BenAdamsArchitects

Threadneedle – May, 2014

Farringdon Point Design and Access Statement

Contents

1.0 Project Particulars

View down Saffron Hill

View up Saffron Hill

1.1 Introduction

The following Design and Access Statement supports a full planning application for a new building accessed from Saffron Hill but on the current site of 29-35 Farringdon Road, London, EC1M 3JF.

The planning application proposes the erection of a new six storey residential building between two existing buildings.

A pre application meeting was held with Camden Council on 14 November 2013. Planning Officer Rachel Miller and Design Officer Charles Rose were in attendance and provided comments and advice. The council's reference for this meeting is 2013/6807/PRE.

2.0 Site Analysis

View down Saffron Hill, showing the corner of 29-35 Farringdon Rd, the site and the building north of the site at 29 - 31 Saffron Hill.

View up Saffron Hill, showing the building north of the site at 29 - 31 Saffron Hill, the site, and the corner of 29-35 Farringdon Rd.

Victorian Warehouse Style Building on Cow Cross Street

Victorian Warehouse Style Building on Saffron Hill

2.1 Context Survey

The site for the proposed development is accessed from Saffron Hill, a narrow street just behind Farringdon Road. It is located within the ownership of the mixed use office and residential building located at 29-35 Farringdon Road, London, EC1M 3JF. There is a pub called "The One Tun" on the ground floor of this building.

The site is presently used as a service yard, parking and houses a substation. The proposal is to construct flats above this and infill the space between the neighbouring buildings.

29 - 35 Farringdon Road sits on the corner of Farringdon Road and Saffron Hill. It defines the site's southern edge. It is a seven storey building, with the pub and office reception on the ground floor, office floors between first and fifth floors, and residential on the top floors. The apartments' entrance, lifts and stair neighbour the site and is accessed from Saffron Hill.

The buildings further up Saffron Hill step down in height as you move away from the corner.

29 - 31 Saffron Hill defines the northern edge of the site. It is a four storey brick building. It is used as office space.

The buildings down Saffron Hill are predominantly brick buildings. They are detailed in a traditional factory language, consisting of brick piers with large glass openings in between. There is also a clear definition of base and top by having the largest openings at ground level with smaller windows above.

2.2 Transportation Assessment

The site is located just off of Farringdon Road. Farringdon station is just 420 feet away. The station is served by National Rail, Thameslink and the London Underground. Crossrail will also be stopping here once complete.

Barbican underground station is also only a half mile away.

There are numerous bus stops and cycle hire stands nearby.

A secure, covered and well lit bicycle store is also provided in the yard behind the building. There are 8 spaces in the store, providing 1 per 2 bedroom and 2 per 3 bedroom.

2 existing car parking spaces, belonging to 29 - 35 Farringdon Road will be maintained. These are demised to the office building and will not be for the residential building.

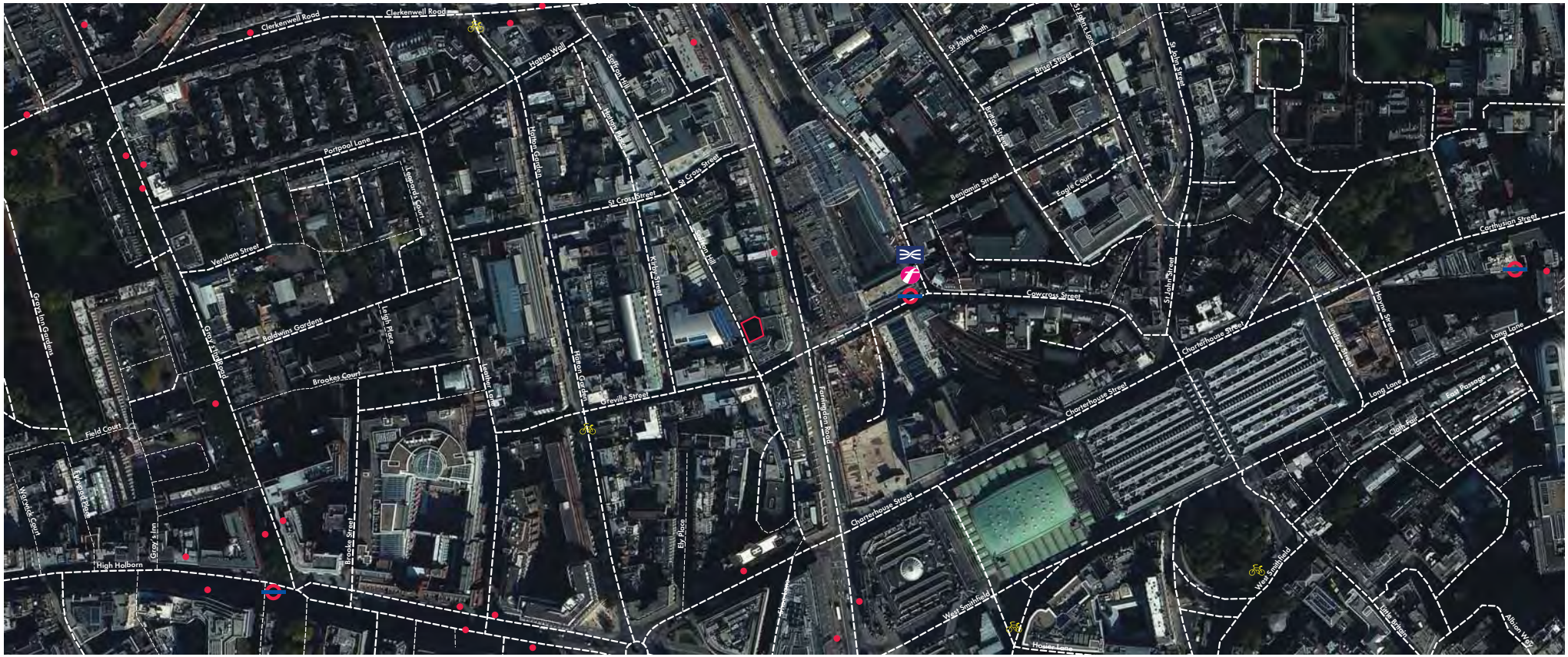
Site Boundary

Tube Station

Train Station

Bus Stop

Barclays Cycle Hire Docking Station



Map Showing Local Transport Services

Above: Existing view down Saffron Hill showing the void between the two buildings

Right: Proposed view down Saffron Hill showing the void being in-filled with the apartment building.

3.1 Planning Statement

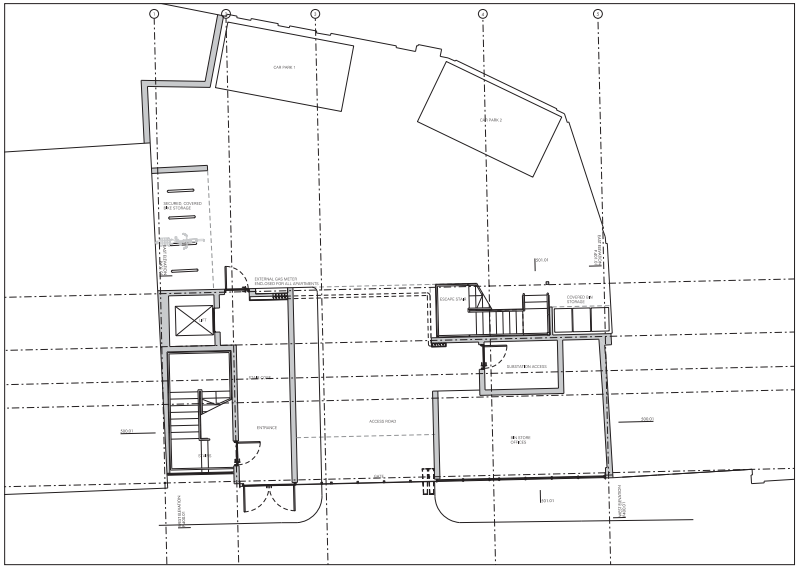
Indigo Planning have prepared a planning statement that accompanies this application. This has been submitted as a separate document.

3.2 Use

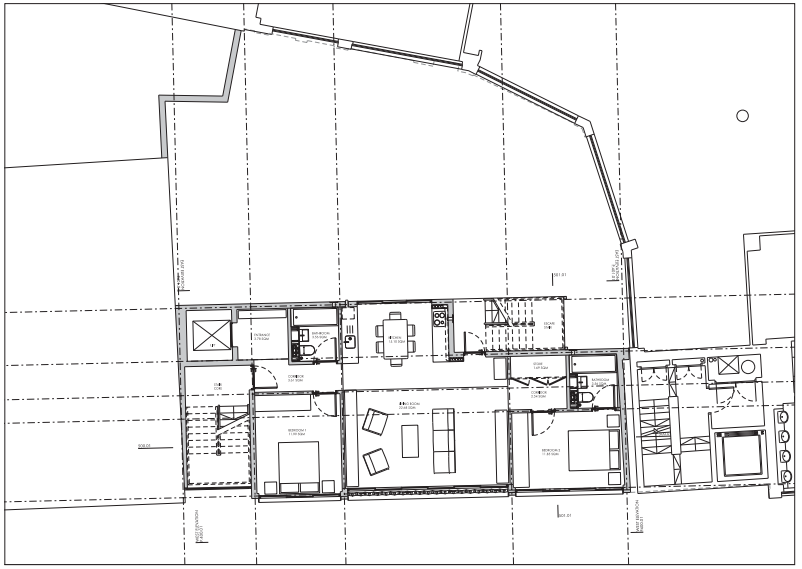
It is proposed to infill the empty space above the service yard with residential units. Access to the service yard will be maintained. The existing substation will also remain in place.

The ground floor of the building will house the flats' reception, post boxes, bicycle store and refuse store. The yard's access and the substation occupy the rest of the building's footprint at ground level.

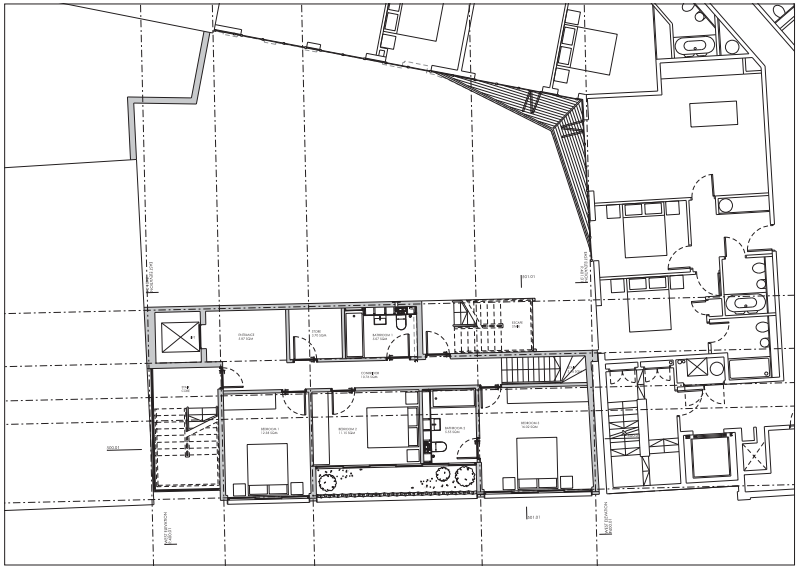
The upper floors will be the residential units, with one per floor.



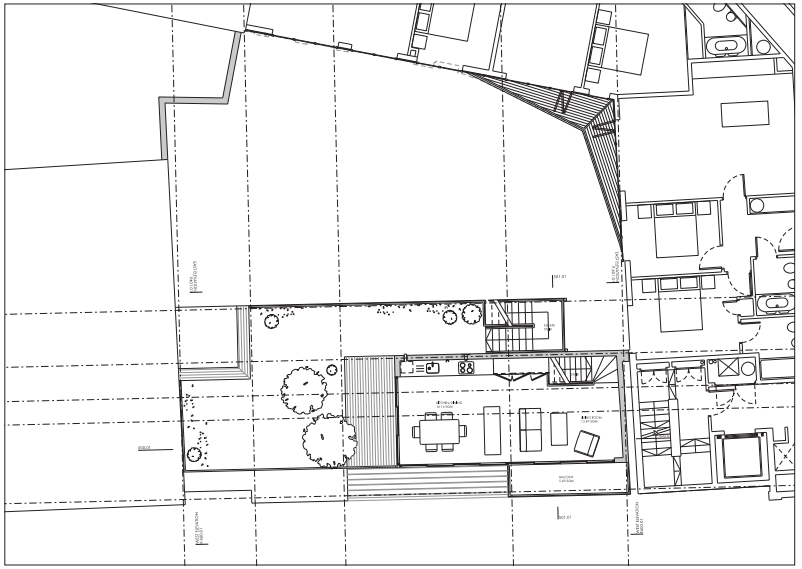
Ground Floor Plan



1st Floor Plan



5th Floor Plan



6th Floor Plan

3.3 Amount

The proposal is to construct a six storey building. This will house four 2 bedroom flats on the first to fourth floors. One three bedroom duplex sits on the fifth and sixth floors.

The 2 bedroom flats are 83 sqm and the 3 bedroom flat is 107 sqm. These areas, along with the sizes of the rooms, have been set out in line with the London Housing Design Guide. The floor to ceiling heights will be 2.5 m, again in line with the London Housing Design Guide recommendations.

3.4 Layout

The ground floor of the building houses the entrance, lift, stair, refuse store, bike store, service yard access and the existing substation.

The first to fourth floors are 2 bedroom flats. Each has an open plan living room and kitchen, entrance hall, two bathrooms, storage space and a balcony.

A duplex occupies the fifth and sixth floor. It is a three bedroom flat. On the fifth floor there is the entrance hall, three bedrooms, two bathrooms, and a utility / store room. Half of the sixth floor is occupied by an open plan living room and kitchen, with the other half being an external terrace.

The roof of the sixth floor houses the required number of photo-voltaic panels.

An external escape stair runs down the rear of the building in order to provide the required number of escapes.

Above: Proposed elevation showing the building mediating between the different building heights on Saffron Hill

Right: Proposed view up Saffron Hill showing the building stepping up to the street's corner, in line with the existing Farringdon Point building.

3.5 Scale

The height and scale of the building was determined by looking at the streetscape as well as any effects neighbouring building's daylight.

As previously mentioned in the context survey, 29 - 35 Farringdon Road, the building on the corner, steps up to a height of 7 stories. The building on the other side of the site, as well as those further down the road, is at a lower height of 4 storeys.

When looking at the height of the proposed building it was decided that it was important that the proposal mediates between these two. It is therefore 5 storeys high on the northern side of the building and steps up to 6 on the southern side. This is achieved by cutting back the sixth floor and making it a half floor. This not only achieves the desired stepping effect but also creates external space for the duplex unit.

The effect the building has on neighbouring building's daylight provision was also considered when determining the height. The result of these effects is set out in the daylight report included with this application.

3.6 Appearance

It is proposed to use brick and glass as the main building materials. These were chosen after analysing the neighbouring buildings and as a desire to reflect the building's context.

The building's facade is also detailed in a manner similar to the neighbouring buildings - brick piers define the building's structural lines, with large windows sitting in between. These windows maximise the amount of daylight provided to each flat.

A pattern of hit and miss bricks is used to construct the balconies' balustrades. This provides relief to the front facade and casts interesting shadows across the building.

This pattern is brought down to the ground level and is used on the access yard's gate and substation screen in order to tie the ground floor into the floors above.

The entrance is marked by full height glazing and will be well lit to provide security.

Metal edges and trims define the window reveals.

Left: Proposed front elevation.

3.7 Landscaping

In order to provide external amenities in a very tight space, it is proposed that the living room's front elevation is comprised of sliding glazed screens. This will be full height and will open up the living room to the outside. A hit and miss balustrade sits in front of the glazing and provides fall protection.

The duplex has a generous roof terrace accessed via the sixth floor. The duplex apartment has sliding glazed screens, allowing this to be opened up to the roof terrace.

Externally, on the ground floor is the bike and refuse stores. Both of these will be well lit and secure.

3.8 Access

The building's main entrance is accessed off of Saffron Hill.

Access to the service yard will be maintained and screened off at ground level.

3.9 Energy Statement

FHP Engineering Services Solutions Ltd. have prepared an energy statement for the application. This has been submitted as a separate document.

Appearance - Front Elevation

1. Face Fixed Glazing for Stair Core
2. Brass Frame
3. Sliding Window with Black Frames
4. Brass Frame on Top of Balustrade
5. Perforated Special Size Bricks
6. Glass Door with Brass Frame
7. Perforated Brass Screen
8. Main Entrance
9. Car Access to Car Park
10. Brass Screen
11. Face Fixed Glass Sliding Door
12. Glass Panel Sandblasted on Both Sides

Appearance - Rear Elevation

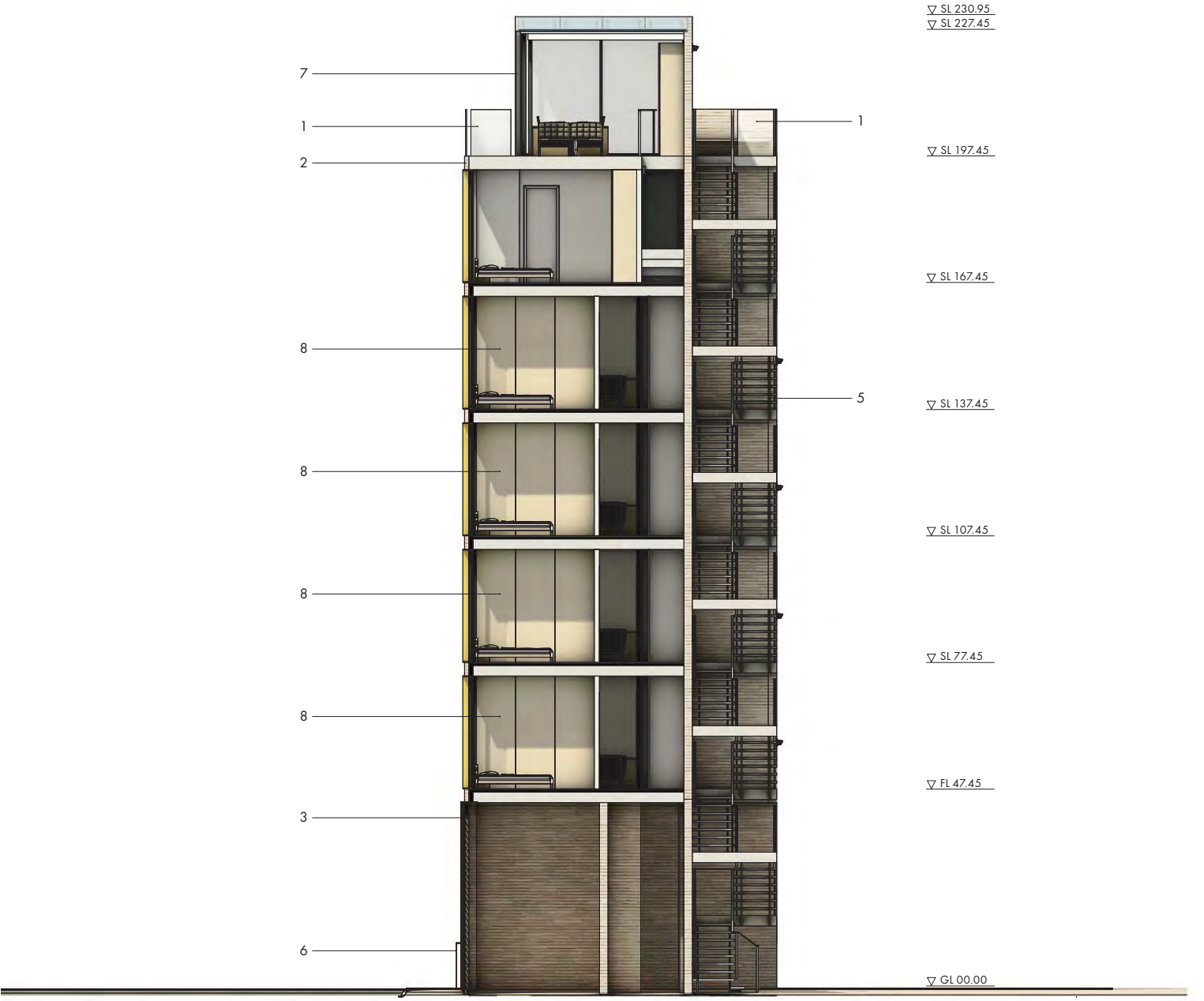
1. Glass Balustrade
2. Window with Black Frames
3. Bricks
4. Perforated Brass Screen
5. Main Entrance
6. Car Access to Car Park
7. Brass Screen
8. Steel Stair
9. Covered Bin Storage
10. Extractor Grille
11. Boiler Flue

Proposed Rear Elevation

Appearance - AA Section

1. Glass Balustrade
2. Bricks
3. Face Fixed Glass Sliding Door
4. Bed Room
5. Steel Stair
6. Car Access to Car Park
7. Lift Lobby

Proposed B-B Section



Proposed A-A Section

Appearance - BB Section

1. Glass Balustrade
2. Bricks
3. Perforated Brass Screen
4. Main Entrance
5. Steel Stair
6. Glass Door with Brass Frame
7. Face Fixed Glass Sliding Door
8. Bed Room

4.1 BAA Quality Management System

Revision No.
-

Revision Date
02/05/14

Revision Description
-

Filename
13-045_FarringdonPoint_
DesignandAccessStatement

Client Name
Threadneedle

Client Contact
Shaun Simons

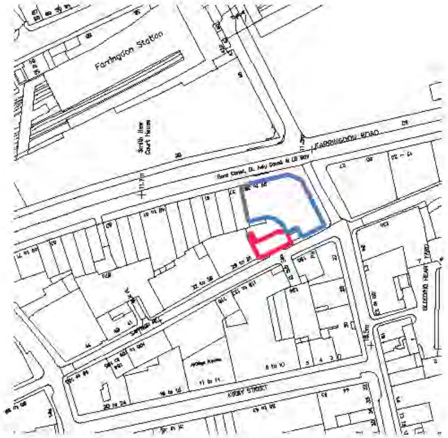
Project Co-ordinator
Michael Wilson Katsibas

Editor
Sheila Kihara

5.0 Appendices

5.1 Existing and Proposed Drawings

P001 Site Location Plan
P002 Site Plan
P100 Existing Ground Floor Plan
P200 Proposed Ground Floor Plan
P201 Proposed First to Fourth Floor Plan
P205 Proposed Fifth Floor Plan
P206 Proposed Sixth Floor Plan
P207 Proposed Roof Plan
P400 Proposed Front Elevation
P401 Proposed Rear Elevation
P500 Proposed A-A Section
P501 Proposed B-B Section



REV.	DATE	DESCRIPTION	REV.	DATE	DESCRIPTION
-	[illegible]	ISSUED FOR PLANNING			
-	[illegible]	SITE BOUNDARY AMENDED			

NOTES:

[illegible]

KEY:

SITE BOUNDARY – PROPOSED BUILDING

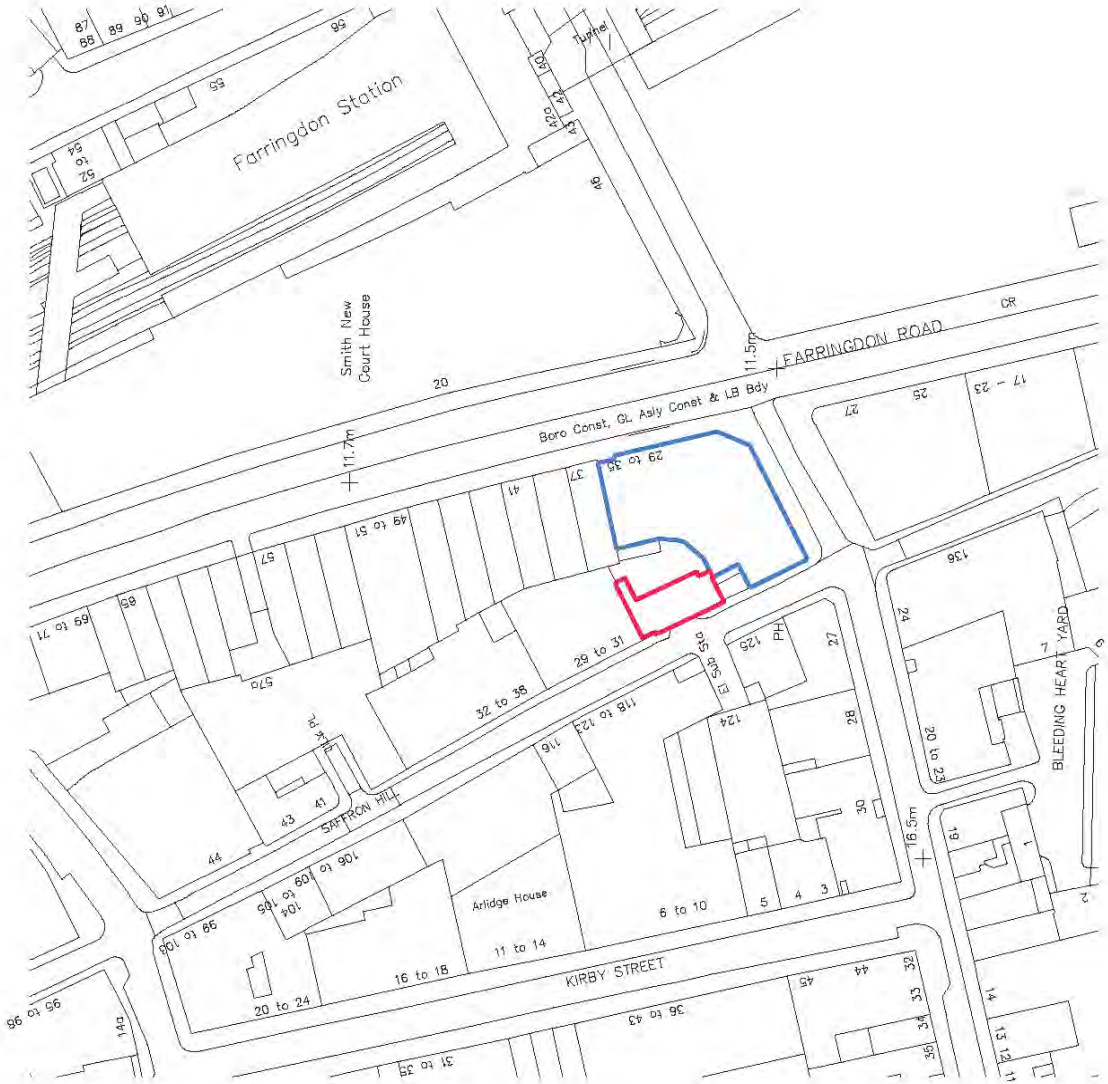
SITE BOUNDARY – EXISTING BUILDING

N

0 20 50 120m

BenAdamsArchitects

DRAWING NAME:	SITE LOCATION PLAN
PROJECT NAME:	FARRINGDON POINT
JOB NO:	[illegible]
SCALE:	[illegible]
STATUS:	PLANNING
DRAWING NO:	P001/A



REV.	DATE	DESCRIPTION	REV.	DATE	DESCRIPTION
-	22.08.14	ISSUED FOR PLANNING			
A	30.09.14	RE-SUBMISSION FOR PLANNING			

NOTES

KEY

SITE BOUNDARY - PROPOSED BUILDING

SITE BOUNDARY - EXISTING BUILDING

0 5 10 20 50m

N

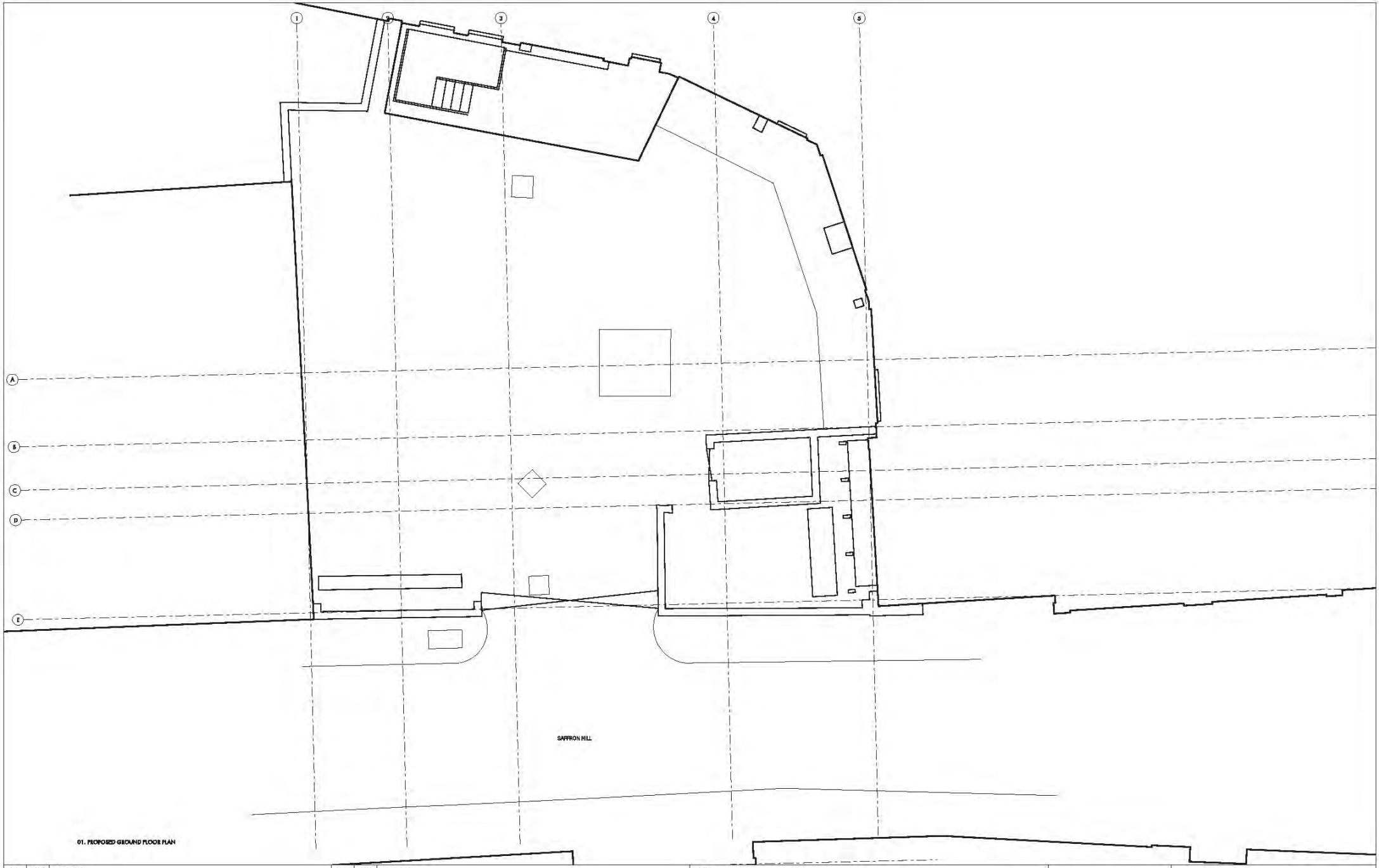
BenAdamsArchitects
Third Floor
99 Southwark Street
London SE1 0JF
T 020 7633 0000
ben@benadamsarchitects.co.uk
info@benadamsarchitects.co.uk

JOB NO:	A1044
SCALE:	1:1250 @ A3 1:625 @ A1
STATUS:	PLANNING

DRAWING NAME: SITE PLAN

PROJECT NAME: FARRINGDON POINT

DRAWING NO: P002/A



01. PROPOSED GROUND FLOOR PLAN

REV.	DATE	DESCRIPTION
-	02.08.14	ISSUED FOR PLANNING

REV.	DATE	DESCRIPTION

NOTES

1. ALL DIMENSIONS IN MM
2. THIS DRAWING MUST NOT BE SCALED BUT READ IN CONJUNCTION WITH ALL RELEVANT CONSULTANTS' AND SUB-CONTRACTORS' DRAWINGS
3. ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR BEFORE WORK COMMENCES
4. REPORT ANY ERRORS, OMISSIONS, AND AMBIGUITIES TO BEN ADAMS ARCHITECTS BEFORE PROCEEDING

REVISIONS

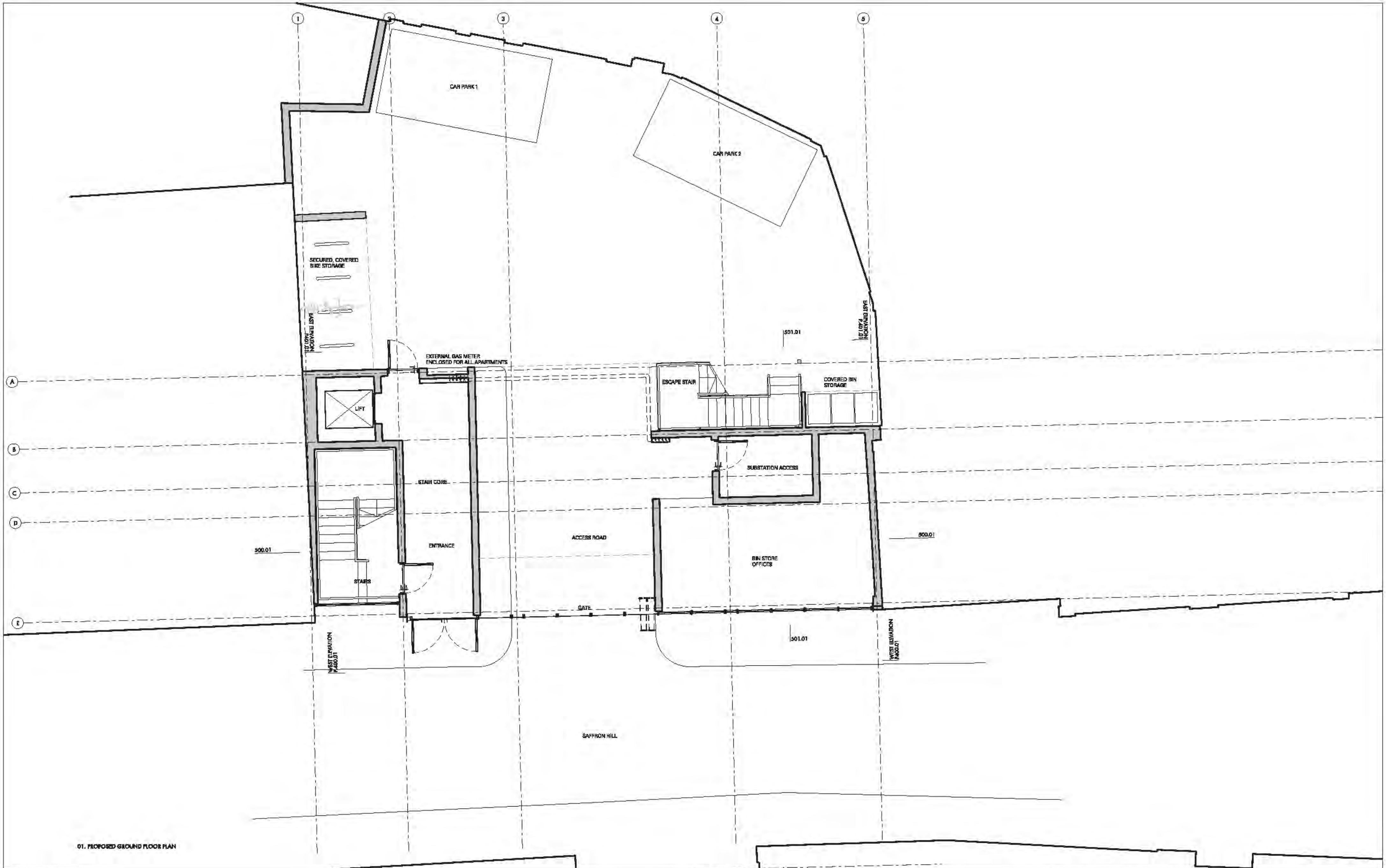
N

0 1 2 5m

BenAdamsArchitects
Third Floor
99 Southwark Street
London SE1 0JF
T 020 7633 0000
benadamsarchitects.co.uk
info@benadamsarchitects.co.uk

JOB NO:	A13-048
SCALE:	1:100 @ A3 1:50 @ A1
STATUS:	PLANNING

DRAWING NAME:	EXISTING GROUND FLOOR PLAN
PROJECT NAME:	FARRINGDON POINT
DRAWING NO:	P100/-



01. PROPOSED GROUND FLOOR PLAN

REV.	DATE	DESCRIPTION	REV.	DATE	DESCRIPTION
-	02.05.14	ISSUED FOR PLANNING			
A	30.05.14	SECTION LINES ADDED			

NOTES:

REV:

0 1 2 5m

N

BenAdamsArchitects

Third Floor
99 Southwark Street
London SE1 0JF

T 020 7633 0000
benadamsarchitects.co.uk
info@benadamsarchitects.co.uk

DRAWING NAME: PROPOSED GROUND FLOOR PLAN

PROJECT NAME: FARRINGDON POINT

DRAWING NO: P200/A

STATUS: PLANNING

01. PROPOSED FIRST FLOOR PLAN

REV.	DATE	DESCRIPTION	REV.	DATE	DESCRIPTION
-	[illegible]	[illegible]			
A	[illegible]	[illegible]			

NET INTERNAL AREA = 80.37 SQM
GROSS INTERNAL AREA = 83.61 SQM

BenAdamsArchitects

T 020 7633 0000

DRAWING NAME: PROPOSED FIRST TO FOURTH FLOOR PLAN

PROJECT NAME: FARRINGDON POINT

DRAWING NO: P201/A

01. PROPOSED FIFTH FLOOR PLAN

REV.	DATE	DESCRIPTION
-		ISSUED FOR PLANNING
A		INTERNAL AREA ADDED

NET INTERNAL AREA – 73.46 SQM
GROSS INTERNAL AREA – 77.38 SQM

0 1 2 5m

N

BenAdamsArchitects
Third Floor
99 Southwark Street
London SE1 0JF
T 020 7633 0000
benadamsarchitects.co.uk
info@benadamsarchitects.co.uk

DRAWING NAME: PROPOSED FIFTH FLOOR PLAN
PROJECT NAME: FARRINGDON POINT
DRAWING NO: P205/A

01. PROPOSED SIXTH FLOOR PLAN

REV.	DATE	DESCRIPTION	REV.	DATE	DESCRIPTION
-	08.05.14	ISSUED FOR PLANNING			
A	29.05.14	INTERNAL AREA ADDED			

NOTES:

[illegible]

KEY:

NET INTERNAL AREA = 29.72 SQM
GROSS INTERNAL AREA = 29.72 SQM

0 1 2 5m

N

BenAdamsArchitects
Third Floor
99 Southwark Street
London SE1 0JF
T 020 7633 0000
benadamsarchitects.co.uk
info@benadamsarchitects.co.uk

DRAWING NAME:	PROPOSED SIXTH FLOOR PLAN
PROJECT NAME:	FARRINGDON POINT
JOB NO:	A13048
SCALE:	1:100 @ A3 1:50 @ A1
STATUS:	PLANNING
DRAWING NO:	P206/A

01. PROPOSED ROOF PLAN

REV.	DATE	DESCRIPTION	REV.	DATE	DESCRIPTION
-	08.05.14				
-	29.05.14				

NOTES:

REV:

0 1 2 5m

N

BenAdamsArchitects

Third Floor
99 Southwark Street
London SE1 0JF

T 020 7633 0000
benadamsarchitects.co.uk
info@benadamsarchitects.co.uk

JOB NO:

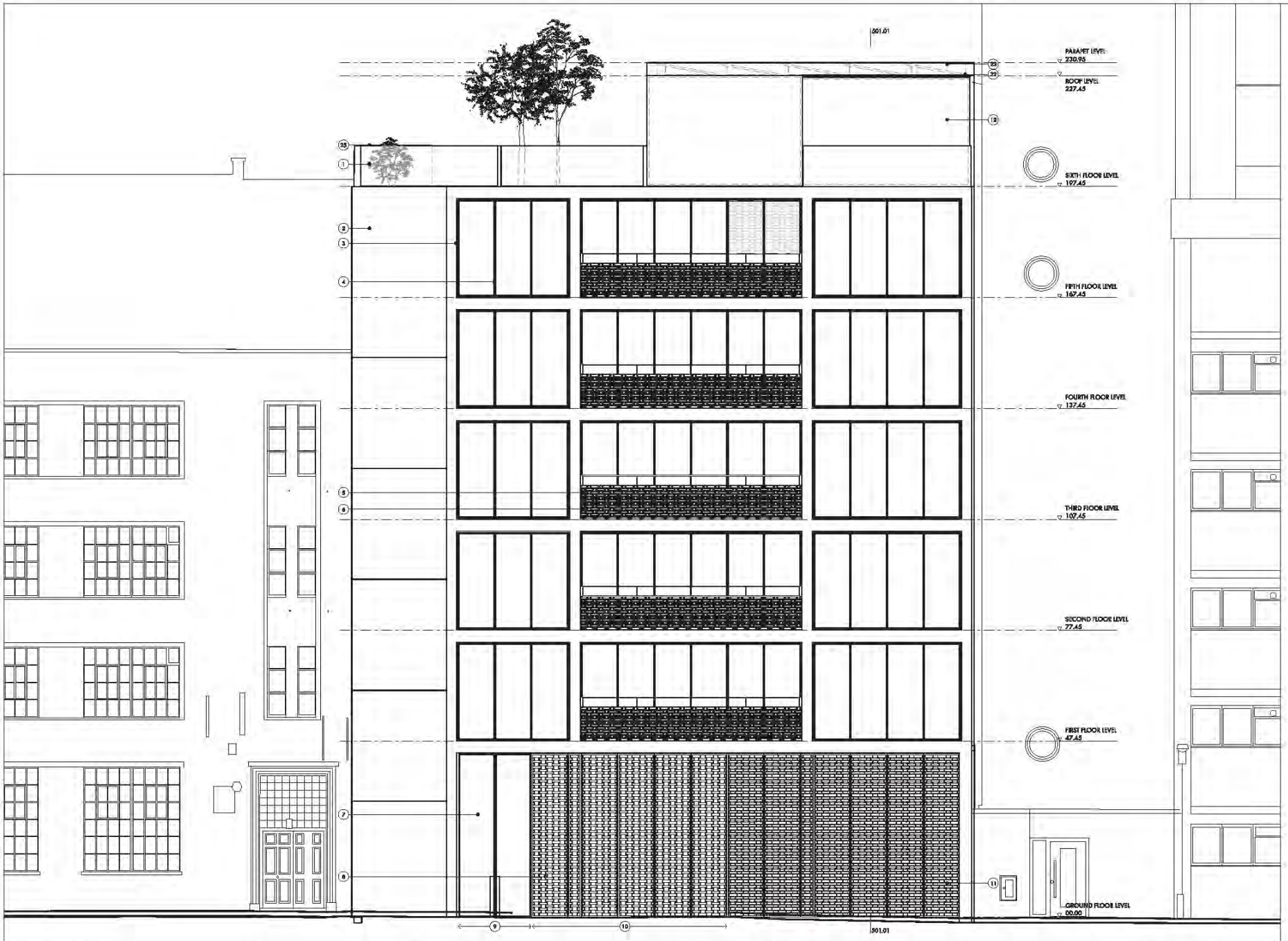
SCALE:

STATUS:

DRAWING NAME: PROPOSED ROOF PLAN

PROJECT NAME: FARRINGDON POINT

DRAWING NO: **P207/A**



01. Glass Balustrade
02. Face Fixed Glazing for Stair Core
03. Brass Frame
04. Sliding Window with Black Frames
05. Brass Frame on Top of Balustrade
06. Perforated Special Size Bricks
07. Glass Door with Brass Frame
08. Perforated Brass Screen
09. Main Entrance
10. Car Access to Car Park
11. Brass Screen
12. Face Fixed Glass Sliding Door
13. Window with Black Frames
14. Brick Wall
15. Steel Strip
16. Bed Room
17. Lift Lobby
18. Bollarfive
19. Extractor Grille
20. Concrete slab
21. Covered Bin Storage
22. Solar Panel
23. Metal Parapet
24. Frosted Glass
25. Lift Over Run

REV.	DATE	DESCRIPTION
-	03.06.14	ISSUED FOR PLANNING
A	20.06.14	SECTION LINES ADDED

REV.	DATE	DESCRIPTION

NOTES:

REV:

0 1 2 5m

BenAdamsArchitects

DRAWING NAME: PROPOSED FRONT ELEVATION

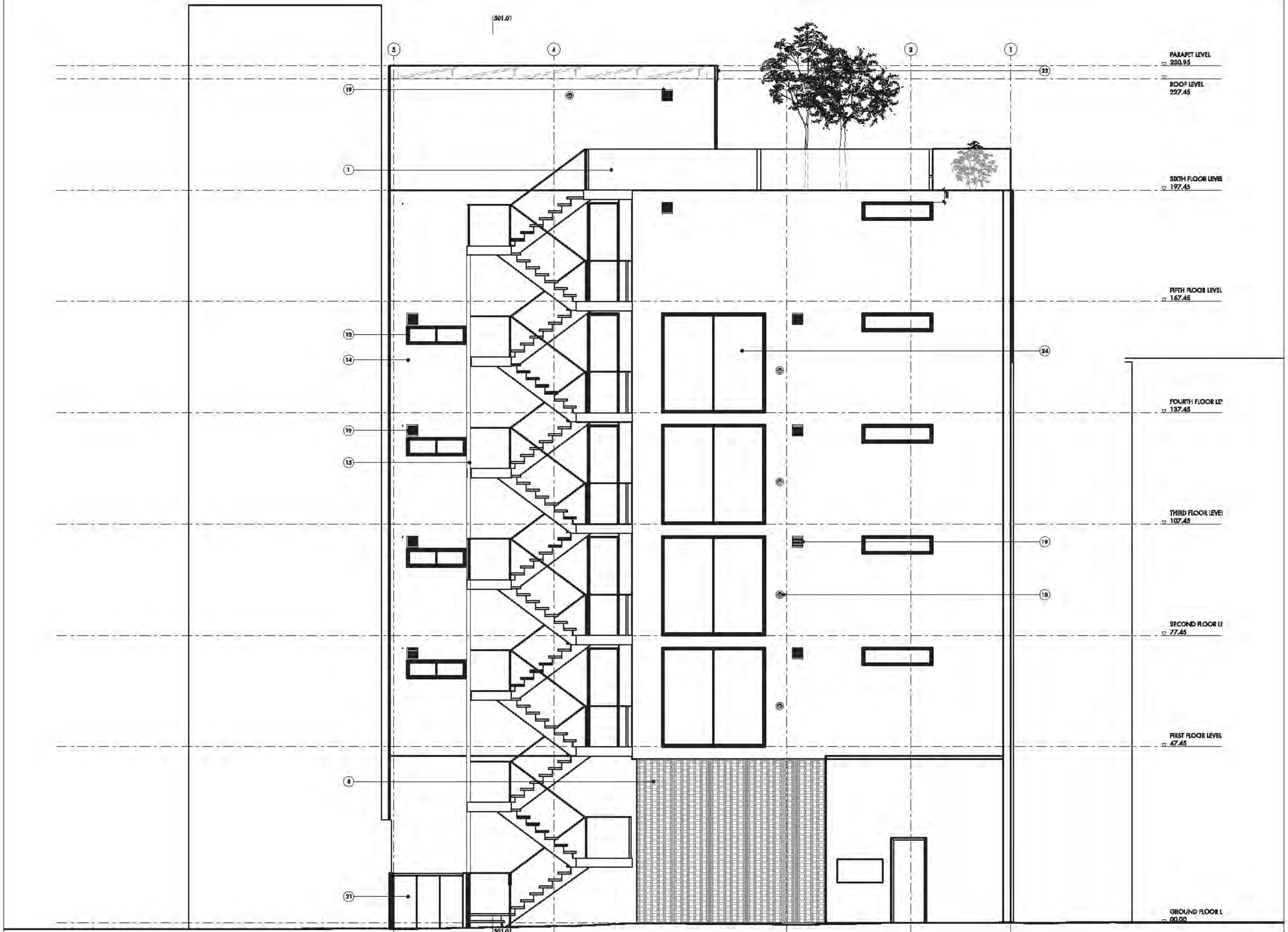
PROJECT NAME: FARRINGDON POINT

JOB NO: A1304

SCALE: 1:100 @ A3 1:50 @ A1

STATUS: PLANNING

DRAWING NO: P400/A



REV.	DATE	DESCRIPTION	REV.	DATE	DESCRIPTION
-	[illegible]	ISSUED FOR PLANNING			
A	[illegible]	SECTION LINES ADDED			

NOTES:

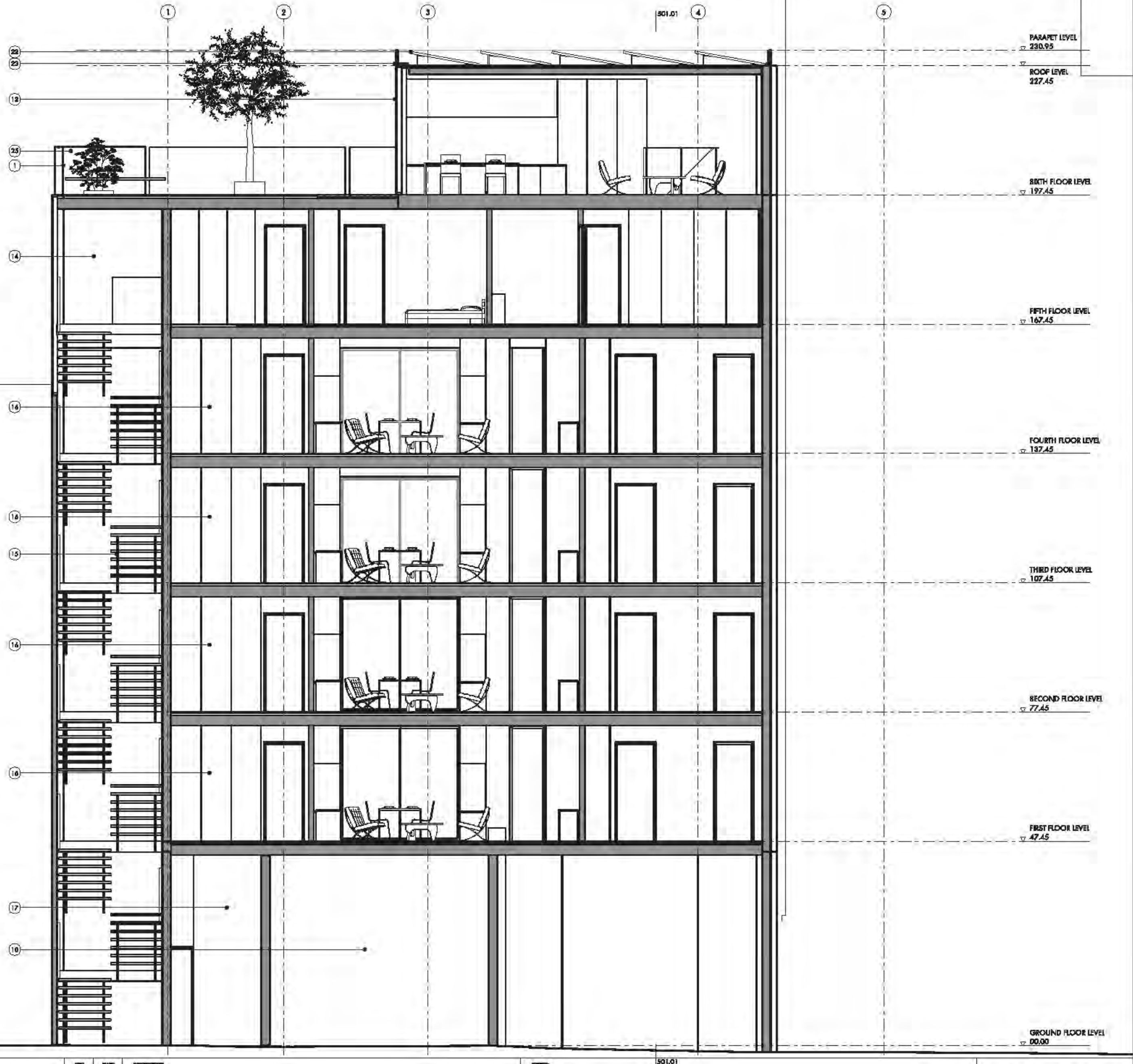
REV:

BenAdamsArchitects

Third Floor
99 Southwark Street
London SE1 0JF

T 020 7633 0000
benadamsarchitects.co.uk
info@benadamsarchitects.co.uk

JOB NO:	[illegible]
SCALE:	[illegible]
STATUS:	PLANNING
DRAWING NAME:	PROPOSED REAR ELEVATION
PROJECT NAME:	FARRINGDON POINT
DRAWING NO:	P401/A



REV.	DATE	DESCRIPTION	REV.	DATE	DESCRIPTION
-	[illegible]	ISSUED FOR PLANNING			
A	[illegible]	SECTION [illegible]			

NOTES:

REV:

0 1 2 5m

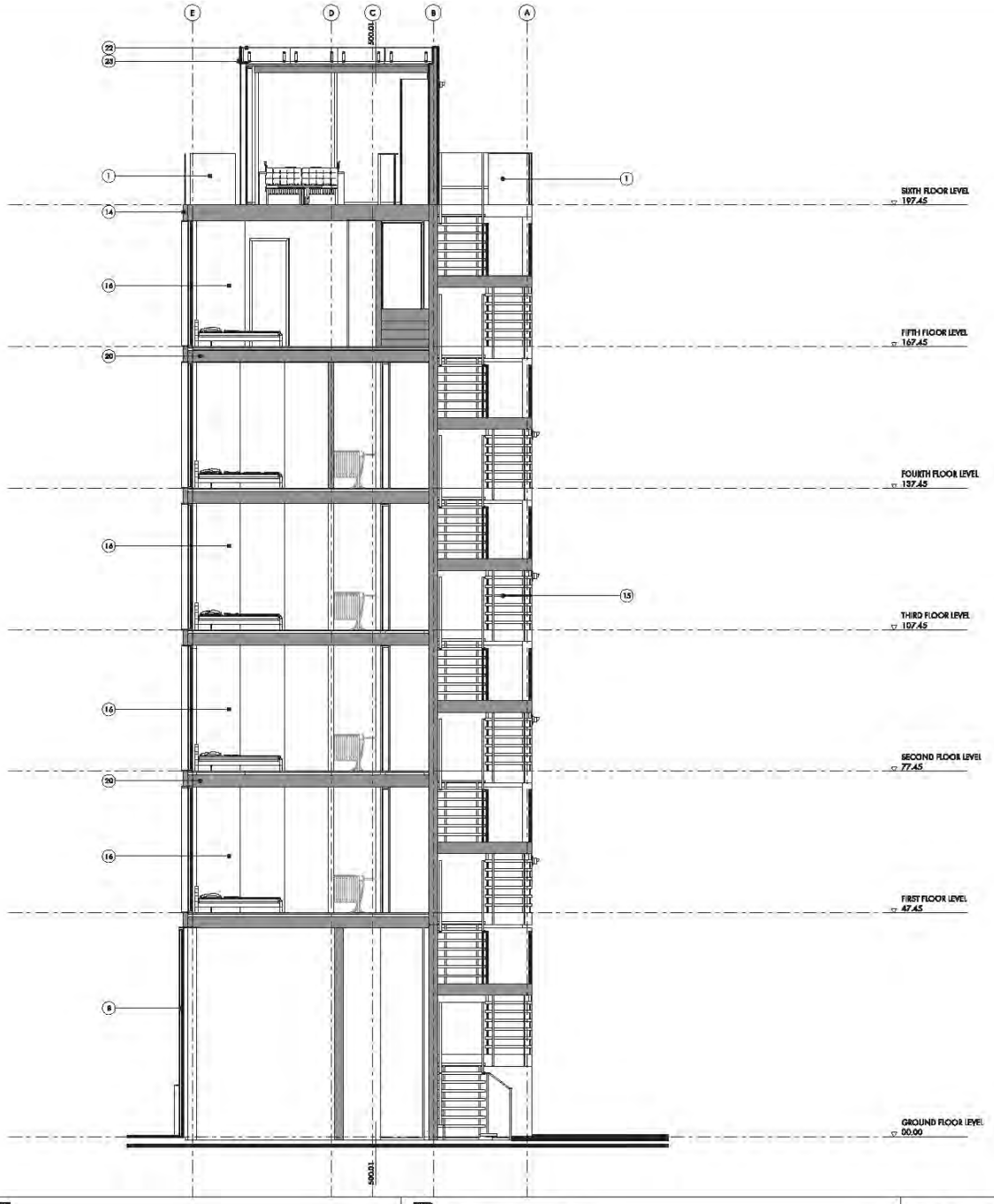
BenAdamsArchitects

DRAWING NAME: PROPOSED A-A SECTION

PROJECT NAME: FARRINGDON POINT

DRAWING NO: **P500/A**

STATUS: PLANNING



REV.	DATE	DESCRIPTION
-	03.06.14	ISSUED FOR PLANNING
A	20.06.14	SECTION LINES ADDED

REV.	DATE	DESCRIPTION

NOTES:

REV.

0 1 2 5m

BenAdamsArchitects

Third Floor
99 Southwark Street
London SE1 0JF

T: 020 7633 0000
hello@benadamsarchitects.co.uk

JOB NO:	A13049
SCALE:	1:100 @ A3 1:50 @ A1
STATUS:	PLANNING

DRAWING NAME: PROPOSED B-B SECTION

PROJECT NAME: FARRINGDON POINT

DRAWING NO: P501/A