

27 Greville Street, EC1N 8TN

Design & Access Statement

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Contents

The following document outlines and describes in overall the proposed building alterations. The document has been developed in line with CABE Guidelines on producing design and access statements.

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Report prepared for

Chalfords Ltd



To be read in conjunction with the following drawings submitted as part of the application:

MSA Ltd Drawings:

- 154(P2)-100 Location Plan
- 154(P2)-200 Existing Ground Floor Plan
- 154(P2)-201 Existing Lower Ground Floor Plan
- 154(P2)-202 Existing First Floor Plan
- 154(P2)-203 Existing Second Floor Plan
- 154(P2)-204 Existing Third Floor Plan
- 154(P2)-205 Existing Fourth Floor Plan
- 154(P2)-206 Existing Roof Plan
- 154(P2)-210 Proposed Ground Floor Plan
- 154(P2)-211 Proposed Lower Ground Floor Plan
- 154(P2)-212 Proposed First Floor Plan
- 154(P2)-213 Proposed Second Floor Plan
- 154(P2)-214 Proposed Third Floor Plan
- 154(P2)-215 Proposed Fourth Floor Plan
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- 154(P2)-217 Proposed Roof Plan
- 154(P2)-220 Ground Floor Demolition Plan
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- 154(P2)-300 Existing Section AA
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- 154(P2)-321 Section BB Demolition
- 154(P2)-400 Existing East Elevation
- 154(P2)-401 Existing South Elevation
- 154(P2)-402 Existing North Elevation
- 154(P2)-410 Proposed East Elevation
- 154(P2)-411 Proposed South Elevation
- 154(P2)-412 Proposed North Elevation
- 154(P2)-413 Proposed Elevations in context

1.0 Introduction



Heritage and Narrative

The proposed series of design alterations to 27 Greville Street have been developed over a number of months following close analysis of the site and context. It is rooted in knowledge of (and care about) the past and future narrative history of the building.

The scheme respects and revitalises the building fabric and in so doing enhances the conservation area.

The proposed alterations to the existing building are therefore careful and considered. They celebrate the building fabric and construction methods of the past. Similarly the development of the site brings the building up to date and fit for future purpose.

Following the latest planning application refusal, the proposal has been considered in light of the planning officers comments. The proposed design alterations have therefore taken careful consideration or scale, of privacy between enighbouring buildings, and the integration within the existing build fabric. All alterations have been proposed as being subservient to the existing dominant fenestration pattern and scale. The draft proposed scheme was shared with Camden Planning Officer Mr Rob Tulloch during design developement 16/06/14, and has been reviewed in verbal dialogue prior to submitting the application.

Quality

It is keenly acknowledged that the existing building has a strong architectural character and makes a positive contribution to the conservation area. As such it is clear that any alterations to the building should be of high quality. The development alterations therefore either encompass refurbishment of existing elements to the highest quality level or enhance the building with replacement materials that are rooted in historic background and use of the context. Such approach further benefits the conservation area.

Robust Technical Design

The design alterations presented as part of this application have been fully tested from technical point of view. The architect-led design group has assembled a team of extended professionals to explore the scheme design from the earliest stages. As such we are confident that what is drawn and presented in the application is robust and can be fully delivered.

Through this honest, rigorous design approach we have developed a scheme that it is referential to its context and past, and is at the same time creating a modern intervention that will enhance and prolong the building's future heritage in the Hatton Garden Area.

2.0 Location and Site



Left: Map showing transport routes, local amenities and environmental conditions of site (1:1250)

Location

The site is located in Clerkenwell on the edge of the Hatton Garden Conservation Area in the Holborn and Covent Garden ward towards the south end of the London borough of Camden. The site postal address is 27 Greville Street, London, EC1N 8TN.

The area is defined by its historic and current connection to diamond and jewellery trade. It is a distinct area of 'Midtown' with close proximity to the City of London and the London Inns of Court.

Site

The property plot concerned is located on a corner site of Greville Street (Historically Charles Street but renamed in 1937) and Saffron Hill (its namesake being the valuable commodity that was traded in the area close to the historic Fleet River - now Farringdon Road). Greville Street runs on an east/west axis and slopes notably downhill to the east (historically the embankment to the Fleet).

The area is defined by its mixed urban grain and building's range of footprint and massing respectively. However, much of the character of the area remains defined by its Victorian building stock.

The plot size for the site is circa 183 sqm

- Jewellery
- Restaurants and Cafes
- Supermarkets
- Post Office
- Pubs and Bars



Amenity

The area is defined by the historic and current jewellery related uses. Typically these are defined by either retail or wholesale jewellers (and jewellery trade suppliers) at ground floor level. Although many have disappeared, there are also some remaining jewellery workshops that typically occupy the upper floor of premises.

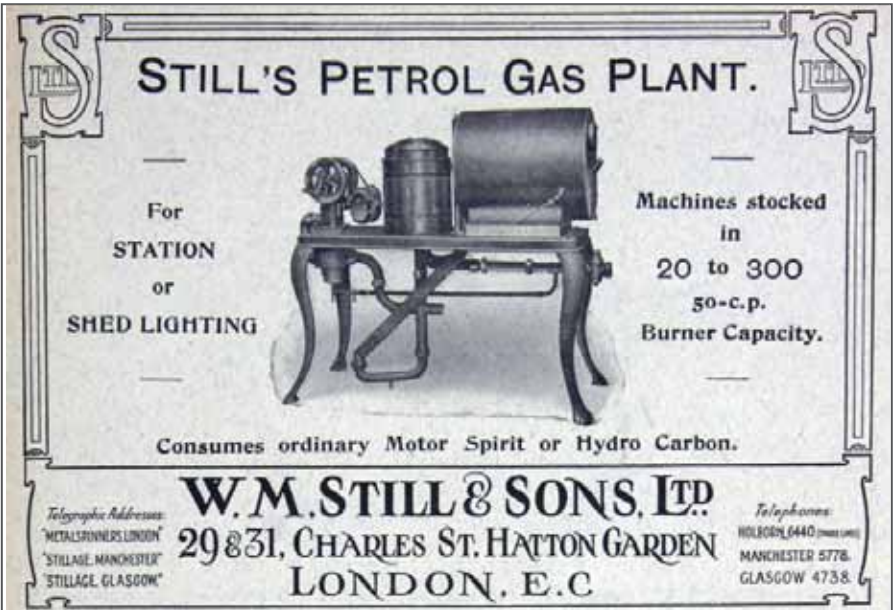
The area has a rich offering for ground floor public amenity shops and resources.

Typically the other uses are for office based space. The area has a growing and demanding interest in particular from Technology, Media & Telecommunications (TMT's) many of whom seek characterful, well apportioned, refurbished Victorian/Edwardian trade buildings such as the one in question.



Left: Aerial photos showing existing building in context

3.0 History



Site

The site was known to have been occupied by W. M. Still and Sons, and the first confirmed date of occupancy we have managed to find was September 1913. However, it is quite possible that they occupied the building from 1st inception as described below.

W. M. Still and Son were metal spinners of some note with royal warrants. Manufacturers of commercial catering equipment, they specialised in boiling water, tea and coffee making apparatus, hot cupboards, stainless steel tabling, self-service counter, production and development of prototypes, sheet metal work, stamping and spinning and by the 1960s employed over 500 people.

It is anticipated that in the early days (at least up to 1941, when we have documents lodged with the Local Authority showing alterations for the current stair core) the site was used for their light industrial manufacture of products but this may have changed to office based functions as the business grew.

Currently the Building is occupied on the ground floor by an A1 retail and trade jeweller and on the upper floor the building retains B1 usage and tenants.



Ralph Agas 1560



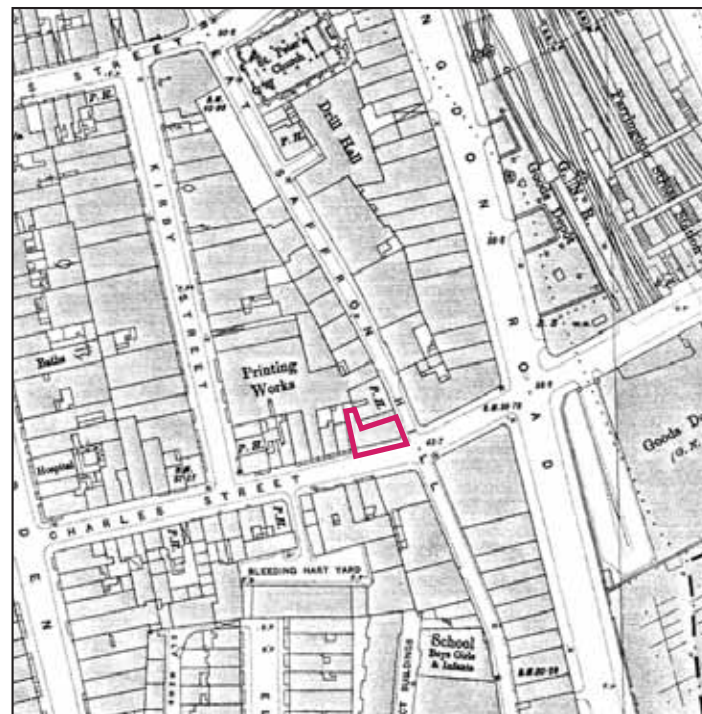
Faithorne and Newcourt 1658



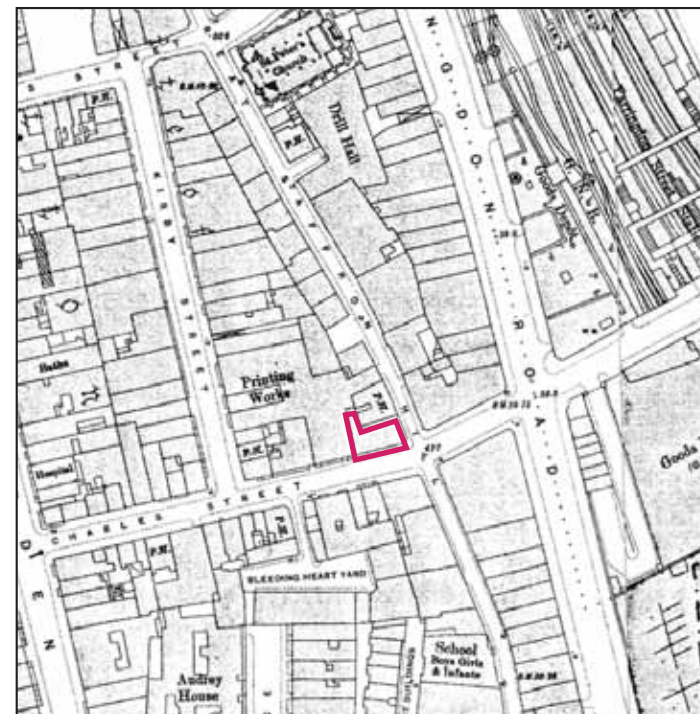
John Ogilby 1677



1875 Town Plan



1896 Town Plan



1916 Town Plan

Historic Plans at 1:2000

Local Context

In considering the future development of the site it is important to understand its historic past. We have reviewed material available online as well as visited Camden's Historic Archives to explore the material information available. This historic past could form an architectural reference point for any design.

Outside the old Roman City wall, the area in question has historically been owned by wealthy land owners with estates positioned off the Strand. The area to the western banks of the Fleet was first defined in 1292 when the Bishop of Ely's Palace founded his estate and residence.

By the 1600's the wealthy Hatton Family constructed their new residential estate along with what is today Hatton Garden (ending on Hatton Wall - the line of the old estate wall). By the 17th Century the surrounding areas defining grid plan were being established.

The site has historically been defined by its connection to the River Fleet that ran south from its source in the Vale of Health, on Hampstead Heath down to the banks of the Thames (adjacent to Blackfriars Bridge. Farringdon Road marks the line of the historic river that now lies below its surface. The river hadn't been closed over until the 1700's on health grounds.

Charles Street (named after Charles II), currently Greville Street, takes its name from Fulke Greville, who, titled Lord Brooke, lived in the area and after whom other streets are named. The area generally was defined by its wealthy merchants who lived and worked in the area. By the mid to late 1700's, however, much of the Hatton Estate had been sold off and became an increasingly dense and somewhat poorer area (especially Saffron Hill, which was particularly squalid by the early 1800's and was the inspiration and location of Fagin's den in Dicken's fictional Oliver Twist).

Clerkenwell had always been traditionally the home of Jewellery trade and by the late 1800s this had extended to Hatton Garden, by which time it had also become the centre of diamond trade, watch making and fine metalwork. These have come to define the area, even to this day.

Our site in particular is likely to have been developed a number of times in its past, however, in its current form it first appears on the 1896 plans. Therefore, we can assume its vintage is between this date and 1875 (as the 1875 plan shows the site is vacant). Sadly we have not been able to trace the building's precise provenance or architect. However, it is possible that the building was commissioned by its first known tenant W. M. Still and Sons (metal spinners), whose company was founded in 1874.

Left: Historic Maps of London Showing the River Fleet and its surrounding area

4.0 Building Description

External

Building Façade

Externally, as stated above, the building is of late Victorian vintage. It is a well-proportioned building that sits comfortably on its site. The façade is made of a well-weathered stock brick, stucco render and large fenestration arrangement. Sash windows are timber on the upper floors and there are intermediate, painted steel columns and spandrels that give the building a light and elegant feel. It is believed that the façade above ground level is original. The ground floor fenestration has most likely been changed at the time of the mid 20th century, alterations certainly appear on photos of the site from the early 1970s. The marble over-cladding on the ground floor envelope is also visible in photos from this time. This over cladding has done little to improve the building and it is anticipated that its removal should be considered in any future development.

The entrance and façade on Saffron Hill have been altered somewhat to account for the new core introduced in the 1940s. It would appear that new fenestration (metal framed Crittal type) has been introduced in what is believed to be the hoist access area, similar to 24 Greville Street. The sloping nature of the site means that the clerestory windows (all now blocked up) are varying in size.

Entrances

Currently there are 2 entrances to the building: One off the western (uphill) side of Greville Street, which provides sole and direct access to the ground floor wholesale jewellery unit that is on the same, raised, street level. The second is from the northern end of the Saffron Hill façade, this provides access to the upper floors and basement. It is understood that there would originally have been a means of access off the corner to the lower level.

Roof

The external roof of the building is comprised of a slated pitched roof set back from the brick façade parapet walls and can be accessed from the top floor by means of a stepped ladder. The roof has a large north facing roof light that has been made redundant by the top floor dropped ceiling. The roof perimeter and access area are asphalt which is in a poor state of repair.

General Condition

The general external condition of the building is good. Some recent works have been done to the sills to stabilise loose stucco that has fallen to the street. The brickwork is generally in a good state of repair, as is the metal work associated with the windows. The windows are in a satisfactory state of repair and sometime in the recent past they have been fitted with draft excluders.

There are no obvious signs of any significant structural issues on the façade (or internally for that matter). However, in any major refurbishment works the external fenestration should be reviewed and probably renewed with a more thermally efficient replacement. Furthermore, protection (by means of lead-work or other) to the large projection sills should be considered as these are prone to retaining, rather than shedding, water - hence the historic blown render.

Left: Images showing existing building in context and existing facade details.





Neighbouring Buildings and Direct Context

The direct neighbours to the site in question are both of mid and late Victorian vintage. The pub (125 Saffron Hill) has reportedly been on the site since 1759 and the current building first appears on the 1896 plan. This building has a brick façade lower than our own, with its own distinct character. The neighbouring building to the west (28 Greville Street) is turn of the 20th Century and has recently had consent for 1 single story extension taking the building to 2 stories above No27 and this is therefore critical in understanding the context in which any extension is likely to be sited.

24 Greville Street opposite has a character more similar to 27 and is likely to be of similar vintage. Alterations were made to this over the last decade and it is a good example of TMT occupation. No 20-23 Greville Street is considered to have an adverse impact on the conservation area.

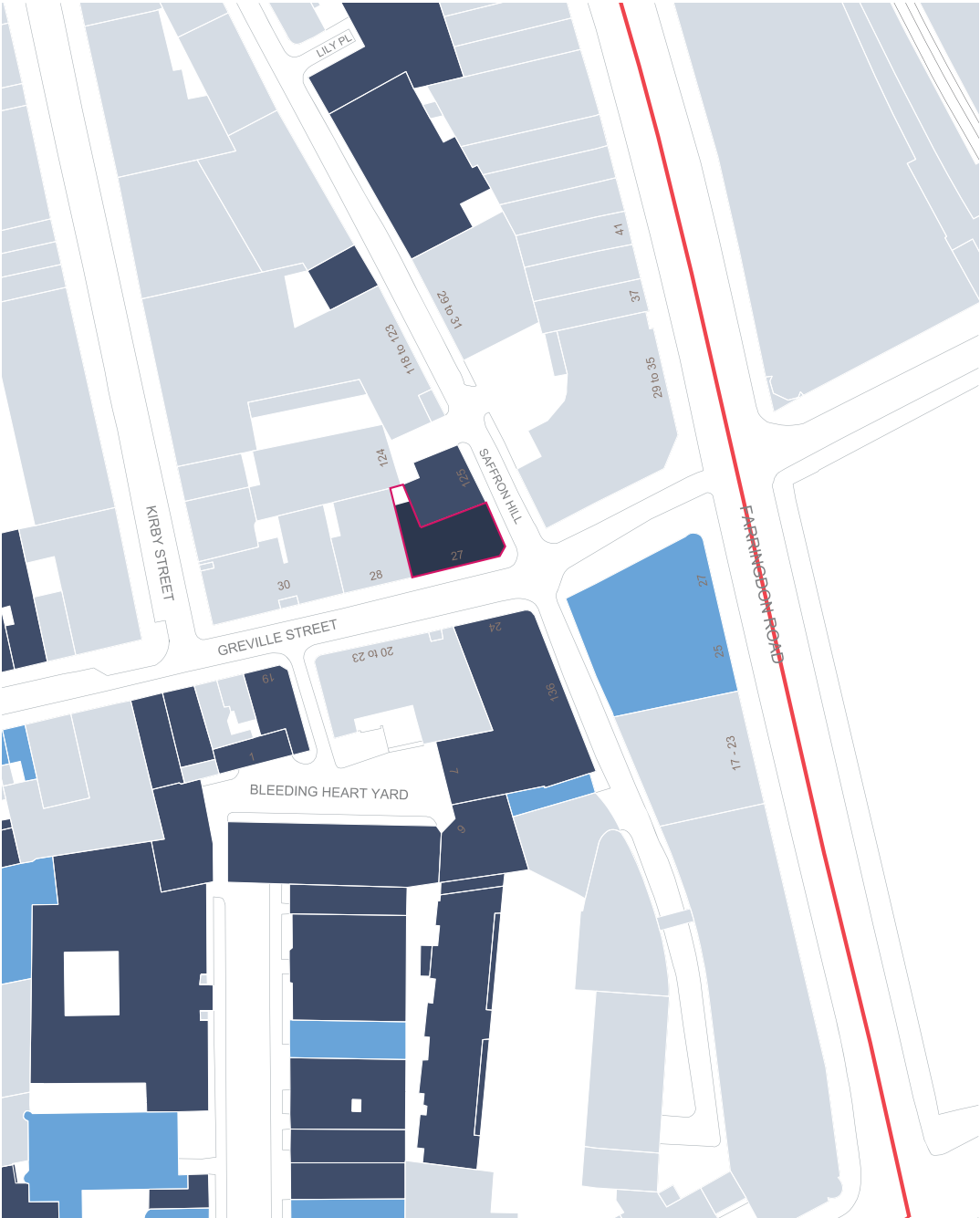
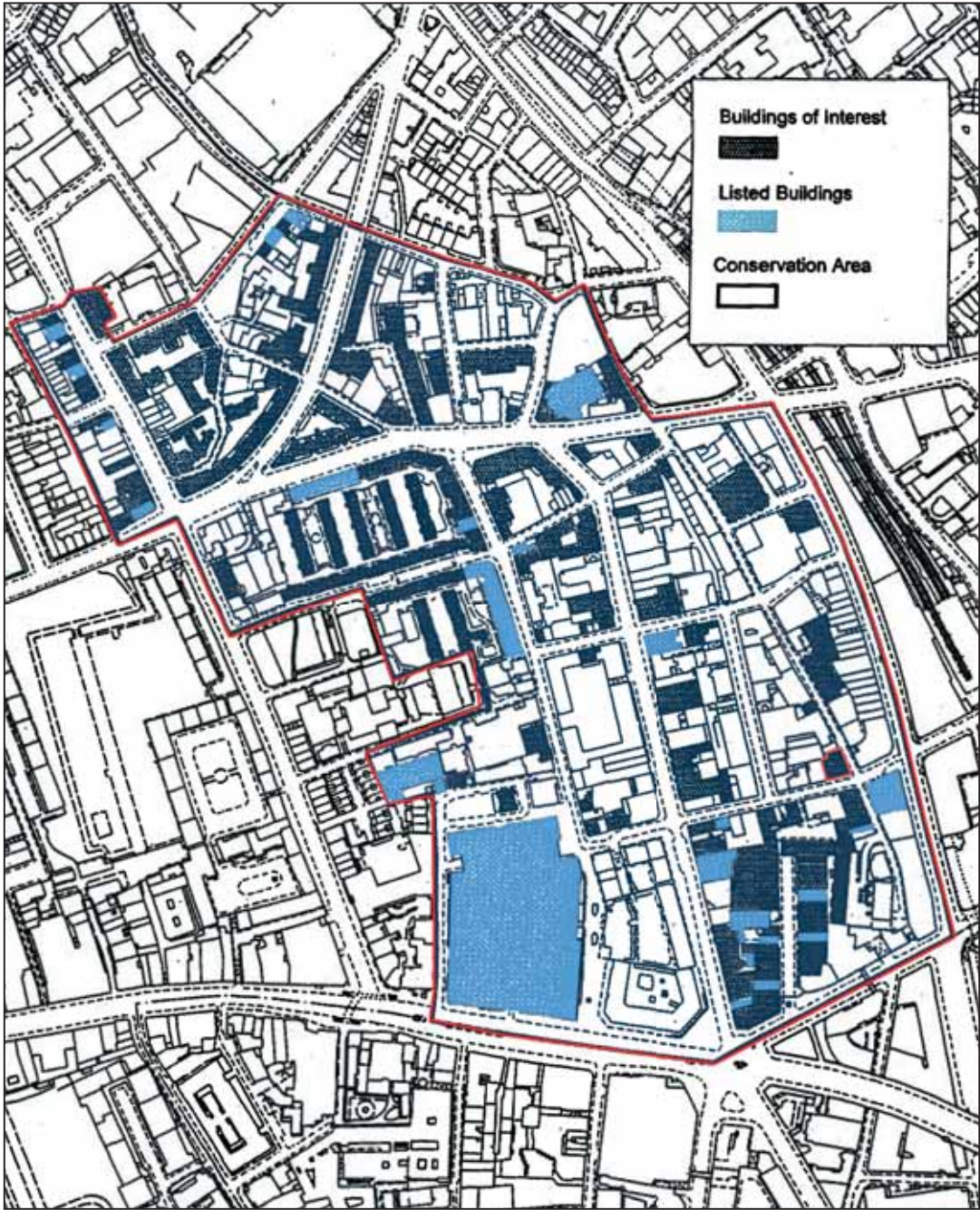
Opposite to the east, are 29-35 Farringdon Road, which is a poor quality 1960s building that recently had permission to add 13 new residential units added and these are higher than the proposed development by some amount.

No 25-27 Farringdon Road is Listed and was subject to major development in the late 1980s and has new terraces at roof level. Finally, 118-123 Saffron Hill is a large scale office development that is new in style and has numerous rear roof terraces and external amenity spaces.



Left:
 1.View from west side of Greville Street (neighbouring 28 and 30 Greville Street)
 2.Neighbouring 125 Saffron Hill
 3.Panoramic view showing the rooftop of 27 Greville Street in context of 118-123 Saffron Hill, 125 Saffron Hill (to the left of image) and 136 Saffron Hill (far right) and further context of 29-35 Farringdon Road and further cityscape formed by Farringdon-Station area and Barbican.

5.0 Planning Context



27 Greville Street is not a listed building. The plan set out opposite shows key buildings that are listed. Our building is, however, considered a ‘Building of Local Interest’ which makes a ‘positive contribution to the special character and appearance of the area’ (ref Conservation Area Statement para 5.43). As such any development of the building will be of interest to the planners. The Conservation Area Statement does not apply any blanket rules to these types of properties other than a presumption of retention and against outright demolition.

Set out below is a list of the recent planning history associated with the site:

2014/1555/P: 12/03/14 - Refused
Erection of roof extension to create new 5th floor (Class B1) with roof terrace and balustrades above, infilling of rear lightwell, addition of rear balconies at 1st, 2nd and 3rd floor levels, and alterations to shopfronts on Greville Street and Saffron Hill.

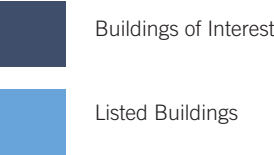
2012/6672/P: 11/02/13 - Granted
Installation of new shop front including fixed glazed panel, new entrance doors plus the erection of a glazed canopy; erection of replacement roof with glazed roof lantern ridge and roof lights, installation of a new raised gantry, addition of a new lift shaft extension at roof level; all in connection with offices (Class B1a) and laboratory (Class B1b).

9101388 & 9101389: 18/02/1992 – Granted
Change of use of the basement from warehousing to restaurant and change of use of ground floor from showroom/warehouse to retail shop.

8800467: 07/10/1988 – Granted
Continued use of the 2nd 3rd and fourth floors for any purpose within Class B1 of the Town and Country Planning (Use Classes) Order 1987

8800147: 22/03/1988 – Granted
Continued use of the first floor for purposes within Class B1 of the Town and Country Planning (Use Classes) Order 1987

8402150: 20/12/1984 – Granted
Change of use of second floor to light industrial.



5.1 Planning Statement

PLANNING POLICY

The National Planning Policy Framework

Paragraphs 18-19 of the NPPF state:

“The Government is committed to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.”

The National Planning Policy Framework also stresses the need for sustainable development. Given that this scheme makes best use of urban land within an urban location, it conforms to the concept of sustainability which the Framework promotes. In addition to making best use of an existing building, the site is also very close to public transport facilities, in particular Farringdon Station, providing transport on the underground, on the Thameslink line, and eventually by Crossrail.

From the above it is established that the scheme conforms to the NPPF.

Camden Core Strategy

In preparing this scheme we have referred to the Council Core Strategy policies, and in particular have had particular regard to Policy CS14. This seeks to ensure that Camden’s buildings are attractive, safe and easy to use by requiring development of the highest standard of design that respects local context and character. Account has been taken of the scale and nature of immediately adjoining buildings, and the manner in which this extension would relate to them. The nature of the design is such that the extension would be made to look like it is part of the original building.

Account has been taken of the fact that a roof extension has already been approved at the adjacent property, and this extension would be subordinate to it. Notwithstanding this issue, however, it is the case that even if the adjacent extension is not to be developed, the proposed extension at the application site would still harmonise with the property, its neighbours, and the general street scene.

The scheme also conforms to Policy CS8 which aims to promote a successful and inclusive Camden economy. The proposed B1 floorspace would make a modest but important contribution to the local economy, including the potential for use by the jewellery trade of Hatton Garden.

Camden Development Policies

Policy DP24 of the Development Policies also addresses the issue of quality of design. The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- a) character, setting, context and the form and scale of neighbouring buildings;
- b) the character and proportions of the existing building, where alterations and extensions are proposed; and various other criteria including accessibility.

As we explain elsewhere in this Design and Access Statement, full account has been taken of the character, setting, context, form and scale of the neighbouring buildings and the general street scene.

Policy DP25 stresses the importance of the conservation heritage. The application site is noted for its character within the conservation area, and the proposal ensures that this is left unharmed. The addition of the extension, thereby giving greater utility to the building, would itself help to preserve and enhance the conservation area. The nature of design for the roof extension would not conflict with the architectural and historic character of the building.

The Camden Planning Guidance

Camden policy accepts the principle of roof extensions, including within a conservation area, subject to design and other considerations.

The guidance states:

- “5.7 Additional storeys and roof alterations are likely to be acceptable where:
- There is an established form of roof addition or alteration to a terrace or group of similar buildings and where continuing the pattern of development would help to re-unite a group of buildings and townscape;
 - Alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form;
 - There are a variety of additions or alterations to roofs which create an established pattern and where further development of a similar form would not cause additional harm.”

The guidance also states:

“A roof alteration or addition is likely to be unacceptable in the following circumstances (inter alia):

- Where there is likely to be an adverse effect on the skyline, the appearance of the building or the surrounding street scene:
- There is an unbroken run of valley roofs; (this does not apply to our case)
- Buildings or terraces which already have an additional storey or mansard; (this does not apply to our case)
- Where the scale and proportions of the building would be overwhelmed by additional extension.” (this does not apply to our case – see below)

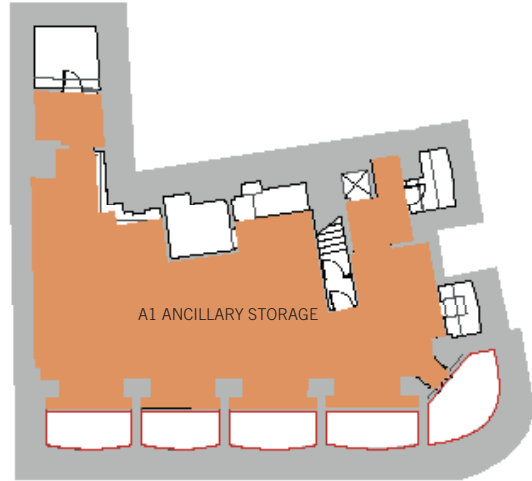
The scheme conforms to this guidance. In compliance with its provisions, it is recognised that there is already an established pattern of roof additions and alterations in this road and the surrounding streets. Indeed, the extension would help to re-unite the building with other building along its terrace. The proposed extension would be architecturally sympathetic to the age and character of the building and would retain the overall integrity of the roof form. The addition of the proposed extension would not cause harm to the visual appearance of the terrace.

It can be seen from the proposed plans that the relationship of the proposed extension to the host building will be subordinate. The modest increase in height will barely be visible from ground level because it will be concealed behind the existing parapet wall, as is illustrated by the submitted drawing. The scale and proportions of the building would not be overwhelmed by additional extension.

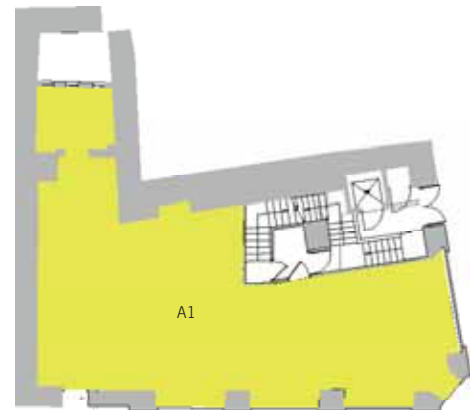
Policy CPG5 stresses the economic benefits of Hatton Garden. Paragraph 8.19 explains that Hatton Garden has been an established centre for the jewellery industry since the 19th Century and today the area is home to nearly 500 businesses and over 50 shops related to the industry. This scheme would provide a modest contribution to the aims of this policy.

As such it can be seen that the scheme fully accords with adopted national and local planning policies. There are no material considerations which would outweigh the policy presumption to grant planning permission.

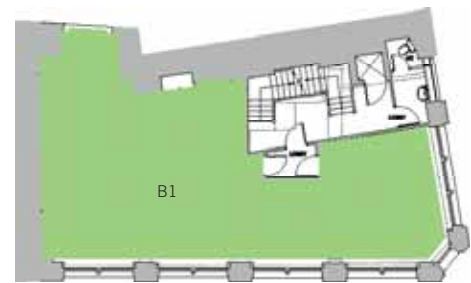
EXISTING NET RENTABLE AREAS



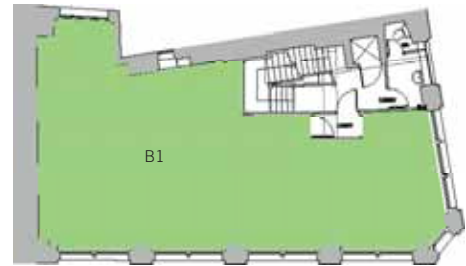
LOWER GROUND FLOOR A1 ANCILLARY STORAGE
TOTAL NET AREA: 128.7sqm//1385sqft



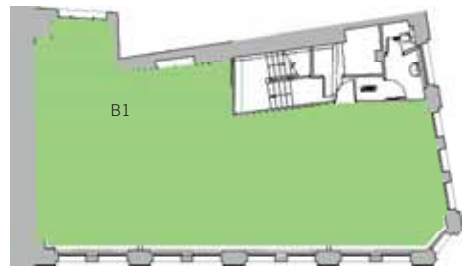
GROUND FLOOR A1
TOTAL NET RENTABLE AREA: 120.1sqm//1293sqft



FIRST FLOOR B1
TOTAL NET RENTABLE AREA: 98.7sqm//1062



SECOND FLOOR B1
TOTAL NET RENTABLE AREA: 108.1sqm//1162sqft

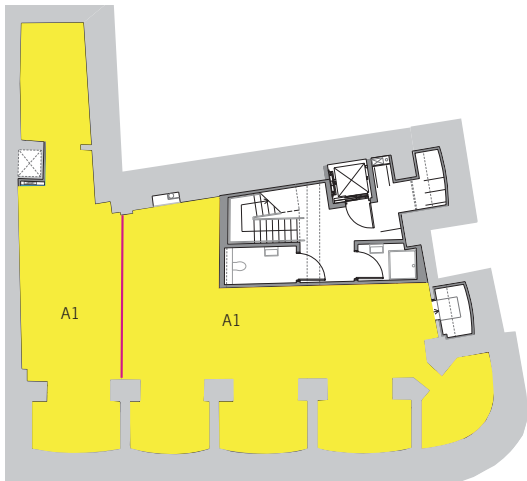


THIRD FLOOR B1
TOTAL NET RENTABLE AREA: 107.9sqm//1161sqft

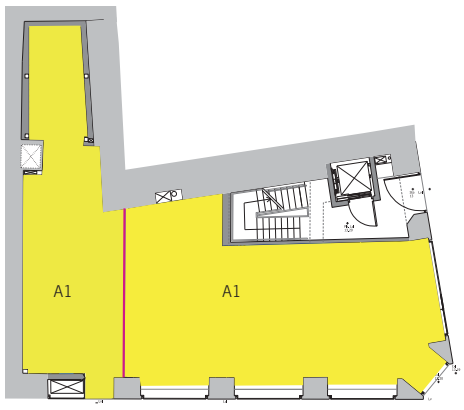


FOURTH FLOOR B1
TOTAL NET RENTABLE AREA: 111.6sqm//1201sqft

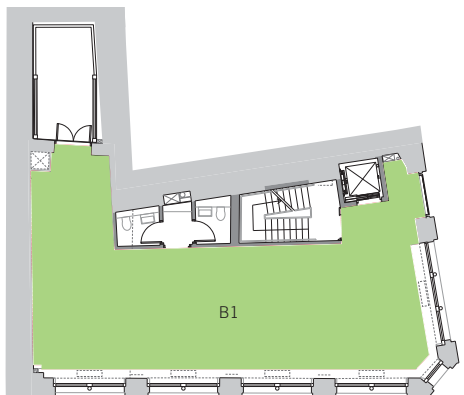
PROPOSED NET RENTABLE AREAS



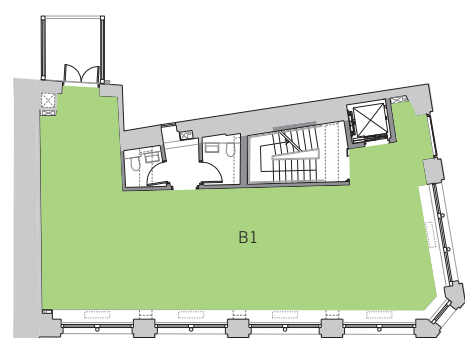
LOWER GROUND FLOOR A1
TOTAL NET RENTABLE AREA: 146.3sqm // 1575 sqft



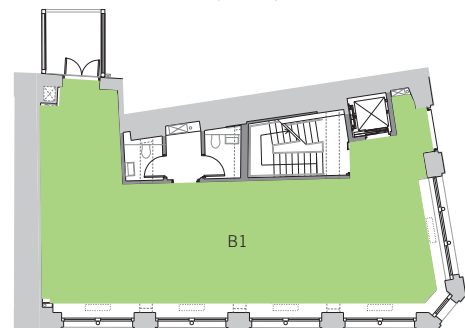
GROUND FLOOR A1
TOTAL NET RENTABLE AREA: 120.6sqm // 1299sqft



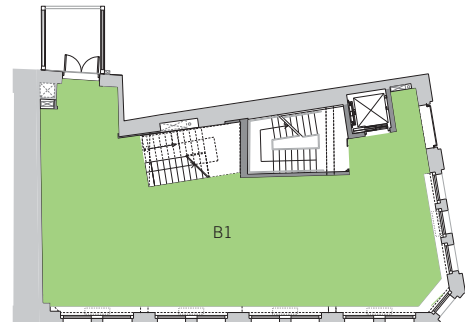
FIRST FLOOR B1
TOTAL NET RENTABLE AREA: 98.7sqm//1062sqft



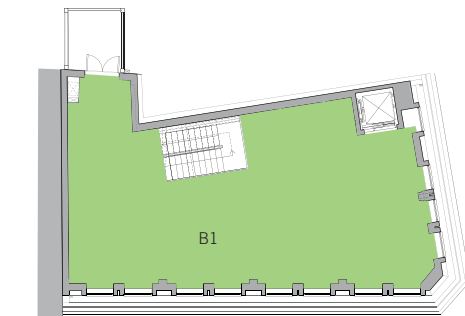
SECOND FLOOR B1
TOTAL NET RENTABLE AREA: 98.0sqm//1054sqft



THIRD FLOOR
TOTAL NET RENTABLE AREA: 97.7sqm//1052sqft



FOURTH FLOOR B1
TOTAL NET RENTABLE AREA: 104.9sqm//1130sqft



FIFTH FLOOR B1
TOTAL NET RENTABLE AREA: 106.5sqm//1146sqft

6.0 Design

6.1 Use

The existing building use classes on the site.

Currently the site is used in the following way:

- Lower-ground Floor: Unoccupied for some time and previously used as archive storage area for A1 premises above, accessed from common area off of Saffron Hill.
- Ground Floor: A1 Shop unit currently occupied by retailer. Access to this unit and floor is from entrance to upper end of Greville Street. Saffron Hill entrance provides access to upper floor B1 space.
- First, Second, Third and Fourth: B1 office space with access from Saffron Hill entrance.

Alterations maintain use-classes and are configured as follows:

- Lower-ground and Ground: 2No A1 units are proposed and both operate over ground and lower ground floor levels. One unit is accessed from the existing Greville Street entrance. The other is accessed independently from a new prominent entrance on the corner of Greville Street and Saffron Hill (this has been achieved by means of alterations to portions of the existing ground and lower-ground floor levels).
- First, Second, and Third: B1 office space with access from Saffron Hill entrance.
- Fourth and Fifth Floor (new): Provision of new floor at 5th floor level to provide interconnected duplex B1 office unit with access from Saffron Hill entrance.

6.2 Amount

Set out in the following diagrams and tables are details of the gross internal areas associated with the requisite use classes. As set out elsewhere in the document the is an additional floor of B1 space proposed and it is intended to bring the lower ground floor into more full use.

As explained through the graphs, before proposed alterations the total net area is 5880 square feet, which is considerably less compared to proposed total area of 8372 square feet of rentable space.

GIA

The Gross Internal Area of all of the building is as follows including the circulation areas and common facilities on all floors.

Existing Gross Internal Area: 848.0sqm / 9128sqft

Proposed Gross Internal Area: 972.1sqm / 10427 sqft

EXISTING AREA [NET RENTABLE]

	B1	A1	A1 ANCILLARY STORAGE	TOTAL NET RENTABLE AREA EXISTING
LGF			128.7sqm/1385sqft	128.7sqm/1385sqft
GF		120.1sqm/1293sqft		120.1sqm/1293sqft
1FL	98.7sqm//1062sqft			98.7sqm//1062sqft
2FL	108.1sqm//1163sqft			108.1sqm//1163sqft
3FL	107.9sqm//1161sqft			107.9sqm//1161sqft
4FL	111.6sqm//1201sqft			111.6sqm//1201sqft
	426.3sqm/4587sqft	120.1sqm/1293sqft	128.7sqm/1385sqft	TOTAL: 546.4sqm/5880sqft

PROPOSED AREA [NET RENTABLE]

	B1	A1	TOTAL NET RENTABLE AREA PROPOSED
LGF		147.3sqm//1585sqft	147.3sqm//1585sqft
GF		125.5sqm/1352sqft	124.7sqm//1343sqft
1FL	98.7sqm//1062sqft		98.7sqm//1062sqft
2FL	98.0sqm//1054sqft		98.0sqm//1054sqft
3FL	97.7sqm//1052sqft		97.7sqm//1052sqft
4FL	104.9sqm//1130sqft		104.9sqm//1130sqft
5FL	106.5sqm//1146sqft		106.5sqm//1146sqft
	505.8sqm/5444sqft	225.3sqm/2927sqft	TOTAL: 777.8sqm/8372sqft

6.3 Layout

The design layout of the proposed alterations is configured, principally, within the context of the existing building and as such the overall layout and disposition of the scheme is unaltered in the broader architectural context.

Both existing entrances from Greville Street and Saffron Hill are maintained in the proposal. A new entrance provided on the ground floor corner enhances the accessibility to the site and improves building's visual presence within the streetscape. Additionally it makes for an attractive viewpoint from the Farringdon Road approach lower down the hill.

The streetscape is furthermore enhanced by means or alterations to the shop front and moderating ground-floor level, further allowing increased visual permeability and connection from the street and thereby enhancing the conservation area.

- Main circulation core
- A1 unit

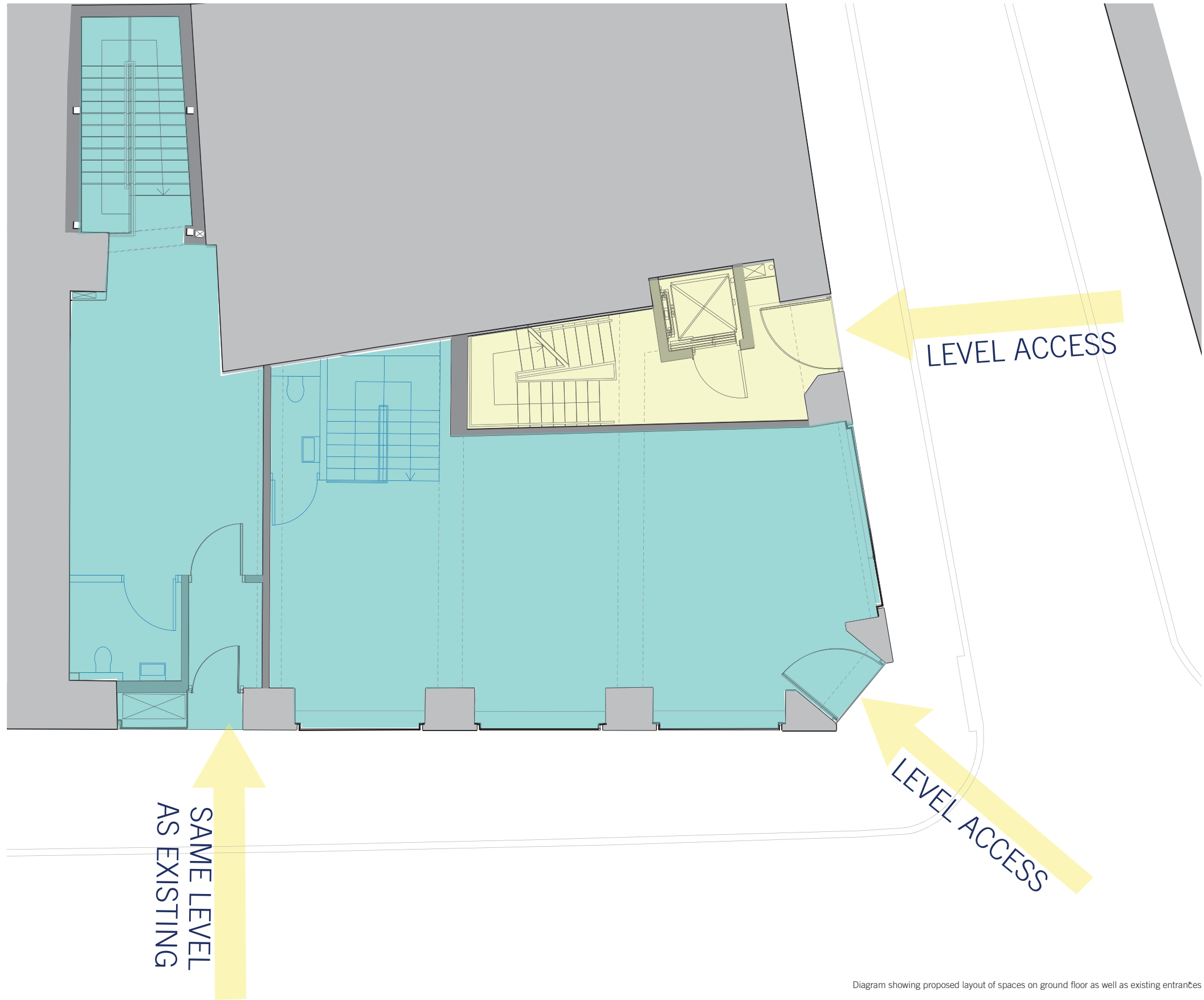
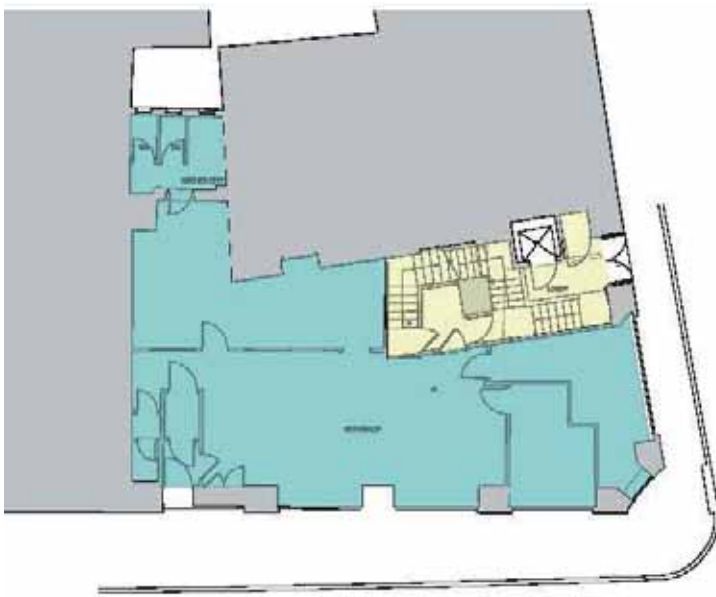


Diagram showing proposed layout of spaces on ground floor as well as existing entrances from Saffron Hill and Greville Street with new proposed entrance on the corner .



A simplified diagram of layout of spaces on existing ground floor.

6.4 Scale

The scale of the development must be considered within the context of the existing building and the surrounding developments. In light of this the following design principles are important to understand:

- The new fifth floor level replaces the existing roof level. It should be noted that the current application 3108603 consents for alterations that extend this roof to a higher level by means of adding a new glazed lantern. Replacement of the existing roof with new floor will create a small incremental increase in height.
- The new extension sits below the height of the approved roof extension for 28 Greville Street.
- The new extension sits significantly below the height of the approved roof extension consented for and developed on 24 Farringdon Road that sits opposite to the site on Saffron Hill.
- The existing building is somewhat higher than the adjacent pub at 125 Saffron Hill and we believe that both buildings read as autonomous and as such the alterations to the roof profile to not adversely affect this existing relationship.
- The scale and massing of the mansard extension has been considered within the immediate streetscape. The profile of the mansard follows the same slope and step back from the parapet as the approved mansard on 28 Greville street. This will give the proposed extension a homogenous appearance with the rest of the street, and will make the proposal subservient to the neighbouring property. The existing mansard on 28 Greville Street is not immediately visible from the street level, and therefore the proposal for 27 Greville street will replicate these conditions.
- The detailed design and use of traditional slate and lead materials will assist in setting the extension within the street context. As such the building envelope is of high quality and sympathetic with the conservation area and material context.

- The building has been closely modelled and there is not any adverse impact on day-lighting of surrounding buildings. Similarly we have reviewed right to light issues on the site.
- The roof profile has been carefully considered for two purposes. The first slope of the mansard will mimic the neighbouring roof developments for homogenous appearance when viewed from below. The further second hipped roof set at 30 degrees will create a concealing wall for privacy of the neighbouring buildings. The second slope will not be visible from street level. The continued use of a slate roof will create a sympathetic privacy screen in keeping with the mansard proposal. A further privacy screen will be installed on the roof to give a separation between the roof fire escape roof and any overlooking neighbours on 25-29 Farringdon Road.

Proposed volume of extension

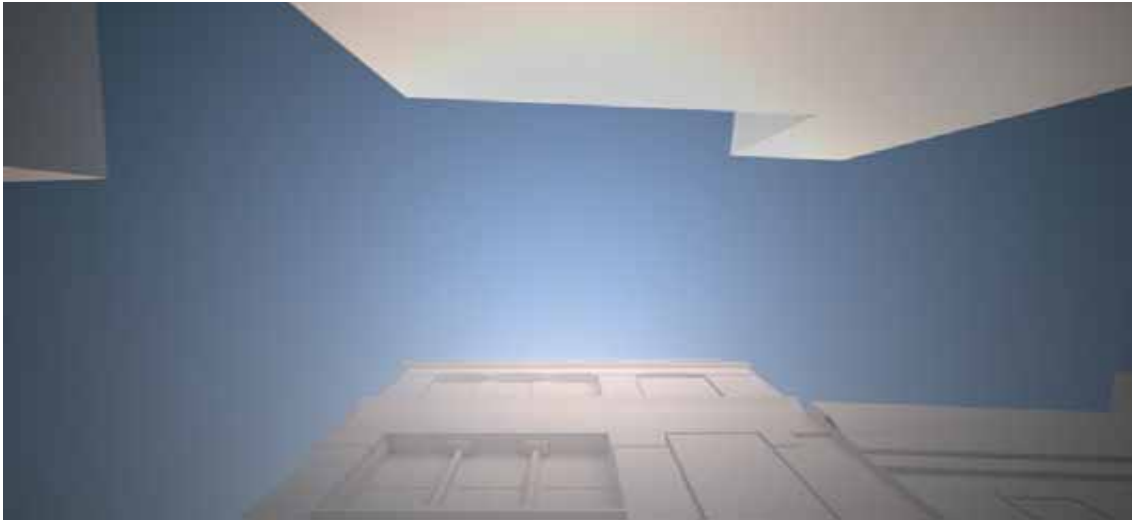
Existing 27 Greville Street

Approved extension of 27 Greville Street

Approved extension of 28 Greville Street



Diagrams showing extent of field of view from street-level looking up from Greville Street. (Not to scale)



Diagrams showing extent of field of view from street-level looking up from Saffron Hill. (Not to scale)

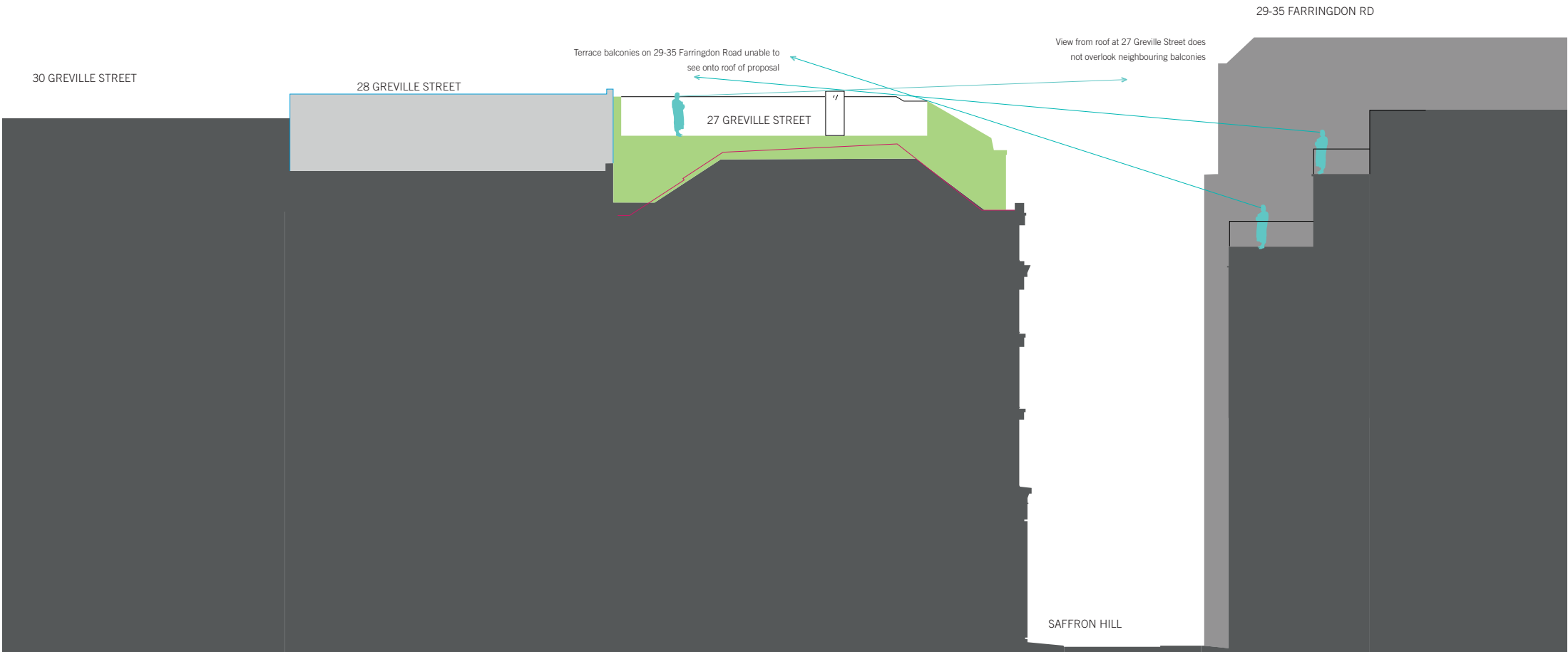


Diagram showing volumetric changes between proposed and existing state of 27 Greville Street in context of existing and approved extension of neighbouring 28 Greville Street. (Not to scale)

6.5 Landscape and Amenity

The existing building provides no external amenity space and there is similarly no shared semi-public space directly associated with the plot.

The streetscape is however enhanced by means of improvements to the shop front to existing and new units. By increasing sizes of individual shop front windows and improving the glazing the visual permeability of the shop front is enhanced thereby improving the external public amenity space on the immediate street and pavement lines.

New external amenity balconies are created at the rear of the B1 spaces on all floors. These balconies do not infringe privacy and have screens on lateral aspects to create a protected environment. These spaces improved the quality of people's working environment and are in support of Camden planning policy DP26.

There is a continued provision for a fire escape route over the roof onto the neighbouring property 28 Greville Street. The roof will house all of the air handling and environmental systems for the whole building, concealed behind the parapet wall. A privacy screen has been applied to the centre of the roof to prevent overlooking into the neighbouring property of 29-35 Farringdon Road.

The above amenity spaces do not impact privacy in any way that is different from the aspects and views allowed from any of the existing fenestrations. The provision of new external amenity spaces to B1 improves the quality of working environment.

Due to the quantity of existing condensing units on the existing and neighbouring buildings the proposed condensers on the roof will not have an adverse effect on the overall noise levels of the area.

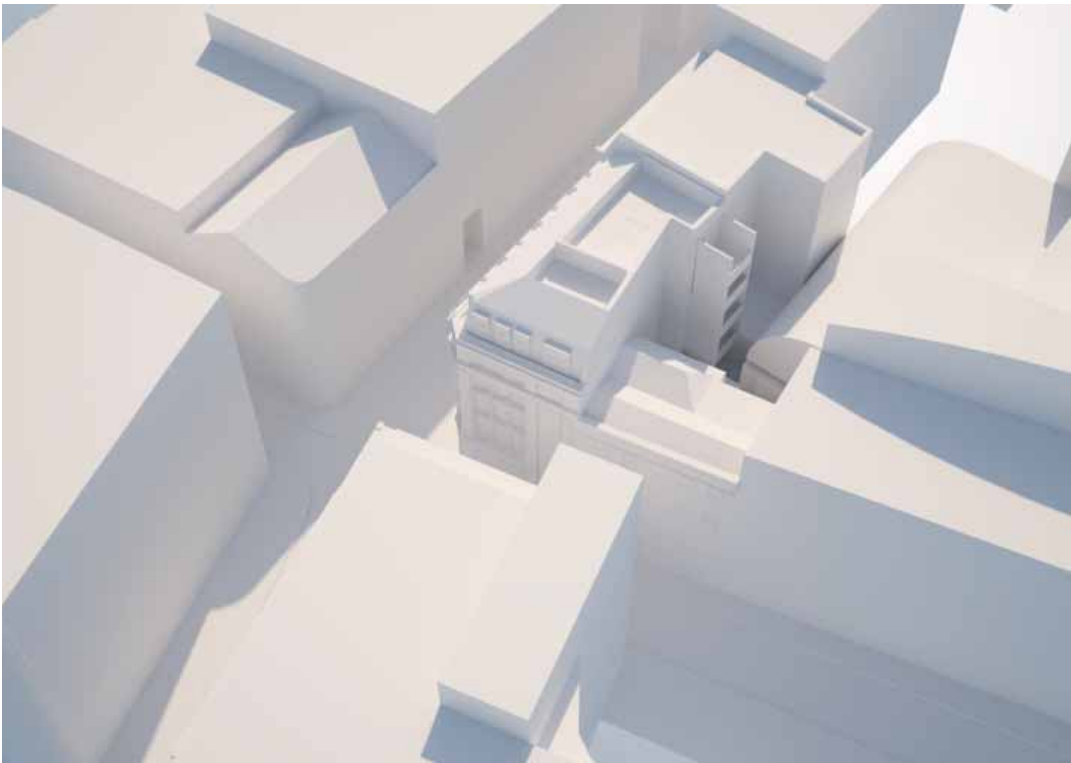
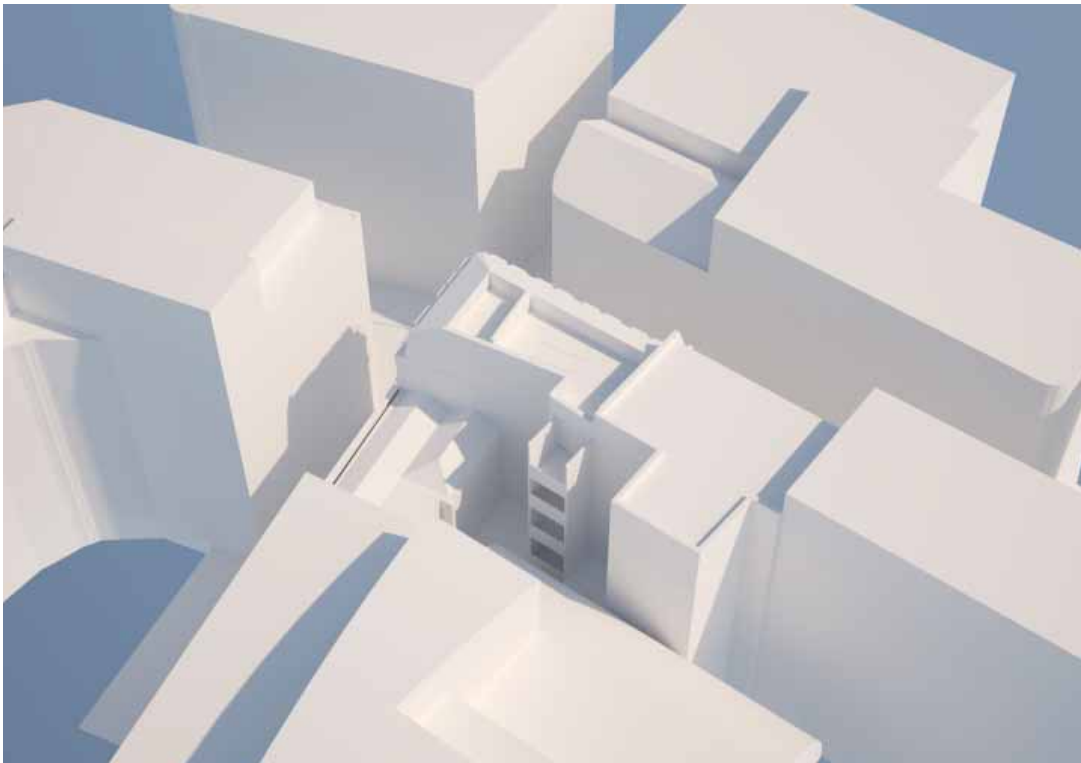


Diagram showing proposed amenity space, roof organisation and proposal massing in surrounding context
Views Top Left to Bottom Right: North-West, North-East, South-East, South-West

6.6 Appearance

Quality

The overriding intent is to create an improved building that preserves and enhances the external historic building fabric. The main objective is to create a high-quality building that is both sympathetic to the conservation area, as well as enhances it. Moreover, the building is to present an improved environmental performance, accessibility and amenity.

The scheme looks to create subtle and sympathetic new extension and make an alteration to the ground floor shop front. Both of these key planning design matters are built on the alteration document approved as part of the 2013 application and approval.

Description of Alterations.

New extension

A new extension is created by replacing the existing pitched roof with new single storey mansard extension. The extension is a steel framed, highly insulated construction. The structure is set back, primarily in order to be subservient to the main building, but also to remain discrete and concealed from the surrounding pedestrian street level.

The envelope fenestration follows the pattern of windows directly below. Vertically the windows align with the existing windows, and the height of each window on the fifth floor is less than the windows on the fourth floor. This will create a heirarchy of dominance within the building, making the extension subservient to the existing.

The principle elevations glazing will be double glazed painted timber sash windows to match the existing below.

The extension will be made of traditional slate with lead flashing to all junctions and window frames. Details of these materials are set out later in this document.

Existing Building Fabric

Generally the existing building fabric is in a good state of repair and the proposal is to leave the existing masonry unaltered with the exception of any localised repairs that may be required. The proposal does however assume the removal of the marble to the ground floor masonry. This is neither original or in keeping with the building. Following its removal, it is proposed that this is replaced with a painted stucco render that is more likely to have been the original treatment.



View of proposal from corner of Saffron Hill and Greville S treet



The proposal in context with the approved extension for neighbour 28 Greville Street



Existing corner view



Existing view from Greville Street



A representation of the proposed changes at street level



The proposed changes at roof level, with the addition of a mansard roof



Existing street level view



Existing aerial view

Fenestration

The existing street facing sash windows on all floors will be refurbished or replaced with matching timber sash windows. It is proposed that the new windows have the same mullion and transom arrangement and will be double glazed for improved thermal and acoustic performance. The sash windows to the rear light well will be replaced with painted framed and double glazed door set to access the new balconies. The existing shop frontage glazing will be reconfigured at ground floor level to take account of new internal floor plate positions. The glazing will be set within perimeter frames (rebated at the perimeter and flush fronted to the main envelope) that will be fabricated in a brass coloured copper alloy.

Environmental responsibility

The redevelopment of the building provides an opportunity to both improve its energy efficiency and as a result reduce carbon consumption over the buildings future life. The improvements being carried out will significantly improve the building environmental performance specially with regards to heat loss and reduction for cooling in the summer months. The scheme has been audited by our Approved Inspector and is designed to fully comply with building regulations.

6.7 Design Rationale

Materials

In considering the external design language of the alterations we have been inspired by both the history of the area, the previous functions of the building and the tradition of craftsmanship. We believe that by drawing on the site and areas provenance we are able to establish a design rationale that is rooted in the narrative context of Hatton Garden.

The proposed roof extension will be a traditional slate mansard with painted timber framed sash windows and lead flashing. This is in keeping with the existing developments on the surrounding buildings.

We have taken inspiration from the historic trade in saffron and precious materials. This inspiration may well be explored in terms of internal colour or through general reference to a desirable commodity. We also have drawn on the use of the building by fine craftsmen and metal spinners, therefore we want to use a material that reflects this and the history of fine craftsmanship within the area.

Within this context we have considered use of a copper alloy material that appears like brass. This can be manipulated into a fine framing material for the street side glazing, to imply a carefully crafted object sitting delicately within the precious metal of the building fabric.

The use of this material has been considered in 2 ways: as a solid delicate framing element, to form the perimeter of new fenestration, and the interface with the building fabric. The interaction and configuration of those materials almost resembles the setting of a jewel in a ring. The material is used to create a high quality, yet delicate and ephemeral surface that pays homage to the building and the area's connection to fine metalwork. The Design narrative therefore is both a reference to the historic past but also metaphorically emblematic of it.

Structure and M&E Services

A full structural and M&E services surveys and design schemes have been completed for the proposal as part of the previous planning application 2014/1555/P. The proposed scheme will maintain the same structural strategy for the alterations to the existing building with minor alterations to the layout on the proposed extension. The overall strategy will remain as previously completed.



Set out above are examples of the proposed materials, and their application, building precedents that are a useful reference to our project and images of metal-processing, which formed inspiration for choice of materials.

1. Slate roof with lead flashing surrounding dormer window
2. Slate roof with lead flashing
3. Precedent Metal working
4. Precedent Metal Spinning



Transport routes around site 1:1250

7.0 Access

Vehicular Access

Tube and Train

The site is located within a minutes' walk of Farringdon station that has excellent tube, over-ground services and connections. This will shortly be complemented by the additional Crossrail provision, with station and network operational by 2018. This is anticipated to significantly increase the footfall in the area. Much of this traffic will pass the property in question. Chancery Road Tube is also within 10 minutes walk of the site.

Buses

There are good bus connections nearby with principal routes on Farrington Road, Theobalds Road, and along Holborn.

Cars and Parking

The site has no off-street, it has controlled one-way traffic around it and public parking spaces, which are limited to Local Authority Controlled Parking Zones (CPZ's). Nearby there is publicly accessible, paid, car-parking on Farrington Road, or more closely on St Cross Street and Hatton Garden.

Bike

The site does not currently afford any on site bike storage that would support people cycling to work. The proposed alterations allow for dedicated central cycle storage for 6 cycles (with shower facility) and there is provision for further bike storage on a floor by floor basis within each demise.

City airport

City Airport is easily accessible via the DLR and the door to door journey time is around 40 minutes.

Inclusive Access

Currently there is no level-threshold access to the building and limited provision internally for a small passenger lift. The proposal introduces an improved public access from street with level threshold access to office-spaces off Saffron Hill. Access provision to the B1 accommodation is significantly improved with level threshold access at street level, an improved ambulant circulation and provision of an 8 person wheelchair accessible lift to all premises. Throughout all areas we have improved access provision both from the street and internally. The New A1 unit will have a fully levelled threshold from the corner of Greville Street and Saffron Hill. The existing entrance to the building off Greville Street will remain at the same level. The scheme will be fully compliant with Part M of the Building Regulations.

As shown through diagram on page 13 the existing entrance from Greville Street side is to be preserved at its existing level, whereas both - the existing entrance from Saffron Hill and proposed corner entrance will provide level access.