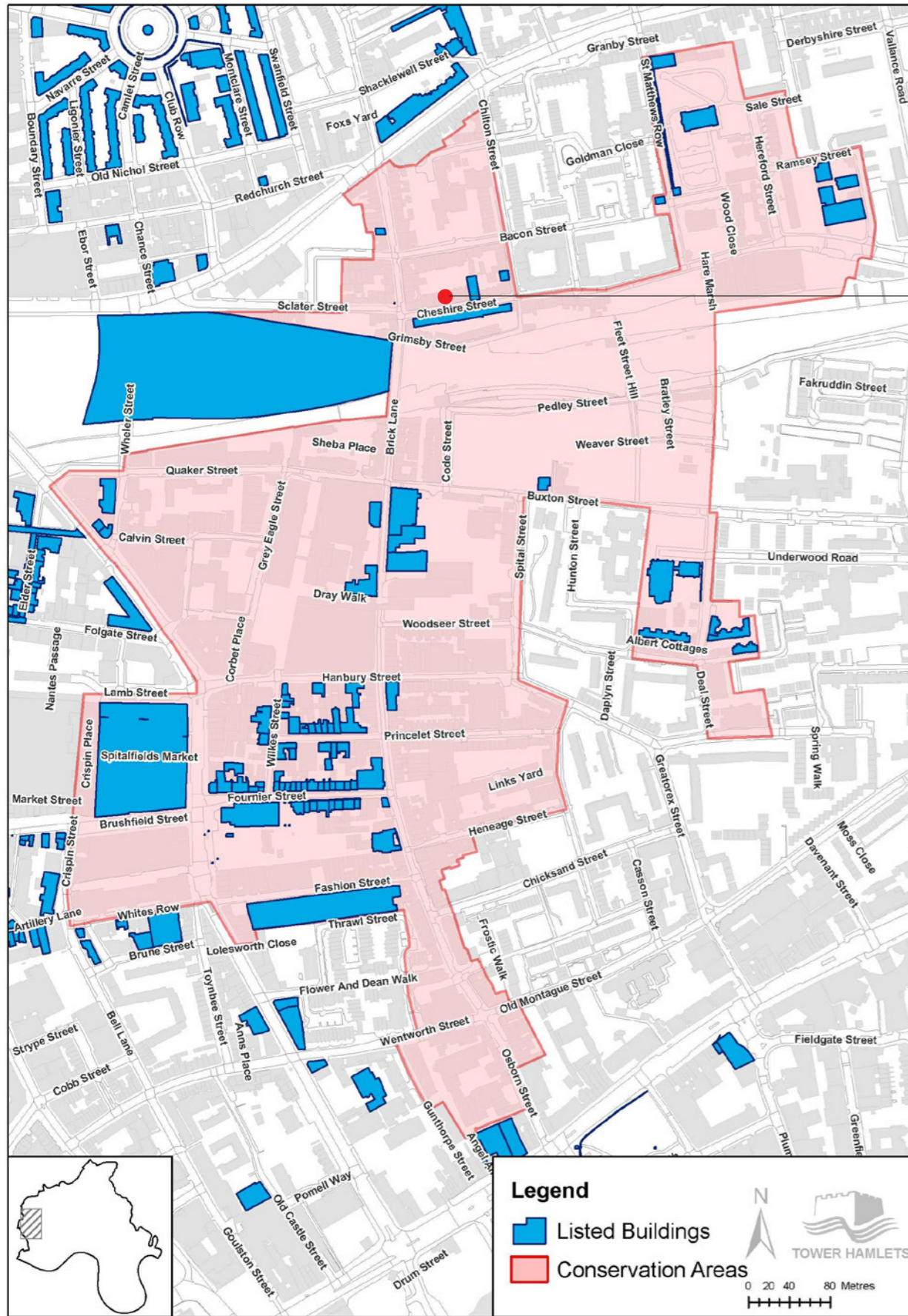


11 Cheshire Street, Shoreditch
Design & Access Statement, May 2021





Site Location

INTRODUCTION

This Design & Access Statement has been prepared in respect of the site at 11 Cheshire Street, London, E2 6ED. This application seeks permission for the demolition of the existing glazing and entrance doors facing on to Cheshire Street and the replacement with new, high performance glazing, entrance door, lighting and electric security shutters.

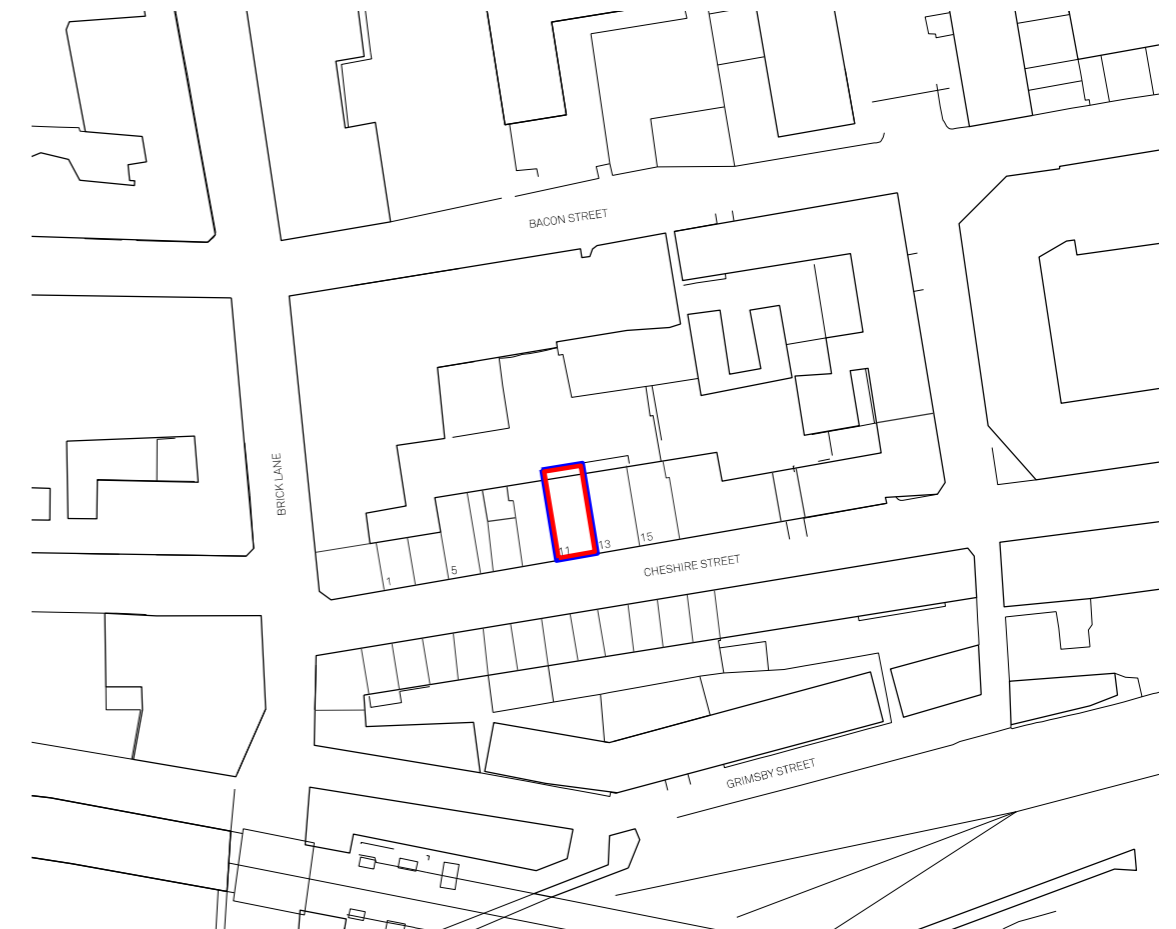
The property is a ground floor live/work unit situated in the Fournier Street and Brick Lane Conservation Area. The building is one of the newer buildings along the street and was developed circa 20 years ago. It is not noted of any particular significance in the Conservation Area guide.

The property sits opposite the Grade II listed terrace 2-38 Cheshire Street.

Relevant Planning History:

PA/99/00882 - Change of use of a live-work unit to use for herbal remedy therapy between the hours of 9am to 8pm. (1999) Granted.

The current use class of the property is live/work (B1/C3). There is no proposed change to the use class.



Site Plan
Scale 1:1250

Fournier Street and Brick Lane Conservation Area Map



EXISTING

The existing building features white painted render surrounds with full height, white painted timber glazing frames. Black, yellow and red painted full height metal security bars cover the full extent of the ground floor facade. The existing ground floor frontage has no architectural interest or significance and is a detriment to the character and appearance of the conservation area.

The frontages along Cheshire Street and the adjacent Brick Lane are varied in character and appearance. There is no typical use of material, proportion or style and the pattern is eclectic. There are a mixture of shops and residential or live/work uses along the street.

The Grade II listed terrace 2-38 Cheshire Street opposite the site features traditional timber sash windows, timber panelled doors and surrounds. The shop fronts are painted in various colours.



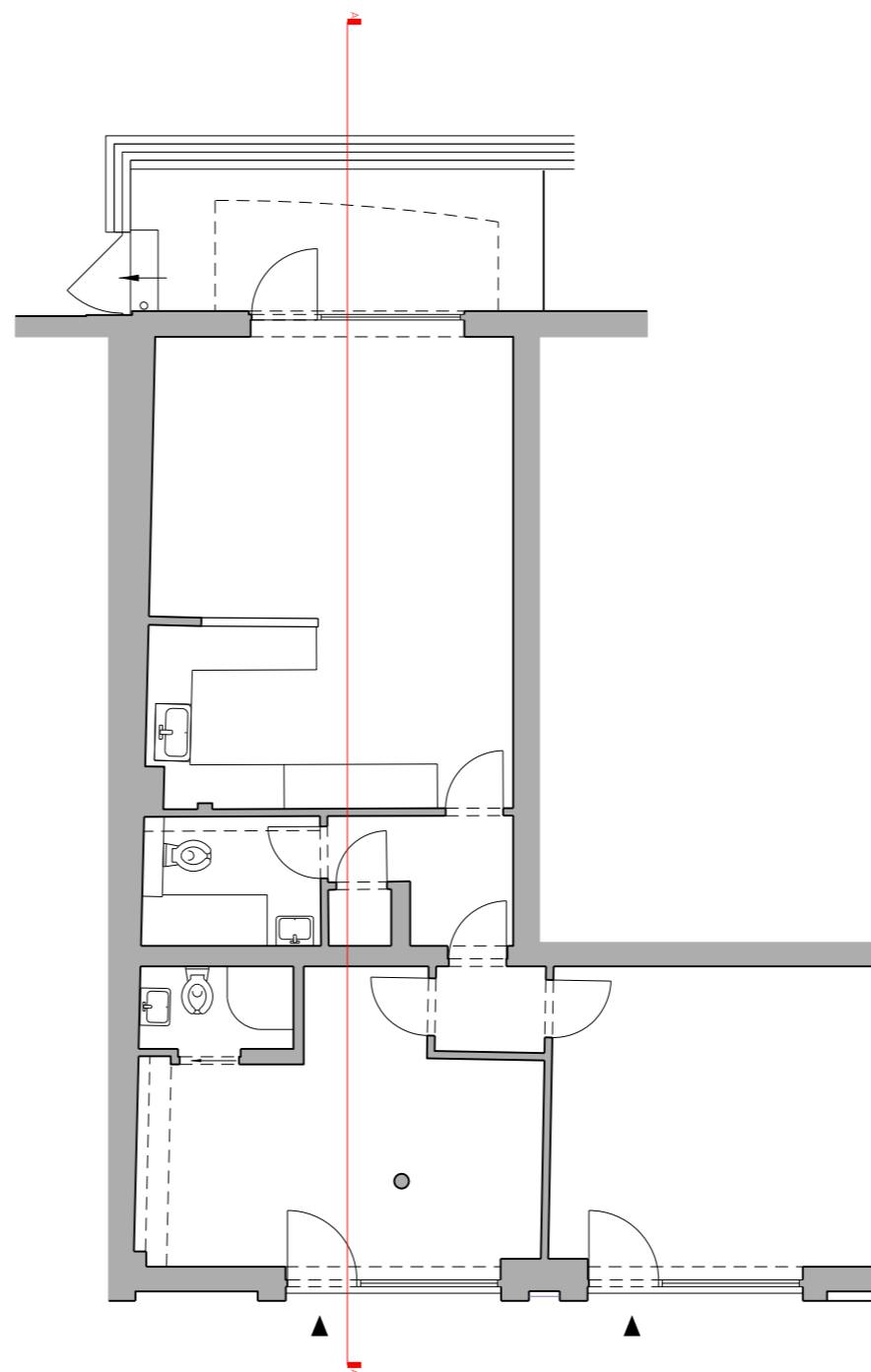
Mix of uses and facade treatments along the ground floor of Cheshire Street

Existing facade

EXISTING DRAWINGS



Existing Front Elevation
Scale 1:100



Existing Ground Floor Plan
Scale 1:100

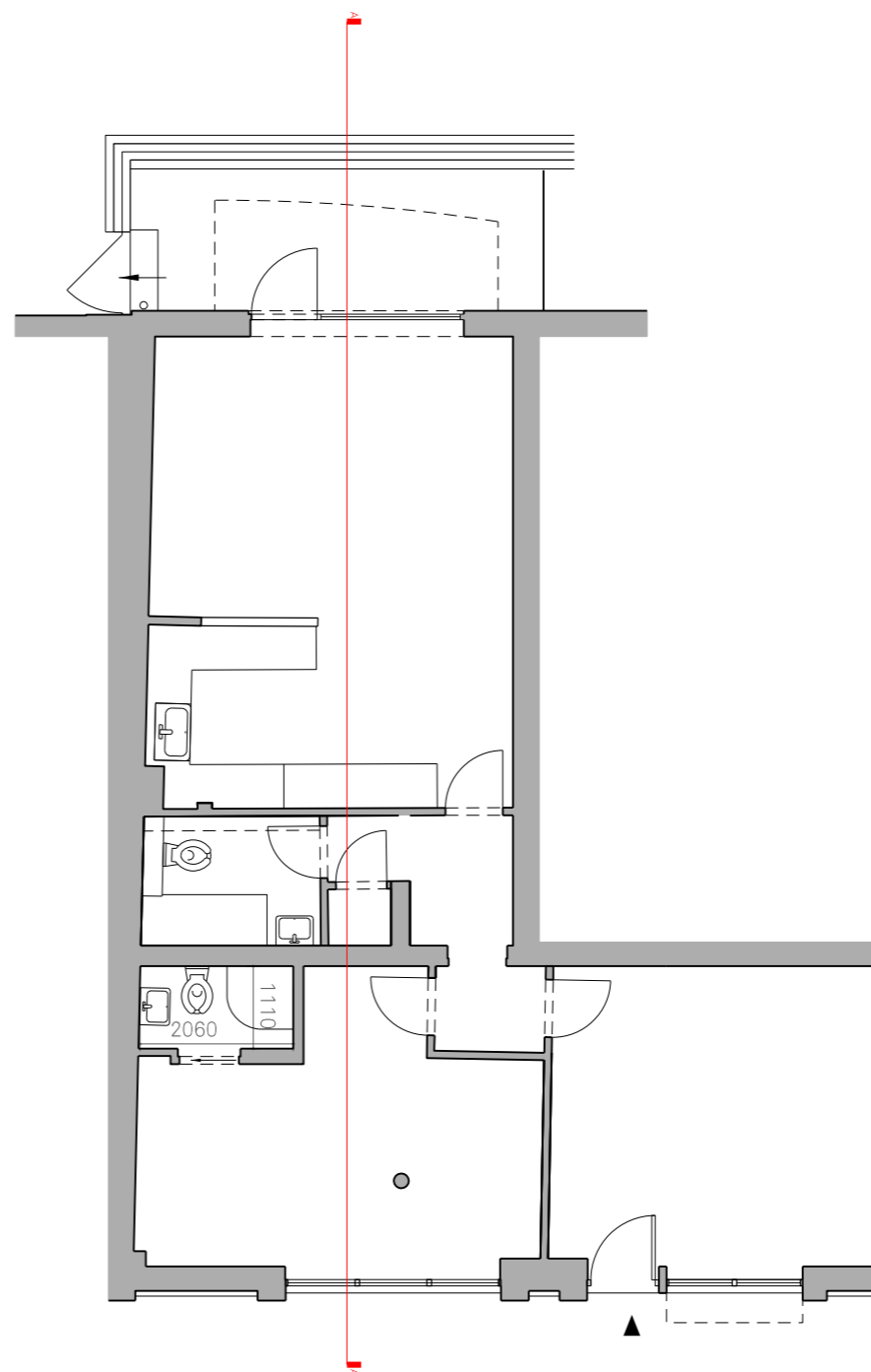
PROPOSED DRAWINGS

The proposed changes include the removal of the existing metal security bars, glazed facade and entrance doors to be replaced with new facade including:

- Black painted brickwork below line of glazing.
- Slim aluminium glazing frames painted to black with operable top panes for natural ventilation.
- New timber entrance door painted black to match.
- Angled metal fascia to conceal security shutter housing painted black to match.
- Black metal angle fixed to facade with door number 11.



Existing Front Elevation
Scale 1:100



Existing Ground Floor Plan
Scale 1:100

PROPOSED MATERIALS

Existing gazed facade and entrance doors to be replaced with new facade including:

1. Black painted brickwork below line of glazing.
2. Slim aluminium glazing frames painted black with operable top panes for natural ventilation.
3. New panelled timber entrance door painted black to match with security light concealed above.
4. Angled metal fascia to conceal security shutter housing painted black to match.
5. Foldable timber bench painted black. Bench to be kept locked flat against the wall when not in use.
6. Black metal angle fixed to facade with door number 11.
7. Black painted render.
8. Monotone paint work and colouring in keeping with the shop fronts along the street.



Proposed Front Elevation
NTS