Stride Treglown Job No.	20519
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Arundel House
36-43 Kirby Street
Hatton Garden
London EC1N 8TE

Planning Design Statement

for
Unite Group plc

March 2006

Stride Treglown
Architecture

Revisions				
Rev	Date	By	Chk	Notes
A	6th June 2006	rjgw	cs	Generally updated to reflect changes in scheme
B	11 Aug 2006	cs	mo	Generally updated to reflect changes in scheme
C	16 Aug 2006	cs	mo	Generally updated to reflect changes in scheme
D	22 Aug 2006	rjgw	mo	Minor amendments and terracotta omitted

1. INTRODUCTION

The preliminary proposals for this development were reviewed at a pre-application meeting with the case officer, policy officer and design officer on 24th March 2006. The subsequent design development has been in direct response to the comments raised at that meeting. UNITE are committed to delivering a proposal that is sympathetic to the locality, and is an enhancement to the conservation area.

2. CONTEXT

1.1. Hatton Garden

In 1576 Christopher Hatton (a favourite of Elizabeth I) built his own residence on land purchased form the Bishop of Ely with large ornate gardens and orchards beyond. In 1659 residential development began along Hatton Street (now Hatton Garden) to relieve pressure on London's housing stock and to boost family funds. The streets were laid out in an intersecting grid from north to south and east to west. Kirby Street was named after the Hatton manor of Kirby in Northamptonshire. As late as 1836 Hatton Garden remained a predominantly residential area, but as a consequence of road widening in the 1860s the character of the area changed and business and industrial premises started to predominate. Following the Kimberley diamond Rush of 1867 the Hatton Garden area established its international reputation as London's Jewellery Quarter and still represents the largest retail jewellery cluster in the UK (with over 300 local businesses in the trade). However in recent years increasing rents have driven out many of the smaller traditional businesses.

1.2. Kirby Street

1.2.1. Kirby Street is on the eastern edge of Hatton Garden running north south between St Cross Street and Greville Street. The street is a microcosm of Hatton Garden's history featuring buildings from the boom years of the late 19th century through the 1960s and 70s and more recent refurbishments and new-build.

1.2.2. 31-35 Kirby Street (north of Arundel House) probably dates from the 1970s and is concrete framed with the floor slabs expressed as horizontal lines in the elevation, the floors are infilled with brown brick panels and vertically orientated metal framed windows. The massing is identical to Arundel House although the ground floor is set back several metres from the pavement to create a light well to the basement.

1.2.3. 44-45 Kirby Street (south of Arundel House) probably dates from the 1960s and is predominantly clad in brown brick, with a red brick base. Metal-framed ribbon glazing is highlighted with precast concrete surrounds with a strong projecting band of white concrete visually separating ground and first floors. The elevations are four storeys high with a patinated copper clad standing seam roof with projecting dormers, which are visible from Kirby Street.

1.2.4. Opposite Arundel House 11-14 Kirby Street (Arlidge House) has recently been redeveloped as a housing association block which is six storeys high, the top storey is set back with a prominent eaves detail. The elevation is predominantly smooth red brick with timber cladding to the balconies; the main staircase is expressed as a triangular element, which over sails the pavement.

1.2.5. 15-19 Kirby Street is currently being refurbished with a massing very similar to Arlidge House.

1.2.6. 6-10 Kirby Street has recently been redeveloped as a four-storey high office building with a two-storey high barrel vaulted roof top extension set well back from the façade. The elevation features a large area of glazing set behind the structural frame with the surrounding wall finished in white render.

1.2.7. Numbers 1 to 5 Kirby Street are largely unaltered warehouse type buildings dating from the late 19th to early 20th century, with London Stock brick façades and large areas of metal framed glazing.

1.3. Arundel House

This office building was built for De Beers, the diamond merchants, in the 1960s. The building has a concrete frame, which is expressed as a white grid on the elevations with infill panels of brown brick and metal-framed ribbon glazing. The ground floor is flush with the back edge of the pavement and features ribbon windows with dark stained timber frames and a blue mosaic tile spandrel, with glass blocks at lower level. The building has five storeys above basement level, the top storey is set back two metres behind a fenced off terrace. There is an extensive plant compound on the roof, which can be glimpsed obliquely from Kirby Street. The security concerns of the previous use has a legacy in the presently unwelcoming appearance of the building on Kirby Street, the entrances are blind and one structural bay is occupied by a sliding folding shutter.

3. DESCRIPTION OF DEVELOPMENT

Land Use

The site is 0.118 hectares in area comprising Arundel House itself and a rear service yard only accessible through the building.

Arundel House has been vacant for some time and despite persistent marketing there has been no interest in the building continuing with its present use. There is, however, strong demand for student accommodation in this area; UNITE are the foremost providers of student accommodation in the UK. In response to Camden's Jewellery Sector Investment Plan (JSIP) it is proposed to provide small workshops as part of the development, available for rent to independent jewellers, on both the basement and ground floors

The Existing Building Fabric

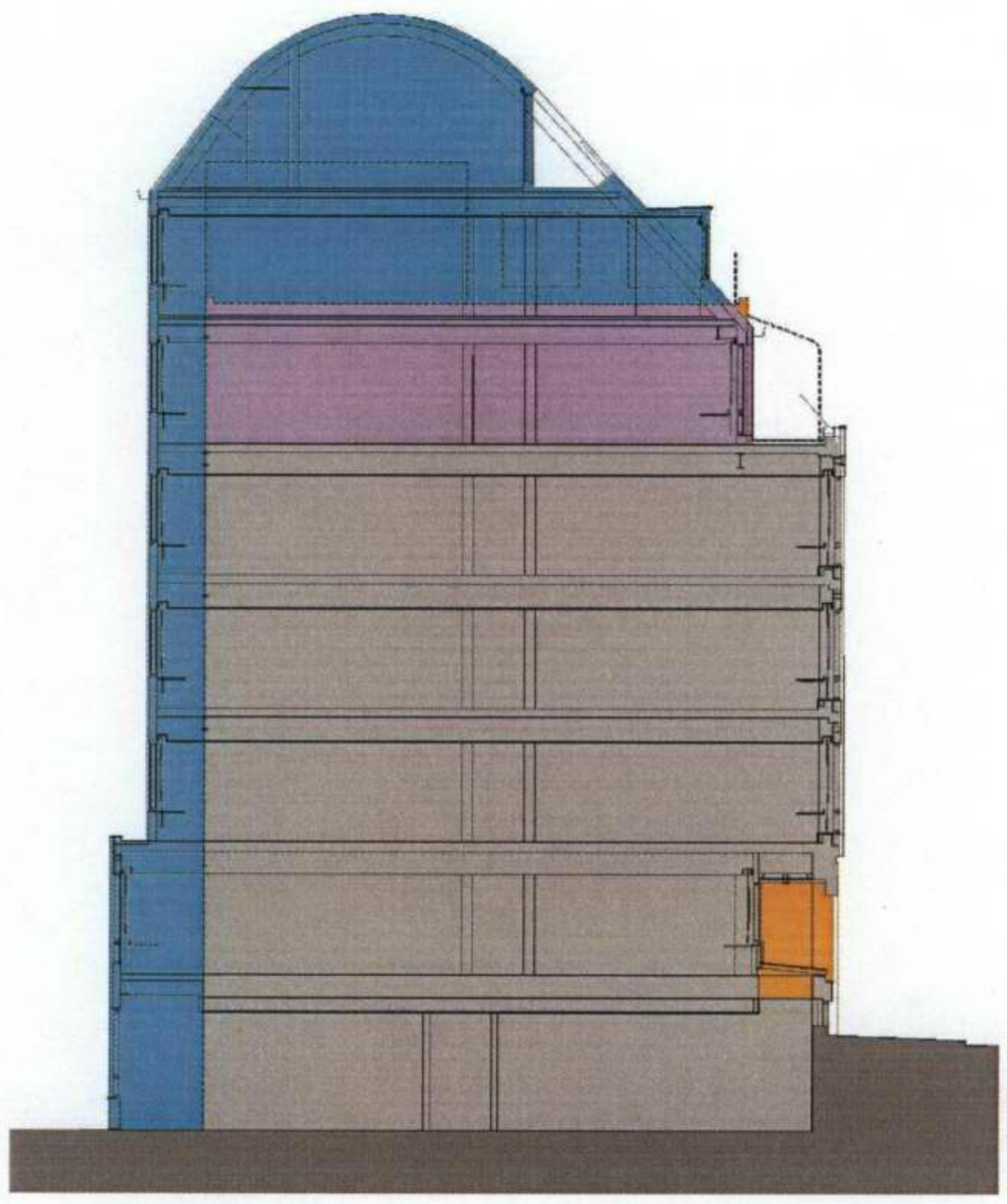
The existing building is structurally sound and it is proposed to strip the building back to its concrete frame.

A two metre deep two-storey high extension framed in steel will be added, above this a one metre deep extension will rise for a further four storeys to the rear.

The fourth floor will be removed and replaced with a three-storey high steel framed roof extension set back the same distance from Kirby Street as previously.

This setback will be reinstated as a roof terrace for the benefit of the studio flats at fourth floor. The elevations (and associated glazing) will be completely renewed throughout.

On Kirby Street the ground floor will be cut back to provide level access from pavement level to the bin store, cycle park and sub station.



Additional slots will be cut into the ground floor slab on Kirby Street to provide roof-lights to the workshops proposed in the basement, in order to increase daylight to these spaces.

The floor plates will be subdivided into cellular spaces either side of a single common corridor in the centre of the building.

4. QUANTUM

There are 128 studio flats in the development comprising the following units:-

	Lower ground	Ground	First	Second	Third	Fourth	Fifth	Sixth	**Totals**
20m²+ Studios	0	0	23	23	23	16	17	0	**102**
25m²+ Studios	0	0	0	0	0	5	2	0	**7**
30m²+ Studios	0	0	3	3	3	1	1	8	**19**
Total Studios	0	0	**26**	**26**	**26**	**22**	**20**	**8**	**128**
20m² Workshops	21	21	0	0	0	0	0	0	
Total Workshops									**42**

The existing and proposed gross internal floor areas are summarised below:

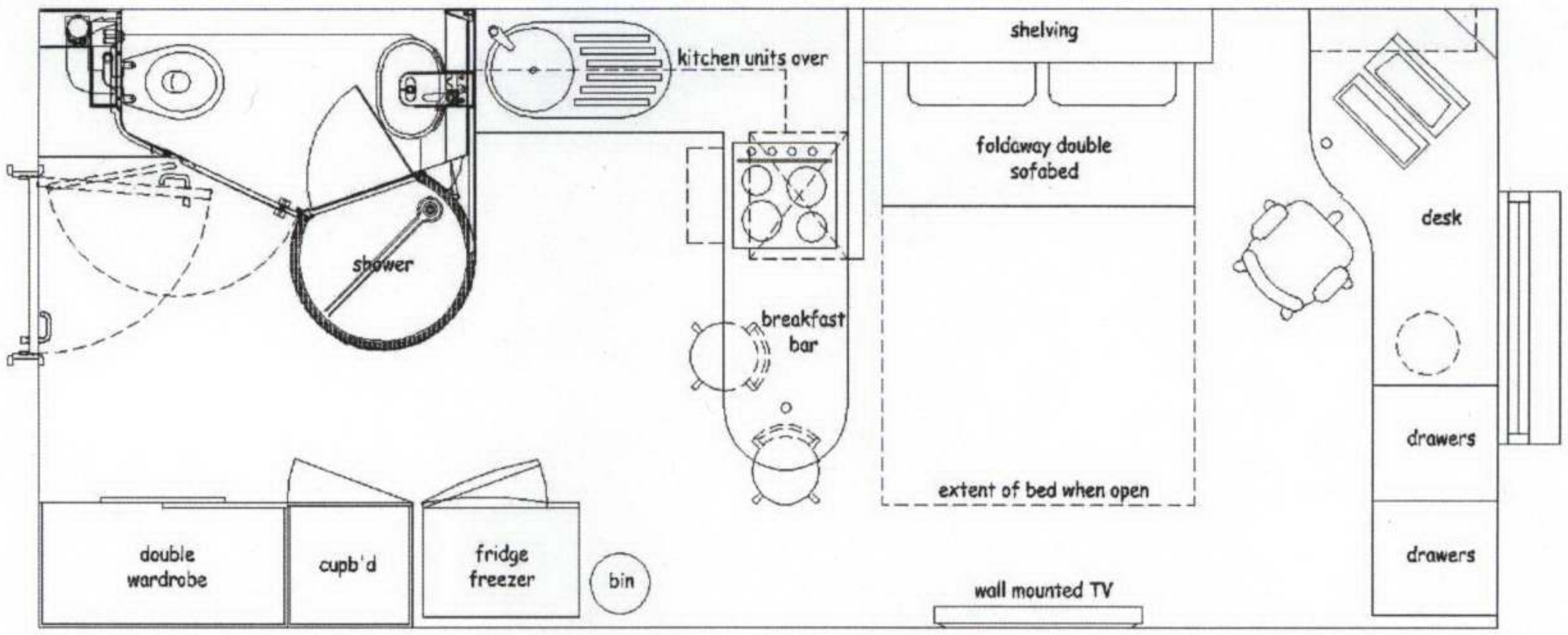
	Basement	Ground	First	Second	Third	Fourth	Fifth	Sixth
Existing Floor Space	836	700	682	682	682	605	-	-
Proposed Floor Space	908	762	770	770	770	690	620	360
Difference	72	62	88	88	88	85	620	360
Amenity	149	90	0	0	0	80	0	0

5. USE

One of the principal objectives for the design of UNITE accommodation is to create a high quality environment in which people feel safe and secure. The design of UNITE accommodation has continually evolved through its experience of managing student and key worker properties and continuous feedback from UNITE accommodation managers (who are site based) informs the design process for the future, to ensure that future demand is met with design flexibility being built into every scheme.

The proposals for Kirby Street reflect this feedback process, which has identified greater demand for compact studio flats finished to a higher standard offering a greater level of privacy and control for students.

Typical Studio Layout



6. ACCESSIBILITY

Approach to the building

Arundel House is currently accessed from the street by two staircases. In the modified building and for the students' security it is essential that a single point of access into the student accommodation be created. This newly defined entrance is proposed in the location of the current vehicular access point into the building.

A separate access will be created for the workshops at lower ground level at the southern end of the building with a level threshold leading to a platform lift.

Internal Layout

There are two main staircases providing vertical circulation and fire escape located at either end of the building. A new lift is proposed at the north end of the building and a central corridor linking the two stairwells with studio flats on both sides.

Access for all

UNITE are committed to the provision of accessible accommodation for the disabled. The building is restricted by the existing elevated ground floor but it is proposed to incorporate a stair lift from the entrance doors to the reception area. From reception there is level access to a new 13-person passenger lift, which will accommodate any wheelchair.

The scheme incorporates a range of disabled studio flats equipped with an accessible bathroom and lower kitchen worktops, large studios are provided at first to fifth floors, which can be easily modified for disabled use.

A ramped access will be provided from the ground floor reception floor out to an external seating area.

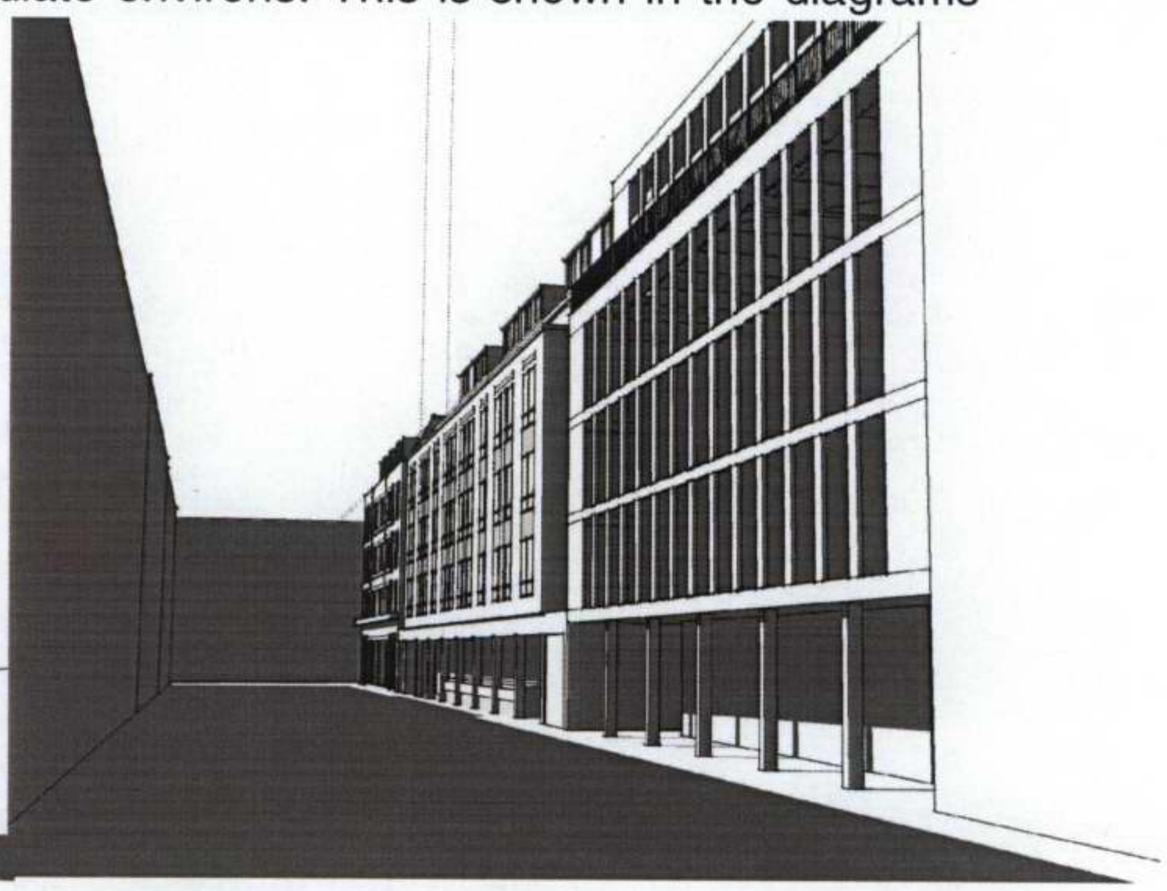
7. SCALE / HEIGHT

Although the buildings in Kirby Street exhibit a variety of styles, materials and fenestration patterns they generally have a consistent parapet lines close to the back of pavement.

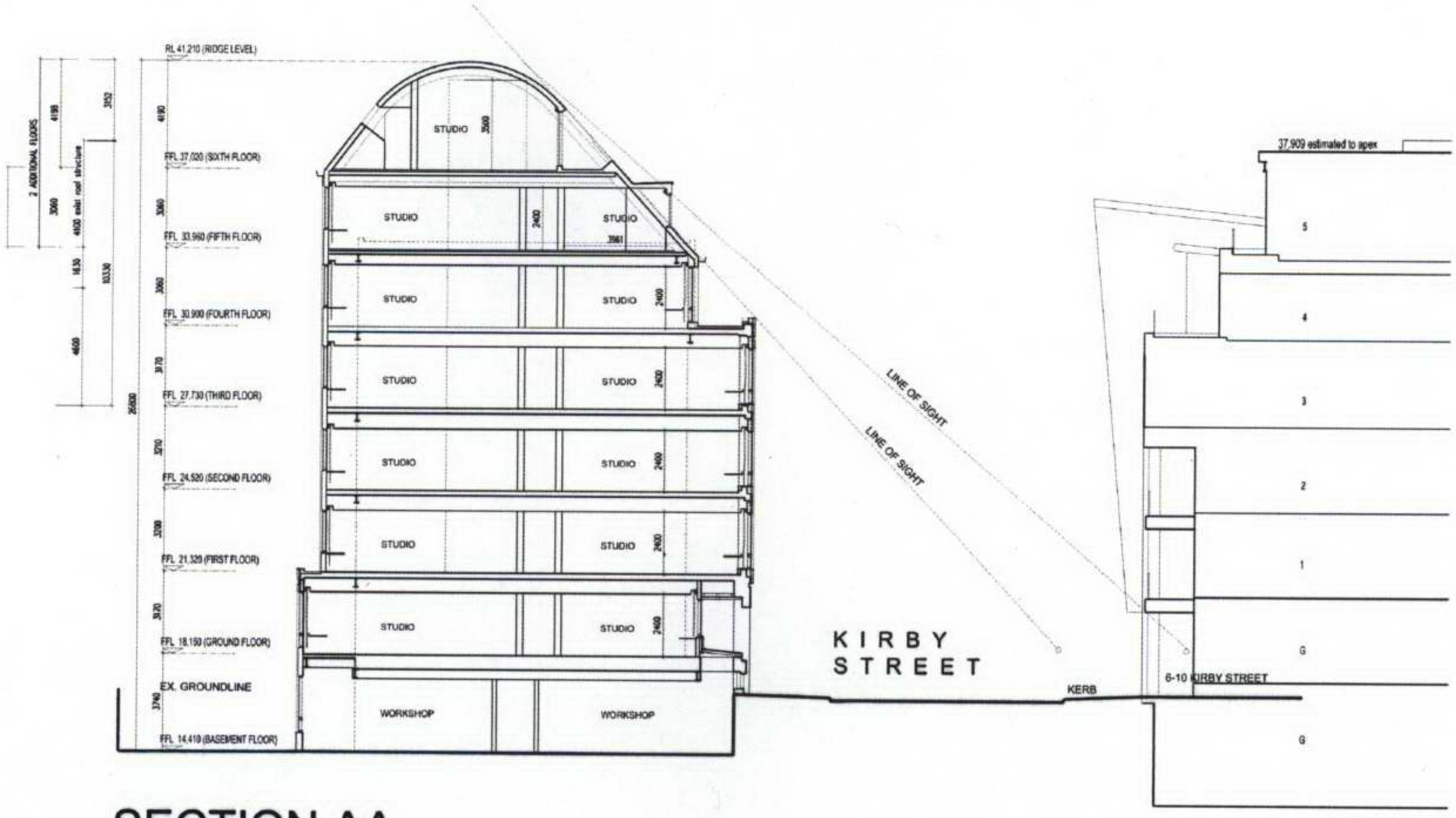
A number of recently remodelled buildings in Kirby Street have been extended at roof level to achieve an increase in accommodation. In order to reflect these developments it is proposed to maintain the existing parapet height of Arundel House and the fourth floor set back to correspond with its neighbours and provide a consistency to the street scene.

Above a two-storey mansard roof extension is proposed which has been designed to minimise the visual impact of the roofscape when viewed from Kirby Street. The steeply sloping roof-line of the mansard also eliminates any increase in the corridor effect along Kirby Street and although providing increased accommodation is generally in keeping with the majority of building heights in the immediate environs. This is shown in the diagrams and Section AA below.

View looking North



View looking South



SECTION AA

8. APPEARANCE

8.1. Elevations

The elevations have been designed to maximise interest of the streetscape whilst minimising the bulk of the building when seen from the street and surrounding buildings. The mansard levels have been carefully sculpted to minimise visual intrusion and leave lines of sight unaffected.

Fenestration

Well detailed fenestration used in conjunction with quality facing materials have been used in the development to create interest in the main elevations. The existing building façade has been completely remodelled, as the subdivision of the building into studios requires a new partition grid to be "overlaid" on top of the existing structural grid.

The resulting elevational treatment maximises the amount of glazing possible with a repeated window size, and conceals the existing structural grid. This design allows the windows to be grouped as a series of vertical elements and has the added benefit of introducing modelling to the facade and reducing the apparent length of the elevation.

To further reduce the impact of the remodelled façade the fourth floor is set back from the main façade. As the line of this elevation on the same plane as the stairs at each end of the development the elevation will now read as a backdrop to the main elevational treatment.

The upper floors have been design to eliminate visual impact from the street and can only be seen from high level from within the buildings opposite. The arrangement of dormers and windows within the mansard is designed to align with the fenestration below and allow additional studio spaces within the building whilst eliminating additional bulk to the building.

Materials

The Hatton Garden Conservation Area is characterised by its industrial heritage and the design of the building reflects the industrial heritage of the area in a modern interpretation.

The projecting section of the Kirby Street elevation will be rendered in off white to reflect the finish of the concrete frame which will still be visible at ground floor level.

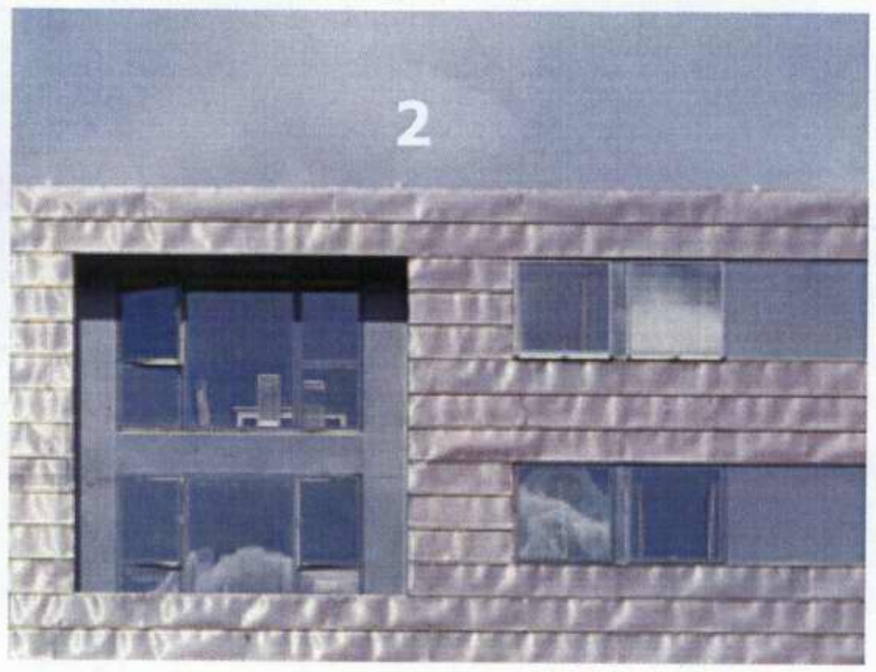
As copper has been recognised by the design officer as an appropriate material for maintaining an 'industrial' appearance of the area the sections between windows would be picked out in a dark brown oxidised copper cladding panel that acknowledges the industrial heritage of many of the surrounding buildings.

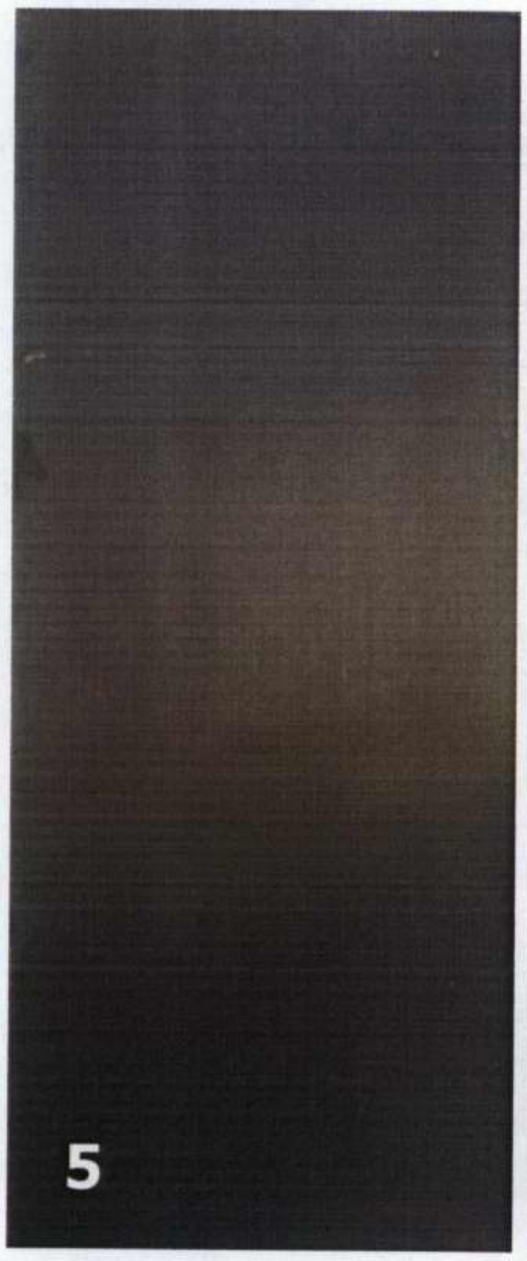
Spandrel panels between the windows will be faced in perforated bright Copper. This material will patinate over time to match the vertical panels concealing ventilation grilles to the studios.

The windows will be polyester powder coated a dark brown to give the appearance of anodised aluminium. The recessed areas of the Kirby Street elevation will be rendered in a warm grey as a backdrop to the richer/brighter materials.

The recessed ground floor will be clad in uncoated Louro (a dark timber) horizontal cladding to accentuate the freestanding white painted columns. Where possible it is proposed to preserve the original mosaic tiling at ground floor level.

The rear elevation of the building reflects the design of the main Kirby Street frontage but uses a palate of colours on a rendered façade to mirror the primary elevational treatment.





Key to Materials

1	Matt finish aluminium standing seam roofing
2	Zinc sheet cladding to dormer windows
3	Louro timber cladding to Kirby Street ground floor
4	Copper mesh to conceal ventilation grilles
5	Oxidised copper sheet panels between windows
6	Off white through coloured render
7	Warm grey through coloured render

8.2. Roof Extension

Above fourth floor two additional storeys will be concealed in a standing seam mansard roof with a natural aluminium finish, which will patinate over time. The angle of the roof is based upon sight lines from street level and so is intended to minimise its presence from the street and yet to be tall enough to capture the lift overrun at sixth floor. This type of roof can be seen on 44-45 Kirby Street and on 74-80 Hatton Garden; both of these buildings use dormers to achieve greater usable floor area. It is similarly proposed that zinc clad dormers will be formed here at fifth floor level, with balconies carved from the mansard at sixth floor. The roof profile will be reflected in the ceiling of the rooms at sixth floor to give loft type spaces with higher ceilings. A strong gutter profile at front and rear will form a cornice to the walls below.

9. LANDSCAPING

Due to the urban nature of the site opportunities for landscaping are limited, however it is proposed that the existing vehicular ramp at the rear of the site would be terraced and soft landscaped. At basement level a paved courtyard would be formed accessible to workshop tenants, with a decked area and planter at the upper level to provide amenity space for the students.

10. SECURITY

Every UNITE scheme incorporates carefully considered security measures taking particular account of the locale and as a matter of course UNITE have consulted with the Crime Prevention officer with regard to this scheme. It is often the case that crime in the immediate vicinity of student residences is improved because potential thieves are aware that students might, at all times of day and night, be occupying rooms overlooking the street. The existing ground floor is raised 1.5m above pavement level and this combined with the set back at this level offers the opportunity to incorporate student rooms on the street frontage. This together with the management office provides a level of natural surveillance to Kirby Street in accordance with Secure by Design principles.

The location of opening lights to vulnerable rooms has been reconsidered in the light of the crime prevention officer's comments and altered to minimise the opportunities for crime.

The main entrance will be secure at all times, access being by digital code, and the fire escapes will be interlinked to the alarm system. The rear of the site will only be accessible through the main entrance. A twenty-four hour concierge service will be provided in this building and the entrances will be monitored by CCTV.

11. ENVIRONMENTAL CONSIDERATIONS

Stride Treglown is accredited under ISO 14001 and so full consideration of environmental issues underpins its approach to every project. UNITE is also acutely aware of the environmental impact of its schemes and is currently reviewing its approach to compliance with the new Part L of the Building Regulations; this involves looking at centralised plant and renewable energy sources as an integral part of its projects.

11.1. Modular Construction

UNITE own and operate a 16,750m² factory in Stroud, Gloucestershire, where it manufactures modular bedrooms and pod bathrooms. The latest modular construction methods enable traditional materials to be used to create the envelope of the building, into which pre-fabricated components can be incorporated, thus improving the quality of construction and speed on site. In a refurbishment project the scope for modularisation is reduced but as far as possible modular components will be employed in this project.

11.2. Eco Profiling

During the detailed design stage every reasonable effort will be made to ensure that Ecological and Sustainability issues are fully addressed.

11.3. Deleterious Materials

When specifying materials for projects due consideration is given to the harmful effect on the environment of any product. If any product is felt to be unnecessarily deleterious, then an alternative will be sourced.

11.4. Embodied Energy

Materials and systems will be analysed to determine their levels of embodied energy. This analysis entails not only the energy consumed in the actual manufacturing process of a particular system but also the distances travelled and energy expended in transporting the raw materials and component parts to the point of manufacture as well as the final product to the development site. Materials and systems with unacceptable levels of embodied energy will not be used.

11.5. Renewable Resources

Building components will be specified from renewable resources. In this context no endangered species of products from primary rain forests will be specified in any situation. Where possible softwoods will only be used where the supplier can assure Stride Treglown that all timber is managed under the FSC (Forestry Stewardship Council) scheme.

11.6. Heat Recovery

UNITE install as a matter of course a natural ventilation system for each of the residential flats. This has a system of heat recovery from the bathroom and kitchen extracts to assist in the balancing the temperature of fresh air intake. The fresh air is also filtered to provide a healthier atmosphere for city living.

11.7. Transportation

UNITE actively discourages the use of vehicles by residents, this will therefore be a car free scheme and consequently the proximity to public transport links is essential. Kirby Street is an excellent location less than 10 minutes walk from both Farringdon and Chancery Lane stations, giving easy access to both the Underground network and the Thameslink service north and south.

Both Holborn and Clerkenwell Road are well served by a number of bus routes connecting to the rest of London.

In addition secure under cover cycle parking will be provided accessed directly from Kirby Street. Approximately 60 spaces will be provided in this area for the use of both workshop tenants and students. A further secure, but external, overspill cycle park will be made available for students on the terrace at the rear of the scheme; In addition the workshops will have access to their own external but secure cycle parking on the terrace at basement level.