

05 design proposal



fig 05 01 illustrative view of proposal

05 design proposal

proposed layout - commercial floor plans

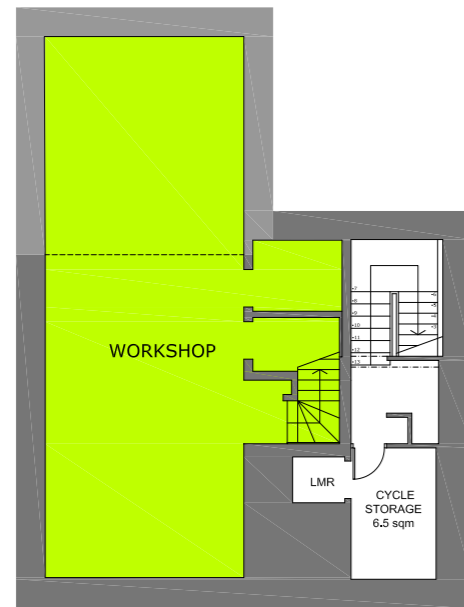


fig 05 02 basement

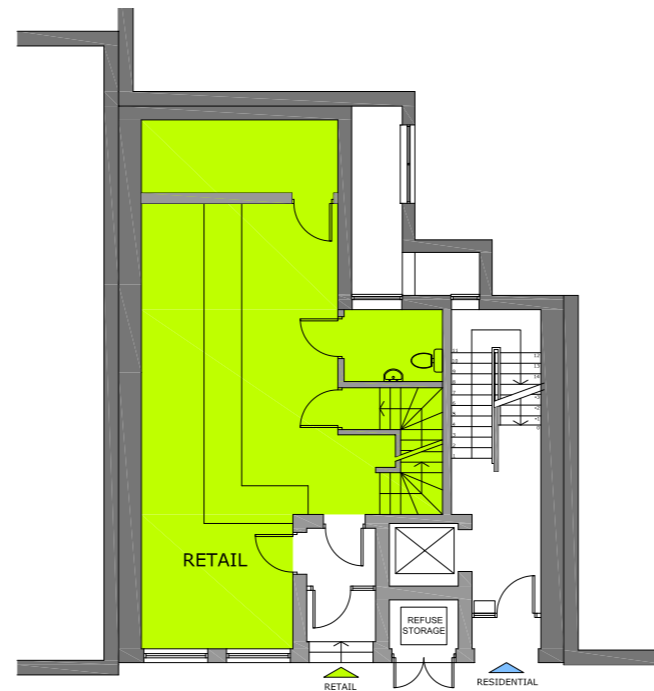


fig 05 03 ground floor

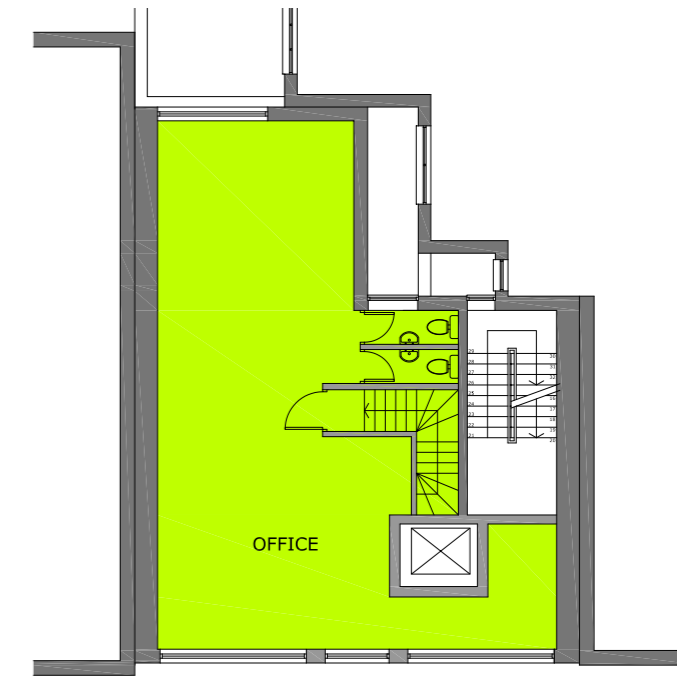


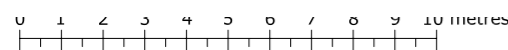
fig 05 04 first floor

The ground floor will be retained as retail use accessible from the street with the first floor extended to the rear to provide sufficient office accommodation to serve the jewellery business. The basement will be extended to the rear below the ground floor shop and excavated to provide sufficient headroom so that it can be used as a jewellery workshop.

At ground level the facade will be divided into five equal bays providing separate entrances to the residential and retail premises with residential refuse storage directly adjacent to the residential entrance.

The remaining two bays will provide retail windows for the shop and will be designed to reflect the craftsmanship of the trade within the building.

At upper levels the building will be divided into three bays taking their dimensions from the lower five bays.



05 design proposal

proposed layout - residential floor plans

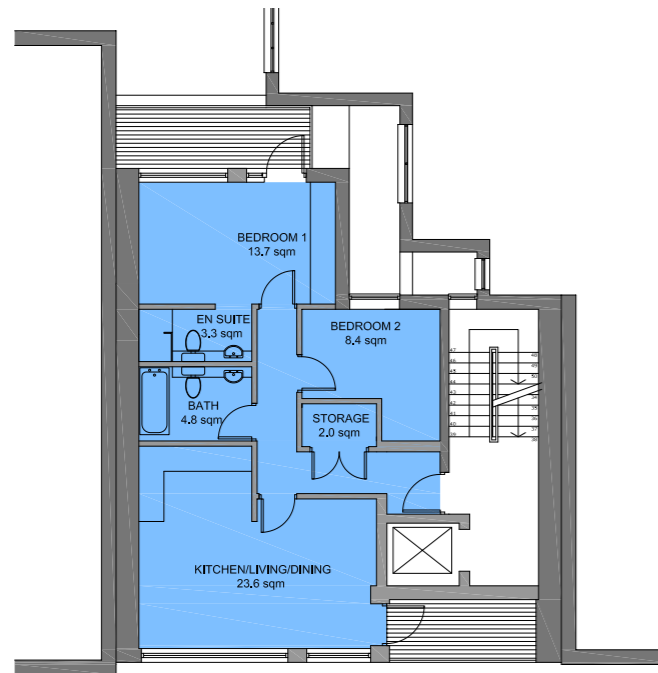


fig 05 05 second floor

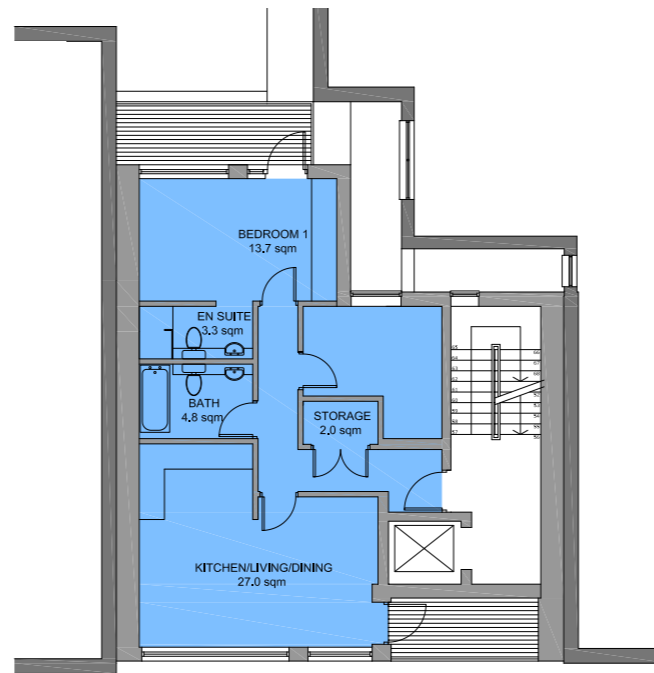


fig 05 06 third floor

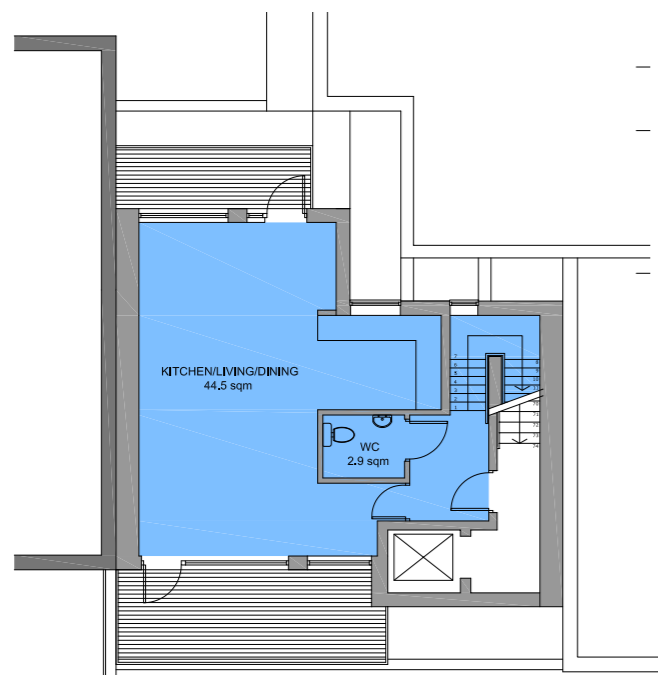


fig 05 07 fourth floor

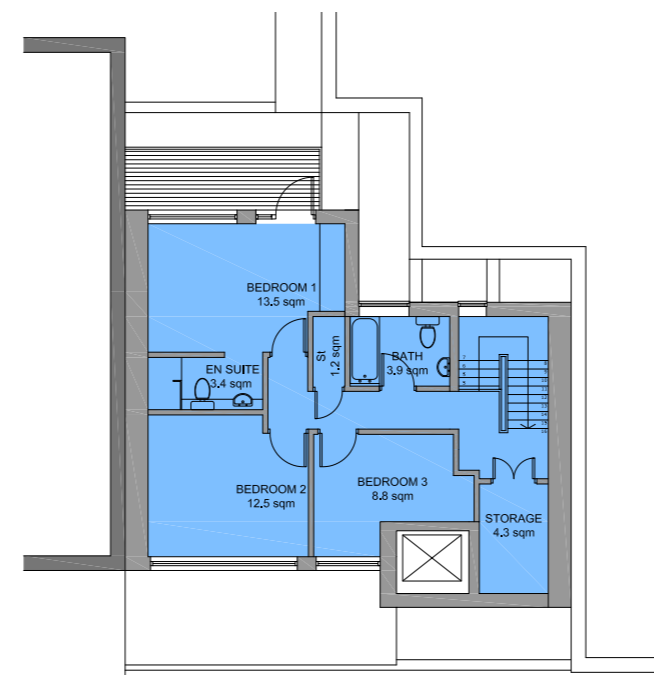


fig 05 08 fifth floor

On the upper levels will be two self contained flats (floors 2 and 3) and a duplex apartment on the upper two storeys (floors 4 and 5).

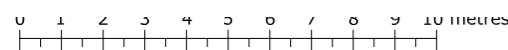
Flats will be secured from the retail and office uses and be accessed via a lift from ground to the fourth floor. A dedicated internal staircase will provide a secure emergency escape route from all flats.

All flats will have internal storage and external amenity space in line with London Housing Design Guide Standards.

Refuse storage for the residential premises will be provided at street level directly adjacent to the residential entrance. Secure cycle storage will be provided in the basement.

At the upper levels the three facade window bays established on the lower levels are followed through, the right hand bay becoming a balcony at second and third floor levels and then a set back brick clad lift shaft at the fourth and fifth levels. The windows are retained at second and third floor levels and then set back in line with other buildings at the fourth and fifth floor levels.

To the rear the building sets back and balconies are included at each floor level.



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proposed street elevation



fig 05 09 proposed elevation from kirby street

0 1 2 3 4 5 6 7 8 9 10 metres

26-27 kirby street august 2015

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proposed site section

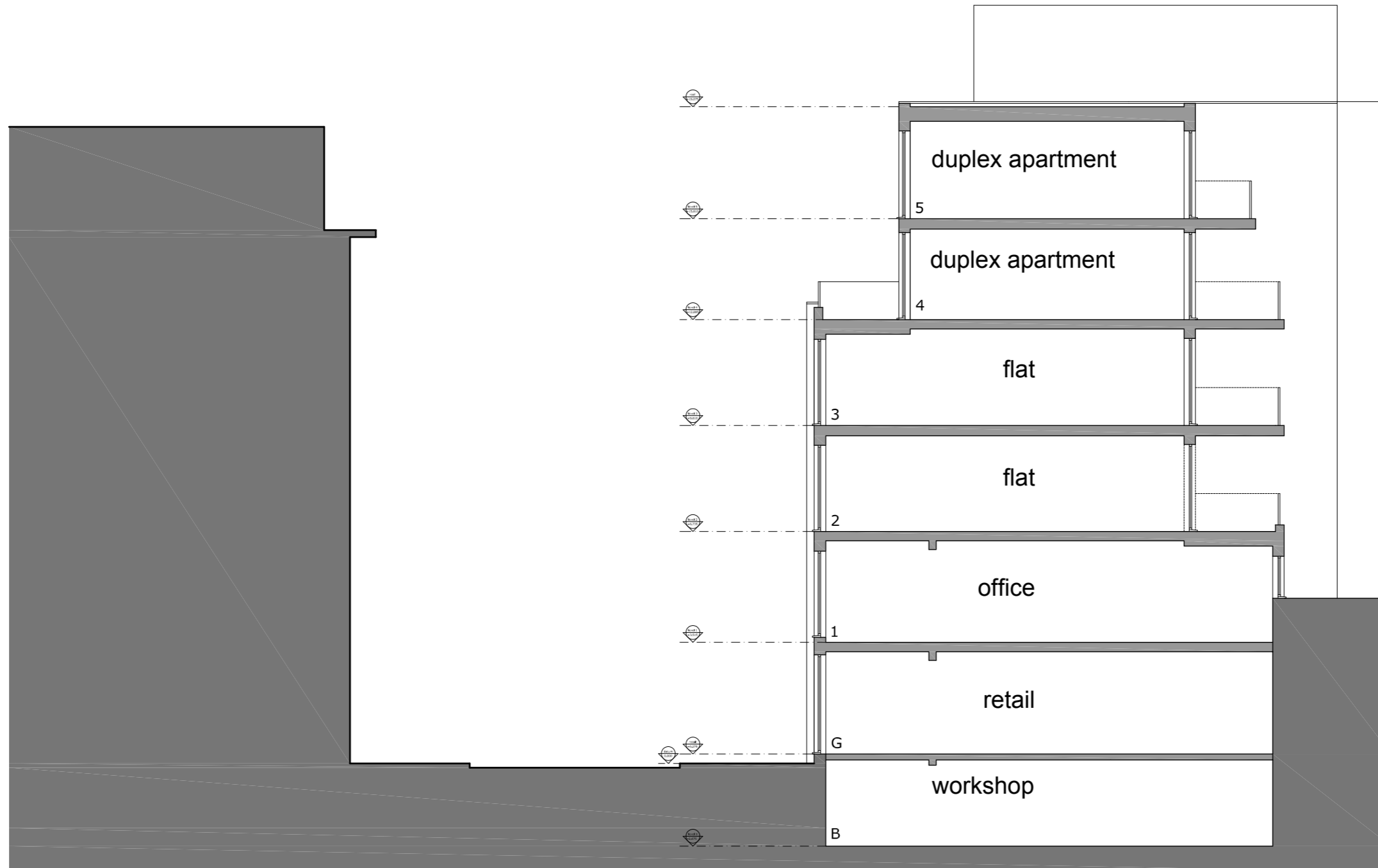
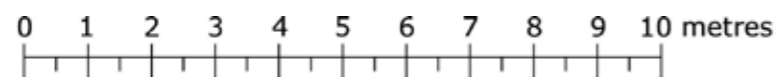


fig 05 10 proposed section through site



05 design proposal

materials



fig 05 11 proposed typical facing materials and details

Materials will be chosen to reflect the traditional building forms and details of Hatton Garden, to create a modern new building and to emphasise the craft trades which are synonymous with the area.

In keeping with the conservation area setting the facade will be constructed in brickwork with window and door reveals providing depth and texture.

Window openings will be large allowing natural light into the building and metalwork detailing around the reveals and in balustrading will evoke the materials and craftsmanship inherent in the jewellery trade.

