architects

Report To Accompany The Planning Application

44 Hatton Garden

Camden

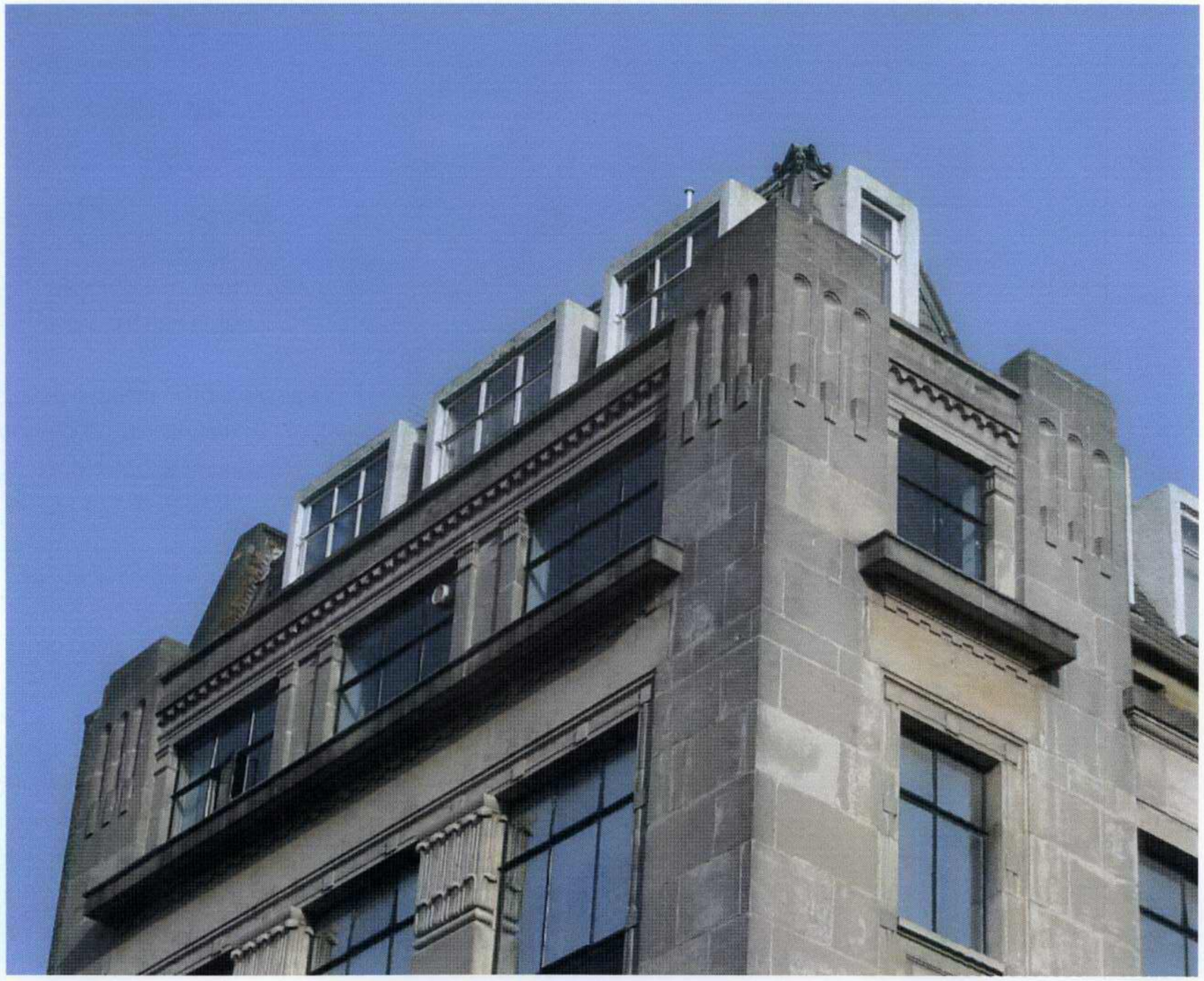
London

EC1N

Report To Accompany

The Planning Application

Job No 3260/A34.01
December 2006
Rev (B)



Background

Introduction

The address of the building is as shown on the front cover of this report.

The proposal is for a change in the use of the existing building on the first to sixth floors from office use to residential use, implementing the necessary alteration to make this happen. The existing vertical circulation core and entrance will be refurbished and a small extension will be added to the back of the building replacing the existing secondary stair.

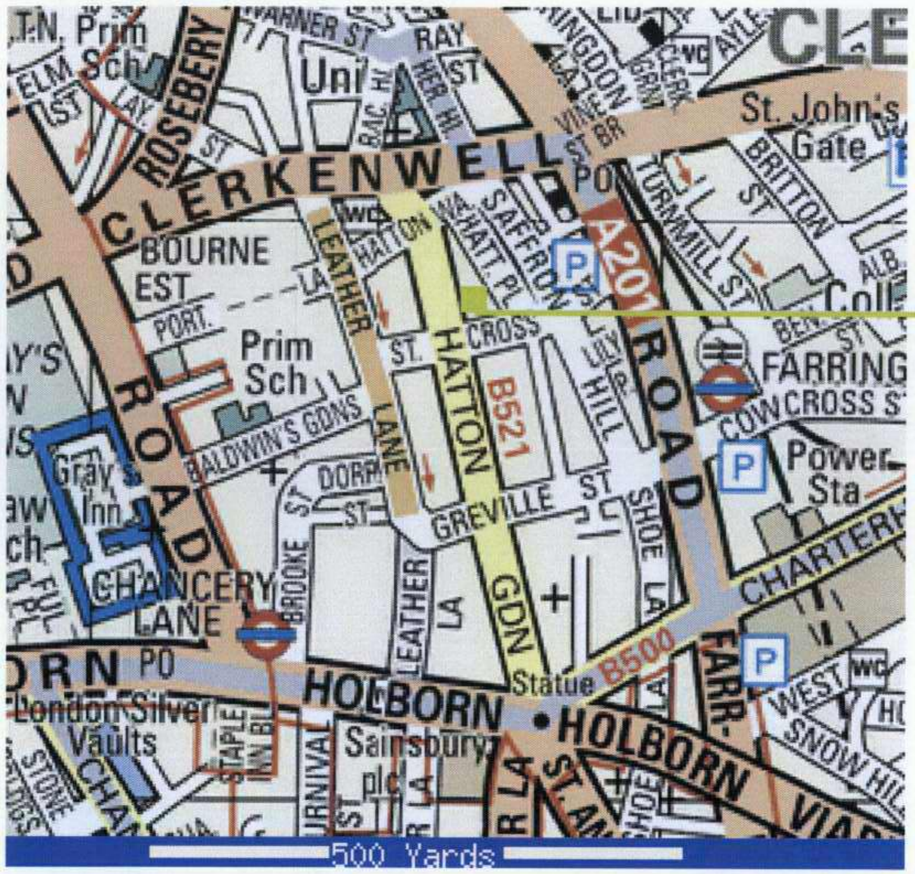
The existing retail use of the ground and lower ground floors is to remain.

44 Hatton Garden as existing 2006

Background

Transport links

The site is conveniently located close to many public transport facilities. Bus routes run to the North, South and East of the site on Clerkenwell Road, Holborn & Farringdon Road, Chancery Lane & Farringdon Tube Stations are both within easy walking distance.



Planning Issues

Access Statement

Due to the limitation imposed by reuse of the existing vertical circulation core the existing lift car does not comply with current size guidelines for wheelchair access lifts (therefore it will not be possible to comply fully with Policy H7 and provide 10% of housing that is wheelchair accessible). However every effort will be made to bring the refurbished lift car up to standard in all other possible ways ie. audible announcements, control buttons at suitable heights, clear floor level visual signage etc.

The following best practice guidelines (with regard to accessibility at no.44 Hatton Garden) have been addressed.

- Disability and Discrimination Act 1995
- Building Regulations—Approved document M (access to use of buildings).
- Building Regulations—Approved document K (protection from falling, collision and Impact).
- BS 8300:2001 - Design of buildings and their approaches to meet the needs of disabled people Code of Practice.
- DLG have discussed the proposals with Micelle Brannon (Camden Access Officer) and will be complying with the requirements of the 'Lifetime Homes Standards' (as policy H7).

Sketch view of new ground floor residential entrance

Planning Issues

minimal. The building is at the northern end of the main jewellery quarter and contributes less than other locations to this activity; however a jewellery use will be retained at ground and lower ground floor levels thus maintaining the character of the area. It is understood that bench work jewellers are moving to home or close to home working and visiting Hatton Garden once a week to pick up supplies etc. However where there is advantage in providing a focus for jewellers to work together is where this will enable the funding of high technology solutions.

Diagram 1—Sketch model of 44 Hatton garden (seen in context) showing uses

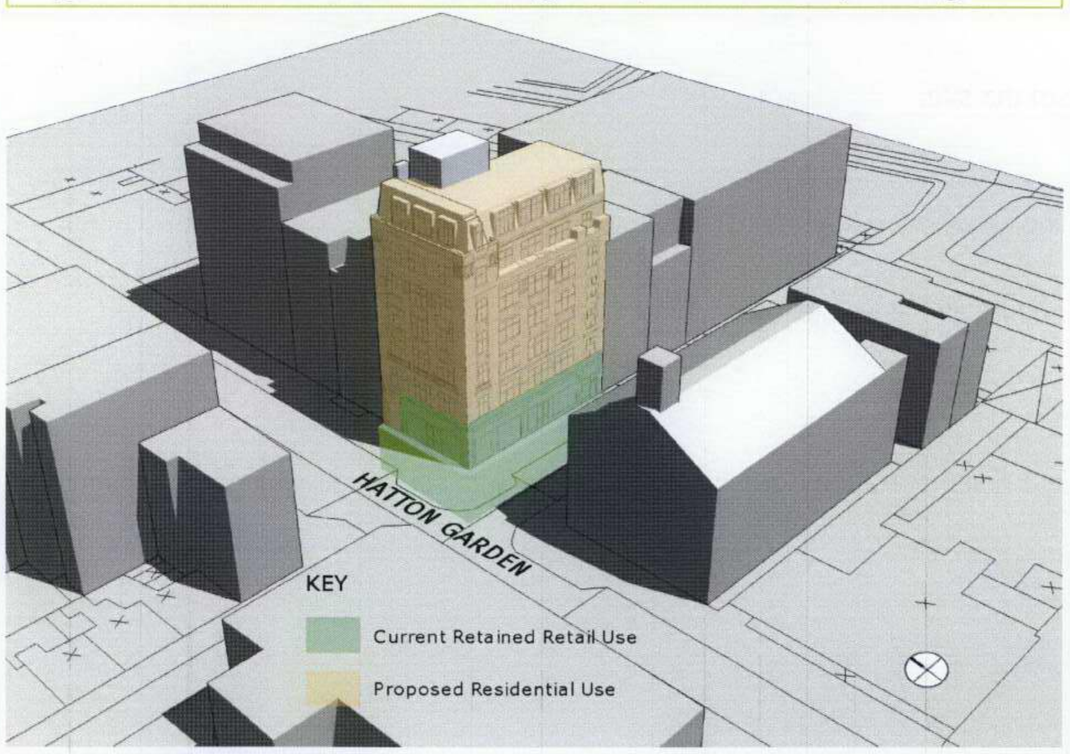
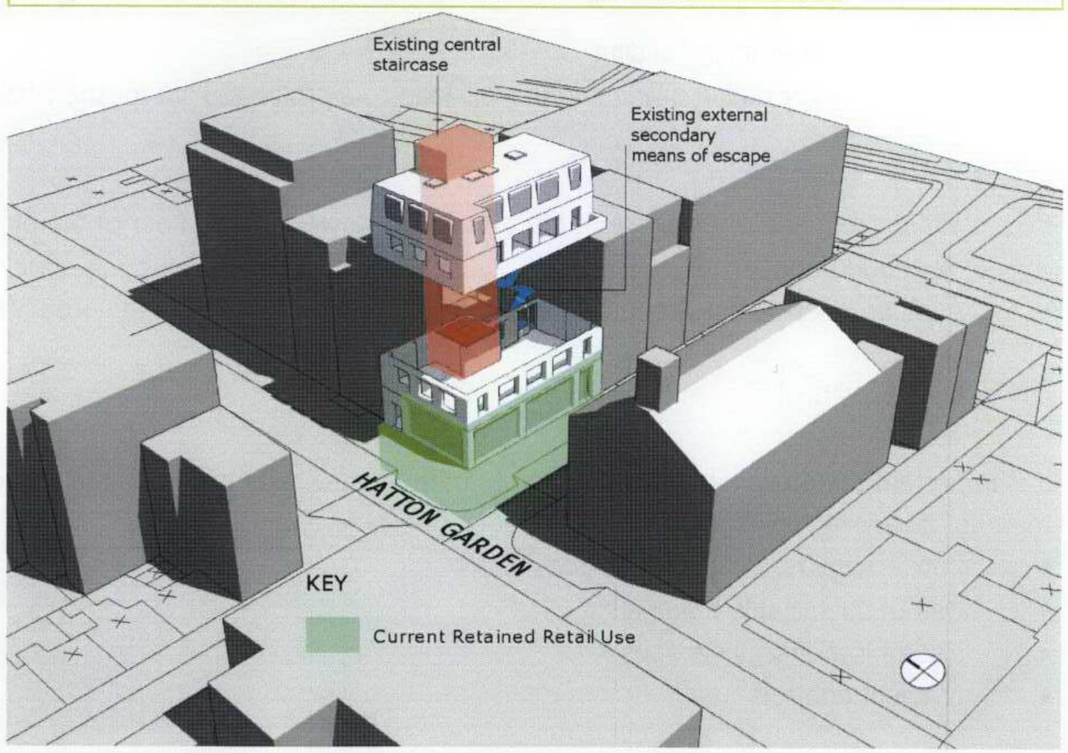


Diagram 2—Cut away model showing existing vertical circulation



Planning Issues

The proposals for the building external form try to produce a good optimum for the site constraints and demands. It is proposed to improve the existing external envelope as much as is practical and deliver better u-values and better air tightness to improve the building environmentally as well as the interiors.

The proposals indicate a set of pre-requisite building measures that maximise the benefits of the design and minimise the potential for issues that increase the need for building services or thus generally speaking energy use. These include:

- Better than standard levels of insulation
- Best practice air tightness measures
- Low carbon heat source
- Carefully designed glazing
- Generous headroom
- Good day lighting
- Best practice artificial lighting
- Best practice energy efficient HVAC plant & controls

Given the long term issue of maintenance and the Clients desire for simple local control of their environment we are proposing natural ventilation with mechanical ventilation as required in toilet spaces.

As part of the GLA, Camden has a robust and proactive policy on energy and sustainable design and construction. In terms of renewable energy we have considered how best to deliver, install and operate these technologies, for this building the implementation would appear to be at first glance impossible with incredible spatial constraints. The decision therefore is not to incorporate 20 or even 10% renewables on the site, due to its spatial constraints.

The new buildings have been designed to comply with Parts L1A and 2A 2006. This will be provided with the use of:

- High thermal mass
- Better air tightness
- Energy efficient systems including low Nox condensing boilers
- Better controls

The client has a vision for an holistic residential building, a great place in which to learn & live as part of a diverse community. It must be a design that addresses the unique culture of the area, the wide range of social and economics needs provides an environment for opportunity.

What has the team been asked for?

Aspirational Targets

- An exemplar environment in which to live;
- A place that is bright, airy and people find nice and want to live;
- A building that people want to look after and thus has a long life and is therefore really sustainable;
- Incorporate features that enhance the function & operation of the building.

Specific Targets

- lower energy performance
- Use of sustainable materials (where appropriate)
- Recycling features
- Robust, long lifecycle
- Flexible
- Simple
- Affordable
- Secure

Technical Targets

- Low water usage;
- Lower Energy Consumption

Architectural Proposal

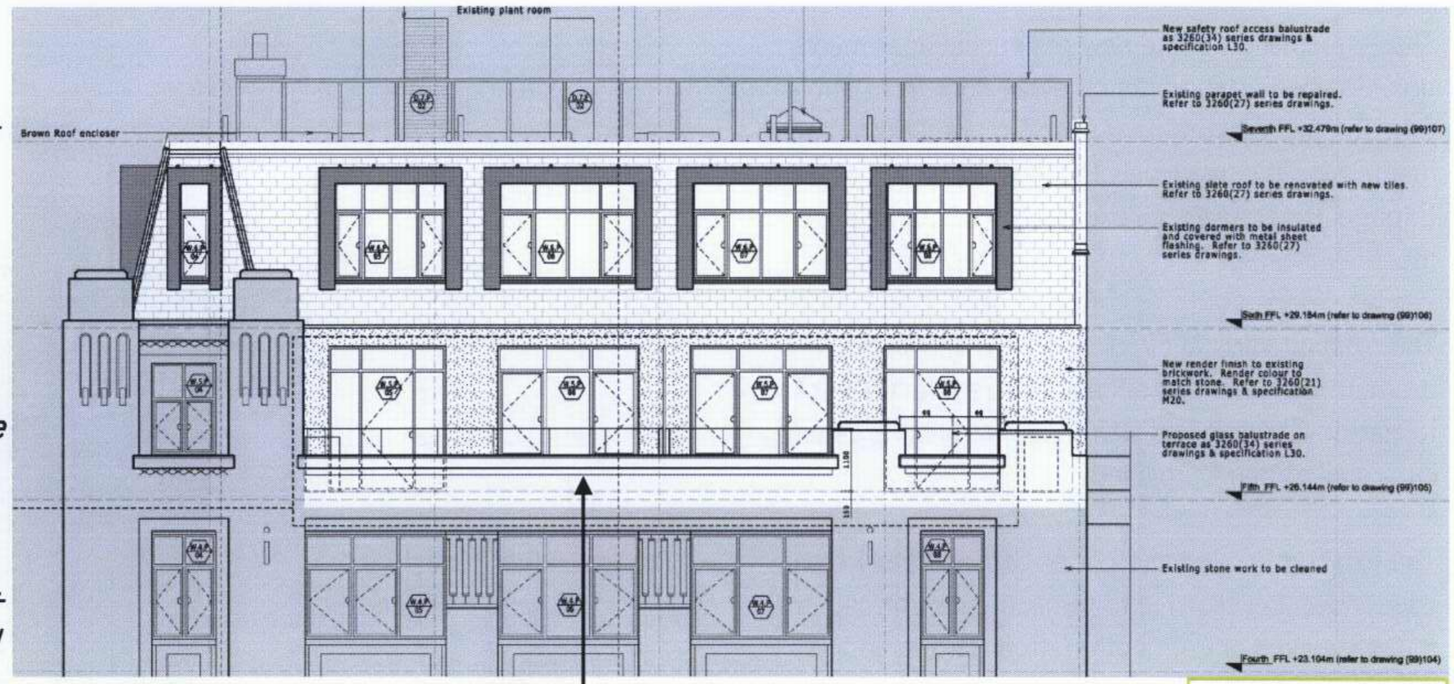
The target market for the residential development is high quality housing therefore all of the internal and external materials used will be to a high quality specification.

The exiting 5th floor terrace areas (totalling approximately 20m2) will be refurbished and enhanced with new waterproofing and timber decking .

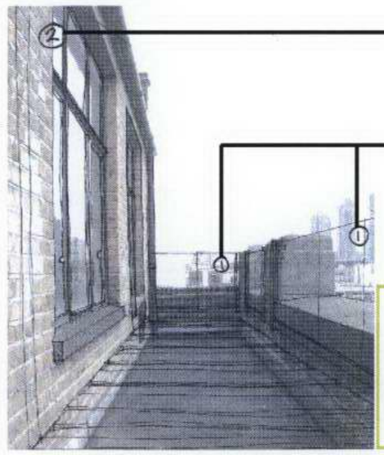
It has been found that the existing parapet wall to the 5th floor balcony does not comply with current safety standards in terms of its height. We have to assume the presence of children in this residential property so it is proposed to install a new a transparent safety glass balustrade . This solution is deemed to be most appropriate for it's health a safety benefits and because of it's low visual impact.

Currently the 5th floor balconies external walls are brick. It is proposed to enhance the quality of these walls by rendering the brickwork wall in a similar colour as the stone.

The existing roof is not water tight and the level of thermal insulation is inadequate. It is proposed to re-new all of the existing roof re-placing the slate tiling with new and repairing the flat roof waterproofing. New thermal insulation will be added to the roof. The dormer windows will be insulated and finished with lead cladding, a material that is in keeping with this historic building construction type.



Extract from Application Elevation Drawing showing extent of proposed alteration

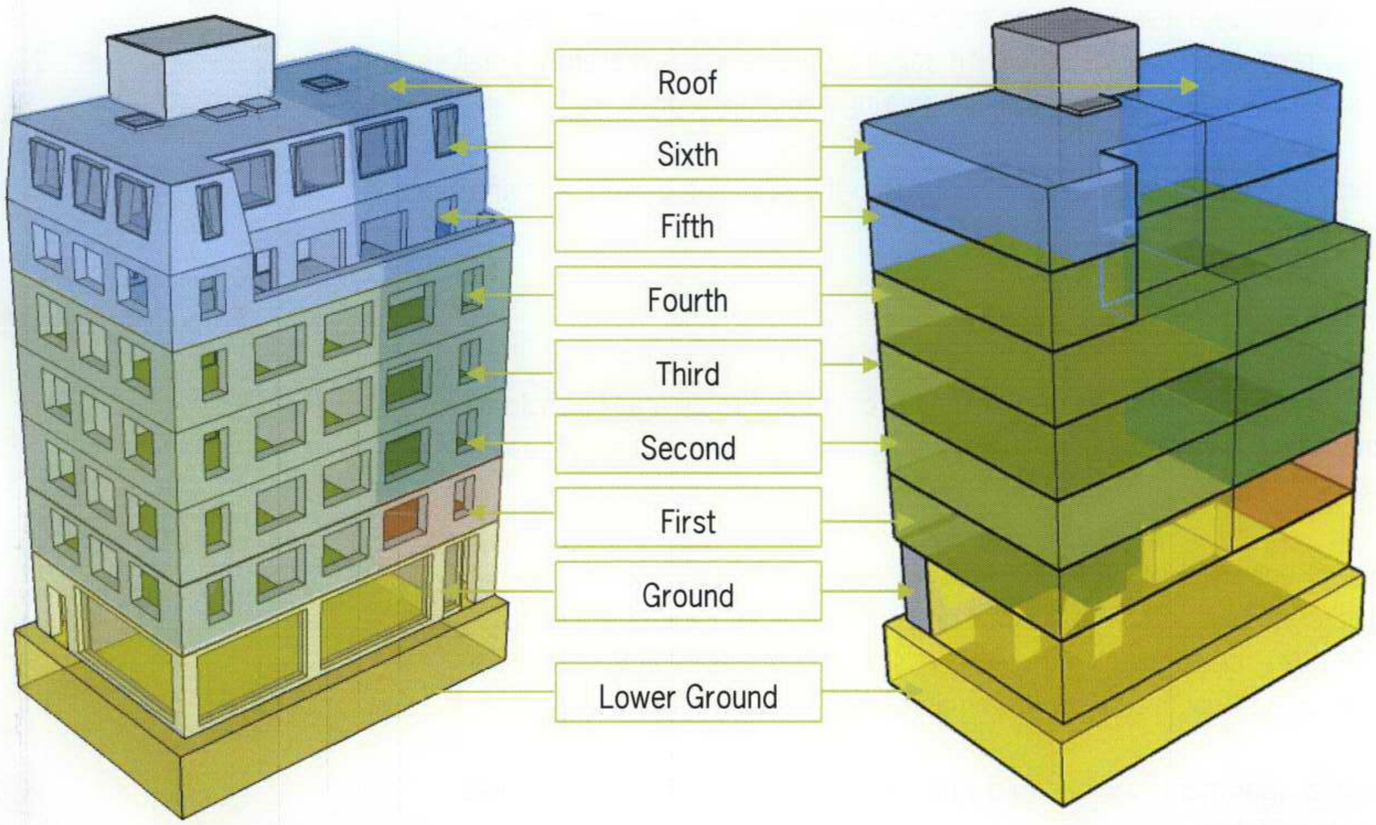


Sketch views of proposals for 5th floor balcony

Architectural Proposal

Diagram 2

Uses/ Types	*No.*
Retained Retail	-
1 bed apartment	1
2 bed apartment	7
3 bed apartment	2



External Envelope

X-ray View

Policy SD8 Disturbance

Construction works and construction vehicle movements will be carefully managed to ensure disruptions are kept to a minimum. The applicant will submit a construction methodology and drawings to indicate the extent of any partial closures, along with mitigation measures to ensure pedestrian and vehicle access on the surrounding highway network is maintained at all times during the construction period. This information will be provided in consultation with the Transport Planning Team.

Policy SD9 Resources & Energy

It is intended that the development as proposed will achieve an Ecohomes 'Very good' rating.

Policy B7 Conservation Area

It has been indicated that gas flues projecting from the St Cross Street façade will not be acceptable. We have taken account of this and have removed 3 No. gas flue terminals (the ones at the top of the building can terminate at the roof level. However it is noted that if gas heating can not be made to work this may influence our ability to achieve an Ecohomes 'Very good' rating as suggested above.