

21 Baldwin's Gardens
& 43 Leather Lane
London
EC1N 7UY

Pre Planning

Request for Advice

Design and Access Statement

July 2020

Issue 4

David Lees Architects

David Lees Architects Ltd

8 Listria Park

London

N16 5SN

07597 573 892

davidleesarchitects.co.uk

RIBA Chartered Practice

Issue Control	Date	Purpose
Issue 1	2020/05/15	Pre Planning Issue—Draft
Issue 2	2020/05/18	Pre Planning Issue - Draft-2
Issue 3	2020/05/18	Pre Planning Issue—Draft-3
Issue 4	2020/07/13	Pre Planning Issue

Contents

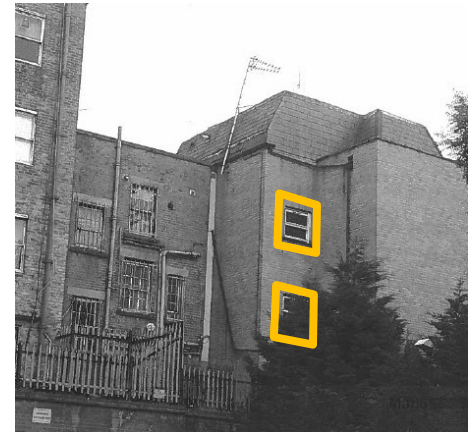
- 1 Introduction
- 2 Proposal
- 3 Access
- 4 Summary
- 5 Schedule of Uses
- 6 Photos
- 7 Extract from Land Charges Register

1 Introduction

1. The subject property is an existing four story building located on the western side of Leather Lane, close to the junction with Baldwin's Gardens, and within the Leather Lane Market area.
2. The majority of the building sits at 43 Leather Lane, consisting of a ground floor commercial unit, last in use as a Café. A basement accommodated a kitchen and storage for the café and three floors of mixed uses on the upper floors.
3. The upper floors are accessed via a doorway and stair connecting to Baldwins Gardens, the street address is therefore 21 Baldwins Gardens, although the primary frontage of the property is 43 Leather Lane.
4. Planning Consent was granted under application 2018/2839/P to extend the property to the rear and also to add an additional floor to the building.
5. This report supports a request for pre-application advice to make changes of use to 2018/2839/P to enable the upper floors to be used as residential accommodation.
6. The existing property is understood to be within the Hatton Garden Conservation Area.
7. Whilst the building itself is not a listed building, it is acknowledged that the building, specifically the part which fronts 43 Leather Lane, is a positive contributor to the Conservation Area.
8. Leather Lane is home to a well used week-day market, with a diverse range of goods on sale from clothing to food.
9. **Existing land use.** The café use at ground and basement floors suggests a A3 / A5 use, whilst the use of the upper floors are less clear. It is understood that the building has been entirely unoccupied since 2011, and some parts vacant for a significant period before then.
10. **Land Charges.** A land charges search by a former owner of the property, dated 2011 stated that the recorded use was

that of a shop at ground floor with a flat above, which would be a typical scenario for buildings of this type. (Copy of search in section 7)

11. **Former Uses.** We have contacted the former owner of the property and they have recorded the occupiers of the property up until 2011 after which the upper floors of the property have been entirely vacant.
12. The third floor was used as a flat until 1996, and then as a live-in workspace, until becoming vacant in 2011.
13. The second floor became vacant in 2006 and has remained so since, despite attempts to lease the space.
14. The first floor was originally a flat, although between 2006 and 2011 it was let to an individual who also operated a business from the flat until vacating the property in 2011.
15. The existing upper floors of the existing building provide approx. 119.5m² (GIA) arranged over first, second and third floors.
16. The site has a footprint area of approximately 90m², including the access stair to Baldwin's Gardens.
17. The proposals for which pre-application advice is now being sought use the consented envelope, and cause no greater loss of daylight or sunlight than the consented design.
18. The property adjoining the southern boundary of the site, 39-41 Leather Lane, has a commercial unit at ground floor and four flats on the upper floors. With the exception of the street facing windows, the property has only two other windows both of which face the rear, and serve the access stair, (highlighted on adjacent photo). As this property is entirely to the south of the application site, and has no habitable windows affected by the proposals, we would not anticipate any daylight, sunlight or rights of lights issues with this property.
19. The other adjoining property, 45-49 Leather lane, to the north of the subject site is entirely in commercial use and has windows serving the office accommodation to the rear elevation. The consented extension does not block the 45 de-



gree line drawn in plan from the centre of any window on that property, so we would not anticipate any daylight, sunlight or rights of lights issues with this property. The roof terrace which is an addition to the consented proposal also has no additional impact on the neighbouring properties.

20. To the east of the site, the newly constructed development facing Baldwins Gardens creates a courtyard behind the application site. This development has windows facing Northwards into the courtyard and also facing east towards the application site. These windows are in excess of 20m from the rear of the boundary, the relationship between the windows is unchanged– this is discussed in greater detail later in this report.

2 Proposal

1. The proposed development would seek to convert the use of the upper floors, first, second, third and fourth into residential use.
2. Attention is drawn to the previous consented planning applications for the site which give consent for different approaches to the site development.
3. Application 2018/2839/P, the most recently consented planning application, extends the property to the rear and also adds an additional floor to the building. The proposals described in this report use the same built volume.
4. Prior to this, application reference 2014/6880/P was consented, granting approval to extend the property upwards and to the rear in a similar manner to 2018/2839/P. The key difference was that this application secured consent to convert the second, third and fourth floors into residential use.
5. A further historic application granted consent was 2012/0136/P which sought a similar quantum of exten-

sion as later proposals but created dwellings at third and fourth floor levels only.

6. Despite these numerous consents, the property has been entirely vacant since late 2011 having been in a poor state of repair for much of this time. The property will require significant improvement in order to be brought back into use.
7. In this proposal, the existing entrance from Baldwins Gardens is remodeled. The existing staircase is removed creating a secure passageway which will lead from the Baldwins Gardens through to the main part of the property.
8. At the end of the passage, at ground floor level, a secure entrance is formed leading to the proposed workshop space. This will occupy the existing remodeled basement of the property. The staircase leading to the workshop also acts as a lightwell bringing natural light down into the basement.
9. This entrance provides a much easier route to the street for the workshop ideal for deliveries and visitors. The separate entrance also means the dwellings on the upper floors have sole control of the stair leading up through the building, which is a benefit to security.
10. The new staircase arrangement only has a minor loss, (approx. 9m²) of ground floor commercial space, but unlocks the potential of the whole building.
11. The slightly smaller, remodeled ground floor commercial unit still benefits from the full width street elevation to Leather Lane, and the prime commercial space is retained, with only the loss of poorer quality commercial space at the back of the ground floor.
12. A stallriser could be introduced to the shop front win-

dows to help ventilate the basement space, whilst also creating a more traditional, sympathetic elevation.

13. The slight reduction in ground floor commercial area will make the unit more affordable and should encourage future tenants.
14. The proposed basement workshop space is much larger than the workshop space provided in the consented scheme at first floor level. The proposed space is more accessible and, by virtue of a separate secure entrance, more attractive to future tenants. The workshop is also separated from the residential parts of the property, which will prevent noise and vibration issues in the future. The basement space is easier to secure, which is a key consideration for potential Jeweler tenants. Additionally, heavy equipment required is better located on a solid concrete slab, which is more easily formed in the basement than on the upper floors as in the consented proposal. Whilst only a part of the basement receives natural light, much of the jewelers work requires very specific shadow-free artificial lighting.
15. In these proposals the elevation to Leather Lane will have a similar appearance to the previously consented proposals– the ground to third floors will be renovated, windows replaced with high performance windows which still have the appearance of the historic sliding sash window set in deep reveals. The new fourth floor mansard will be formed in a similar manner using slate, lead and similar windows to the lower floors.
16. The entrance to Baldwin’s Gardens will be overhauled with a new door, refurbished finishes and a more attractive appearance. A new video intercom system would link to the upper floors. These improvements would positive-

ly contribute to the street-scene.

17. The rear elevation of the proposed building will be largely as the consented scheme, only minor changes to the position of windows to suit the internal spaces– these changes will have no impact on the amenity of the neighbours.
18. The rear elevation will address the recently completed redevelopment of the Bourne Estate in the same way as the consented scheme. The proposed windows in the newly formed rear elevation will sit approximately 26m from directly adjacent windows in the new building opposite.
19. The typical flat layout places the living spaces towards Leather Lane, generally with an open plan living, dining and kitchen space and the bedrooms are located to the rear, quieter west facing elevation overlooking the courtyard. The bedroom glazing could incorporate privacy louvres to remove any chance of overlooking from the new residential development across the courtyard. The layout of the flats enables similar uses to be stacked above each other. All flats would have a protected entrance lobby.
20. The apartment at first floor level is a one bed roomed two person flat. The dwelling has access to the existing terrace at first floor level.
21. The flats at second and third floor level are also one bed roomed, two person flats. As before bedrooms are to the rear and the living space faces the street elevation. The bathroom, kitchen and storage space in the centre of the plan, for more efficient storage.
22. At fourth floor level, the floorplate is slightly smaller than the floors below, due to the mansard roof facing leather

lane, and because the rear elevation is stepped in from the main building line to create a clear *top-condition* to the building, minimizing its perceived mass. Despite the smaller footprint, it is still possible to form a 50m² one bedroomed, two person flat, which exceeds the nationally adopted housing standards.

23. Given the tightly packed urban area, consideration has been given to adding a roof-top terrace above the building which could be shared by the residents. This type of space is commonly provided in new residential developments and provides a welcome and enjoyable amenity space. The terrace would not overlook any neighbouring dwellings or amenity spaces, safeguarding the privacy of both users and neighbours. The terrace is simply accessed by continuing the staircase up to roof level. The terrace is bounded by a high balustrade for safety, and added privacy.
24. **Daylight & Sunlight.** This proposal makes no change to the consented proposal in respect of daylight and sunlight. Should internal daylight calculations be required for a future full planning application, these can be obtained—initial conversations with the original daylight consultant suggest all habitable rooms will meet required standards.
25. **Materials.** No changes are proposed to the consented approach to the Leather Lane elevation— the existing brickwork is overhauled and renovated, the windows replaced with technically superior but aesthetically similar alternatives. The rear elevation would be in a light coloured brick to help reflect light, and the new rear windows would be high performance, timber composite windows, inward opening for cleaning with metal maintenance free external trim.
26. **Refuse.** The individual dwellings would have a recycling sorter in the kitchen. We understand this locality benefits

from timed kerb-side refuse collections and it is proposed that this be utilized by the proposed development. We are aware that the previously consented proposals positioned a storage space for 'wheelie bins' on the first floor landing. From experience this is not likely to be a viable solution and would be resisted by the Approved Inspector whilst seeking Building Regulations Approval. Refuse stores are seen as fire hazards, and locating them on an escape route must be avoided. Furthermore placing wheelie bins at first floor level is not an acceptable solution for the refuse teams collecting the waste.

27. **Transport.** The subject site is recorded as level 6b on the TfL WebCAT tool, served by Farringdon and Chancery Lane underground stations and numerous bus routes. Private car parking would not be essential to the residents and none is provided in this proposal. The developer would accept a parking free agreement.
28. **Cycle Storage.** The previous consented scheme suggested a communal cycle storage space on the first floor landing. Aware that anything close to a communal escape route is often perceived as a potential hazard to the safety of a fire escape route, these proposals have taken an alternative approach. Each dwelling is provided with an over-sized internal store close to its entrance, sufficient to park cycles, install washing machines, and for storage. This store is significantly larger than the adopted housing standards and will enable the secure storage of cycles within the dwelling, enabling the communal escape stair to be safer.
29. **Flood Risk.** The property is situated in a Flood Risk Zone 1, and the site is below the 1 Hectare threshold, therefore we presume no Flood Risk Assessment is required.
30. **Noise.** The layout has been developed to minimize the risks of noise transfer between dwellings by stacking bedrooms above bedrooms and living rooms above living rooms. The living spaces, more able to tolerate slightly higher levels of background noise are located

towards the street elevation, although protected by improved windows and insulation. Providing the workshop in the basement also reduces noise transfer between it and the dwellings. In response to this pre-application advice is sought about the nature of supporting reports required to satisfy the Borough that noise issues are sufficiently resolved.

31. **Sustainability.** The development makes the best use of the available space to generate good quality much needed homes. The development re-uses as much as possible and existing structure and extends its lifespan further. The completed building seeks to play its part to enhance the townscape in this area. In constructing the development, care will be taken to create low embodied technologies and to design in a way which reduces energy use over the life of the property. Advice is sought from the Borough to confirm the design standards which should be met.

3 Access

1. The proposed dwellings are arranged over the first, second, third and the new fourth floor of this property. The only current means of accessing the first floor level is via an existing staircase, therefore there is no opportunity to provide a lift access to the dwellings.
2. The only way of providing lift access to the dwellings would be to bring an entrance into the upper floors by taking a larger section of the ground floor commercial unit, accessed from either Baldwins Gardens or by a new entrance from Leather Lane. In this way a lift could then travel through the building, although the cost of doing this would affect the viability of the development. As the

upper floors have a relatively small footprint, introducing the necessary lift shaft and lobby would result in the loss of area within the flats, which would then fall below the required standards. Provision of a lift shaft would also result in a loss of commercial space at ground floor level which we understand is not desirable.

3. Generally the internal layout of the dwellings has been developed to provide ease of access within the flat for the occupant and to allow flexibility to adapt the layout to suit the needs of the occupant. Where possible the Lifetime Homes Standards have been applied to the design.

4 Summary

1. Great care has been taken to ensure that the proposals brought forward here for pre-application advice fully meet the Boroughs expectations for high quality new residential development.
2. The proposed development supports Camden's Local Plan policies which encourage residential development and the sustainable reuse of this vacant properties. This is a property which has a historic residential use and which for the past 9 years has lain empty. The proposals will bring a significant gain to the area and the Borough.
3. We have carefully considered the consented scheme and these proposals make no change, to preserve the character and pattern of streetscape.
4. The development creates an improved ground floor commercial space, much more likely to secure a viable tenant. We understand a broadening of flexibility with commercial use classes will be announced and we appreciate guidance as to uses the Borough will accept.

5. This proposal also creates a modern secure workshop which would be more practical and attractive to future Jeweler tenants.
6. The development results in no loss of external space, in addition to which new external space is created with a rooftop terrace. The new building has been designed such that the external views promote passive surveillance and increase the safety of the new occupants and those who currently use the area.
7. We look forward to receiving comments back from the borough which will help us refine these proposal so that we can bring forward a planning application which can be supported.
8. We understand the key consideration will be the change of uses in the proposed development. Given the current climate, we suggest that this mix of residential, commercial and workshop spaces is the best possible fit with the boroughs ambitions for encouraging regeneration.
9. In making this request for Pre-Application advice we request guidance on the range of supporting information a future full application would require, the quantum of CIL and other payments which would be requested and any other issues or conditions which may be appended to a future consent.

5 Schedule of Uses

Existing

	Use	Total Area-m2 (GIA approx.)	Notes
Basement	A3 / A5	56 (tbc)	Café / Storage / Kitchen
Ground Floor	A3 / A5	68 (tbc)	Cafe
First Floor	Vacant	38.5	(Of which approx. 10m2 is circulation)
Second Floor	Vacant	38.5	(Of which approx. 10m2 is circulation)
Third Floor	Vacant	38.5	(Of which approx. 10m2 is circulation)

NB: Land Charges Register states C3 use as established use of upper floors.

Proposed

	Use	Total Area-m2 (GIA approx.)	Notes
Basement	A3 / A5	56 (tbc)	Workshop
Ground Floor	A3 / A5	59 (tbc)	Commercial Unit
First Floor	C3	63	Of which 53m2 is a 1b/2p flat
Second Floor	C3	63	Of which 54m2 is a 1b/2p flat
Third Floor	C3	63	Of which 54m2 is a 1b/2p flat
Fourth Floor	C3	57	Of which 50m2 is a 1b/2p flat

6 Photos



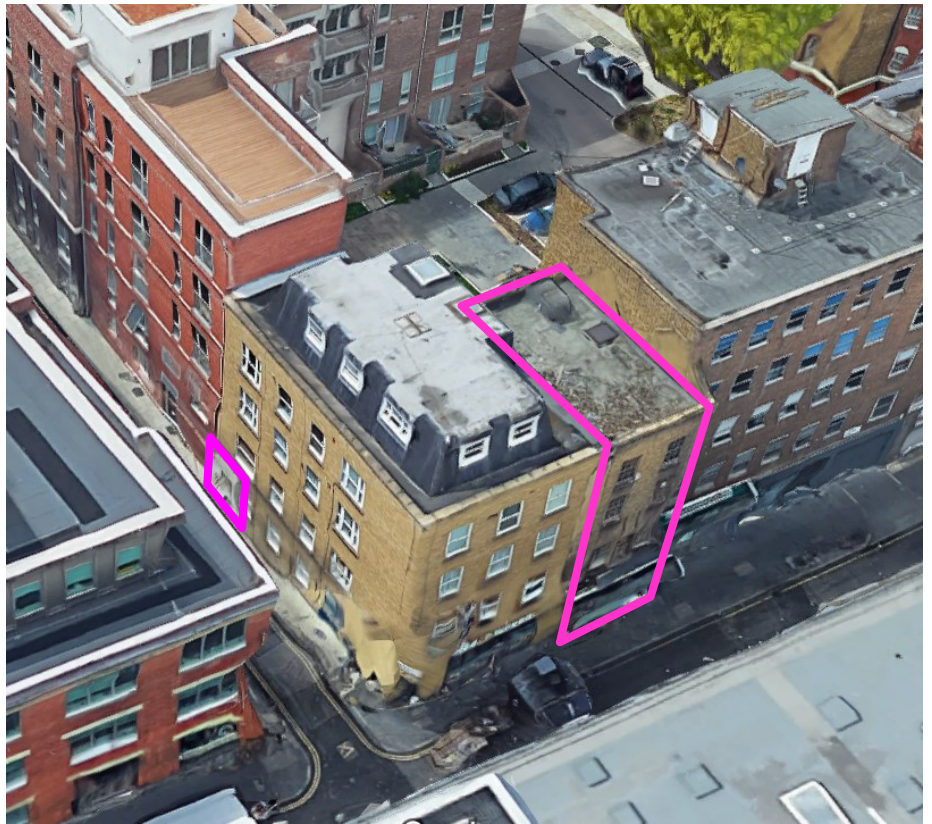
Left: View from Leather Lane looking north showing front elevation of application site.



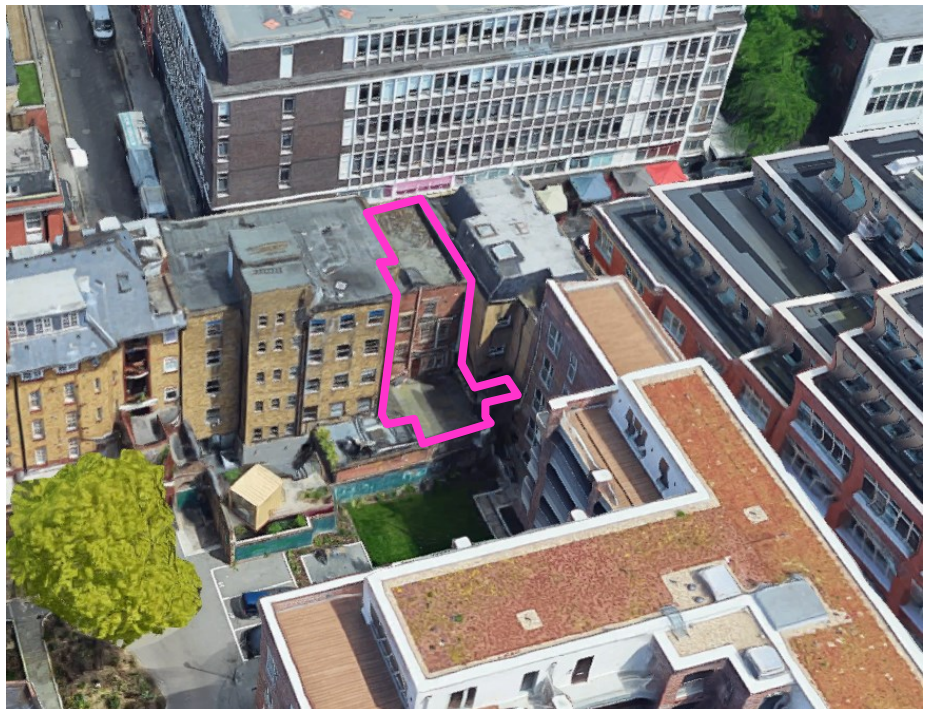
Left: View from Leather Lane looking south, showing subject property, central and step in elevation.

Below, entrance on Baldwin's Gardens, with new development beyond.





Aerial view looking west, showing application site highlighted, and entrance from Baldwin's Gardens.



Aerial view showing application site looking east, viewing rear of property and newly constructed development on Baldwin's Gardens.

7 Land Charges Register

Enquirer: Mr Andrew Vanezis
10 Monkams Drive,
Woodford Green
Essex
IG8 0LQ

Official Number: 2011/02336

Search Address:

21 Baldwins Gardens, London, EC1N 7UY

Enquiries of Local Authority - Additional Questions

Question

What is the planning use of the property. The Class Uses Order.

Answer

The latest Planning History from 1959 suggest that the use of the property was as a Ground Floor Shop and Flat above. If you wish for further information please contact the Duty Planner on 0207 - 974 4444.

Dated: 05/09/2011