

Project 1128/6.0

Palmos Partners

28 Greville Street, London

Knight Gratrix Architects LLP

Design and Access Statement

28 Greville Street, London EC1N 8SU

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August 2018

Client:

Palmos Partners

Knight Gratrix Architects

Suite One, Royce House

630-634 London Road

Westcliff on Sea,

Essex,

SS0 9HW

Design Statement

1.1 Introduction

1.1.1 This Design and Access Statement is submitted on behalf of Palmos Partners in support of the application for the proposed alterations to the existing building at the above address.

1.1.2 The proposal is to erect a roof extension at 5th floor level to create residential accommodation (Class C3), including alterations to the chimney flue, replacement roof level fire staircase enclosure and lift room plus perimeter balustrades and alteration to front elevation at 4th floor level. The principles of this roof top extension have already been approved under Planning Application 2017/1002/P. However, the extension roof has been raised slightly to accommodate a suitable internal head height consistent with the original building.

In addition, our Client is proposing a rear extension to the upper floors and to reconfigure the lower internal floor levels to accommodate a double height office unit at ground floor with associated amendments to the front elevation.

1.1.3 This document should be read in conjunction with the application drawings 1128/001 rev A, 012 rev D, 013 rev E, 014 rev D, 030, 031, 032, 033, 040 rev B, 041 rev A, 042 rev A, and 043 rev A.

1.1.4 The area is very well served by public transport with Chancery Lane and Farringdon tube stations being a short walk. Farringdon Station also has mainline links. In addition there is a very good network of buses.

2.0 Design Principles

2.1 Use

2.1.1 The site under consideration, 28 Greville Street, London is situated within the existing commercial area of Hatton Gardens. The existing uses of Sui Generis at the lower ground floor and B1 use at the existing upper floors are to be retained.

2.2 Amount

2.2.1 Please refer to attached Appendix 1 clarifying existing and proposed floor areas.

2.3 Layout

2.3.1 The main proposed layout changes are:-

A Alterations to the rear existing flue to accommodate a proposed new staircase to serve all floors.

B Rear extension to the rear upper floors to increase the available office space.

C New roof extension as previously approved under application 2017/1002/P. Height to be increased slightly

D Reconfigure lower floor levels to provide a double height office ground floor space and alternative level access from Greville Street.

E Façade alterations to accommodate the above changes.

2.4 Scale

2.4.1 The proposed alterations to the front of the property will be minor from that already approved.

2.4.2 The proposed extension to the rear will add just over 10% to the existing footprint to each of the upper floors.

2.4.3 The proposed extension to the rear will be set back approximately 1m from the existing rear wall with high level windows to ensure no overlooking of neighbouring properties.

2.5 Landscaping

2.5.1 There is currently no landscaping and this will remain unchanged.

2.6 Appearance

2.6.1 The front façade will change at ground floor level to facilitate the double height office use and the changes to the new configuration of floors and the additional access.

2.6.2 As the approved scheme, an additional row of windows to match the existing are to be added at the Fourth Floor level.

2.6.3 The front elevation to the new top floor extension has been set back further than the approved scheme and has a simpler design, more consistent with roof top accommodation of the neighbouring property at no.30.

2.6.4 The proposed extensions to the rear will be constructed in the style and materials to match existing.

2.7 Access Statement

2.7.1 An additional level access will be added to the front of the building serving part of the proposed ground floor. The remainder of the building will be accessed similar to the existing arrangements.

3.0 Conclusion

- 3.0.1 As can be seen on the application drawings the proposal has been designed sympathetic to the local area with extensions being kept to a minimum and to the rear of the site or at roof level, set back from the street view. The alterations are considerate of the existing building and its surroundings.
- 3.0.2 The proposals are in accordance with the following policies:-
Policy E2 - "We will protect premises or sites that are suitable for continued business use...". Also, in accordance with Policy E2 - The level of employment floorspace is being maintained and increased.
- 3.0.3 The scheme respects the local context and character and looks to preserve the historic environment by way of the main façade alterations matching and recreating the existing features of the original building in line with Policy D1 and D2.
- 3.0.4 By adapting and extending the existing building the character and appearance of the area is preserved.
- 3.0.5 For the above reasons, the officers are requested to support the proposal and that approval should be granted.



Photo 1 – Front façade



Photo 2 – Neighbouring property showing limited view of existing roof top extension

Design and Access Statement

| Appendix 1 | | | | | | |
|--------------------|----------------|--------------|--|----------------|------------------|--------------|
| Table of Areas | | | | | | |
| Existing Floor | Use | Existing GIA | | Proposed Floor | Use | Proposed GIA |
| Roof Plan | | | | Fifth Floor | C3 - residential | 153 |
| Fourth Floor | B1 (A) | 150 | | Fourth Floor | B1 (A) | 174 |
| Third Floor | B1 (Mixed A&C) | 149 | | Third Floor | B1 (Mixed A&C) | 170 |
| Second Floor | B1 (Mixed A&C) | 147 | | Second Floor | B1 (Mixed A&C) | 168 |
| First Floor | B1 (Mixed A&C) | 148 | | First Floor | B1 (Mixed A&C) | 168 |
| Ground Floor | B1 (A) | 170 | | Ground Floor | B1 (A) | 171 |
| Basement Mezzanine | B1 (A) | 73 | | | | |
| Basement | Sui Generis | 210 | | Basement | Sui Generis | 210 |
| | | | | | | |
| | | 1047 | | | | 1214 |