



Design and Access Statement

in support of an S73 Minor Material Amendment application

72-80 & 82 Leather Lane

London

EC1N 7TR

Introduction

This design and access statement was prepared by Hodges Architects Ltd, on behalf of Hatton Garden Properties Ltd. It accompanies a Section 73 Application for following proposals:

- Amendment of window size and position to facilitate for life safety system requested by London Fire Brigade
- Amendment of proposed zinc cladding extent to south, east and north elevations
- Small increase in parapet height.

This statement is to be read in conjunction with the following documents:

- Site location and block plan drawing A010 Rev B (planning reference 2016/6366/P)
- Consented drawings A107 Rev C, A108 Rev C, A109 Rev B, A117 Rev C*, A118 Rev B and A119 Rev A (planning reference 2016/6366/P and *2021/3126/P)
- Proposed drawings A107 Rev E, A108 Rev E, A109 Rev E, A117 Rev E, A118 Rev F, and A119 Rev C

The Site

72-80 Leather Lane is an existing brick mixed use building dating from the late Victorian period.

The site is currently vacant whilst the previously consented works (planning reference 2016/6366/P and 2021/3126/P) are under construction.

No changes are proposed No.82 (the adjacent Listed Public House) as part of this application.

The Proposals

Amendment of window size and position:

Pre- planning design discussions with the projects Approved Inspector in 2015 agreed a single stair scheme with sprinklers, a dry riser and lobbies. Following the tragic events at the Grenfell Tower, subsequent consultation with the London Fire Brigade and the Approved Inspector resulted in the need for additional design input from a Fire Engineer. The result of this input was that a pressurised stair arrangement should be adopted as this would provide an enhanced fire safety system that meet the requirements of the LFB.

In order to operate correctly the pressurised stair arrangement requires automatically opening windows. The design intent is to ensure each habitable room has a manually operable window. This has resulted in some of the windows being changed to double casements with one side operating as a manual vent and the other operating as the required automatically opening vent.

Positions of the windows have also been changed to reflect new internal column positions which were unknown when the original planning drawings were proposed.

In outward appearance these window will use the same frame detail and system as those approved by way of Condition 4a, Planning Ref 2016/6366/P.

Locations of the proposed amendments are shown on the above referred proposed drawings. The elevation drawings also include a schedule of changes to further assist.

Amendment of proposed zinc cladding extent to upper element of south, east and north elevations:

The proposal shows the zinc cladding to the to south, east, and north elevations starting at a lower level when compared to the consented arrangement.

The reason for this proposed change is primarily structural. The east (rear) elevation was in a particularly poor condition and has required repair works to bring it back to an acceptable standard. The upper brick parapet, a modern addition to the building, was built very poorly in badly matching brickwork. If this parapet were retained, the zinc cladding support system would require new steel beams placed behind the poor-quality brickwork which would have a negative impact on the internal space at this level.

To avoid this clumsy junction, the proposal shows the existing parapet removed and the zinc cladding effectively starting at floor level thereby enabling the zinc cladding support system to connect directly to the existing floor beams.

Amendment of proposed zinc cladding extent to lower element of north elevation:

The consented drawings show the zinc cladding starting at the roof level of Listed Building No.82. In order to achieve this detail, the roof to the Listed Building would need to be modified. In order avoid having to do this we propose that the zinc cladding extent is raised thereby enabling the existing brickwork/ slate junction of this roof to remain unmolested.



Conclusion

The proposals:

- are sympathetic to the consented scheme and the surrounding Conservation Area by using materials identical to those currently approved
- safe-guards the roof to the adjacent Listed Building (No.82)
- provide an enhance level of life safety to the building occupants and tenants by meeting the requirements of the proposed stair pressurisation system
- ensures that tenants will still have the ability to operate a window within each habitable space
- by careful and considered design, ensures that the overall building design is not compromised