

Project
1 Ely Place, Holborn
Document
Design and Access Statement
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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 redundant externally mounted air conditioning plant and the creation of the erection of replacement plant within an acoustic louvred enclosure to the rear of the property at Second Floor level with relocated access provisions. The Statement also covers the creation of new louvred screens at basement level within the lightwell to Ely Street to support additional plant within the current plant room.



2.0 Existing Building

2.1 Site Location

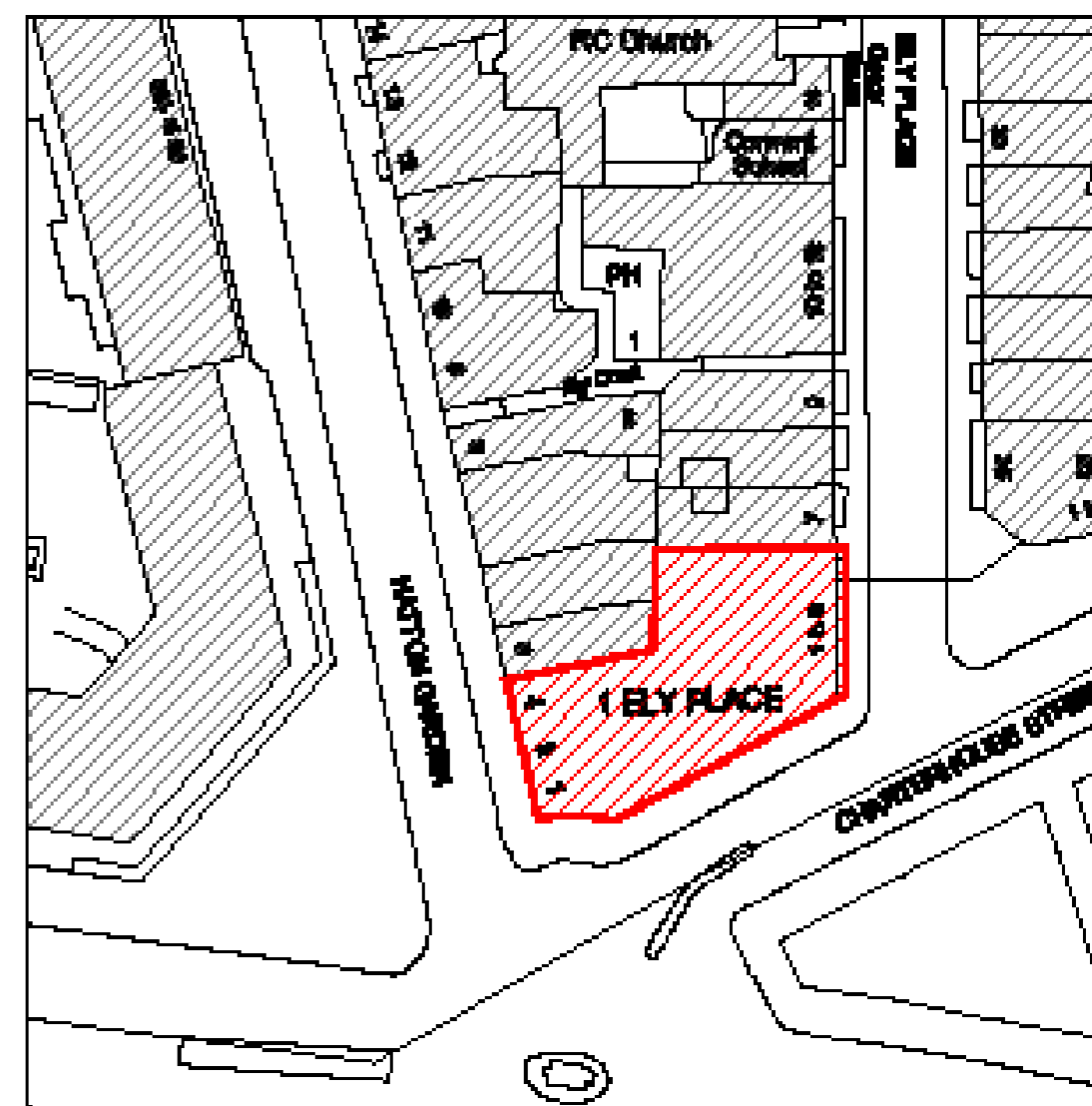
2.2 Existing Building

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.



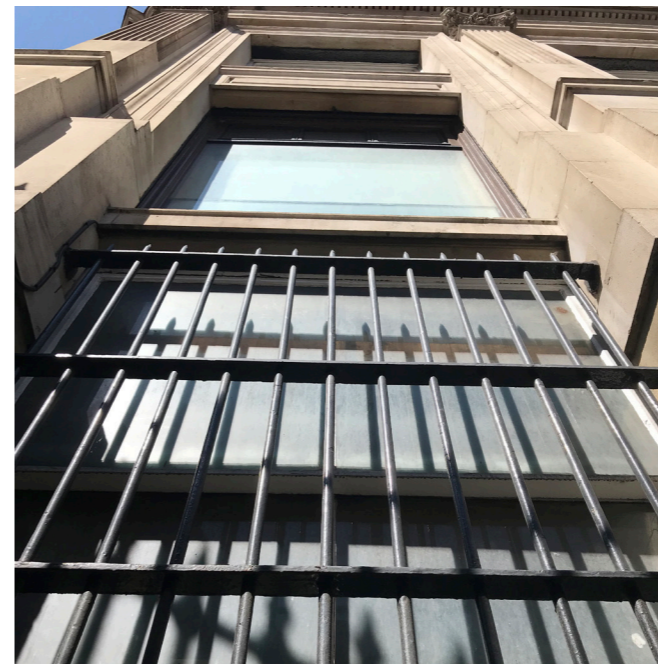
2.2 Existing Building

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. Within one of the lightwell bays there is a existing single glazed sash window behind a metal railing, as well as a high level louvre in the bay nearest to the entrance. These are both visible from street level. There are a number of pavement vaults to all 3 elevations, of varying condition.



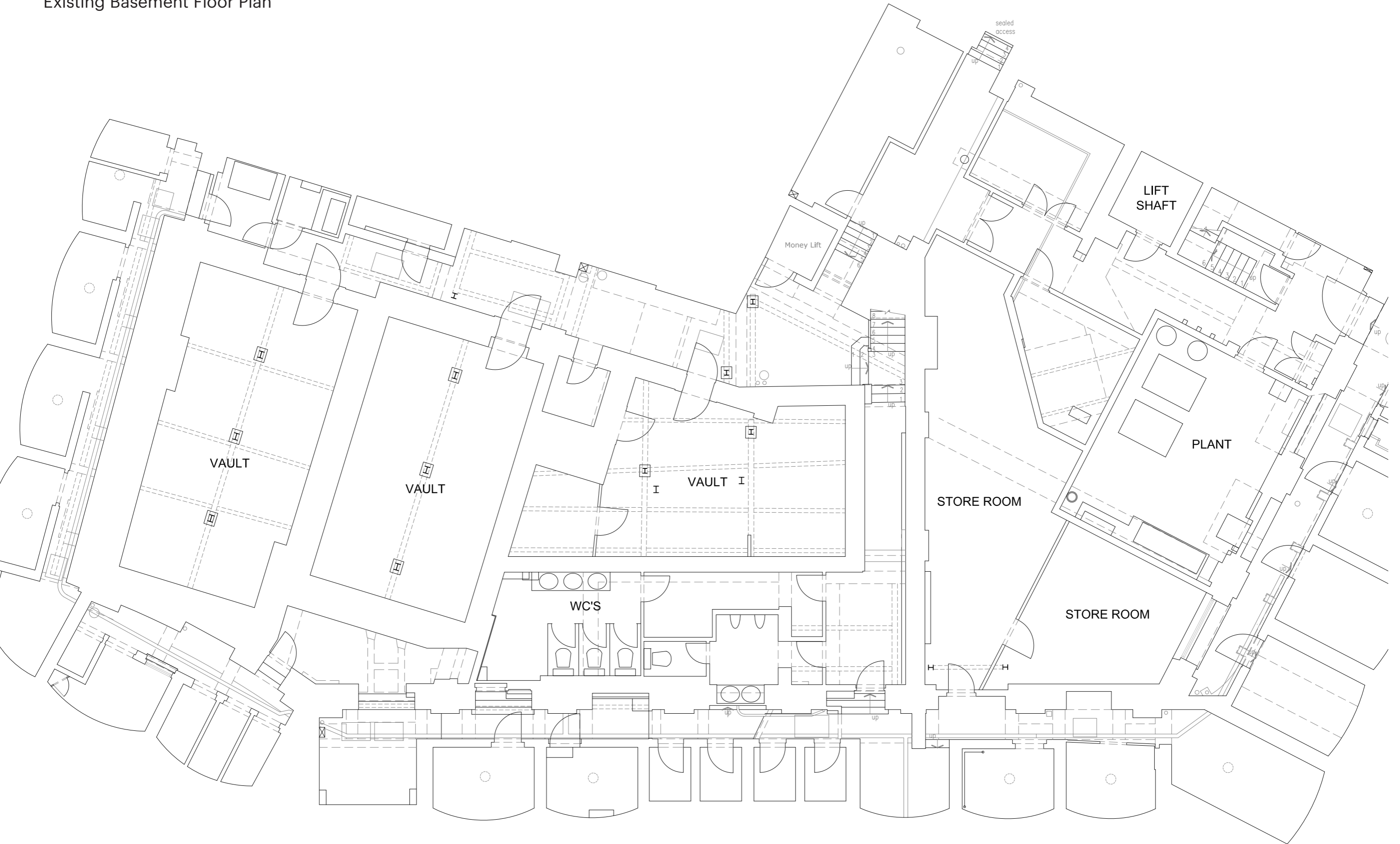
2.3 Existing Building Photographs

Site photographs of existing building



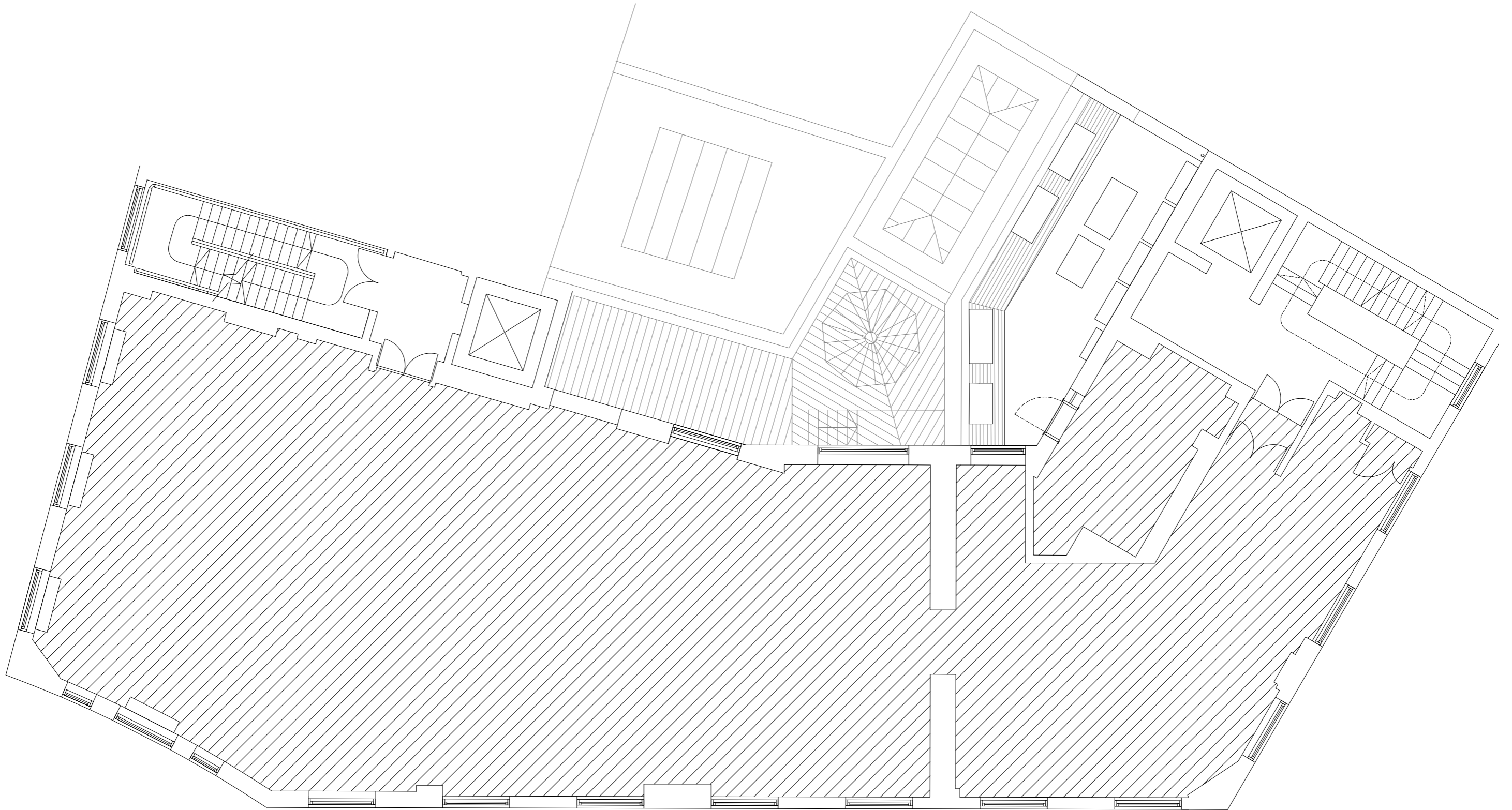
2.4 Existing Plans and Elevations

Existing Basement Floor Plan



2.4 Existing Plans and Elevations

Existing Second Floor Plan



2.4 Existing Plans and Elevations

Existing Rear Elevations



2.4 Existing Plans and Elevations

Existing Lightwell Elevations



3.0 Proposed Scheme

3.1 Description of Proposals

3.2 Proposed Plans and Elevations

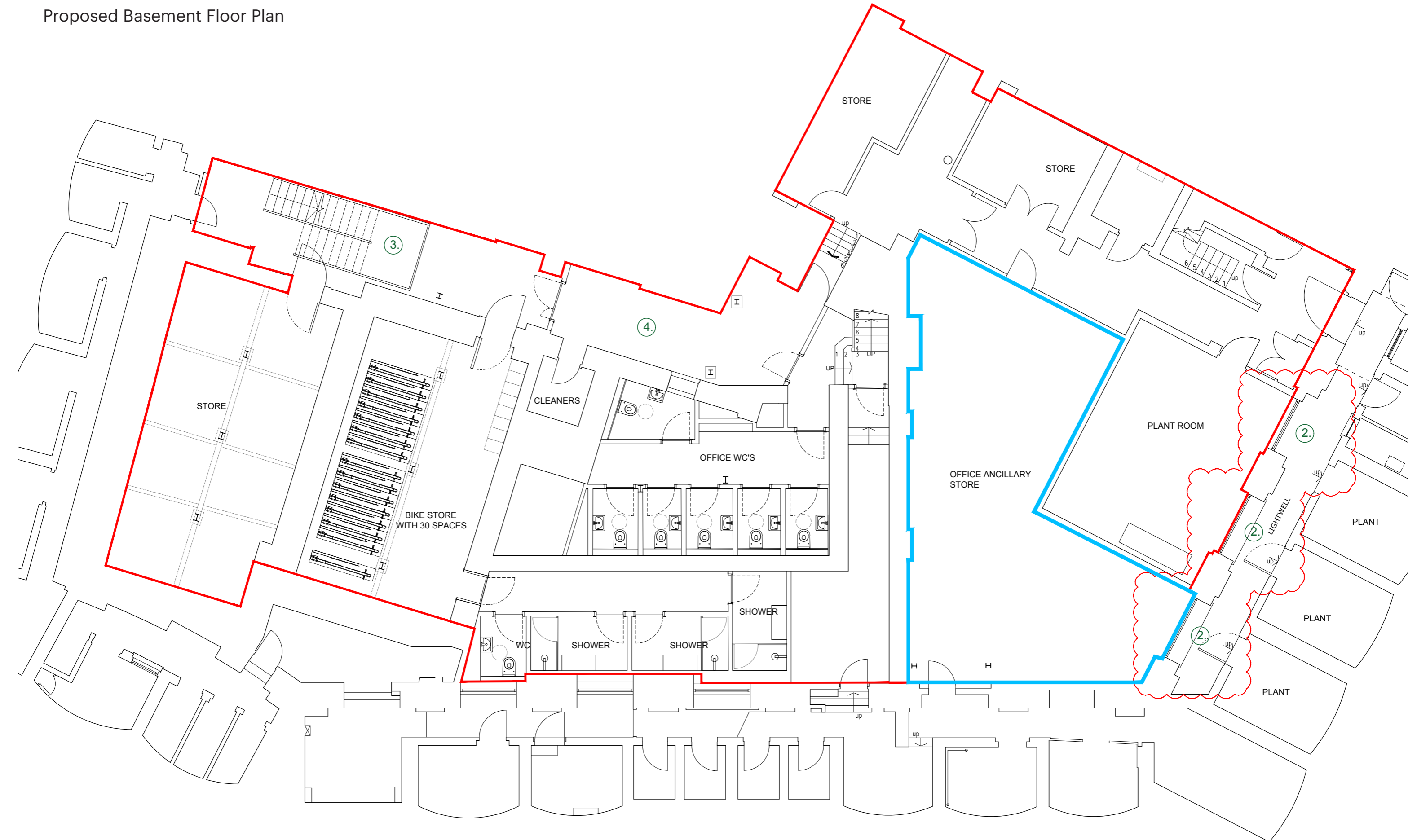
3.1 Description of Proposals

The proposals are to:

1. Remove redundant air conditioning plant located on the roof of the First Floor WCs.
2. Block up existing access door which is currently within Second Floor Office WC demise with new cavity wall construction with matching facing brick outer skin.
3. Create new timber external access door from main communal stair and lift core.
4. Install new steel frame and steel mesh deck to support new plant.
5. Install new air conditioning plant associated with change of use of Basement and Ground Floor to Office.
6. Install new attenuated louvred plant screen to Second Floor Roof.
7. Install new attenuated louvred screens within the lower half of the existing timber sash window within the lightwell not visible from the street.
8. Remove the existing high level louvre within the lightwell and create 2no. new timber sash windows with louvres to lower half not visible from the street.

3.2 Proposed Plans and Elevations

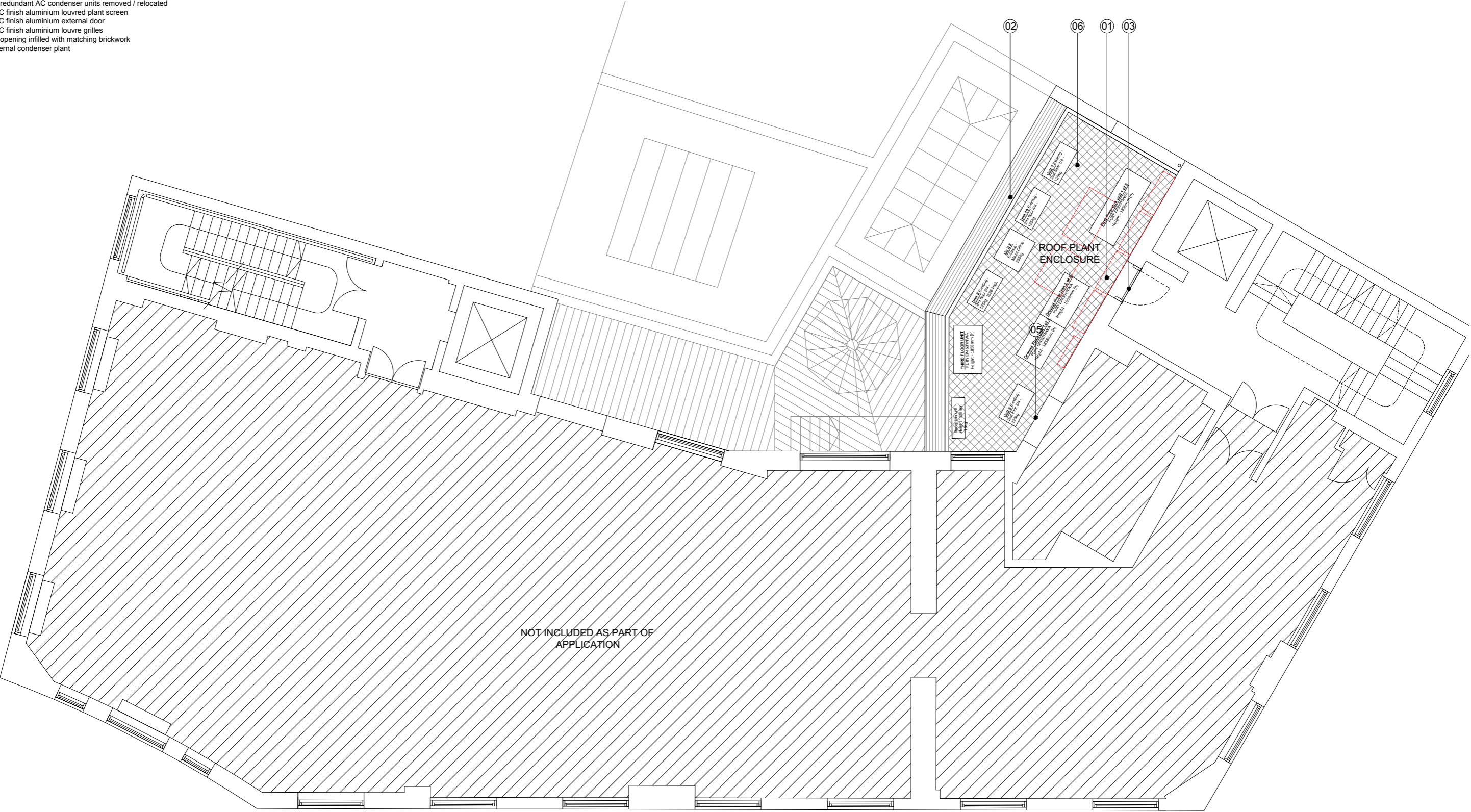
Proposed Basement Floor Plan



3.2 Proposed Plans and Elevations

Proposed Second Floor Plan

- 1. Existing redundant AC condenser units removed / relocated
- 2. New PPC finish aluminium louvred plant screen
- 3. New PPC finish aluminium external door
- 4. New PPC finish aluminium louvre grilles
- 5. Existing opening infilled with matching brickwork
- 6. New external condenser plant



3.2 Proposed Plans and Elevations

Proposed Rear Elevations



3.2 Proposed Plans and Elevations

Proposed Lightwell Elevation



ITEMS 1-8 INCLUDED AS PART OF CHANGE OF USE APPLICATION REF 2019/4386/P

- 1. REPLACE WINDOW FRAMES AND GLAZING
- 2. UPPER WINDOWS TO BE REPLACED WITH SINGLE PANE OF NEW GLAZING
- 3. EXISTING WINDOW FRAME RETAINED AND REFURBISHED
- 4. REPLACE GLAZING IN STALL RISERS AND MAKE GOOD METAL GRATING
- 5. ENTRANCE DOORS RETAINED AND REFURBISHED
- 6. REINSTATED STALL RISERS NEW FRAMES AND GLAZING
- 7. PART M COMPLIANT PLATFORM LIFT INSTALLED
- 8. BALUSTRADE AMENDED TO SUIT NEW ARRANGEMENT
- 9. NEW PPC FINISH ALUMINIUM INTAKE/EXTRACT LOUVRE

4.0 Access

4.1 Current Access

Currently the access to the roof plant area is via. an external door within the demise of the Second Floor WC with the landlord retaining right of access through this demise for maintenance and replacement. There is a small ladder to the side of the door which is used to bridge the height difference between the roof and the door threshold.



4.2 Proposed Access

The proposals are to block up this current opening with cavity wall with an external skin of facing brick which matches the adjacent. A new aluminium external door will then be created leading from the main communal core adjacent to the lift which will provide access for maintenance and replacement plant. Stepped access will be provided between the new deck and the door threshold.

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