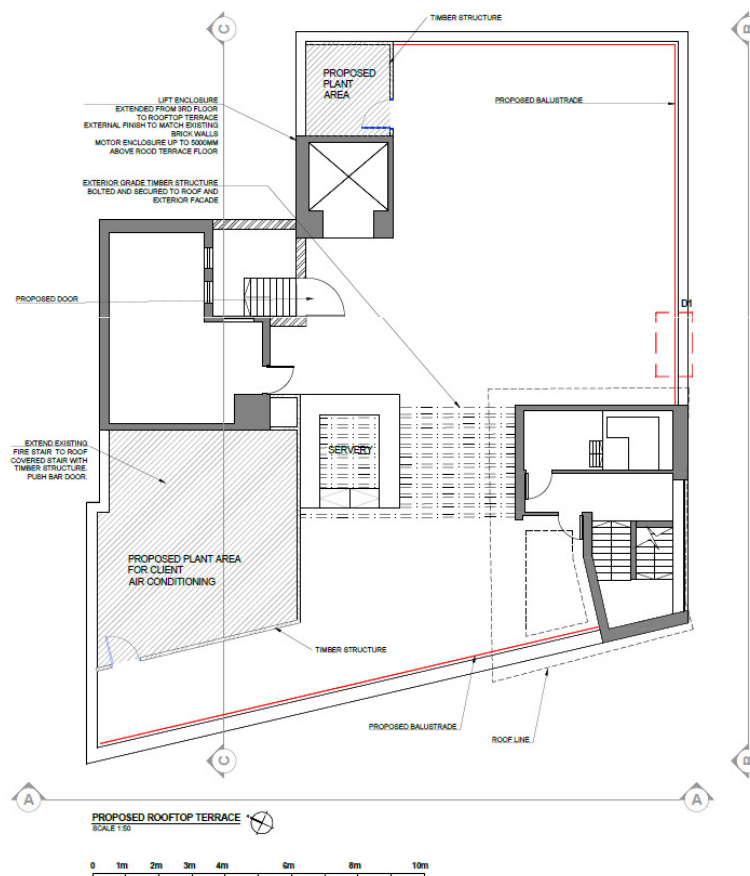
3.0.4 In conjunction with the provision of roof terrace it is required and desirable to make other alterations to the external envelope of the building. The first alteration is to extend the lift shaft to the main building to allow access for

all building users to the terrace. The location of the lift as shown on the accompanying plans is set far back within the depth of the building and the extension of this will not affect the streetscene or distant views of the building. The extension of the lift to the roof level will assist with access to plant equipment for maintenance purposes.

3.0.5 Further, it is required to make alterations to the edge protection of the building to allow safe access. The proposed installation would see balustrade located to the inside of the existing parapet wall. This location will reduce any visual impact of the installation. It is proposed that this would be constructed with steel handrail and infill panels, all powder coated black. The installation will require minimal maintenance.

3.1 Access

3.1.1 The extension of the lift to the roof area will mean that the external space will be fully accessible to all building users. The extension of the lift, as noted before, will allow easier access to plant equipment. It is suggested that the proposals not only increase the amenity and desirability of the building, but increases the accessibility. The installation of edge protection will be beneficial for all those accessing the roof space



4.0.1 Relevant Planning Policies

4.0.2 Policies relating to the development within the Borough of Camden are contained within the National Planning Policy Framework, the London Plan and the Camden's Local Plan (2017). The Local Plan provides policy framework specific to the borough to which it relates.

4.0.3 Policies of the Local Plan which are relevant to the installation are:

D1 – Design

The council require that a high quality of design is achieved. Design should respect the local character, context and preserve or enhance the historic environment. Materials and detailing are to be high quality and sustainable design and construction are heavily encouraged. Development should be well integrated, promote health and incorporate external space and landscaping where possible.

There is further requirement to integrate building service equipment and to preserve strategic and local views. The present works have been developed with these requirements in mind. The proposals work to bring new life and vitality to an existing building. The re-use of buildings is demonstrated as being sustainable. The improved building will offer outdoor amenity space as well as enlivening the building at ground floor level with the replacement of the current roller shutters with large glazed openings, allowing the building to have an active frontage. The plant and building services have been carefully considered and are now proposed to be housed within a dedicated enclosure rather than the current piecemeal installation.

The local view along Hatton Garden to St Peter's Italian church is recognised as part of the wider context of the development. It is considered that due to the massing of the neighbouring building that there is minimal alteration to this long view and that views of the church spire in the background are not harmed in any way.

D2 – Heritage – protection of heritage assets and conservation areas.

E1 and E2 - Economic Development and Employment premises and sites

The works proposed as part of this application will improve the existing office stock. The focus of Areaworks co-working spaces is on providing space, support networks and training for small to medium sized organisations and so the underlying purpose and ethos of the company aligns with Camden Council's aspirations in terms of job creation, enhancement and economic development within the borough.

A2 Open Space

Open space is viewed as being critical to sustainability and wellbeing. In the instance of roof terrace area, this will provide an area to relax and socialise. Quiet space is important to enhance personal wellbeing.

Camden Council have a stated requirement to ensure that opportunities are explored to provide amenity space. Although much of the policy requirements of policy A2 can be seen to relate to residential amenity space, it is important to recognise those who work within Camden as being valued citizens and worthy of access to amenity. Indeed the ability to access amenity space away from office work can also be viewed as extremely beneficial. The ability to access meaningful outdoor space can only be seen as being beneficial to all.

Camden Planning policy does however note that development will only be supported where it will harm the existing amenity provision of other neighbours. Amenity may be harmed by excessive noise, overlooking etc. It is viewed that the configuration of the proposed plant space and roof terrace are such that the amenity of others in the vicinity will not be compromised.

Camden Local Plan policy on protection of amenity recognizes the important role that roof terraces can play in providing amenity space where this can be achieved without detriment to other residents.

The location of the host building is in an area of commercial character with no adjoining residential properties with the nearest residential properties being located on Hatton Wall to the other side of Hatton Garden.

A4 – Noise and Vibration

Noise and vibration can harm the amenity of neighbours. Plant within the proposals has been designed to sit within Camden noise thresholds in relation to sensitive neighbours. An acoustic survey has been carried out and accompanies this application and demonstrates the compliance of the proposed installation.

The use of the roof to provide amenity space is not viewed as having the potential to harm the amenity of others by way of noise intrusion.

5.0.1 The proposed alterations to the roof of Petersham House have been carefully considered within the context of local planning policy and the configuration and constraints of the existing building.

5.0.2 In summary the proposal as demonstrated:

- Reorganisation of plant can be achieved to make better use of the roof space
- Provision of amenity roof terrace space will improve the offering of office accommodation and be beneficial to the building occupants

- The installations and changes to the building can be achieved without negatively impacting on the amenity of nearby residents or occupiers, and without detriment to the Hatton Garden Conservation Area.

5.0.3 We therefore encourage Camden Council to grant Planning Permission for this application.



5.0.9 As is demonstrated in the previous plans, the amount of dedicated plant space to the basement and roof have been reconfigured and increased where possible. Overall there is no lesser plant space provision.

5.0.10 The allocation of plant space is however slightly different with more plant space provided at roof level. As previously this sits to the east side of the roof. It is considered that the plant provision to the roof has reached its limit owing to the restrictions to development on the site as set out in relation to the Wren church to the West of the site.

2.0.11 Although the scheme as currently being implemented provides more office space, this is achieved by the loss of car parking space and the covering of the central lightwell to form an atrium space. The loss of car parking provides a more sustainable option in reducing car usage. The creation of the lightwell provides better internal working environment. None of the alterations to the building have been carried out at the expense of plant space.

5.0.12 The new scheme creates a roof terrace with valuable amenity space for building users. Again the roof plan demonstrates that this has been achieved without loss of plant enclosure space.

5.0.13 A good deal of the plant area provided on the basement floor has been used to provide sprinkler system to the building. The use of sprinklers clearly have space implications, though the life saving benefits of this installation cannot be understated.

5.0.14 The plant required to be installed reduces in efficiency the further pipe runs require to travel. The location within the existing lightwell allows the units to perform with greatest efficiency and therefore improves the sustainability of the development.

5.0.15 The proposed location has minimal visual impact. Views into the lightwell from outside the site are minimal due to the screen to the configuration of the building and the installation of screen to the rear of the site (which was constructed as part of Plantation Place North) to rear of the site. To the East of the lightwell, the adjacent building at Plantation Place South has windows from second floor upwards on this elevation meaning that there will be very little, if any visibility.

6.0 Access

6.0.1 The location within the existing lightwell means that the plant can be accessed and maintained easily. Door access means easy access and any maintenance can be carried out on level ground improving safety of operatives. Access can only be gained via existing internal plant room which will reduce the possibility of unauthorised access.