

Saffron Hill

Design and Access Statement

April 2024

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1.0 Introduction

1.0 Introduction

1.1 Purpose and Scope of Report

Purpose

This Design and Access Statement has been prepared by Allford Hall Monaghan Morris Architects, in support of the planning application for the development of **45-54 Saffron Hill and 3 Saffron Street** Site and associated landscaping and public realm works.

Scope

This report responds to the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2010 - which states that planning applications, with some exceptions, are to be accompanied by a Design and Access Statement.

The structure and content of this report is designed to:

- Provide a review of the site's immediate and wider context and relevant planning policy and guidance.
- Provide an analysis of the existing building and its characteristics.
- Explain and illustrate the design principles in terms of use, layout, scale, landscape design, visual appearance, response to local context and access to the development site.
- Explain how consultation with different bodies has influenced the design process.

Supporting Documents

This Design and Access Statement is intended to be read in conjunction with the application drawings and associated consultant documents which form part of the application submission. For a full list of the drawings and documents which form part of the application please refer to the Planning Statement.

Note:

Unless specifically noted, all images and sketches are for illustrative purposes and are not verified views.

1.0 Introduction

1.2 Project Applicant

Saffron Hill Investment Holdings (applicant) is a joint venture partnership between Argo Real Estate Limited and the Kirsh Group, focused on delivering high quality, sustainable developments.

The Kirsh Group is a private company with multiple property, and business interests. Its strategy is focused on providing long term stable income returns for the benefit of its shareholders and charitable partners. It does this by holding investments for the long term and a focus on placemaking and high-quality design for the benefit of both building users and members of the public with investment in public realm and community engagement. It has worldwide property interests including the Tower 42 Estate in the City of London.

Argo are a real estate management company who focus on sustainable real estate investing in commercial office and industrial sectors. Recent projects include Tileyard and Rolling Stock Yard in Camden, and the Baltic Exchange, the first BREEM Outstanding listed building in the City of London.



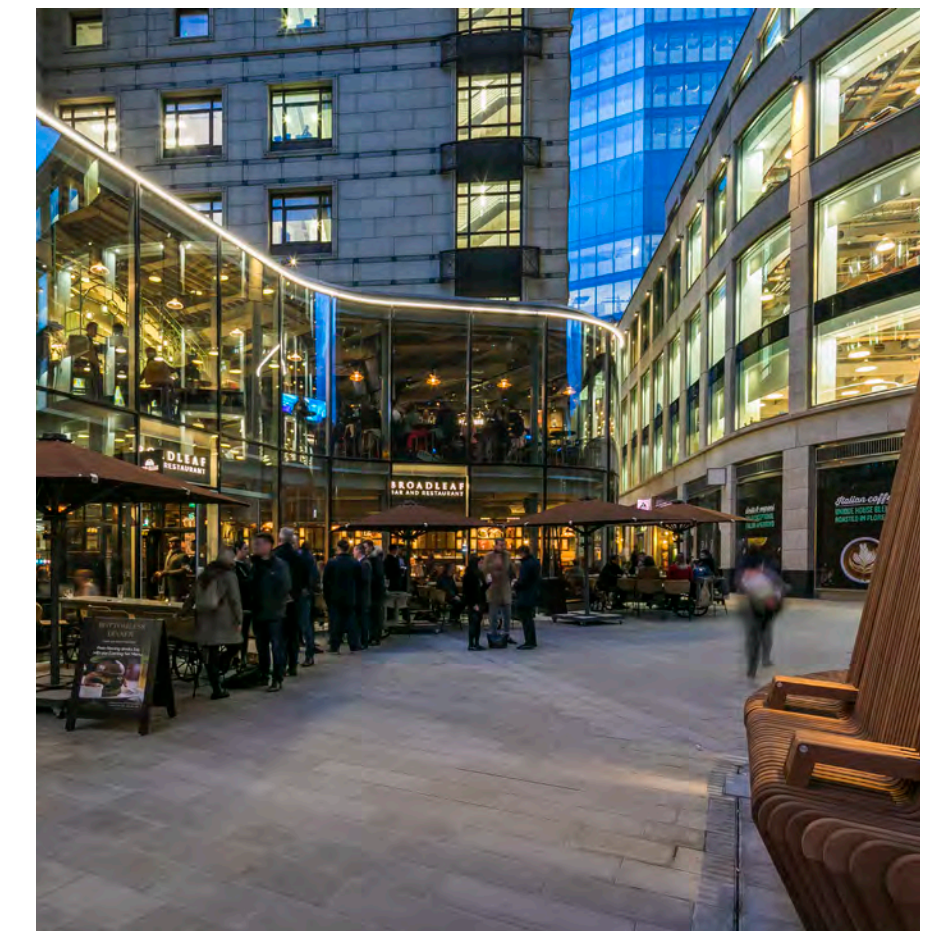
The Baltic Exchange, City of London



Rolling Stock Yard, Camden



Placemaking at Tower 42, City of London



Placemaking at Tower 42, City of London

1.0 Introduction

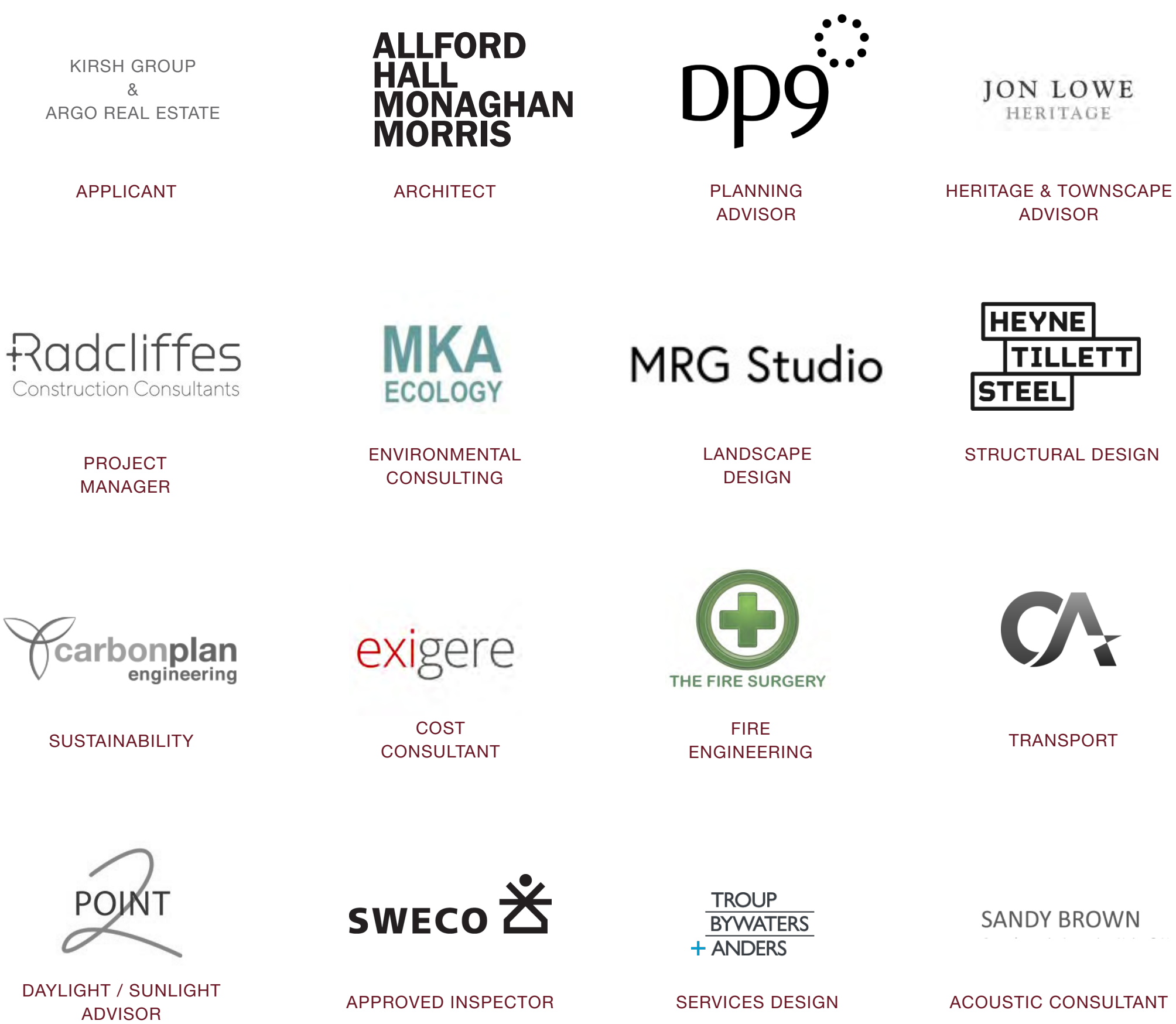
1.3 The Project Team

The Applicant has assembled a professional development team with extensive experience of delivering exemplar office space within the Greater London area.

AHMM in collaboration with the following team has developed the design and supporting material for this planning application.

The Project Team consists of:

- Applicant - Saffron Hill Investment Holdings Ltd
- Architect - Allford Hall Monaghan Morris
- Project Manager - Radcliffe's
- Planning Consultant - DP9
- Heritage & Townscape Advisor - Jon Lowe
- Ecology Consultant - MKA
- Socio-Economic Consultant - Hatch
- Landscape Architect - MRG Studio
- Structural / Civil Engineer - HTS
- MEPH / Vertical Transport Consultant - TB+A
- Cost Consultant - Exigere
- Fire Engineer - The Fire Surgery
- Sustainability Advisor - Carbon Plan
- Transport Consultant - Caneparo
- Daylight / Sunlight Advisor - Point2
- Acoustician - Sandy Brown
- Approved Inspector - Sweco
- Public Relations Consultant - Kanda
- Archaeological Assessment - Mola
- Air Quality Assessment - EnviroConsult
- Security Needs Assessment - SGW



1.0 Introduction

1.3 The Project Team

Allford Hall Monaghan Morris
Allford Hall Monaghan Morris makes buildings that are satisfying and enjoyable to use, beautiful to look at and easy to understand. We design very different buildings for very different people to use in very different ways. We believe in making places as well as buildings, that work over time and have lasting qualities intrinsic to their architecture.

For us, a project begins with a strategy, not a design solution. This strategy arises from understanding the fundamental drivers of a brief and the parameters, problems and opportunities it represents. It includes a richer definition of context as political, economic or social as well as architectural. We search for the chances to create good architecture in every site, budget and programme. And whilst this might involve a complexity of thought, it yields a simple, legible proposal that can flex in response to change but still remain true to the core of the brief. Only then does a design idea emerge, an idea that will be robust enough to survive the pressures that can be expected on the way to the finished building. Its execution may involve us drawing on previous projects, but always testing against the overall framework for the new.

We pursue a pragmatic, analytical and open working method that produces responsive, intelligent architecture. This clarity with which we work facilitates discussion between all parties, including clients, users, communities, planners and contractors, and results in an aesthetic approach that is clear and logical. We innovate because we know that innovation is as much about finding simpler ways of doing things better as it is about finding new things to do.

For over twenty years, this way of seeing has allowed us to make architecture which resonates with clients, users and critics and responds to changing construction techniques. We design houses and housing, schools and sports buildings, exhibition spaces and offices and healthcare facilities, as well as the odd bus station and art gallery; interestingly, we are now building hybrids of many of the above.

A selection of our completed projects in the context of the application site are illustrated on this page.



Hawley Wharf Camden Lock Village

use: Mixed Use
type: New Build + Refurbishment of existing buildings
client: Lab Tech Investments Ltd.
completion: 2020
location: London Borough of Camden, London
size: 52,670 sq.m



Hawley Primary School

use: Education
type: New Build
client: Stanley Sidings Limited
completion: 2016
location: London Borough of Camden, London
size: 2114 sq.m



Post Building

use: Office / Retail
type: Refurbishment
client: Oxford Properties
completion: 2019
location: London Borough of Camden, London
size: 36,166 sq.m



Johnson Building

use: Office
type: Refurbishment
client: Derwent London plc
completion: 2006
location: London Borough of Camden, London
size: 17,352 sq.m



10 Lewis Cubitt

use: Office
type: New Build
client: Argent Group
completion: 2021
location: London Borough of Camden, London
size: 34,565 sq.m



Belgrove House

use: Office / Lab
type: New Build
client: Precis Advisory
completion: On Site (est. 2025)
location: London Borough of Camden, London
size: 25,000 sq m

1.0 Introduction

1.4 Introduction to the Proposed Development

Project Description

The application is for full planning permission for the demolition of the existing NCP car park and offices, and erection of a new building providing Class E Commercial floorspace and flexible Class E café/ restaurant space, along with associated landscaping and public realm works.

Project Ambitions

The aspiration for the Proposed Development is to regenerate an existing, prominent site and piece of city in central London, transforming and re-imagining the building as a piece of exemplar architectural and sustainable design.

The project’s main objectives can be summarised as follows:

- Deliver a 21st Century place of work through
 1. promoting sustainable design principles,
 2. minimising embodied carbon through efficient use and careful specification of materials,
 3. maximising daylight into a deep plan site in a tight urban grain while controlling solar load to minimise operational energy use, and
 4. bringing greenery to facades and roofs making a positive contribution to biodiversity in the local area.
- Retention and reuse of the existing foundations, saving embodied carbon and reducing the whole life carbon of the proposals by adopting a pragmatic and evidence based approach to re-use;
- Active uses at the junction of Saffron Hill and Saint Cross Street through the introduction of a café/ restaurant unit (Class E) at ground floor level of the proposed office building, activating the proposed public realm, and improving safety and natural surveillance;
- Introducing commercial uses and entrances at ground floor level to bring activity to 3 street frontages;
- Creation of large, flexible and modern employment space - all suitable for a range of tenants and adaptable for future use;

- Introduction of exemplar cycle storage located with level-access from the street, and integrating storage for a variety of cycle types - as well as changing and showering facilities - encouraging sustainable transport use;
- Provision of affordable workspace (Class E) within the lower ground floor of the proposed office building;
- Work with the local authority to deliver high quality and fully accessible public realm as part of the S106 package, providing safer and enhanced pedestrian and cyclist activity, with new planted trees and short stay cycle parking;
- Creation of level access to ensure the building can be used by all users;
- Integration of holistic sustainable techniques, including extensive terraces and balconies marked with biophilia and greenery to create a reinvented, energy efficient building.

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