

Project

1 Ely Place, Holborn

Document

Design and Access Statement

Date

December 2019



Contents

1.0 Introduction

2.0 Existing buidling

2.1 Site Location

2.2 Existing Building

2.3 Existing Building Photographs

2.4 Existing Plans and Elevations

3.0 Proposed Scheme

3.1 Description of Proposals

3.2 Proposed Plans and Elevations

4.0 Access

4.1 Current Access

4.2 Proposed Access

1.0 Introduction

1.0 Introduction

This Design and Access Statement is in support of the Planning Application for alterations to 1 Ely Place involving the removal of existing security cage, the creation of a roof terrace to the rear of the property and replacement of replacement of an existing rooflight.



2.0 Existing Building

2.1 Site Location

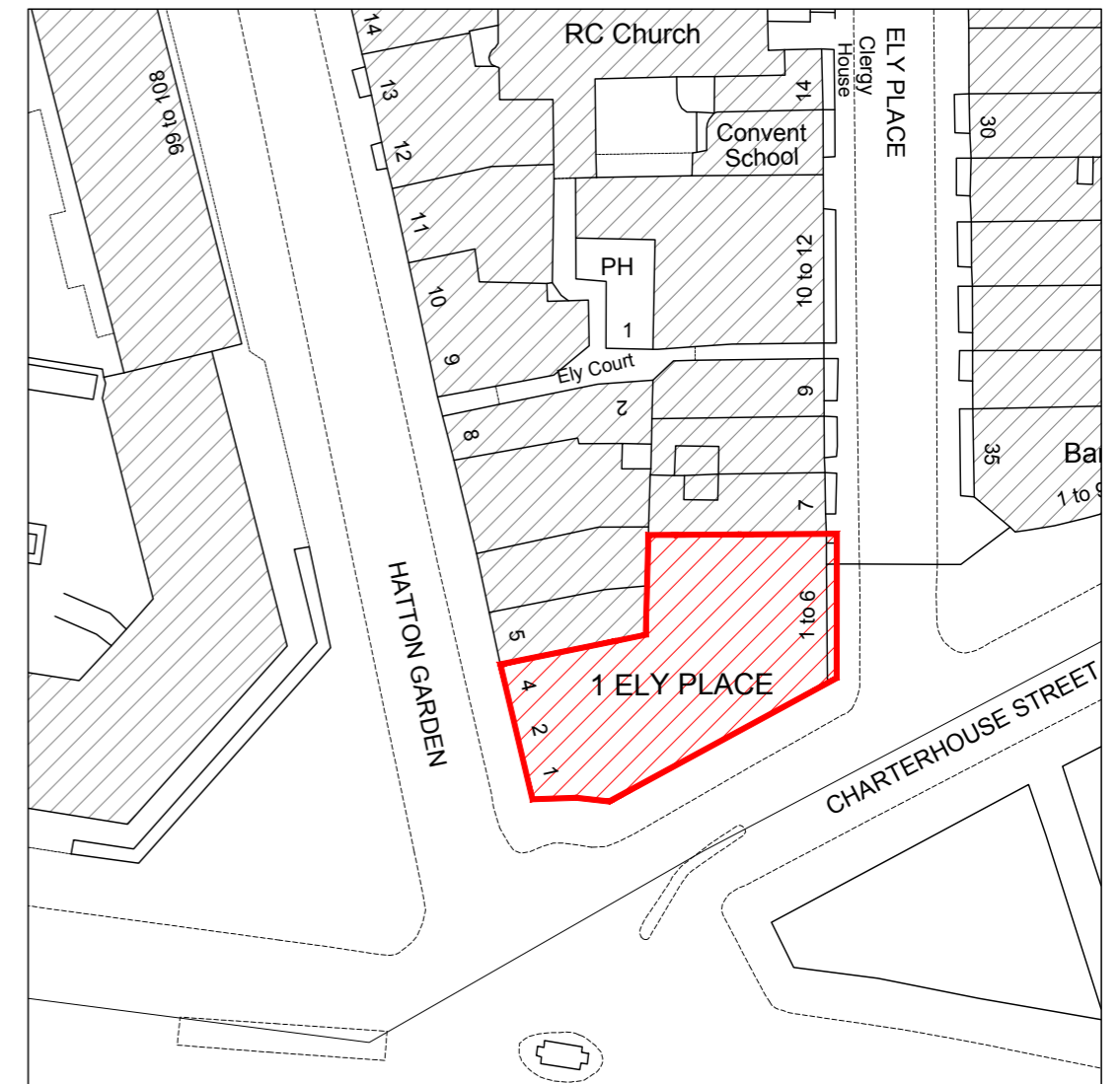
2.2 Existing Building

2.3 Existing Building Photographs

2.4 Existing Plans and Elevations

2.1 Site Location

The property is a quadruple-aspect 7-storey building, with 6 storeys above ground and one floor of basement, located on the corner of Hatton Garden, Charterhouse Street and Ely Place. The ground floor and basement served as a Natwest Bank until it closed in February 2018. The mezzanine floor and floors first to fourth are self-contained office units served by a communal stair and lift to from Ely Place and a secondary stair to Hatton Gardens.



2.2 Existing Building

The building dates back to the late nineteenth century and is formed of a limestone facade at ground floor and mezzanine level, including fluted columns with corinthian capitals; decorative round windows flanked by carved figures and with decorative cast iron filigree above the Hatton Garden entrances. The upper floors are constructed of London stock brick with limestone surrounds and decorative window heads above and large white painted single-glazed timber sash windows. The building is topped with a limestone parapet and decorative finial to the corners, with a pitched slate mansard roof and lead dormer windows behind. Floor to ceiling heights decrease up the building, with the banking hall containing a ceiling height of approx. 7m. To the Ely Place (East) Elevation is a lightwell of c.1m width providing some degree of natural daylight to the Basement floor. There are a number of pavement vaults to all 3 elevations, of varying condition.



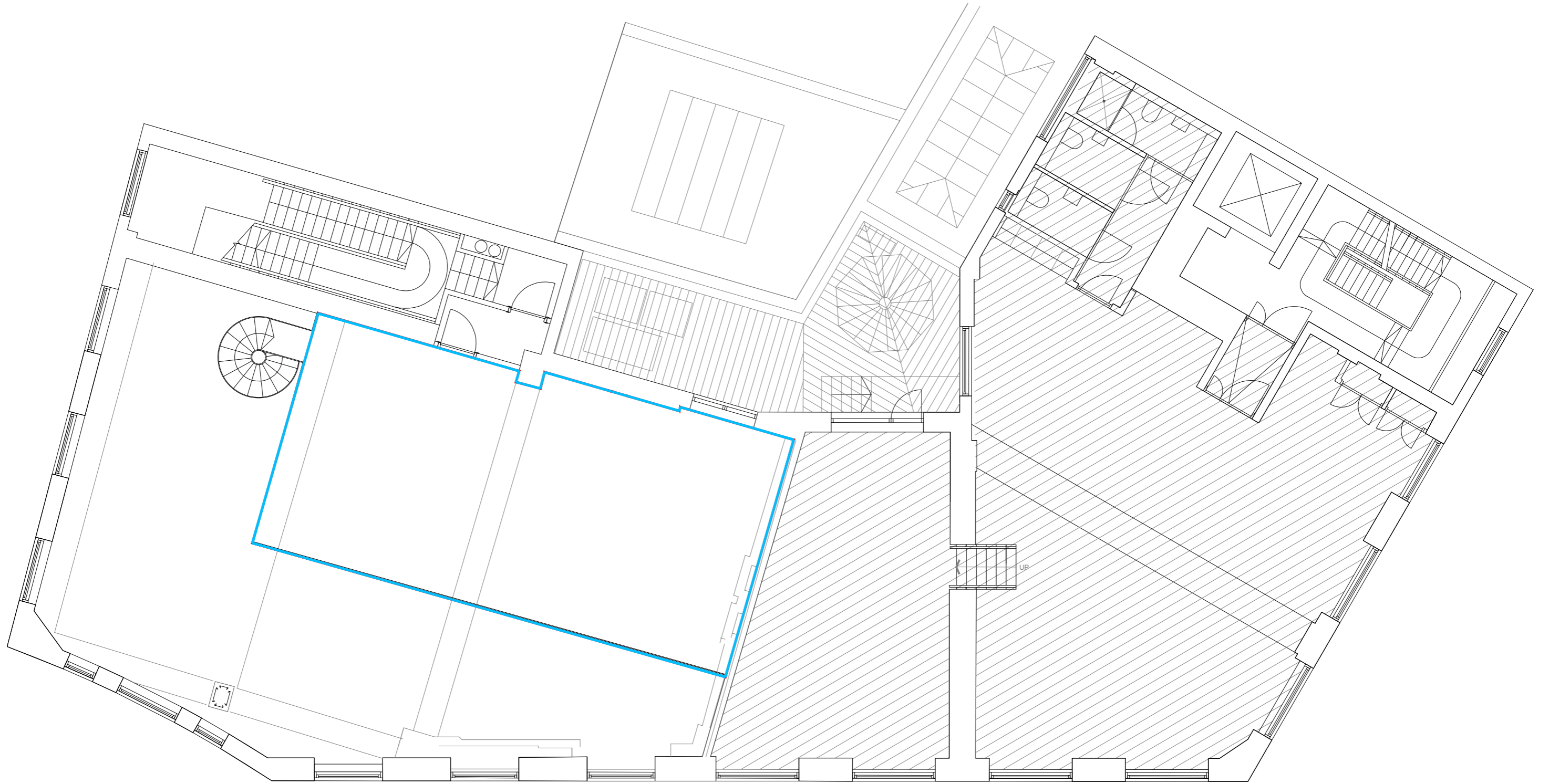
2.3 Existing Building Photographs

Site photographs of rear of building



2.4 Existing Plans and Elevations

Existing Mezzanine Plan



2.4 Existing Plans and Elevations

Existing Rear Elevations



3.0 Proposed Scheme

3.1 Description of Proposals

3.2 Proposed Plans and Elevations

3.1 Description of Proposals

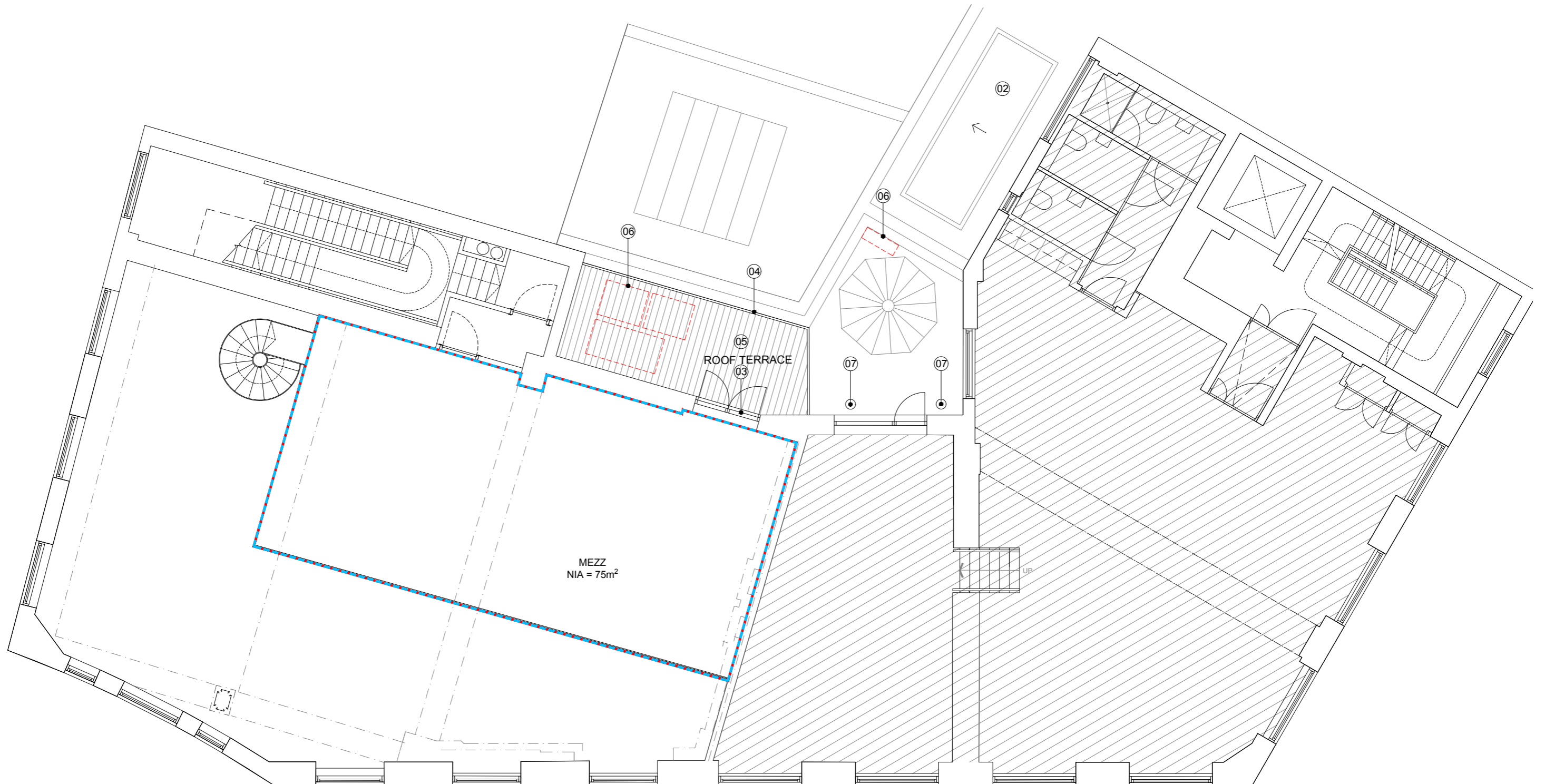
The proposals are to:

1. Remove the existing security caging to the rear of the building on top of the existing flat roof. This is no longer required as this is a layer of protection required only by the extant bank use.
2. Remove redundant external AC condenser users which previously served the banking hall.
3. Install a new flush fixed double glazed rooflight in the location of the existing long lantern single glazed rooflight.
4. Replace the existing external single glazed timber frame door and window for new timber frame double glazed doors pair of doors.
5. Create a new composite timber decked terrace area on pedestals on top of the existing roofing membrane. This will be surrounded with black painted round steel balustrading with a flat handrail.

3.2 Proposed Plans and Elevations

Proposed Mezzanine Plan

- Existing lantern rooflight replaced with new flush fixed rooflight
- New pair of white painted timber frame glass doors
- New black painted metal balustrading with flat bar handrail
- New composite timber decking on pedestals
- Existing redundant AC condenser units removed / relocated
- Existing redundant AC condenser units removed / relocated
- Extract duct with cowl



3.2 Proposed Plans and Elevations

Proposed Rear Elevations



4.0 Access

4.1 Current Access

Currently the access to the roof area is via a door from the current office demise on the Mezzanine floor accessed from the main stair core on Ely Place. This is for maintenance only for servicing the 4no. external AC condensers. In order to prevent unwanted access into the banking hall below the metal security grille was installed, however, since the banking hall is to be changed to office use this is no longer considered necessary.

There is currently an openable vertical sliding sash window and single leaf door at high level in the banking hall (see images opposite). This does currently not permit general access to the roof beyond.



4.2 Proposed Access

The proposals are to replace the existing window and door with a new pair of timber frame double glazed doors which will permit access from the new mezzanine area.

The proposed terrace will be formed of composite timber decking to match the height of the existing door threshold. This will then be surrounded with an open painted steel balustrade of 1.1m in height above the decking.

de Metz Forbes Knight

The Old Library, 119 Cholmley Gardens, London NW6 1AA
+44 (0)20 7435 1144 info@dmfk.co.uk www.dmfk.co.uk

Paul@dmfk.co.uk | Tom.smith@dmfk.co.uk | Emilia@dmfk.co.uk

de Metz Forbes Knight Ltd. Registered in England VAT No. 751 934 812 Company No. 03892654