



Design + Access Statement

Proposal of an external door with internal staircase and refurbishment of shop front

144 Clerkenwell Road London, EC1R 5DP

07 January 2020

Site Analysis - Location

The Site

The site is situated on the western side of Back Hill, just north of its junction with Clerkenwell Road, within the Borough of Camden.

The property comprises a five storey building with an extended stair core which provides access to the roof. The main façade of the building faces onto Back Hill and the northern façade lies immediately adjacent to a five storey commercial building, which is occupied by Bowers and Wilkins. To the north of this building lies Summer Street, which forms the northern boundary of this larger urban block.

The property comprises a brick building and provides an A1 retail news agent's at the ground floor with ancillary use at the first floor. The southern section of the ground and first floor of the building is occupied by a A3 Use Class and a A2 Use.

The area is mixed in nature with many retail and commercial uses to the south and east, interspersed with residential uses, which tend to lie to the north and north west. The site is located to the north of Hatton Garden and to the west of St Peter's Italian Church. Although the Church is a Grade II* listed building, the proposal at the site is not expected to affect the setting of this building. There are no other listed buildings located within the immediate vicinity of the site. However, it should be noted that the site is located within the Hatton Garden Conservation Area.

The proposal is for an internal staircase at western side of the building connecting the basement, ground and first floor. Hence also proposing a door at the western side of the building as a second means of access to the building. We also proposed a minor change to the shop front on the eastern elevation.



Photograph from Clerkenwell Road

Site Analysis - Location



Photograph from Clerkenwell Road



Photograph from Clerkenwell Road.

Design + Access Statement - Key Points

Introduction: Before considering the proposal in relation to planning policy and guidance, this section of the report will briefly identify the design parameters.

The scale of the proposal: This is one of the key factors in formalising the design process for submission. This Proposal has no effect on the scale of the existing building.

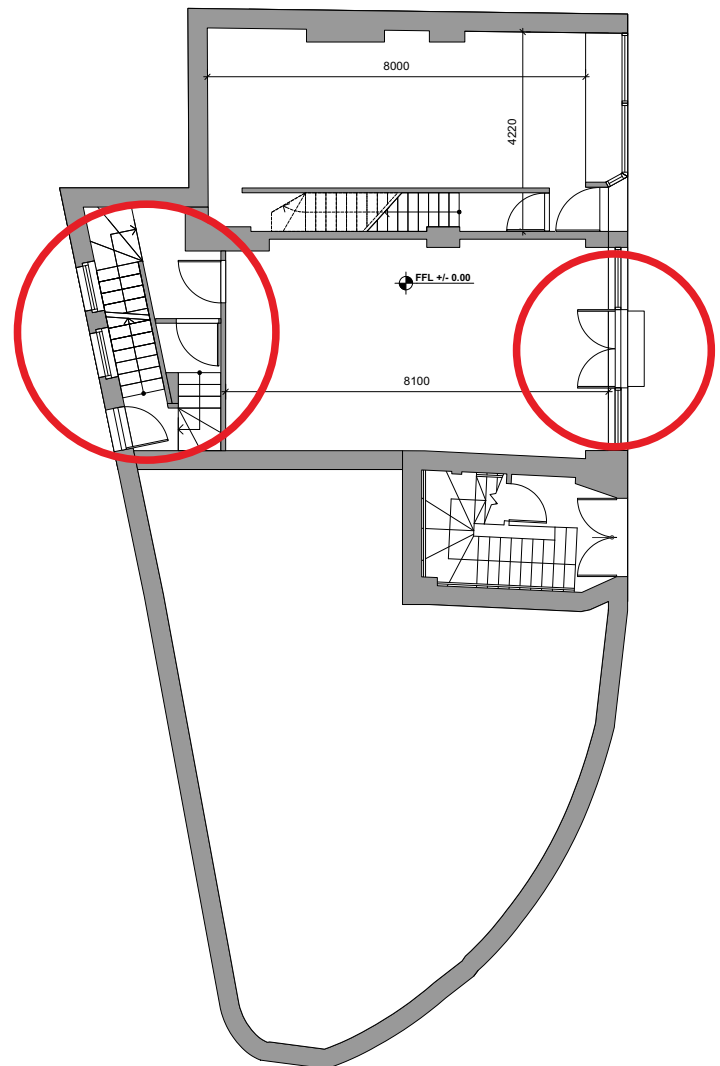
Layout: The additional staircase is within the parameters of the existing building, however the internal layout will slightly change in order to give space for a new staircase to the basement, ground and first floor, and also includes a lobby between the staircase and the rooms. The shop front on the eastern elevation will not change the scale of the shop.

Appearance: The proposal has been carefully considered, there are no material change for the windows and doors. The will all be made to match existing in order to keep the building character unchanged.

Landscape: There would be no change to landscaping at the site as a result of the proposal.

Access and Transport Arrangements: There will be a second means of access on the western side of the building.

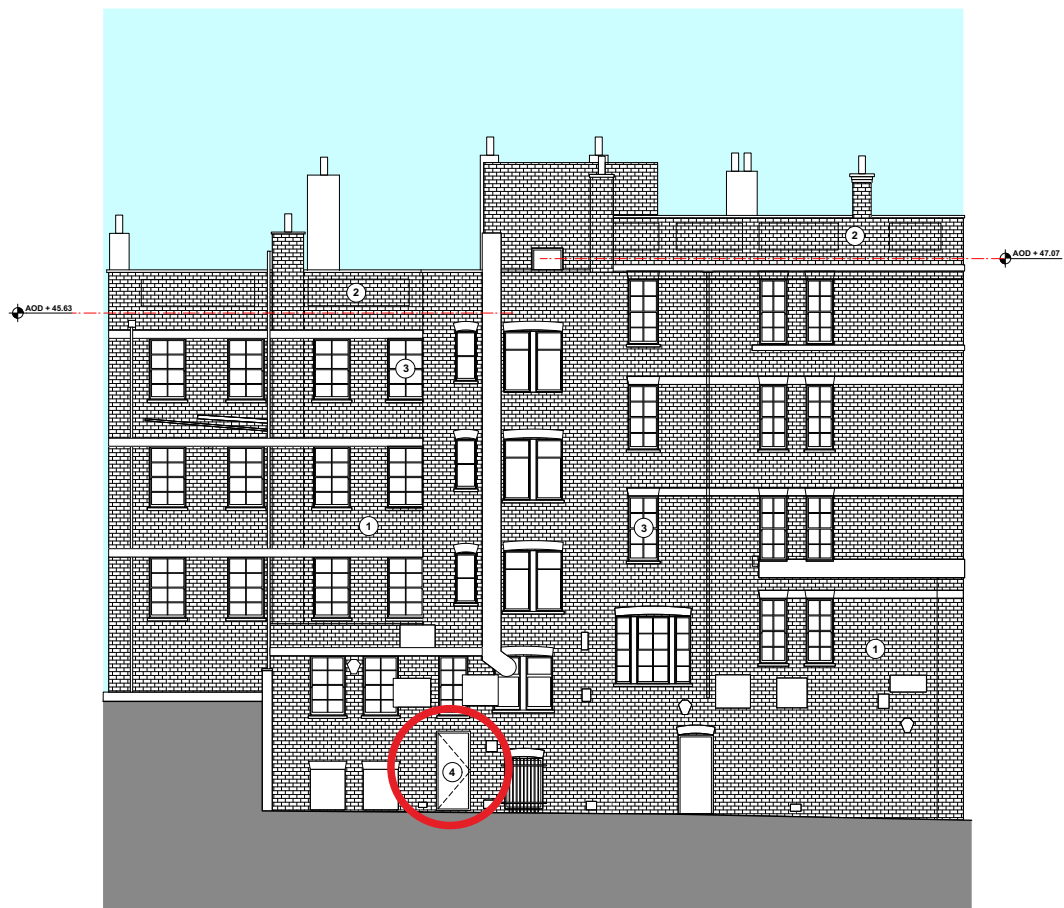
Conclusion: It is considered that the proposals does not include substantial modifications from the existing.



Proposed Ground Floor Plan



Proposed East Elevation-Slightly changed shop front



Proposed West Elevation-Proposed external door

Design Drawings

DRAWING NO	NAME	SCALE	SIZE	DATE
1340-A-SP-01	SITE PLAN	1:1250	A4	07/02/20
EXISTING CONDITIONS				
1340-A-GA-PL-20	EXISTING BASEMENT FLOOR PLAN	1:100	A3	07/02/20
1340-A-GA-PL-21	EXISTING GROUND FLOOR PLAN	1:100	A3	07/02/20
1340-A-GA-PL-22	EXISTING FIRST FLOOR PLAN	1:100	A3	07/02/20
1340-A-GA-PL-26	EXISTING ROOF PLAN	1:100	A3	07/02/20
1340-A-GA-EL-01	EXISTING WEST ELEVATION	1:100	A3	07/02/20
1340-A-GA-EL-02	EXISTING EAST ELEVATION	1:100	A3	07/02/20
1340-A-GA-EL-03	EXISTING SOUTH ELEVATION	1:100	A3	07/02/20
1340-A-GA-SC-03	EXISTING SECTION C-C	1:100	A3	07/02/20
PROPOSAL				
1340-A-GA-PL-00	PROPOSED BASEMENT FLOOR PLAN	1:100	A3	07/02/20
1340-A-GA-PL-01	PROPOSED GROUND FLOOR PLAN	1:100	A3	07/02/20
1340-A-GA-PL-02	PROPOSED FIRST FLOOR PLAN	1:100	A3	07/02/20
1340-A-GA-PL-06	PROPOSED ROOF PLAN	1:100	A3	07/02/20
1340-A-GA-EL-11	PROPOSED WEST ELEVATION	1:100	A3	07/02/20
1340-A-GA-EL-12	PROPOSED EAST ELEVATION	1:100	A3	07/02/20
1340-A-GA-EL-13	PROPOSED SOUTH ELEVATION	1:100	A3	07/02/20
1340-A-GA-SC-13	PROPOSED SECTION C-C	1:100	A3	07/02/20

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