



TACKEY + SALTWORK

Design And Access Statement

34 Westferry Circus

34 Westferry Circus, Canary Wharf, London E14 8RR

06 November 2020

Executive Summary

This document has been prepared by Lacey + Saltykov Architects to support the Planning Application for 34 Westferry Circus.

The site is currently used as a commercial space by the owners. The top two floors are used as a restaurant which will remain the same.

The application site is a four storey building located within the mixed use development known as Canary Riverside which comprises of a five star hotel, offices, restaurants and private residential towers.

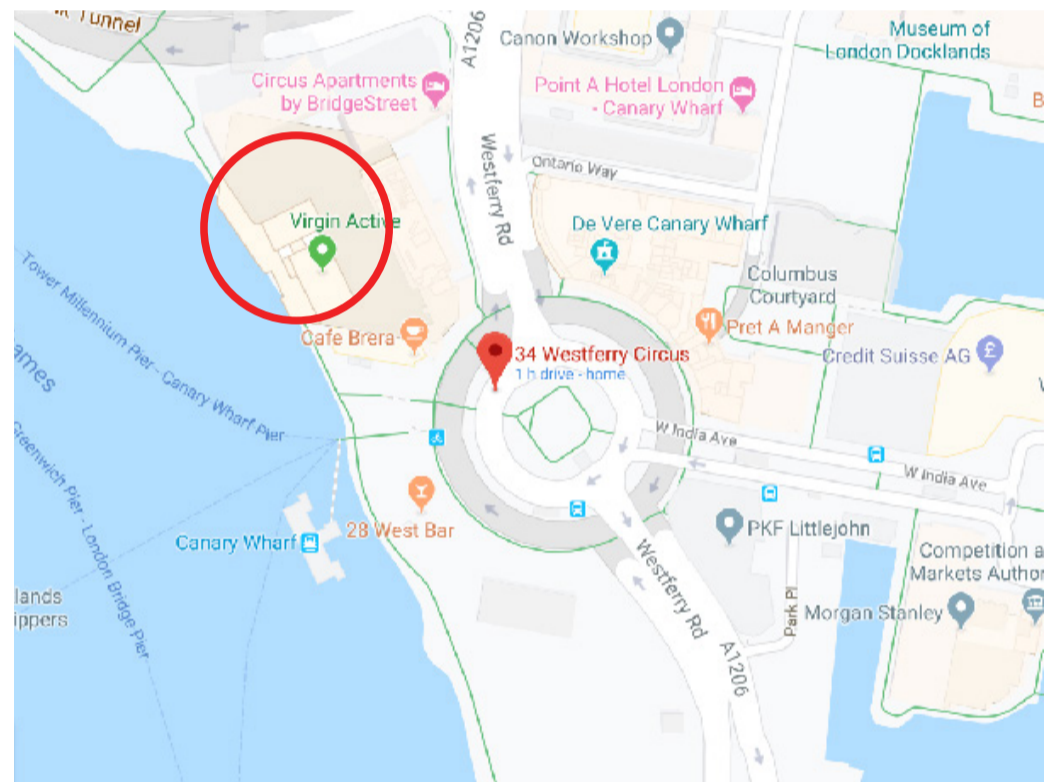
This proposal includes internal changes, and minor changes to the facade.

We would like to use the planning application to explore the best way of achieving the aims stated above.

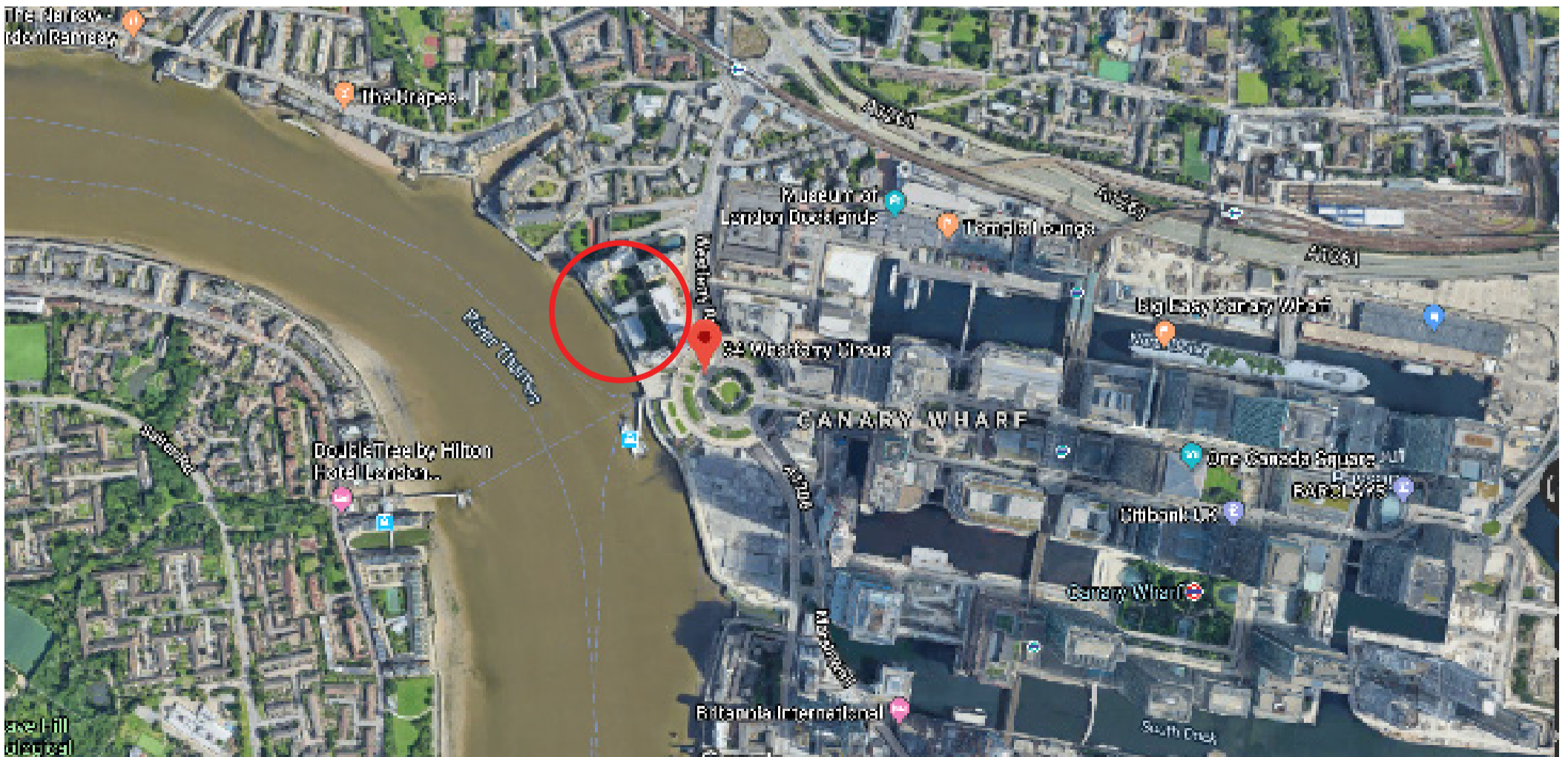
The supporting information considers the local context and current uses of the building.



Location within the London Borough of Tower Hamlet



Aerial view



Aerial view

Site photographs



Aerial view - South East

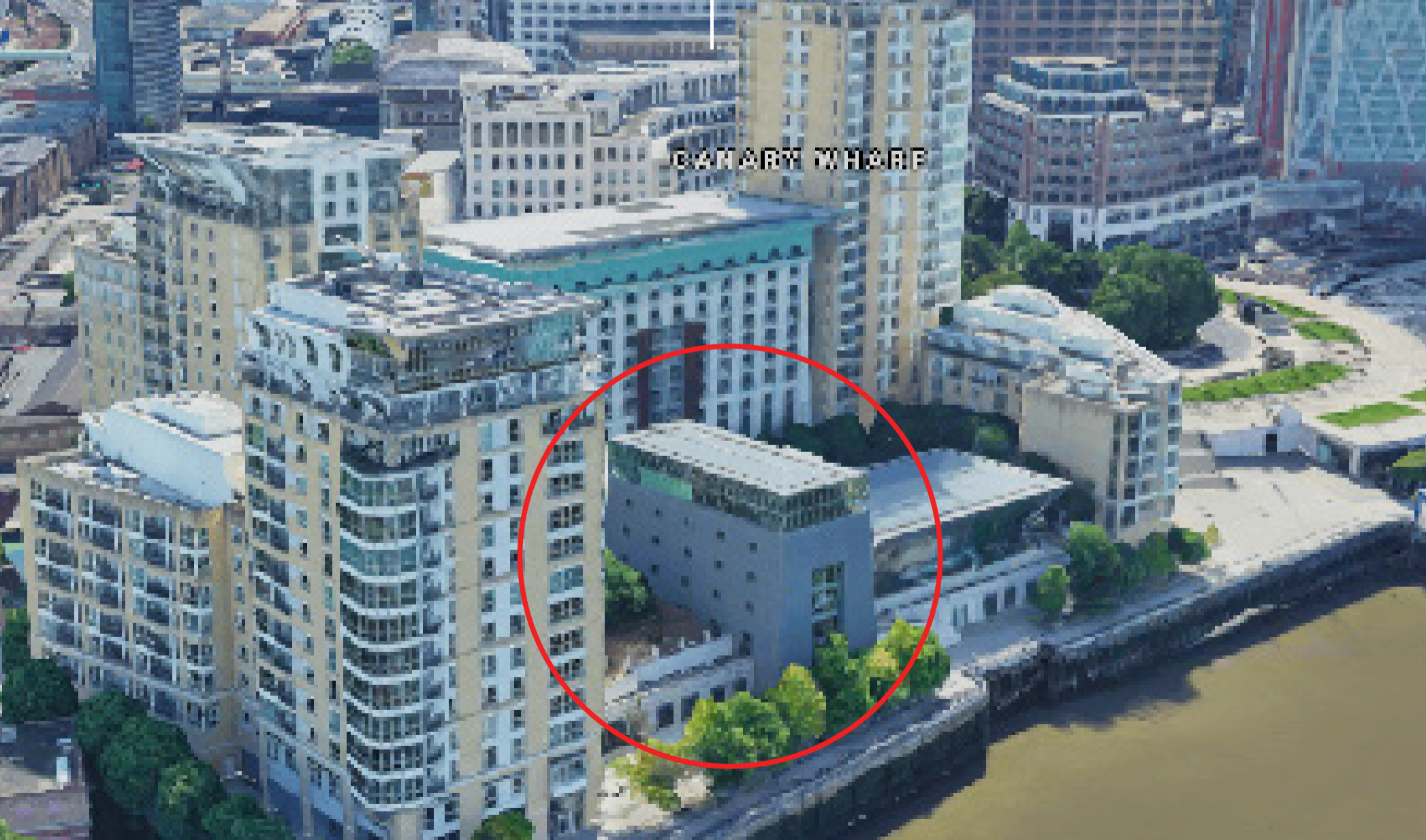


Aerial view - South East

Site photographs



Aerial view - South West view



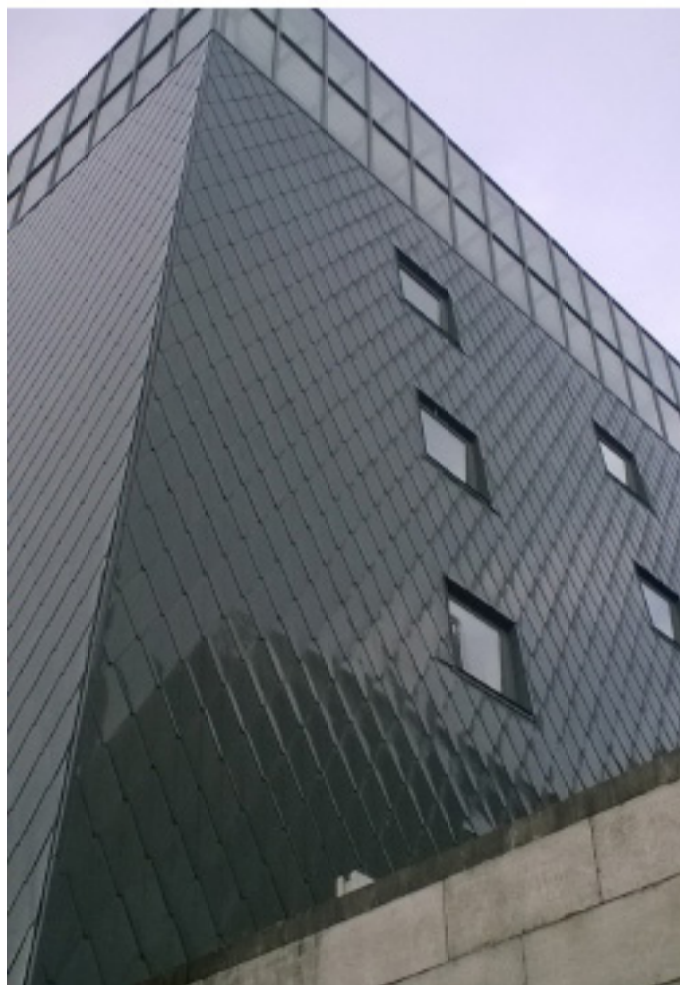
Aerial view - North West view

Site Analysis

The site is located adjacent to the Thames and within short distance of the centre of Canary Wharf. The lower floors of the building are occupied by Virgin Active Gym. The third and fourth floors which are to be considered for this planing application are currently used a restaurant which will remain the same.

The building is accessible by a public walkway running parallel to the river. This is step access only. There is also ground level access through the private gated residential part of this development leading to the main entrance of the building. Within the building access to the 3rd and 4th floor is by stairway and two separate access points by lift. There is a lift access from the main entrance at the ground level to the side of the building and also lift access from the underground private car park. Disabled access is fully supported from ground level at the entrance way and the private parking level.

The site is in a Major Centre and is PTAL 6a. It is therefore a highly accessible site which does not require the use of a car.



Site photographs

Design and Access Statement

1. Scope of works

The owners would like to carry out refurbishments of the 3rd and 4th floors, and provide openable glass doors with balustrades to both floors. The aim is to create a terrace on the 3rd floor to provide some outdoor space for the visitors. Hence the internal area decreasing in order to provide amenity space.

The scope of the works would include:

1. A refurbishment of the current restaurant.
2. To add bi-folding glass doors to the 3rd floor in order to provide a terrace creating amenity space for the visitors.
3. To slightly alter the glass facade on the 4th floor in order to provide bi-folding doors.

2. Use

The current use of this building will remain the same.

3. Existing building

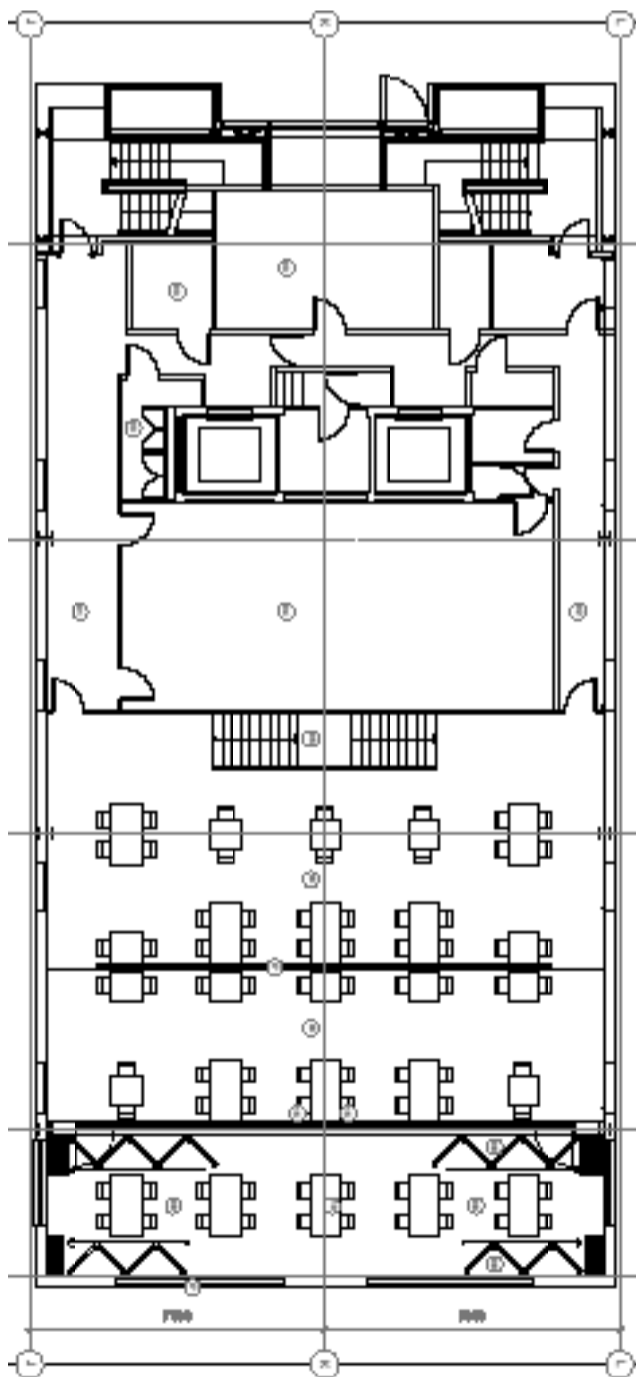
The existing 3rd and 4th floors are currently a restaurant.

Reasons for proposal

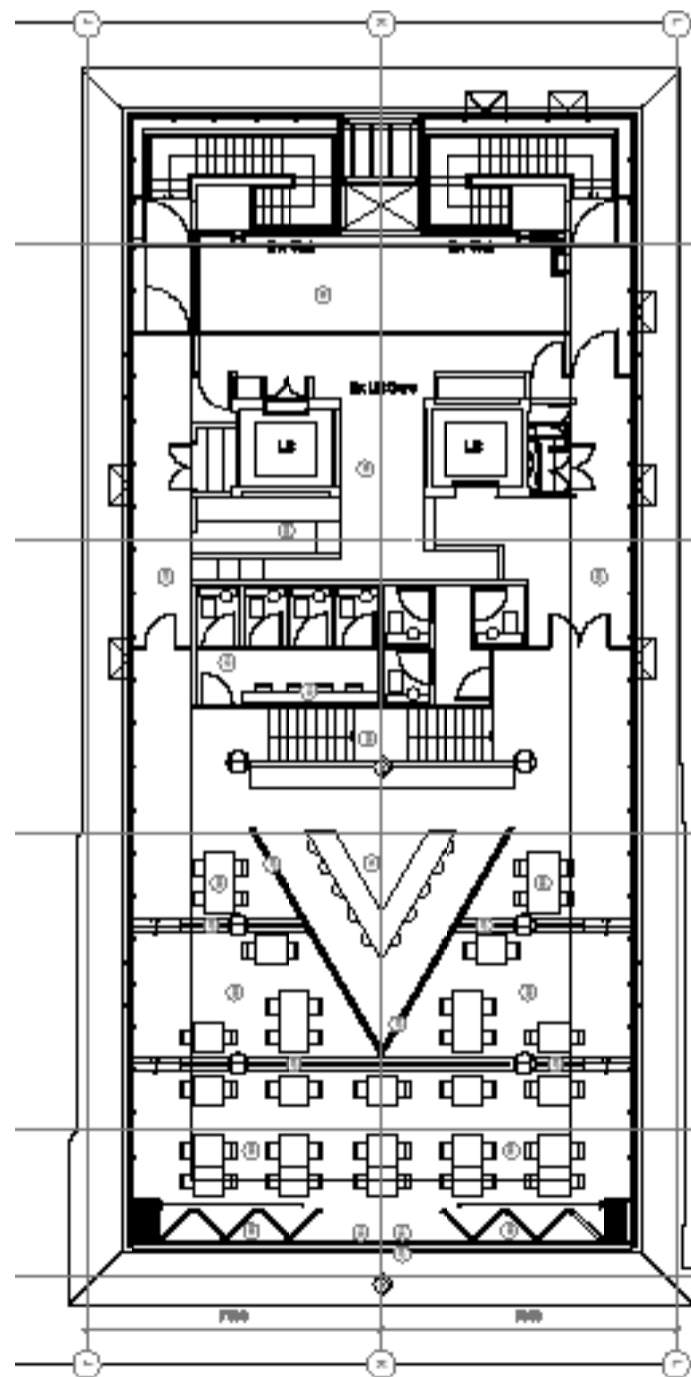
-This proposal is not considered to be out of character for this enterprised zone as it is in the town centre and there are many restuarants in the area.

-This proposal provides amenity space for the restaurant, which otherwise does not provide. This proposal adds to the quality of the restaurant as it provides open air and scenic views for the visitors on both floors.

- Potential to improve the visitors experience by provideing a separate route from the services corridor for the visitors when they reach the 3rd and 4th floors through the lifts.



Proposed 3rd floor layout



Proposed 4th floor layout

Proposal

1. Layout

Proposed works to the property will include the following:

Existing building

- The existing use of the building will remain the same.

2. Scale

This proposal in scale remains the same. The proposed amenity space will slightly alter the South-West Elevation, the North-West Elevation and the South-East Elevation. However we believe the character of the building will remain unchanged as the existing facade on the 4th floors of the building is fully glass and the proposed changes will match the existing features.

3. Landscape

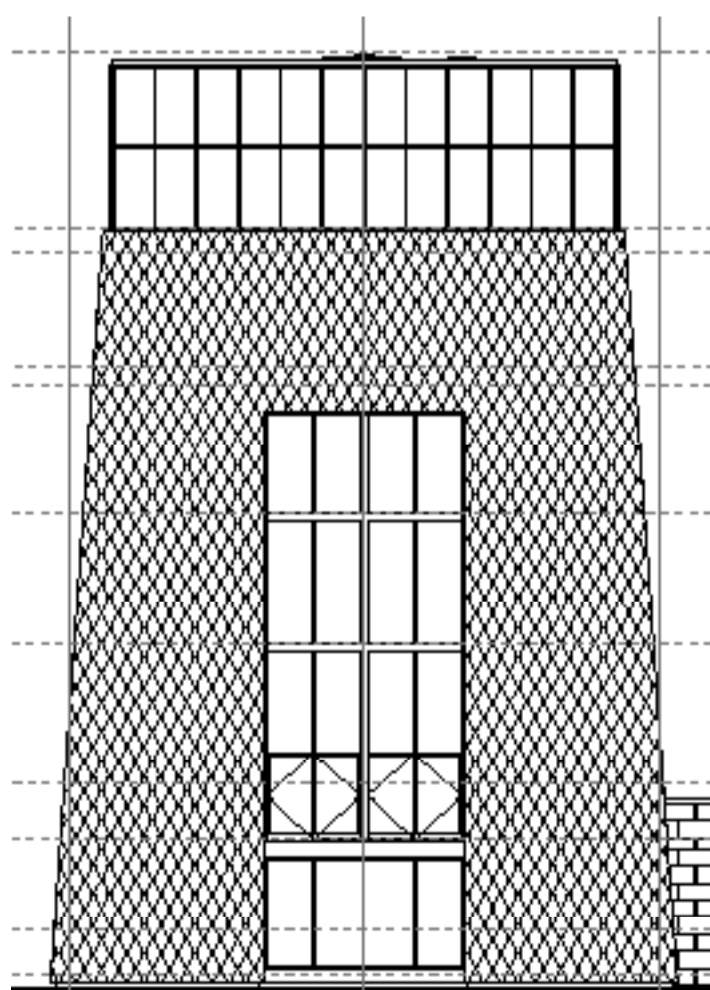
No trees have to be removed as part of the proposal.

4. Appearance

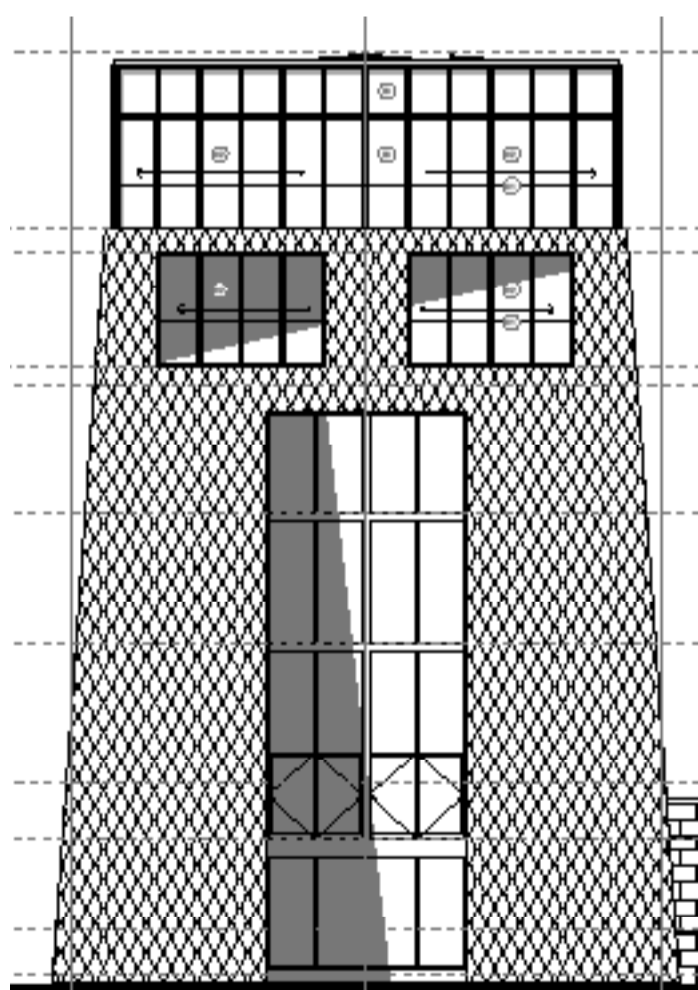
The proposed development is in character of the neighbouring buildings. All proposed changes will be made to match existing.

5. Sustainability

The issue of sustainability has been considered seriously as part of the proposal.



Existing South West Elevation



Proposed South West Elevation

Design Drawings

DRAWING NO	NAME	SCALE	SIZE	DATE	REVISION
1470-A-SP-01	LOCATION PLAN	1:1250	A4	06/11//20	
1470-A-SP-02	BLOCK PLAN	1:500	A3	06/11//20	
1470-A-GA-PL-00	EXISTING LEVEL -2 FLOOR PLAN	1:400	A3	06/11//20	
1470-A-GA-PL-01	EXISTING LEVEL -1 FLOOR PLAN	1:400	A3	06/11//20	
1470-A-GA-PL-02	EXISTING UPPER GROUND FLOOR PLAN	1:100	A3	06/11//20	
1470-A-GA-PL-03	EXISTING FIRST FLOOR PLAN	1:100	A3	06/11//20	
1470-A-GA-PL-04	EXISTING SECOND FLOOR PLAN	1:100	A3	06/11//20	
1470-A-GA-PL-05	EXISTING THIRD FLOOR PLAN	1:100	A3	06/11//20	
1470-A-GA-PL-06	EXISTING FOURTH FLOOR PLAN	1:100	A3	06/11//20	
1470-A-GA-PL-07	EXISTING ROOF PLAN	1:100	A3	06/11//20	
1470-A-GA-EL-00	EXISTING NORTH EAST ELEVATION	1:100	A3	06/11//20	
1470-A-GA-EL-01	EXISTING SOUTH WEST ELEVATION	1:100	A3	06/11//20	
1470-A-GA-EL-02	EXISTING NORTH WEST ELEVATION	1:100	A3	06/11//20	
1470-A-GA-EL-03	EXISTING SOUTH EAST ELEVATION	1:100	A3	06/11//20	
1470-A-GA-PL-10	PROPOSED THIRD FLOOR PLAN	1:100	A3	06/11//20	
1470-A-GA-PL-11	PROPOSED FOURTH FLOOR PLAN	1:100	A3	06/11//20	
1470-A-GA-EL-10	PROPOSED NORTH EAST ELEVATION	1:100	A3	06/11//20	
1470-A-GA-EL-11	PROPOSED SOUTH WEST ELEVATION	1:100	A3	06/11//20	
1470-A-GA-EL-12	PROPOSED NORTH WEST ELEVATION	1:100	A3	06/11//20	



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