# Design and Access Statement

**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 Full Planning Application for following proposals:

- Installation of air handling unit supporting commercial units within demise below
- Installation of a stair pressurisation fan as required by the London Fire Brigade
- Plant screens concealing the above referred air handling unit and pressurisation fan
- Painted metal handrail to adjacent terrace areas
- Small increase in height to the consented lift over-run

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 A109 Rev B, A115 Rev B, A116 Rev B, A117 Rev C*, A118 Rev B, A119 Rev A and A121 Rev A (planning reference 2016/6366/P and *2021/3126/P)
- Proposed drawings A109 Rev C, A115 Rev C, A116 Rev C, A117 Rev D, A118 Rev C, A119 Rev B and A121 Rev B
- Proposed drawings SK196, SK197 and SK198 section drawings.
- SWECO Acoustic Report 65207009-SWE-ZZ-XX-RP-YA-0001-C02

**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**

Air Handling Unit:
The previous consent highlights a small area of roof “Plant Area for Future Tenants”.

This application provides details for the AHU proposed for this area. The AHU provides the required extract facility for the commercial units within the building. Ductwork from the AHU connects to a roof penetration and travels down an internal services riser serving each of the units.
The AHU and its proposed attenuator have been carefully selected to ensure noise level constraints are respected – please see SWECO Acoustic Report 65207009-SWE-ZZ-XX-RP-YA-0001-C02 accompanying this submission for details.

Stair Pressurisation Fan:
The original planning application did not envisage the need for a stair pressurisation fan. 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 layman’s terms, the stair becomes pressurised on full activation of the fire alarm by way of a roof mounted fan. This fan direct blown air down an internal duct and into the existing central stair. The subsequent very slight increase in air pressure prevents smoke from entering the stair thus providing an extra level of protection to those using the main fire escape.

Unlike the Air Handling Unit, the pressurisation fan lays dormant in normal conditions. The fan will only activate during the safety tests and in the event of a fire.

The fan will not create unwanted noise pollution – please see SWECO Acoustic Report 65207009-SWE-ZZ-XX-RP-YA-0001-C02 accompanying this submission for details.

**The Proposals (continued)**

Proposed Plant Enclosure:
A new plant enclosure is proposed to conceal the AHU and the pressurisation fan.

Materials used to form the screen shall match the pigmented zinc of the consented adjacent roof extension elements and will incorporate the same standing seam details.

*Image of the red pigmented standing seam zinc cladding proposed for use on the plant screens.*

The plant-screen is set well back from the main building facades and will not be visible from street level. The height of the screen will be no higher that the adjacent roof extension. Please see Hodges Architects drawings accompanying this application for more details.

**The Proposals (continued)**

Proposed Handrail:
A simple handrail is required to the roof level. The handrail will be a simple square hollow steel section finished in satin black to match the consented adjacent window frame colour. The handrail supports will be fixed to the terrace face of the parapet wall thereby setting the handrail back from façade outer face.
The handrail is 200mm higher than the consented zinc clad parapet wall. The need for this handrail is driven by the required roof insulation thickness. Under the current consent, the resultant parapet height of circa 900mm does not meet Building Regulation requirements which requires a balustrade height of 1100mm.

*Image of similar square section black handrail*

Lift Over-run:

Consented drawing A121 RevA shows a lift over-run. The consented over-run is not dimensioned but scaling the drawing shows this lift over-run to be a height of circa 900mm. To comply with the latest lift installation requirements, this lift over-run would need to be increased in height by circa 540mm. The lift over-run is set well back from the main building facades as will not be visible from street level.
Materials used to clad the over-run shall match the pigmented zinc of the consented adjacent roof extension elements and will incorporate the same standing seam details.
Please see Hodges Architects drawings accompanying this application for more details.

**Conclusion**

The proposals:

- are sympathetic to the consented scheme and the surrounding Conservation Area by using cladding materials that will match those used to adjacent building elements
- provide services essential the future use of the building tenants
- provide an enhance level of life safety to the building occupants and tenants
- have been appropriately selected to ensure that background noise criteria are met