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# HERITAGE, DESIGN AND ACCESS STATEMENT

**41 – 43 SAFFRON HILL**

**LONDON**

**EC1N 8FH**



CLIENT

DIGI FOO-KUNE BERRY

ORGANISATION

WONDERBERRY HOUSE LTD

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### Document Control

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## 1 Introduction

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### 1.1 Instructions

1.1.1 This Heritage, Design and Access Statement has been prepared on behalf of Wonderberry House Limited in respect of the proposed cladding remediation scheme at 41 – 43 Saffron Hill, London EC1N 8FH.

### 1.2 Proposal

1.2.1 The cladding remediation scheme involves the removal and replacement of combustible materials within the external façades enclosing the residential units of the above property, matching the aesthetics of the existing materials.

1.2.2 The scheme does not involve any addition, alteration or any other material change to the size, shape, or appearance of the building.

1.2.3 As part of the cladding remediation scheme no internal remodelling works are envisaged.

1.2.4 The works comprise the replacement of the combustible materials found in the façade of the building, namely Polyisocyanurate Rigid Foam (PIR) insulated steel cladding panels to a large extent of the three exposed elevations of the building. All replacement materials will be to Euroclass A2-s1, d0 combustibility rating or better.

1.2.5 The works will include the installation of cavity closers at all junctions of the perimeter, floor, and walls, between the separate apartments and the external walls. The cavity closers will be an intumescent closer that is designed to close the cavity from fire and smoke when exposed to heat and will be Euroclass A2-s1, d0 or better.

## 2 Property Information

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### 2.1 Property Description

- 2.1.1 41 – 43 Saffron Hill is situated in the Hatton Garden conservation area, nearby to the Farringdon Train Station, in the London Borough of Camden, formally the Metropolitan Borough of Holborn.
- 2.1.2 It is a mixed use development, with office space to the ground / lower floors and 8 residential units to the upper 5 floors which are private leaseholder owned.
- 2.1.3 The property has a maximum height of circa 20m with the upper surface of the highest habitable storey being 17.5m from the lowest point of ground level likely to be used for emergency rescue.
- 2.1.4 The property is a mid 1900's, previously industrial building, converted to office and residential units in the late 1990's. It features red engineering brick with extensive insulated steel cladding panels to three exposed elevations and a similarly finished mansard style roof to the upper floor enclosing two penthouse apartments.
- 2.1.5 The property building line is adjacent to the pavement, all access equipment, scaffold etc will be formed on/over the pavement, utmost care will be taken to ensure access is maintained and for public safety.
- 2.1.6 There are very few parking bays in close proximity, there is a small loading area at the rear of the building, accessed by a narrow cul-de-sac from Saffron Hill.
- 2.1.7 This is an extremely densely populated city centre location.
- 2.1.8 The use of combustible PIR insulation in the makeup of the cladding to the exterior walls has compromised the buildings' safety to an extent that the wall makeup should be remediated.



Figure1: 41 – 43 Saffron Hill, aerial view. Courtesy of google earth.



Figure 1: 41 – 43 Saffron Hill location plan, courtesy of the Planning Portal map view, the red area is the extent of the site boundary, and the blue is the loading area.



Figure 3: Street view of 41 – 43 Saffron Hill looking south, courtesy of Goggle maps.

### 3 Scheme Outline

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- 3.1.1 The presence of combustible materials has been identified within the external façade of 41 – 43 Saffron Hill and therefore it is proposed to replace these with non-combustible materials. These include the PIR Insulated Steel panels that form the cladding to all three exposed elevations.
- 3.1.2 The building has Juliette balconies to the rear elevation on the first, second and third floors, which have timber decking, the decking will most likely be required to be removed to undertake the works, therefore the decking must also be replaced with a non-combustible alternative of Euroclass A2-s1, d0 or better material.
- 3.1.3 The project shall also include for the installation of appropriate intumescent cavity barriers that allow for ventilation but will fully fill the cavity in the event of a fire, at the perimeter junction of all apartments to isolate each apartment at walls and floor. To be rated as Euroclass A2-s1, d0, or better for combustibility.
- 3.1.4 No works are to be undertaken to the boundaries of the property.
- 3.1.5 No works are to be undertaken which will affect access and egress to or from the building.
- 3.1.6 No remodelling works are to be undertaken internally.
- 3.1.7 The new materials chosen to replace the existing façade materials will be chosen on a like for like basis to replicate the existing look of the building, both in colour, texture, and form i.e. steel grey finish. The look of the building will remain unchanged unless agreed in writing with the client and Local Planning Authority.



## 4 Heritage And Townscape

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### 4.1 Overview

- 4.1.1 41 – 43 Saffron Hill is located in Camden, in the very heart of North London.
- 4.1.2 41 – 43 Saffron Hill is an established addition to the road featuring a red engineering brick portal frontal with spandrel panel design typical of early 1900's commercial warehousing design and has been renovated to office and residential units in the late 1990's.
- 4.1.3 The building is 17.5m to upper surface of the highest habitable floor level, total building height circa 20m from the lowest ground level. It consists of 6 storeys with 8 residential apartments and offices to the ground and lower ground floors.
- 4.1.4 The surrounding area is a mix of mid-rise residential and commercial buildings of Georgian and Victorian heritage and style. These buildings include warehouse conversions into modern office and residential dwellings.
- 4.1.5 41 – 43 Saffron Hill is in the Hatton Garden Conservation Area but is not listed or under any other restrictive covenant.
- 4.1.6 This scheme does not involve any invasive work at foundation level therefore no further disruption will be had to any in-situ remains. Furthermore, there will be no opportunity to explore or record any new archaeological investigations through this scheme.
- 4.1.7 The Hatton Garden area takes its name from Sir Christopher Hatton, a famous English politician from the 16<sup>th</sup> century. Hatton Garden is a historic and cultural area in North London, with strong history as the centre of the UK diamond trade with many local diamond trading and jewellery making businesses.

## 5 Parks and Gardens

### 5.1 Parks and Gardens

5.1.1 Hatton Garden conservation area is a very densely developed and as such lacks any meaningful open green space for public use within a short walking distance. Coram’s Fields offers green space and playgrounds for public use, a 17min walk from Saffron Hill.

5.1.2 Regents Park and Hyde Park are just a little further from the subject building, walkable in circa 30 min at a brisk pace.

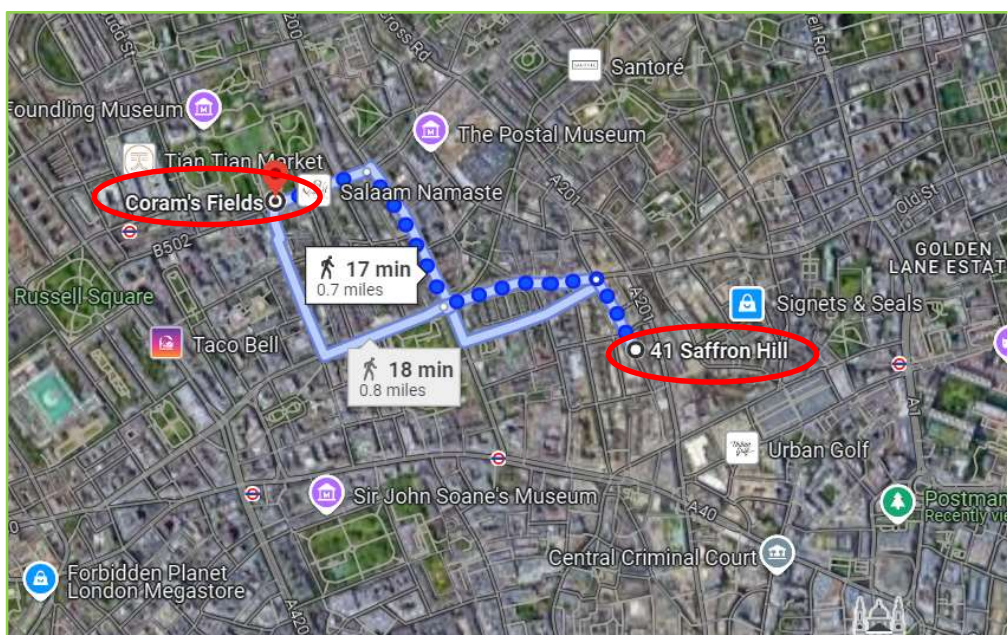


Figure 4: Map showing directions to Coram’s Fields park.

## 6 Topography

### 6.1 Overview

- 6.1.1 The building is located on Saffron Hill, near to St Cross junction, parallel with Farringdon Road and 200m from Farringdon Railway Station.
- 6.1.2 The area is relatively flat.
- 6.1.3 This is a densely populated area of central London, there is a good sized pavement around the building, the road has double yellow lines with the only parking being the loading area at the rear of the building.
- 6.1.4 The area features 20th Century 'fill in' properties, possibly from post WW2 rebuilds of buildings damaged during the war as well as remaining Georgian and Victorian buildings, most of which are 4 – 6 storeys of office/commercial design, all in very close proximity.
- 6.1.5 Transport, the nearest tube is Farringdon, 200m to the east, which also has the overground and railway stations adjacent. Chancery Lane offers an alternative underground to the west, City Thames Link and Blackfriars underground are circa 1km to the south.
- 6.1.6 There are ample nearby bus routes and bus stops providing routes across London.

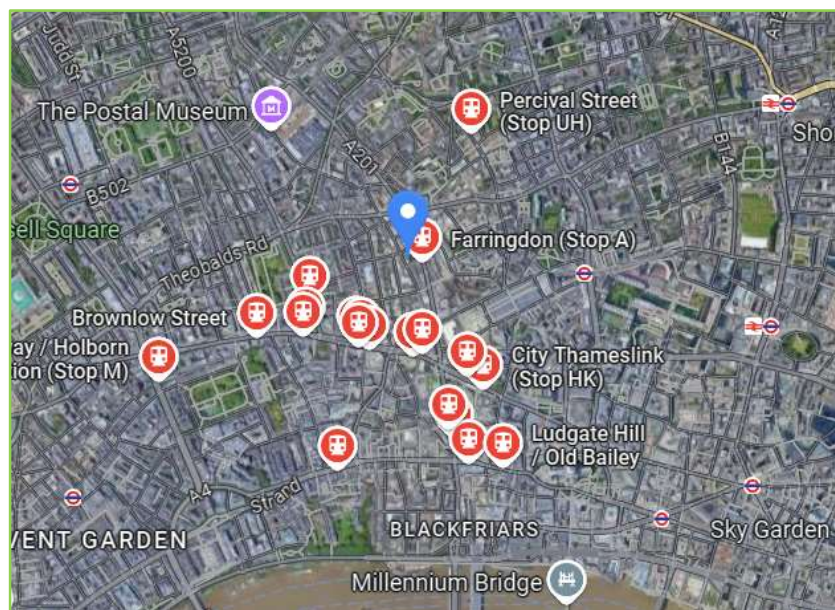


Figure 5: Location of public transport links, courtesy of Google maps.

## 7 Flood Risk

### 7.1 Flood risk

7.1.1 The site is within an area listed on the Government flood risk service website as being at **low risk** from surface water flooding and very low risk of both rivers and the sea flooding. [check-long-term-flood-risk.service.gov.uk](http://check-long-term-flood-risk.service.gov.uk) (n.d.)

**Rivers and the sea** [More about your rivers and sea flood risk](#)

**Yearly chance of flooding**

Very low
  Low
  Medium
  High

---

**What makes rivers and sea flooding more likely**

Low-lying areas that are close to rivers or the sea are more likely to flood when water levels rise.

This information takes into account any flood defences.

▶ [Why flood defences cannot completely prevent flooding](#)

**41-43, Saffron Hill, London, EC1N 8FH**

The highest risk of flooding at this location is from **surface water**.

This information tells you the flood risk of an area, not a specific property.

We have [paused updates to information about flood risk](#) from rivers and the sea and surface water while we get ready for new data.

▶ [How we assess an area's flood risk](#)

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**Surface water** [More about your surface water flood risk](#)

**Yearly chance of flooding**

Very low
  Low
  Medium
  High

---

**What surface water is**

Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems.

▶ [Why surface water flooding is a problem](#)

Figure 6: Extract from the Government flood risk service website showing the advised flood risk from surface water and rivers and the sea which is Low and Very Low.

## 8 Historic and Modern Context

### 8.1 Saffron Hill Historic and Modern Context.

8.1.1 41 – 43 Saffron Hill is a mid-20<sup>th</sup> century building in an area of Georgian/Regency and Victorian mid-rise commercial buildings that were a mix of residential, commercial and warehousing in Victorian times, and are now predominantly office and residential use. Built with a red engineering brick portal frame to the facade with metal cladding to the front and rear. It is easily dated as not consistent, but also not outrageously unsympathetic to its neighbours which feature buildings from 3 different centuries within 100m.



Figure 7: Images taken from Google Earth.

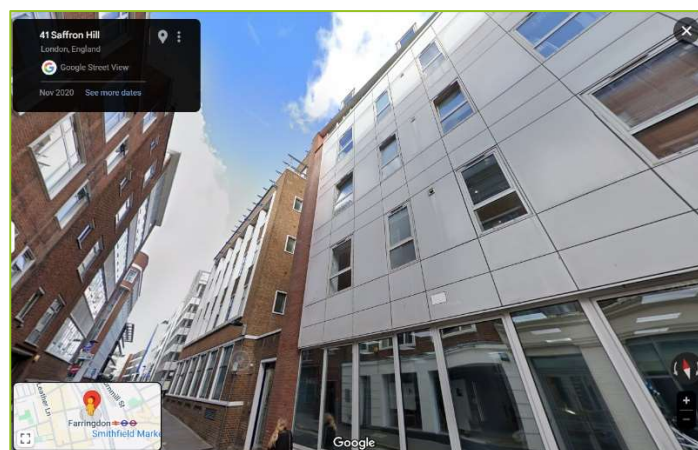


Figure 8: Taken from Google Maps showing 41 – 43 Saffron Hill and adjacent buildings.

## 9 History

### 9.1 History of Saffron Hill

- 9.1.1 A historic part of Camden in North London, previously the ward of Holborn, between Farringdon Road and Hatton Garden. This area was heavily bombed in the 2nd World War, the mix of properties in the area adds a richness and diversity to their history.
- 9.1.2 The Hatton Gardens area, to which Saffron Hill sits to the east, was originally developed in the Restoration Period, 1659 – 1694.
- 9.1.3 The street derives its name from the fact that it was once part of the estate of the Bishops of Ely, and saffron was grown there.
- 9.1.4 By mid-1800's it was described as a squalid neighbourhood, the home of thieves and paupers. In Charles Dickens novel, the artful Dodger, Oliver described Fagen's den in Field Lane, at the southern extension of Saffron Hill, as "the most dirty and wretched place he had ever seen"

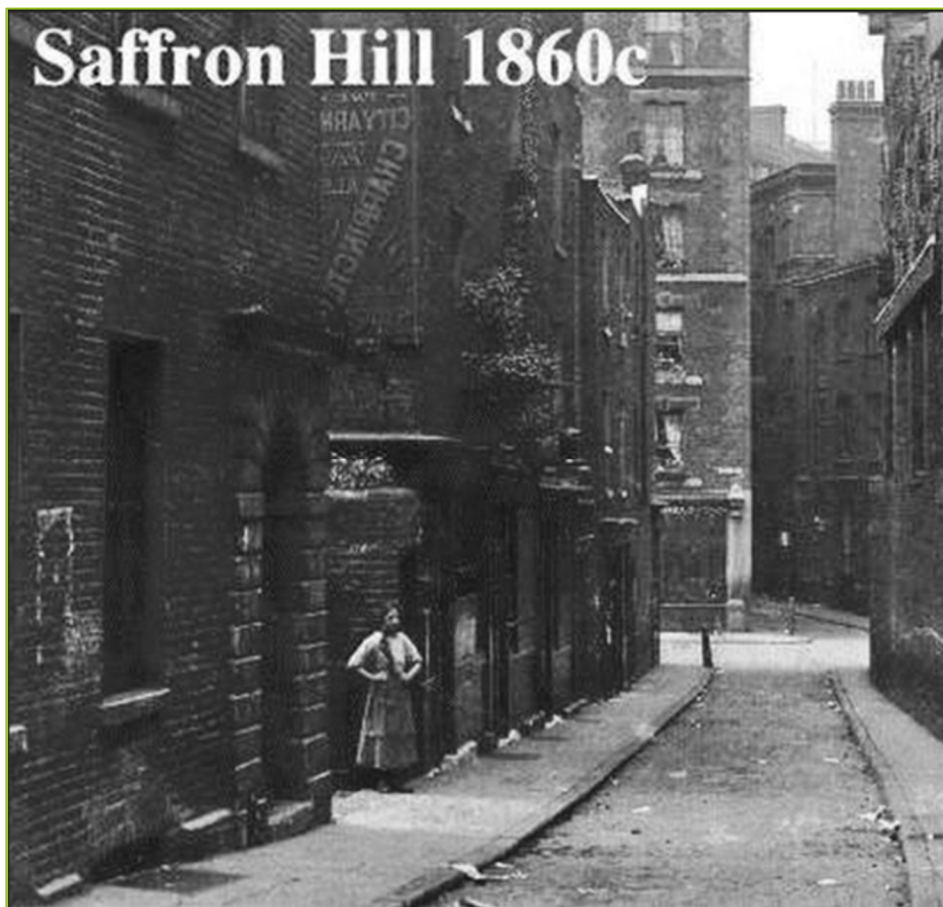


Figure 9, Historic photo of Saffron Hill in the mid 1800's.

- 9.1.5 By the 1900's the area was being known as Little Italy, mentioned in the Arthur Conan Doyle, Sherlock Homes story 'the Adventure of the Six Napoleons', as the Italian Quarter.
- 9.1.6 With nearby Hatton Garden the jewellery centre of trade for London and the rest of the UK, the area has an incredibly rich and diverse history.

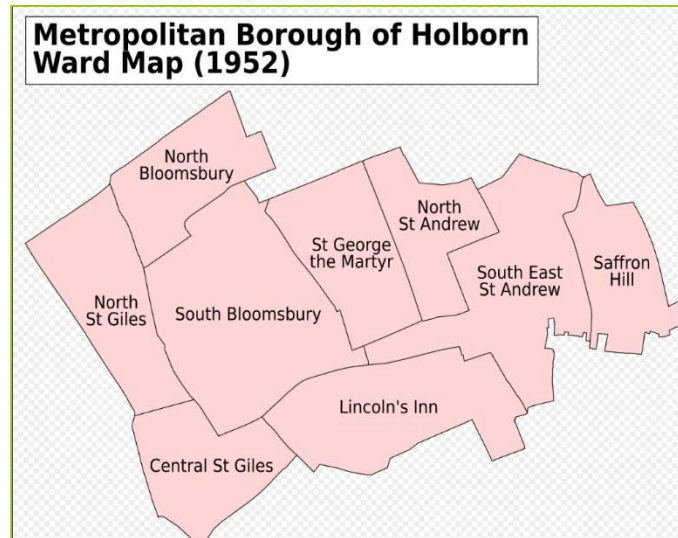


Figure 10: Map of the former Metropolitan Borough of Holborn



Figure 11: Saffron Hill street sign, now borough of Camden.

## 10 Access And Infrastructure

### 10.1 Saffron Hill access and infrastructure.

10.1.1 41 – 43 Saffron Hill is located in a densely populated city location, within both Ultra Low Emissions zones and congestion charging zones which will be considered by the contractor for planning delivery of materials, removal of waste and other resources, including limited storage for both on site, daily removal of waste will be required to avoid any build up on site.

10.1.2 Level access is provided to all entrances into the building. At the front from Saffron Hill, which is a fairly narrow two way road with a very limited number of parking spaces, and to the rear from a small loading bay serviced by a narrow lane.

10.1.3 There is ample pavement space with wide pavements all around the building that has relatively low footfall.

10.1.4 There is an area of communal space that provides access to the rear of 41 – 43 Saffron Hill, the contractor will ensure that, via all routes of access used, care is taken to minimise any impact on the local residences.

10.1.5 Farringdon tube and railways stations are circa 200m to the east.

10.1.6 The images below are taken from Google Maps and show the building and the surrounding area including potential access to the rear of the building.

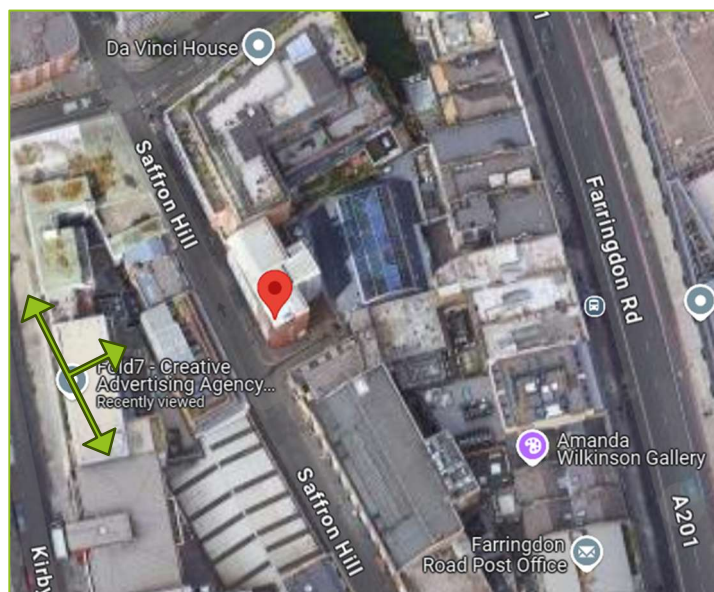


Figure 12, aerial visual of access routes.



- 10.1.7 During the proposed cladding remediation works, public footpaths may be partially obstructed by scaffolding stanchions and hoardings, however, safe access and egress to the building will not be compromised.
- 10.1.8 Some of the surrounding roads have a restricted traffic flow with on street parking, and the Contractor will make themselves aware of this and not restrict access in any way whatsoever unless formally arranged with the Local Authority.
- 10.1.9 Safe systems of work will be of paramount importance and applied to all aspects of the remediation project to always ensure public and resident safety.

## 11 Materials and Quality Considerations

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### 11.1 Existing Materials

11.1.1 There are a limited number (albeit extensive in scope) of combustible materials found within the external façades of the building, and these are:

11.1.2 Polyisocyanurate Rigid Foam (PIR) insulated steel cladding panels to the first, second and third storey to the front and rear elevations, and potentially the mansard roof to the fourth and fifth floor.

11.1.3 These materials need to be replaced to safeguard the building from the spread of fire across the external wall materials and through any associated cavities/voids.

11.1.4 The project shall also include for the installation of appropriate cavity closers to all areas that cavity closers are required to isolate each individual apartments in the event of a fire. The cavity closer is to be appropriately fixed within the cavity at the junction between the properties and at the junction of walls and floors.

### 11.2 Proposed Materials

11.2.1 It is proposed that the materials used on the building will be chosen to replicate the existing look of the building, both in colour, and texture, with all specific details agreed after consultation with the local planning authority.

## 12 Open Spaces

### 12.1 Site Locations and Open Spaces

12.1.1 The area has been very heavily developed over three or four centuries and as such has little in the way of publicly accessible open spaces within a 20 minute walking distance.

12.1.2 Referring to the diagram below, Coram’s Fields, Regents Park and Hyde Park are the nearest significant open spaces that are publicly accessible to the subject building at Saffron Hill.

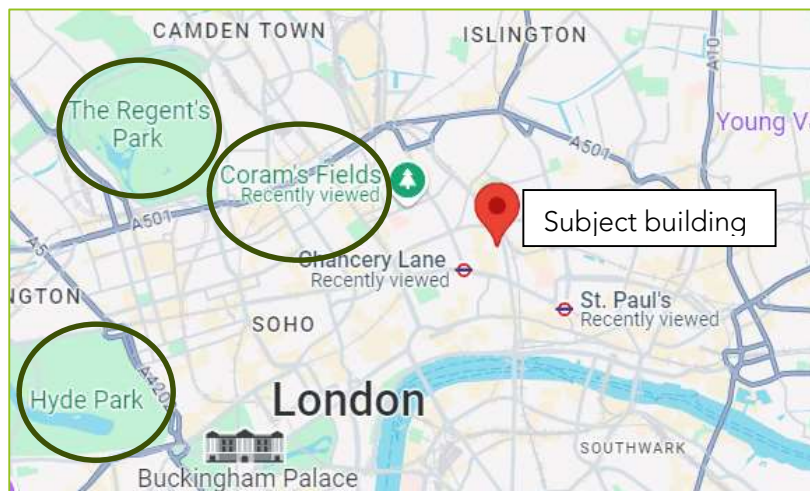


Figure 13: Open spaces in proximity to the subject building.

## 13 Local Strategic Plan

### 13.1 Camden Borough Council Home and Housing Strategy

13.1.1 The Camden 25 plan states that “Homes should be safe,” .

13.1.2 There is a strong demand for homes in the area and a strong commitment from Camden Borough Council to provide more homes and jobs.

13.1.3 The remediation project for making the external walls of 41-43 Saffron Hill safer sits aligned with the Camden Borough Council strategy by retaining these homes and offices.



- We will strive to make homes in Camden safe, well-managed and well-maintained, and make sure that people’s homes meet their needs. We will play an active role in shaping a private rented sector that works.

It is expected that 11,550 additional homes will need to be delivered over a 15-year period, which equates to 770 new homes each year.

Figure 13: Camden – Strategic Plan

13.1.4 There is an ambitious plan to increase housing and create jobs in Camden, which is at an early stage of consultation. This remediation project will enable this residential and office block to continue to provide homes and spaces for businesses within the Saffron Hill area, with added safeness of construction.

## 14 References

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