



## Design + Access Statement

Proposal of an external staircase with a new door and new shop front

144 Clerkenwell Road London, EC1R 5DP

22 June 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 external staircase at the western side of the building connecting the ground floor to the proposed roof extension. This is due to consultation with building control, who have advised the need for a second means of escape.

The proposed roof extension (Proposed 5th floor) has been granted planning permission with the reference number 2018/2956/P.



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.

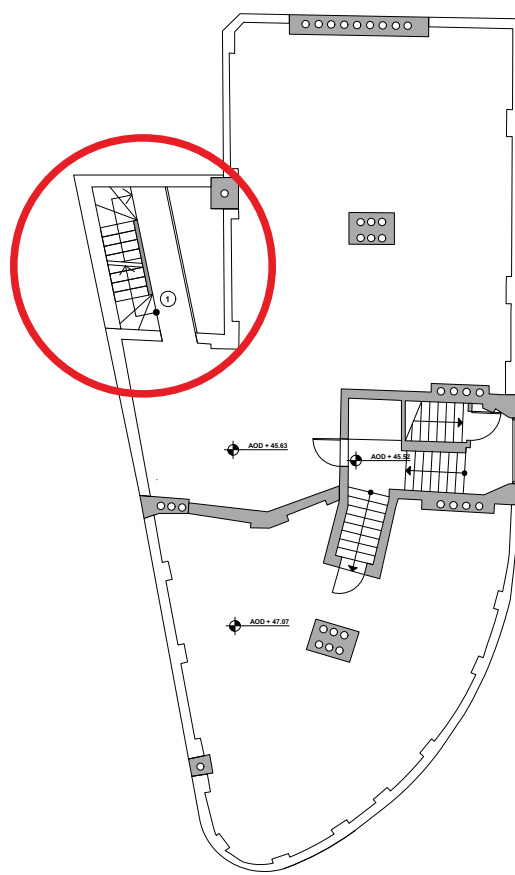
**Layout:** The additional staircase is within the parameters of the existing building, however the internal layout will slightly change in order to give space for the new staircase to the basement, ground and first floor, and also includes a lobby between the staircase and the rooms. These can be found in recently approved application 2020/0620/P

**Appearance:** The proposal has been carefully considered, there are no material change for the windows and doors. The proposed staircase is on the western side of the building and is facing a narrow minor side road. It will not alter the character of the Clerkenwell Road or the Back hill road. The proposed external staircase is of painted black metal material.

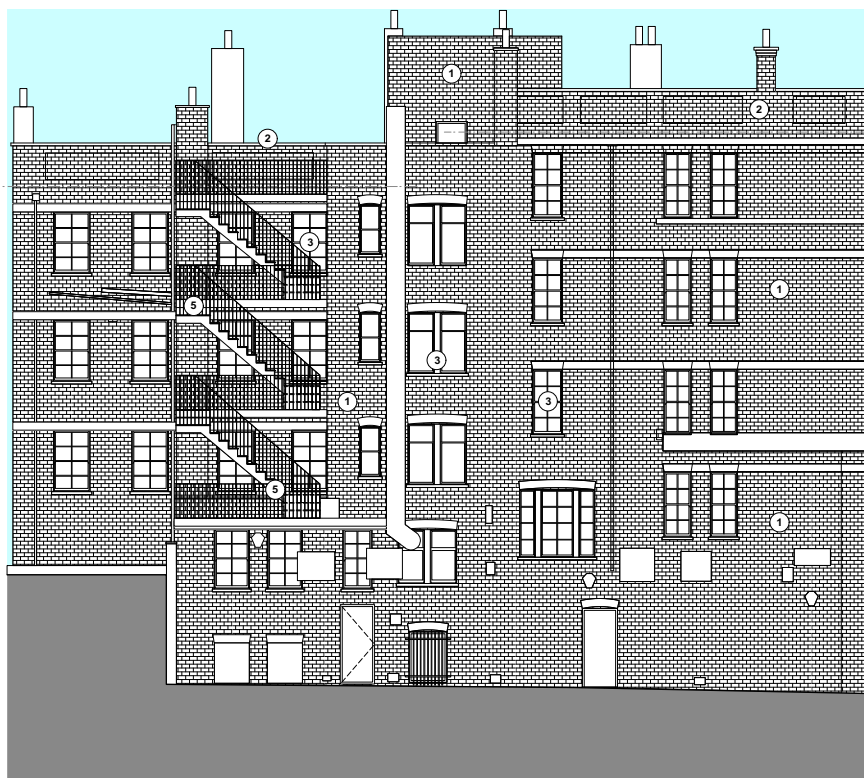
**Landscape:** There would be no change to landscaping at the site as a result of the proposal.

**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.



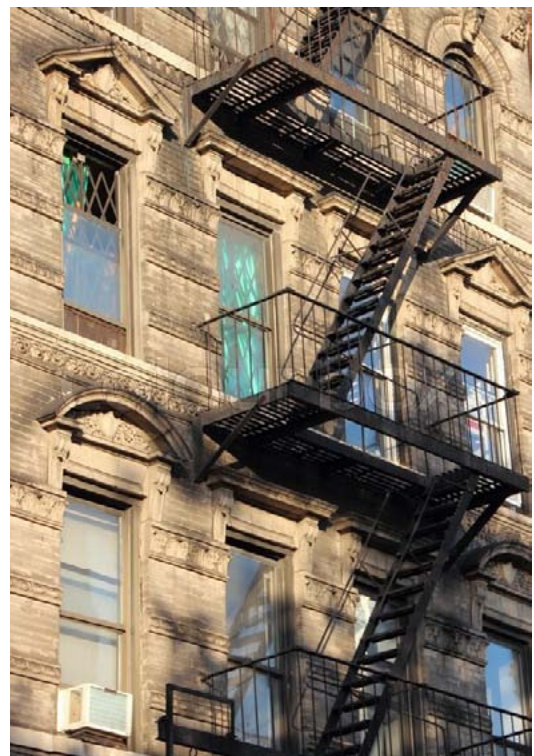
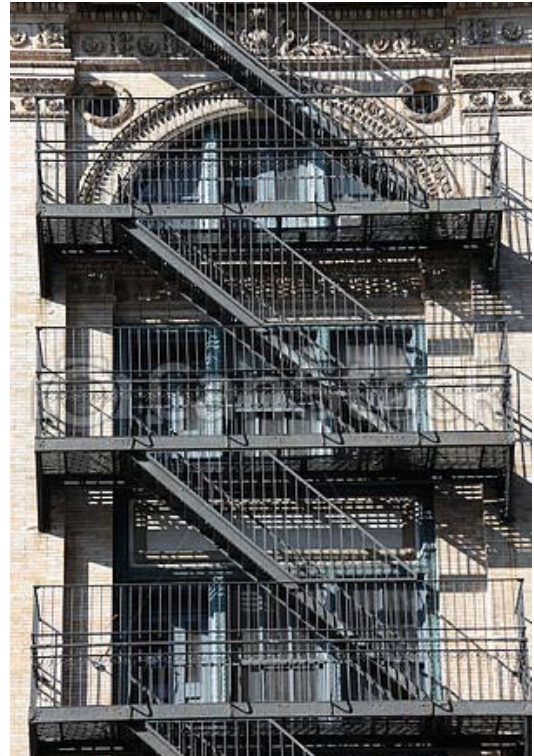
Proposed Roof Plan



Proposed West Elevation



# Design + Access Statement - Materials



## External staircase material:

The proposed staircase will be of lightweight, black painted metal.

# Design Drawings

DRAWING NO	NAME	SCALE	SIZE	DATE
1340-A-SP-01	SITE PLAN	1:1250	A4	06/03/20
1340-A-SP-02	BLOCK PLAN	1:500	A3	06/03/20
<b>EXISTING CONDITIONS</b>				
1340-A-GA-PL-20	EXISTING BASEMENT FLOOR PLAN	1:100	A3	06/03/20
1340-A-GA-PL-21	EXISTING GROUND FLOOR PLAN	1:100	A3	06/03/20
1340-A-GA-PL-22	EXISTING FIRST FLOOR PLAN	1:100	A3	06/03/20
1340-A-GA-PL-23	EXISTING SECOND FLOOR PLAN	1:100	A3	06/03/20
1340-A-GA-PL-24	EXISTING THIRD FLOOR PLAN	1:100	A3	06/03/20
1340-A-GA-PL-25	EXISTING FOURTH FLOOR PLAN	1:100	A3	06/03/20
1340-A-GA-PL-26	EXISTING ROOF PLAN	1:100	A3	06/03/20
1340-A-GA-EL-01	EXISTING WEST ELEVATION	1:100	A3	06/03/20
1340-A-GA-EL-02	EXISTING EAST ELEVATION	1:100	A3	06/03/20
1340-A-GA-EL-03	EXISTING SOUTH ELEVATION	1:100	A3	06/03/20
1340-A-GA-SC-03	EXISTING SECTION C-C	1:100	A3	06/03/20
<b>PROPOSAL</b>				
1340-A-GA-PL-00	PROPOSED BASEMENT FLOOR PLAN	1:100	A3	09/06/20
1340-A-GA-PL-01	PROPOSED GROUND FLOOR PLAN	1:100	A3	09/06/20
1340-A-GA-PL-02	PROPOSED FIRST FLOOR PLAN	1:100	A3	09/06/20
1340-A-GA-PL-03	PROPOSED SECOND FLOOR PLAN	1:100	A3	06/03/20
1340-A-GA-PL-04	PROPOSED THIRD FLOOR PLAN	1:100	A3	06/03/20
1340-A-GA-PL-05	PROPOSED FOURTH FLOOR PLAN	1:100	A3	06/03/20
1340-A-GA-PL-06	PROPOSED ROOF PLAN	1:100	A3	28/04/20
1340-A-GA-EL-11	PROPOSED WEST ELEVATION	1:100	A3	28/04/20
1340-A-GA-EL-12	PROPOSED EAST ELEVATION	1:100	A3	28/04/20
1340-A-GA-EL-13	PROPOSED SOUTH ELEVATION	1:100	A3	28/04/20
1340-A-GA-SC-13	PROPOSED SECTION C-C	1:100	A3	28/04/20

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