



Suna House existing elevations

1.0 Introduction

1.1 This Design and Access Statement accompanies a full application for planning consent. The works are to extend an existing restaurant including additional basement area and a new window to the side elevation at ground level.

2.0 Use and Amount.

2.1 Suna house is an existing mixed use development situated on the corner of Curtain Road and Rivington Street. The site has an overall area of approximately 574m². The existing internal gross area is 115 sqm at ground level and 76 sqm at basement level. The proposal will increase the internal gross area by 30 sqm at basement level with a total basement internal gross area of 106 sqm in total. The proposal allows the basement to be properly and safely used as part of the ground floor unit.

2.2 There is no change of use.

3.0 Layout and Scale

3.1 The main alterations are focused on the basement which will include a modest extension to the floor area but predominantly increasing its floor height to make it useable as part of the existing ground floor restaurant. In addition to the basement works, we are proposing to rationalize the structure and insert a side window to the Rivington Street elevation as what we believe would have been originally intended. Please note the following detail description of the proposed works:

3.1.1 The current basement floor to ceiling height is less than useable; we propose to lower the level from 1.750 to 3.250. This additional height allows the restaurant to expand for diners and also makes the space safe by allowing proper fire protection and ventilation which currently is lacking and sub-standard.

3.1.2 The centre area of the existing basement floor plan appears not to have been excavated and in its current state deems this level most cumbersome to use. Our proposal is to excavated to the same level of the proposed new basement level in order to create an open plan footprint.

3.1.3 The perimeter walls will be underpinned and the existing load-bearing structure rationalised to create a coherent robust structure making the building above sound.

3.1.4 The existing stair is unsuitable for this application and is not compliant; we propose to relocate the stair adjacent to the front window which will create a lightwell and benefit the quality of the basement space.

3.1.5 The basement layout is indicative; the fitting-out will be dependent on the operator. Please note the proposed location of the kitchen works well in relationship with the existing extract duct which this location allows the new ventilation to connect to without the need for new external flue.

3.1.6 The ground floor retains the existing size and shape which respects the original building. The stair is positioned to the front as noted in Item 3.1.4 above. The proposal introduces a new side window to the Rivington Street elevation which may well revert back to the original building elevation as the existing fabric appears to gesture. The design of this window is to match the fenestration of the front façade glazing which is in keeping with the existing.

3.1.7 The internal four columns which we presume were altered in the past have been rationalised to make the structure more robust in support of the exiting floor plates above and relative to the basement.

3.1.8 The layout shown on the plans is only indicative of possibly how a restaurateur may arrange the tables and chairs in order to make the unit a viable proposition.

3.1.9 The exterior façade which is mainly painted timber will be restored back to its original condition. Windows will continue in painted timber as well as the proposed new window fronting onto Rivington Street.

The proposed scheme renovates the property to enhance its use and restores its façade in the manner of the period of the building.

4.0 Access

4.1 There is no change to either the vehicle or pedestrian access to the property. Within the property a new staircase is envisaged in a better location making it safer, attractive and allowing light to penetrate the basement space.

5.0 Conservation Area and Heritage Statement

- 5.1 Suna House falls within the South Shoreditch Conservation Area and is a listed building. *Refer to the complementary Heritage Statement prepared by The Boisot Waters Cohen Partnership who are Planning Consultants & Architects – Principal Author Brian Waters.*

6.0 Conclusion

- 6.1 The proposed works are to further enhance Suna House as a popular centre for business in the local area whilst maintaining the local character. The proposal is careful to maintain the amenity of the area and we strongly feel the proposed design fully respects the existing architecture and rejuvenates this building responding to current needs.

Laslty, please read this Design and Access Statement in conjunction with the Heritage Statement and Structural Report – Basement Feasibility Assessment.

We respectfully submit this document and ask you to endorse our scheme and grant approval.

Thank you.

A handwritten signature in black ink, appearing to read 'Michael A. Mittelman', with a large, sweeping flourish at the end.

Michael A Mittelman RIBA