



Sienna Building S01 - Design and Access Statement

Sienna Building, 47-48 Hatton Garden,
London, EC1N 8EX

For **Headland Weald Sienna Limited**
Prepared by **BPG Architects + Surveyors**

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1.0 Introduction

This Design and Access statement has been prepared in support of the full planning application to replace the existing non-compliant external wall render system to Sienna Building, located at 47-48 Hatton Garden.

THIS REPORT IS TO BE READ IN CONJUNCTION WITH ARCHITECT'S DRAWINGS: (ISSUED SEPARATELY)

4443-BPG-XX-XX-DR-A-1000.pdf

4443-BPG-XX-XX-DR-A-2100.pdf

4443-BPG-XX-XX-DR-A-2101.pdf

4443-BPG-XX-XX-DR-A-2102.pdf

4443-BPG-XX-XX-DR-A-2103.pdf

4443-BPG-XX-XX-SH-A-0001-DRAWING REGISTER.pdf

2.0 Existing Site

2.1 Location

Sienna Building (47-48 Hatton Garden), is located at the north end of Hatton Garden, near the junction between Hatton Garden and St Cross Street. The site is a short distance from Farringdon Station and Chancey Lane underground station. The building is located within close proximity to a vast number of amenities, shops and jewellers.

The site is located within the Hatton Garden conservation area. Furthermore the site is located in flood zone 1, meaning a low probability of flood/surface water flooding risk. The site is not in an AONB (Area of Outstanding Natural Beauty).



2.2 Existing Property

Sienna Building is a block of flats up to eight storeys high (excluding the lower ground basement flat). It is a terraced building with parking in the courtyard area. The development contains a commercial unit on the ground floor and 2 No. three storey residential dwellings at the rear of the site. The building height is above 20m (approx). The external skin of the buildings is formed from brick and render. The penthouse has a grey tiled finish mansard that is integral with the roof.

Sienna Building is over 18m when measured from ground level to the top of the uppermost floor slab. At the time of construction, the use of combustible materials was an accepted approach, however, current guidance for compliance with building regulations would require all materials to achieve Euroclass A2-s1 d0 or better.

2.3 Site Photographs (External)



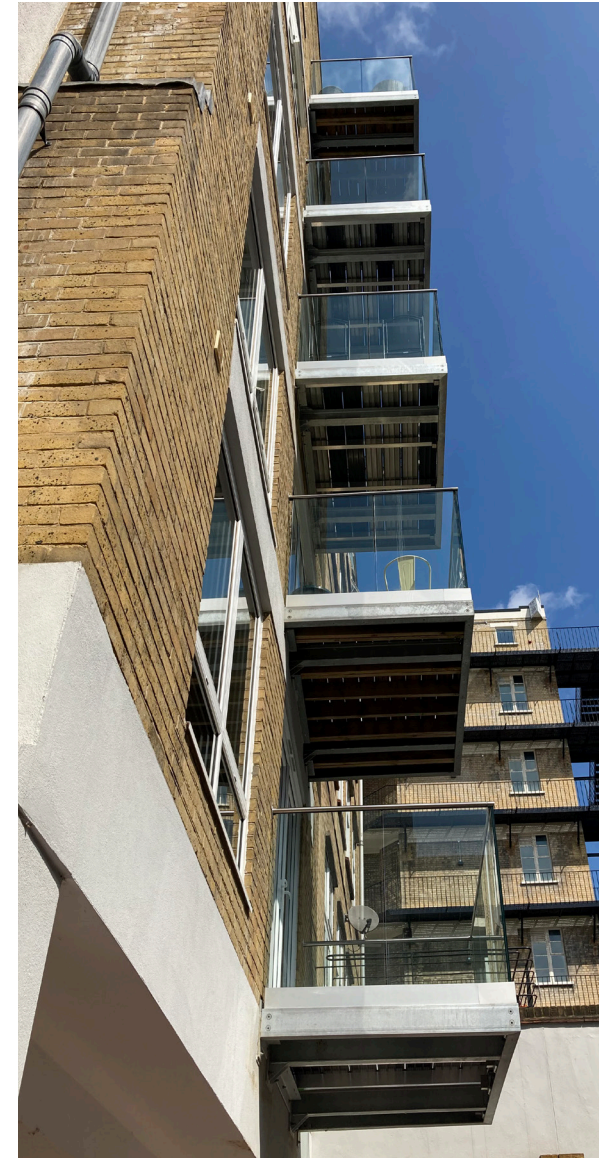
3a. East elevation - Existing external wall insulation



3b. Existing EWI on east elevation return



3c. Rear parking and courtyard space



3d. Existing balconies

3.0 Planning History

The following are planning applications available to the public relating to the site, 47-48 Hatton Garden, London, EC1N 8EX, on the Camden council planning application portal:

- **Ref No: 2020/5460/P** Alterations to ground floor entrance to flats including removal of existing pier at side of existing entrance door, forward projection of existing bay and formation of new entrance door and full height glazed panel. Granted 05-01-2021.
- **Ref No: 2015/6642/P** Erection of new 1 x bed apartment on roof of existing building with alterations to existing escape stair. Granted (Subject to a Section 106 Legal Agreement) 13-05-2016.
- **Ref No: 2016/1019/P** Replacement shopfront; replacement pavement lights, installation of CCTV equipment; erection of safety bollards to front of shopfront. Granted 24-02-2016.
- **Ref No: 2015/4532/P** Change of use of basement at No. 47 Hatton Garden from ancillary retail use (Class A1) to create 1 no. 3-bed self-contained flat (Class C3); alterations to openings on rear elevation; installation of mirror shafts within the existing ground level car park; and associated works. Granted Subject to a Section 106 Legal Agreement 21-08-2015.
- **Ref No: 2014/1627/P** Erection of projecting balconies on the 1st, 2nd, 3rd, 4th and 5th floor rear elevation of flats. Granted 20-03-2014
- **Ref No: 2011/1746/P** Change of use from porter rest area to 1x bedsit (Class C3) at basement level. Refused 14-04-2011.
- **Ref No: 2010/4308/P** Installation of front lightwell with associated metal railings and alterations to front elevation, including installation of glazed sliding doors at basement floor level and window and entrance door at ground floor level. Granted Subject to a Section 106 Legal Agreement 12-08-2010.
- **Ref No: 2009/2665/P** Replacement of existing pavement light with basement lightwell and associated railings, and relocation and replacement of entrance door with full height window at front elevation. Refused 03-08-2009.
- **Ref No: 2004/5465/P** Retention of replacement shopfront. Granted 21-03-2005.
- **Ref No: 2004/3349/P** Renewal of planning permission PS9904672 dated 17/08/1999 for shopfront alterations and excavation of a lightwell to provide a new basement access. Granted 27-08-2004.

4.0 Design Proposal

This proposal has arisen out of the requirement to replace the current external wall render system used for Sienna Building. Since the Grenfell tragedy, like many buildings, a review of the existing cladding has been carried out. The cladding system to the building has been recommended for removal and replacement. Therefore the design proposals illustrate the replacement of the existing render system on the building with an aesthetically similar system to meet the current fire safety requirements.

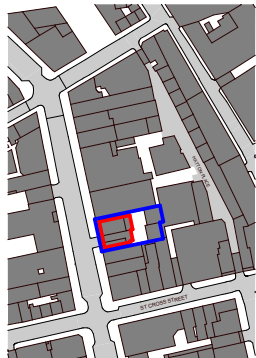
The existing balcony decking has been assessed to contain combustible material, this decking will be replaced with a substitute of the same appearance meeting the fire safety requirements.

The replacement render system will be compliant with current building regulations and its appearance will be as similar as possible to the original render. The design proposal for Sienna Building addresses the following strategic principal set out in the Camden Local Plan document, 2017:

2.11 – All development should be of excellent design quality and should sensitively consider the amenity of occupiers and neighbours and, particularly in conservation areas, the character, heritage and built form of its surroundings.



Rev No.	Date	Drawn By	Checked By	Description
001	2023.10.16	BP	BP	ISSUE FOR PLANNING REVIEW
002	2023.10.16	BP	BP	FINAL FOR CONSTRUCTION



LOCATION PLAN
1 : 1250
SCALE 1:1250



SITE PLAN
1 : 200

SCALE 1:200

- SITE BOUNDARY
- OWNERSHIP BOUNDARY

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PROJECT
SIENNA BUILDING, 47-48 HATTON GARDEN, LONDON, EC1N 8EX

CLIENT
HEADLAND WEALD SIENNA LIMITED, ROMSHED COURTYARD, UNDERRIVER, NR SEVENOAKS, KENT, TN15 0SD

FOR
SPATIAL COORDINATION

SCALE
As indicated@A1

TITLE
SITE LOCATION PLAN

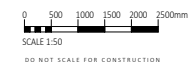
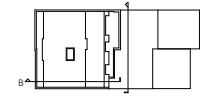
DRAWING NO:
4443-BPG-XX-DR-A-1000-S02

PROJECT# ORGANISOR DATE LEVEL SHEET NO. OF SHEETS



ELEVATION A
1 : 50

KEY PLAN



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CLIENT
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ROMSHED COURTYARD, UNDERRIVER, NR SEVENOAKS, KENT, TN15 0SD

FOR
SPATIAL COORDINATION

SCALE
1 : 50@A1

TITLE
ELEVATION A - PROPOSED

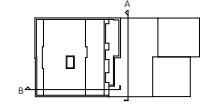
DRAWING NO.
4443-BPG-XX-XX-DR-A-2100-S01

Rev No.	Date	Drawn By	Checked By	Discipline
001	2024.07.28			PLANNING/REVIT



- EXISTING EXTERNAL RENDER SYSTEM TO BE REPLACED WITH EUROCLASS A2-S1, D0 OR BETTER.
- EXISTING RENDER TO SOLID MASONRY (NOT IN SCOPE OF WORKS).
- ALUMINIUM NON COMBUSTIBLE DECKING (NOT IN SCOPE OF WORKS).
- EXISTING COMBUSTIBLE BALCONY DECKING TO BE REPLACED WITH NON-COMBUSTIBLE DECKING.
- EXISTING MASONRY FACADE (NOT IN SCOPE OF WORKS).
- EXISTING SLATE TILE ROOF (NOT IN SCOPE OF WORKS).
- EXISTING STONE TRIM.

KEY PLAN



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ROMSHED COURTYARD, UNDERRIVER, NR SEVENOAKS, KENT, TN15 0SD

FOR
SPATIAL COORDINATION

SCALE
1 : 50@A1

TITLE
ELEVATION A - EXISTING MATERIAL FINISHES

DRAWING NO:
4443-BPG-XX-DR-A-2101-S01

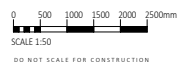
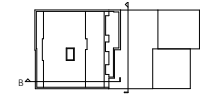
ELEVATION A - EXISTING MATERIAL FINISHES
1 : 50

ADMINISTRATIVE				
Rev No.	Date	Drawn By	Checked By	Description
001	2023/07/28	WJ	WJ	FINAL ISSUE



ELEVATION B
1 : 50

KEY PLAN



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PROJECT
SIENNA BUILDING, 47-48 HATTON
GARDEN, LONDON, EC1N 8EX

CLIENT
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ROMSHED COURTYARD, UNDERRIVER, NR
SEVENOAKS, KENT, TN15 0SD

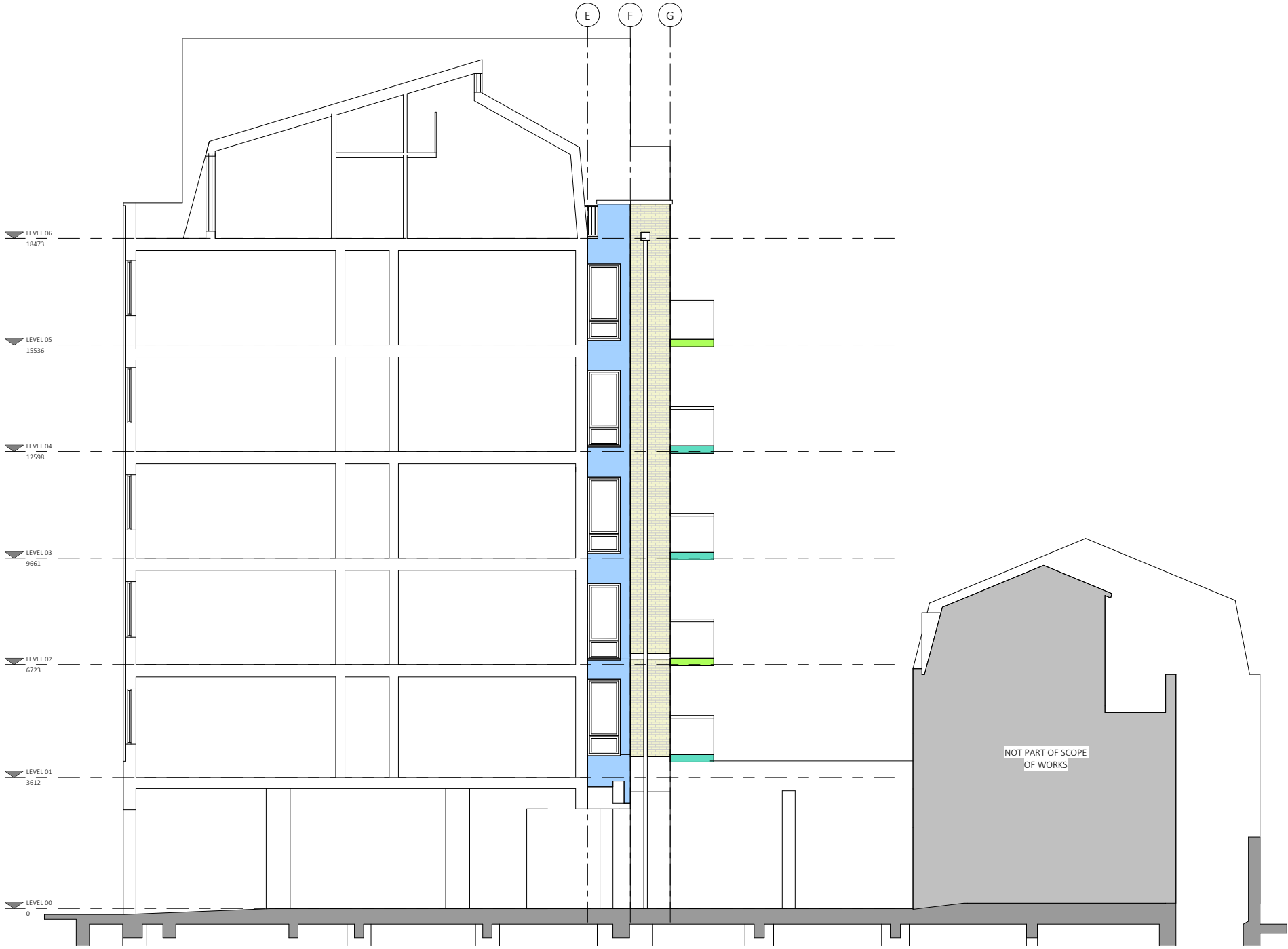
FOR
SPATIAL COORDINATION

SCALE
1 : 50@A1

TITLE
ELEVATION B - PROPOSED

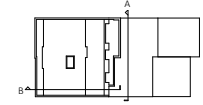
DRAWING NO.
4443-BPG-XX-XX-DR-A-2102-S01

PROJECT# ORGANISOR JUNE LEVEL DOC TYPE DS DRW#



- EXISTING EXTERNAL RENDER SYSTEM TO BE REPLACED WITH EUROCLASS A2-S1, D0 OR BETTER.
- EXISTING RENDER TO SOLID MASONRY (NOT IN SCOPE OF WORKS).
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- EXISTING SLATE TILE ROOF (NOT IN SCOPE OF WORKS).
- EXISTING STONE TRIM.

KEY PLAN



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CLIENT
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ROMSHED COURTYARD, UNDERRIVER, NR SEVENOAKS, KENT, TN15 0SD

FOR
SPATIAL COORDINATION

SCALE
1 : 50@A1

TITLE
ELEVATION B - EXISTING MATERIAL FINISHES

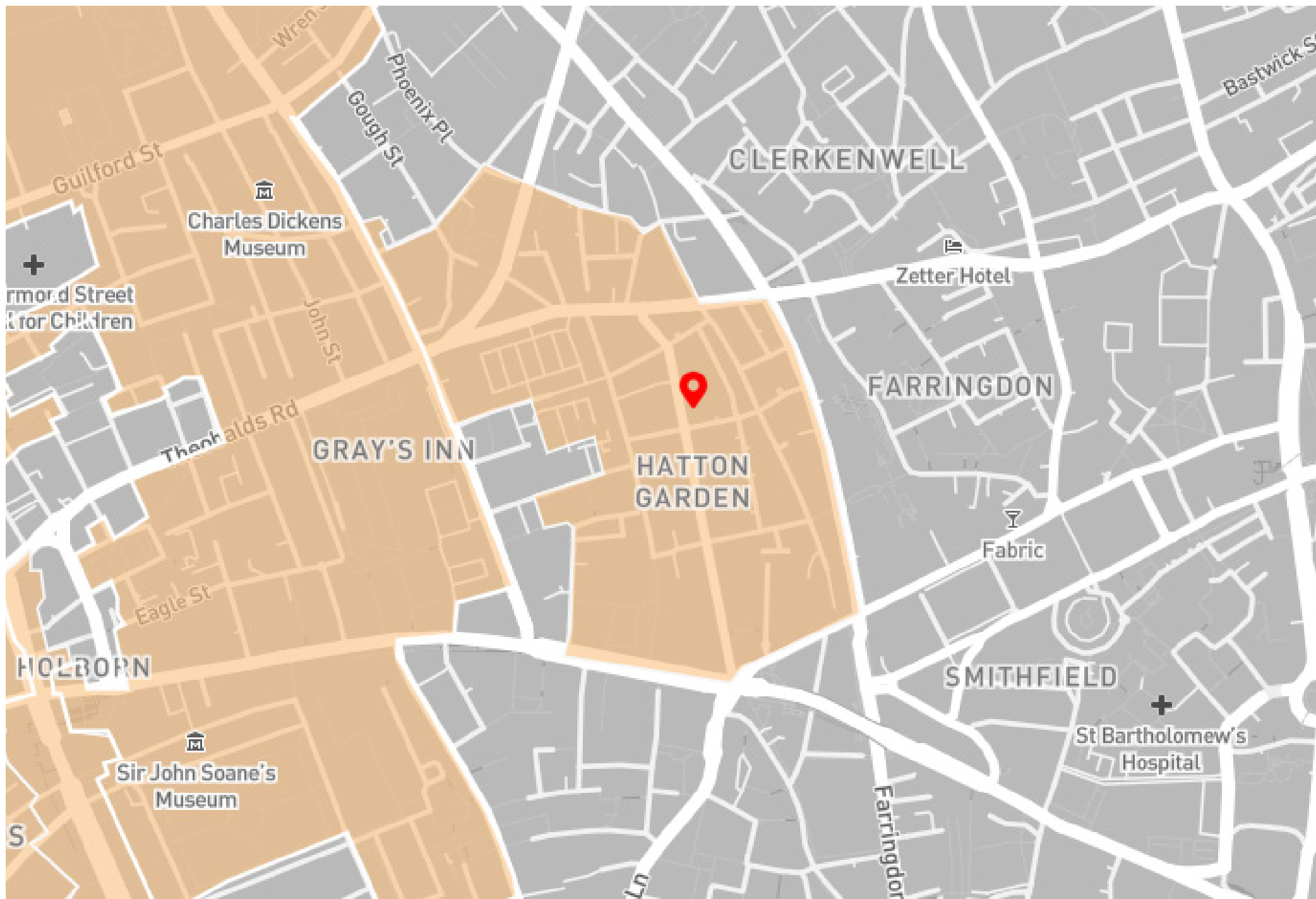
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4443-BPG-XX-DR-A-2103-S01

ELEVATION B - EXISTING MATERIAL FINISHES
1 : 50

5.0 Conclusion

The current external render system is to be removed and replaced with a fire compliant EWI system which matches as closely as possible the existing appearance of the building. This design proposal demonstrates a considered approach to the courtyard elevations which is in keeping with the surrounding context.









Flood map for planning

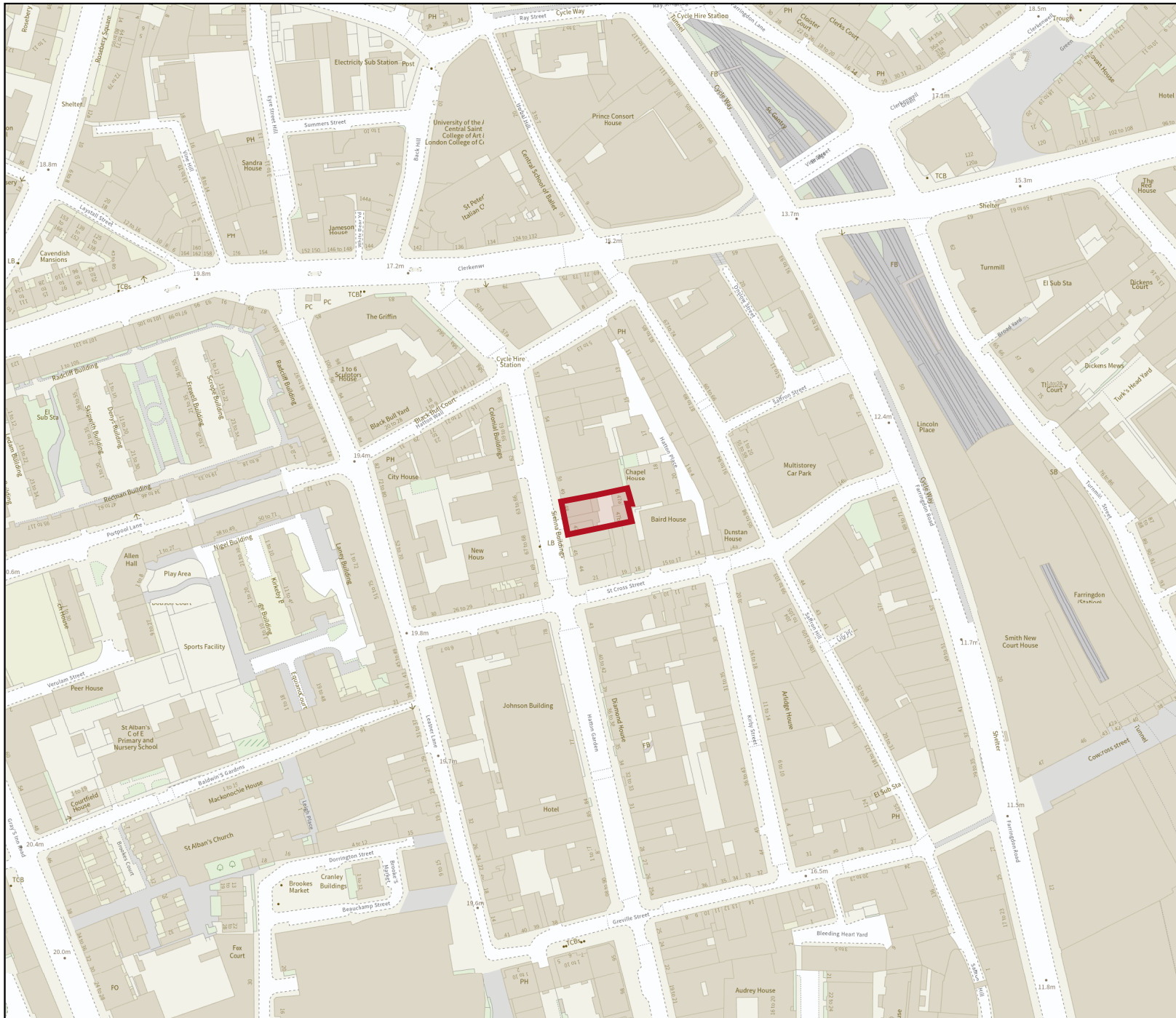
Your reference
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Location (easting/northing)
531340/181929

Scale
1:2500

Created
6 Mar 2024 16:53

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area



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