

BenAdamsArchitects

Saffron House, 6-10 Kirby Street – October, 2015

Design and Access Statement



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1.0 Project Particulars



Aerial photo of Saffron House, 6-10 Kirby street

1.1 Introduction

This Design and Access Statement has been prepared by Ben Adams Architects under the appointment of Columbia Threadneedle Investments (freeholder Zurich Assurance Ltd.). The report is a submission to Camden Council for the proposed works at 6-10 Kirby Street, EC1N 8EQ. The total area of the site is 0.1217 hectare.

This report seeks advice on the following proposed works:

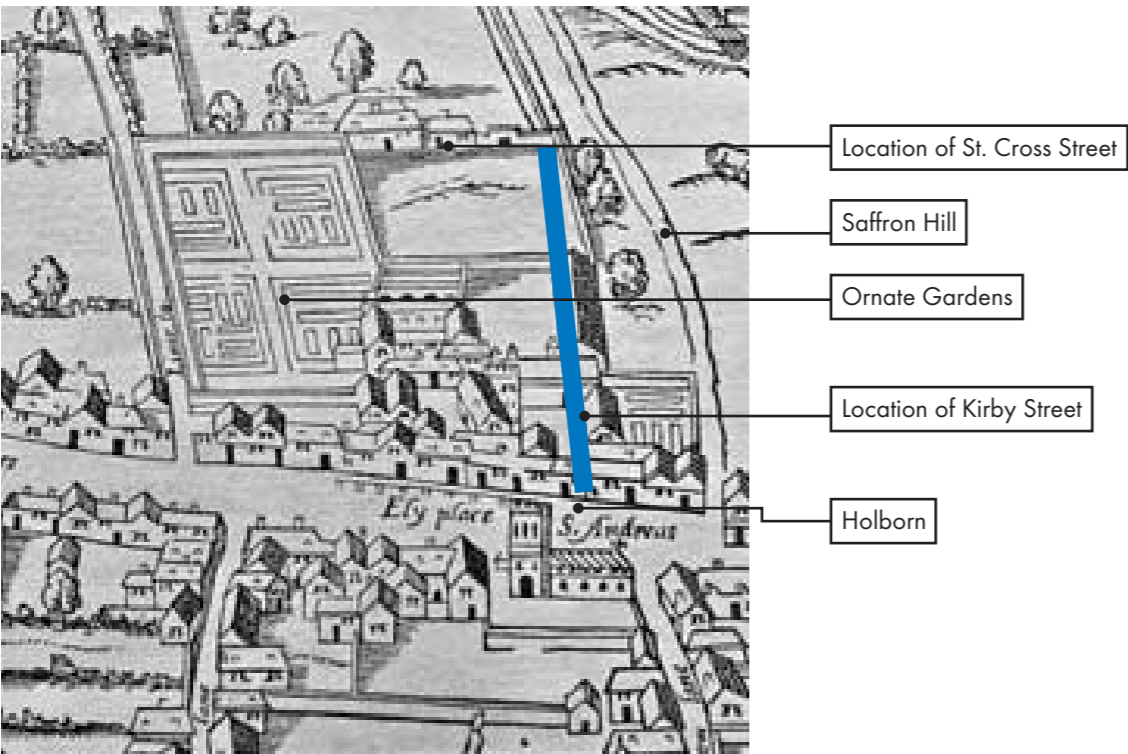
- Redecorating the façade by painting the existing render black to canopy level (does not require planning permission)
- Relocating the entrance doors with new paving to street
- New glazing to ground floor level
- Replacing and enlarging the third floor windows
- Increasing the 1st and 2nd floors internal area by absorbing balconies on Kirby Street within the office floorplate
- Installing a new canopy and signage
- Improving and increasing cycle storage (does not require planning permission)
- Introducing showers and lockers for cyclists (does not require planning permission)

The project's aim is to improve the building's appearance and prominence on Kirby Street in order to attract future tenants.

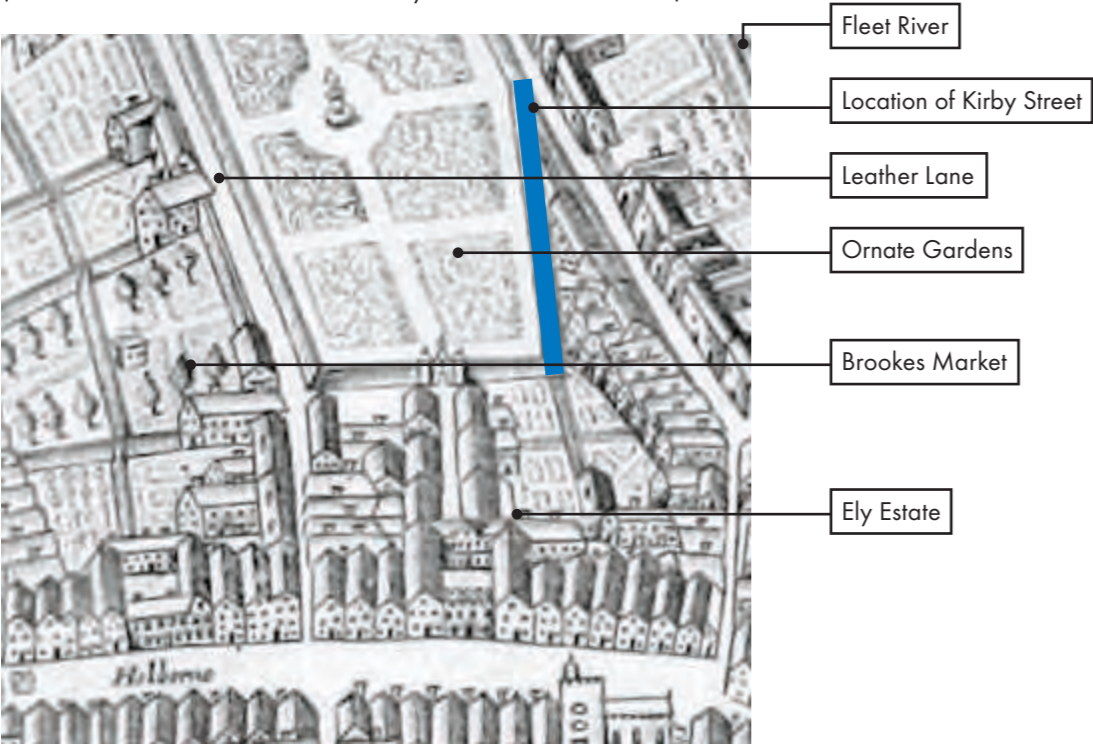
The proposals will improve the reception's layout and make better use of the space.

Improvements to the building's amenities, including increased cycle storage, showers and lockers will also be implemented.

2.0 Site Analysis

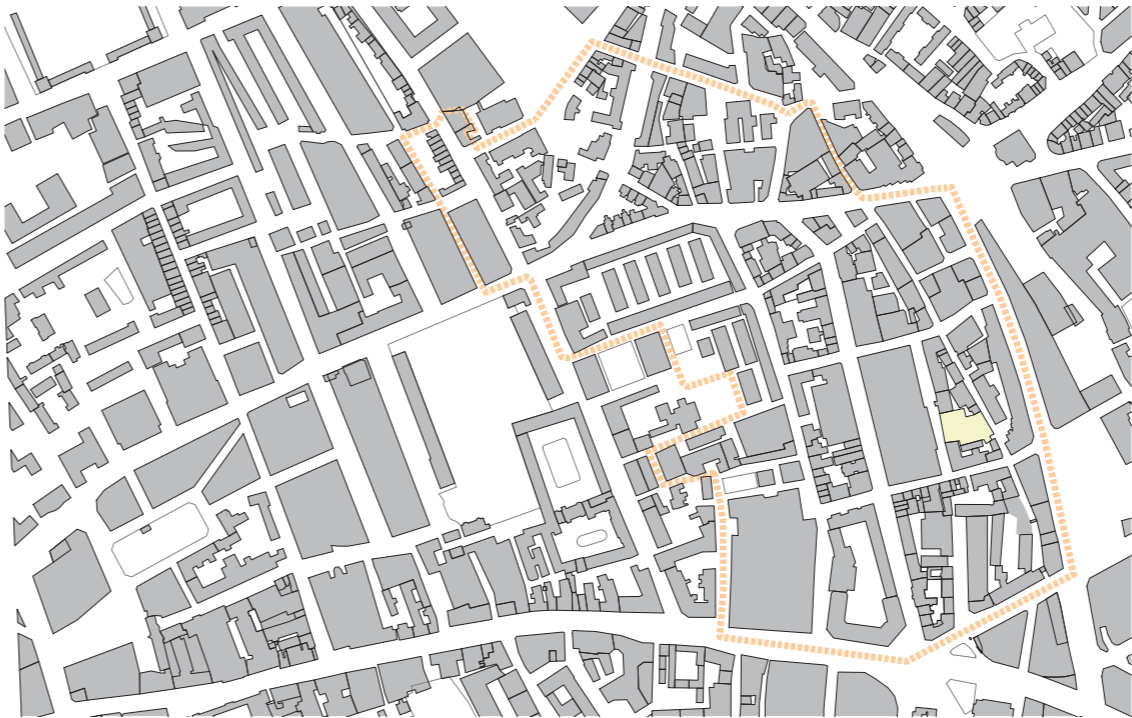


Caption of the oldest printed map of the city "Ralph Agas map" circa 1590 showing the Hatton Garden area.
The location of Kirby Street is highlighted in blue.
(The Romance of Hatton Garden. Marryat and Broadbent 1930)



A section of Newcourt's map, 1658
(The Romance of Hatton Garden. Marryat and Broadbent 1930)

Saffron House, 6-10 Kirby Street



Hatton Garden Conservation area shown in orange and 6-10 Kirby Street is highlighted in yellow.



1875, Italian organ grinders house in Hatton Garden

2.1 Historic Context

6 - 10 Kirby Street, London

Saffron House lies within the Hatton Garden Conservation Area. The building is not listed.

Hatton Garden is a district steeped in history and derives its name from Sir Christopher Hatton. When the Bishop of Ely was forced by Queen Elizabeth I to leave part of Ely Place to Christopher Hatton he retained the rights to walk there and collect 20 bushels of roses each summer. This area, afterwards known as Hatton Garden, was built up in the 1680s as a district where the smiths associated with Goldsmiths Hall lived and worked.

The area's gardens are commemorated in the names of streets such as Saffron Hill and Vine Hill. By the mid 17th century, these gardens had been replaced by a planned grid of housing. The streets of this area were laid out on an intersecting grid pattern, from North to South and East to West. These streets took their names from a number of sources historically associated with the area and marked some of the medieval estate boundaries. Kirby Street was named after the Hatton Manor of Kirby in Northamptonshire.

Today, Hatton Garden is London's jewellery quarter and the centre of the UK diamond trade. The area is also home to a diverse range of media and creative businesses.

2.2 Transportation Assessment

The site is located just off of Farringdon Road. Farringdon station is just 790 feet away. The station is served by National Rail, Thameslink and the London Underground. Crossrail will also be stopping here once complete.

There are numerous bus stops and cycle hire stands nearby.

A secure, covered and well lit bicycle store is also provided in the left side of the building.

Barbican underground station is also only a half mile away.

- Site Boundary
- Tube Station
- Thameslink
- Bus Stop
- Barclays Cycle Hire Docking Station
- Crossrail





6-10 Kirby Street - existing balconies on 1st and 2nd floors



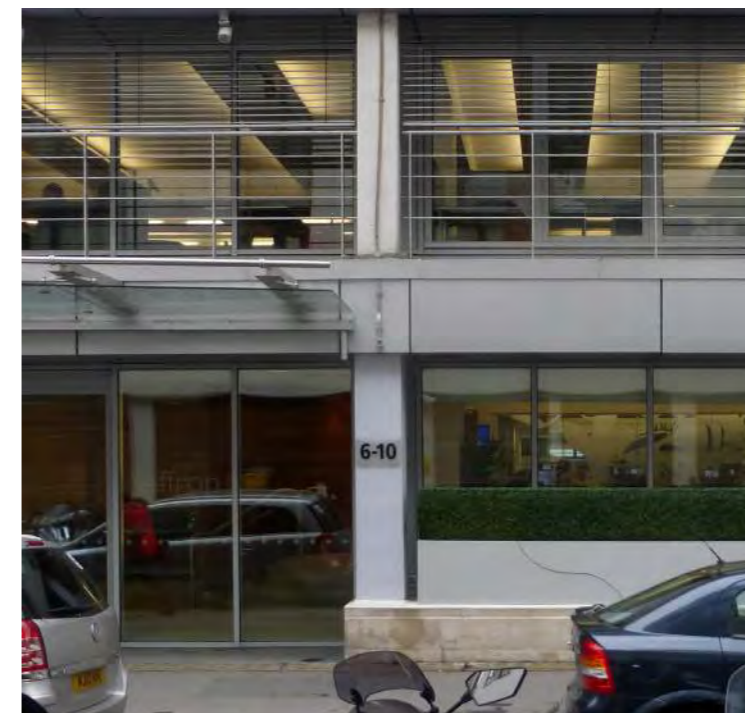
6-10 Kirby Street - existing windows on 3rd floor



6-10 Kirby Street - Entire facade



6-10 Kirby Street - Entrance with glazed canopy above



6-10 Kirby Street - Existing building entrance

2.5 Existing Building

The existing building comprises a mix of different materials including:

- White render
- Aluminium cladding
- Glass and metal canopy
- Light grey metal balustrades to balconies
- Light grey metal window frames

The existing building currently does not have a distinctive presence on Kirby Street.

The façade is a combination of white render, metallic cladding, glazing and balustrades.

There is a glass canopy situated above the entrance doors. The reception is cut off from the street by a large, internal sign that says 'Saffron House'.

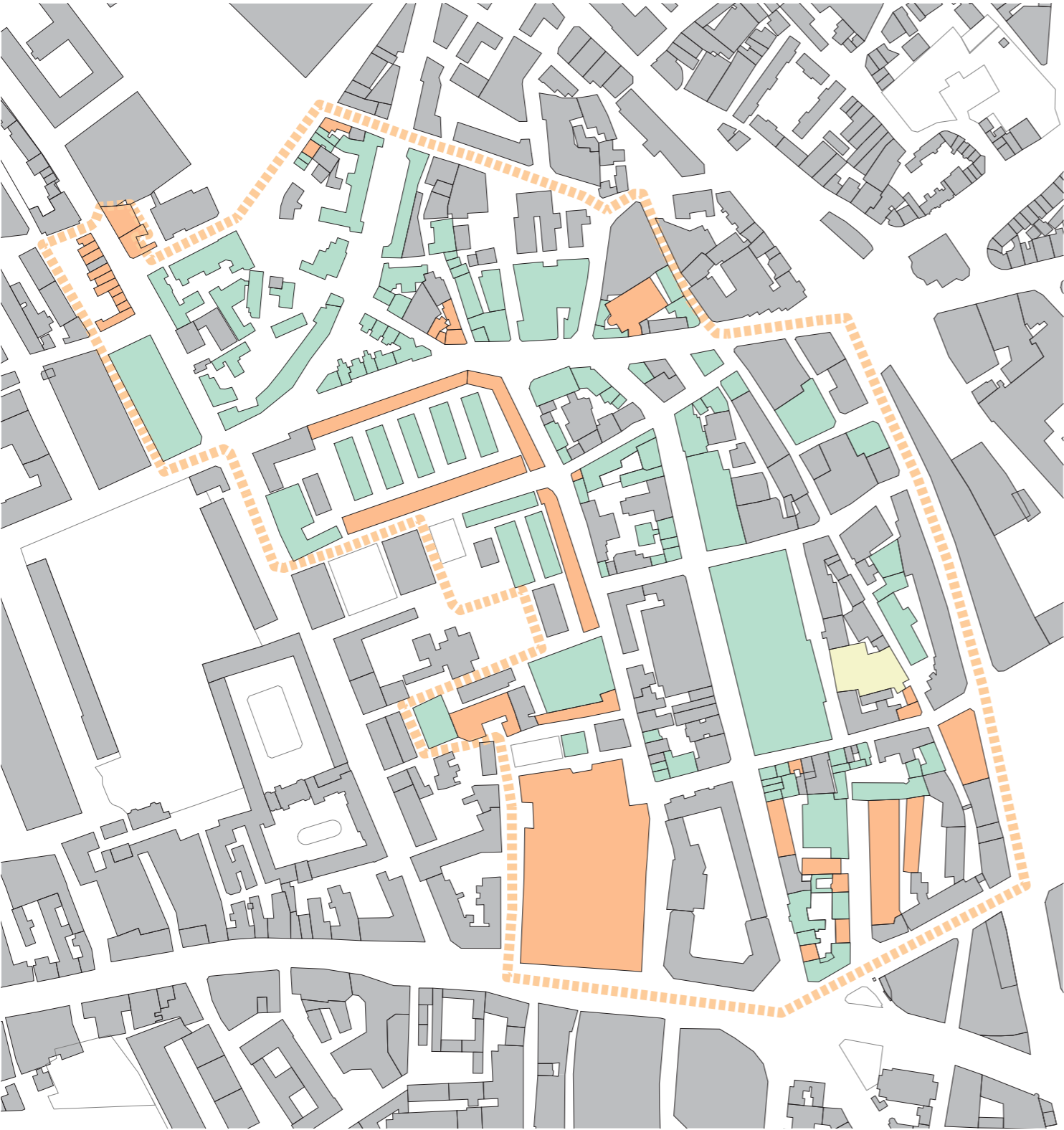
The balustrades on the 1st and 2nd floors are horizontal bands with vertical uprights which would be refurbished. Alternative balustrade design should be considered to improve the building's appearance on Kirby Street.

The 3rd floor windows and the perimeter windows on the 1st and 2nd floors are square in proportion and small. More daylight is needed on the 3rd floor and larger windows should be considered.

The 4th floor façade is set back from the lower floors, with only its roof being visible.

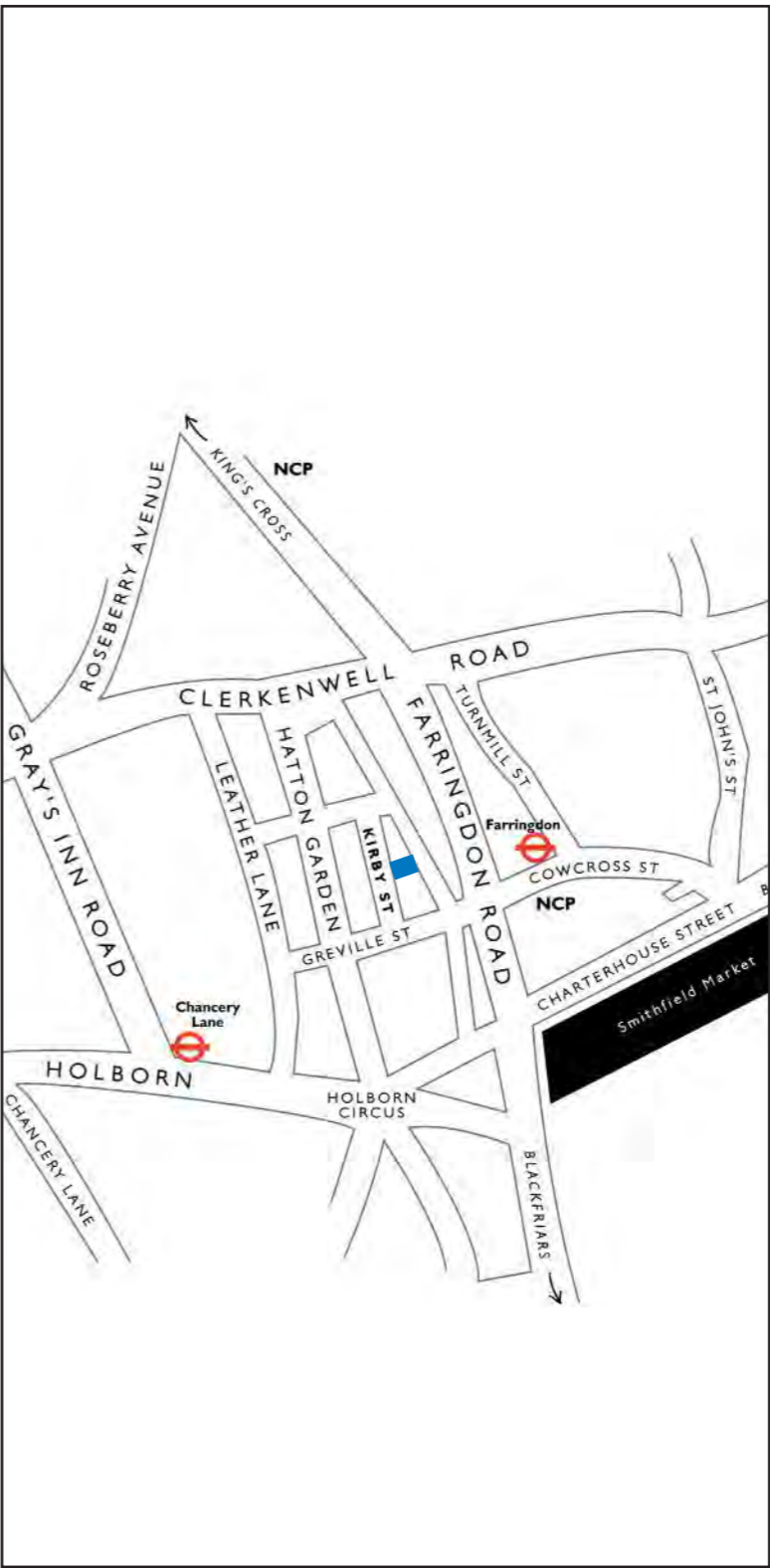
The entrance and reception are located to the right of the building from Kirby Street, therefore the public lift is situated on the opposite side. A reconfiguration of the reception and relocation of the entrance should be considered in order to make public access more fluid.

3.0 Planning Policy Context



Map of the Hatton Garden Conservation area within orange boundary, site highlighted in yellow

- Hatton Garden Conservation Area Boundary
- 6 - 10 Kirby Street
- Listed Buildings
- Building of Interest



Map showing site highlighted in blue

3.1 Planning Policy Context

The proposed development conforms to multiple national and local planning policies. Economically, the upgrading and modernisation of the building complies with Policy 4.2 of the London Plan by improving the quality of office space and the buildings flexibility internally.

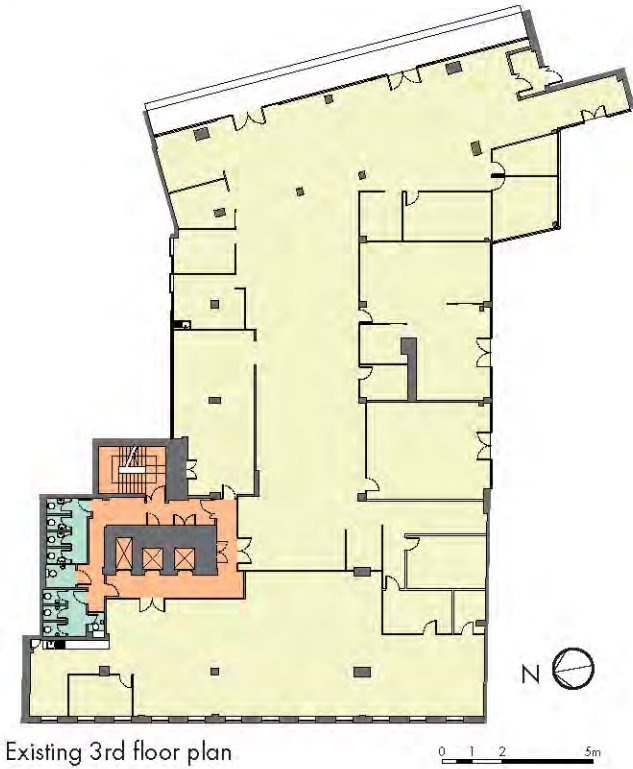
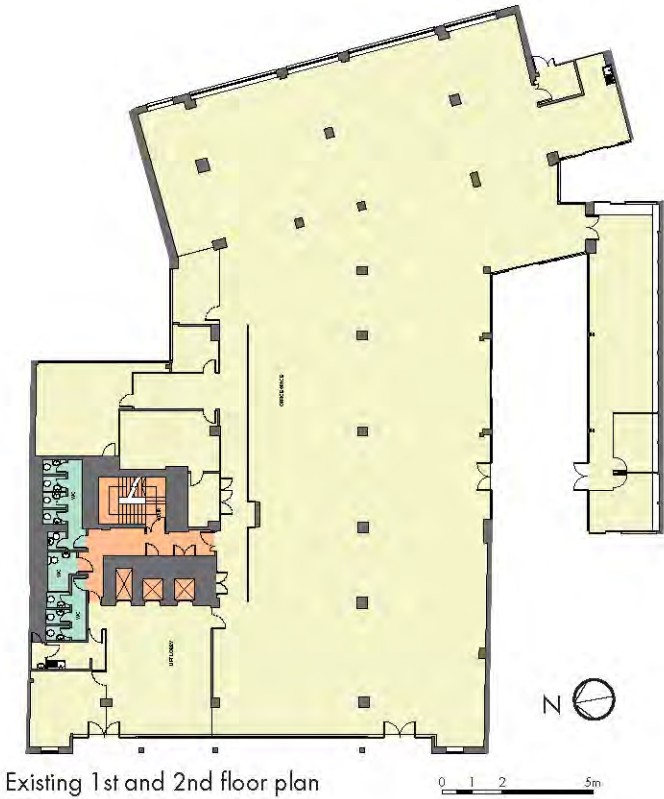
The proposed alterations to the building also follow the principles set out in the Hatton Garden Conservation Area statement and Core Strategy CS14. The development will preserve and improve the character of the street through the use of high quality design and the removal of the metal balustrades on the building façade, to reflect the design of the surrounding buildings.

For further planning policy context please refer to the planning statement.

4.0 Design and Access Statement



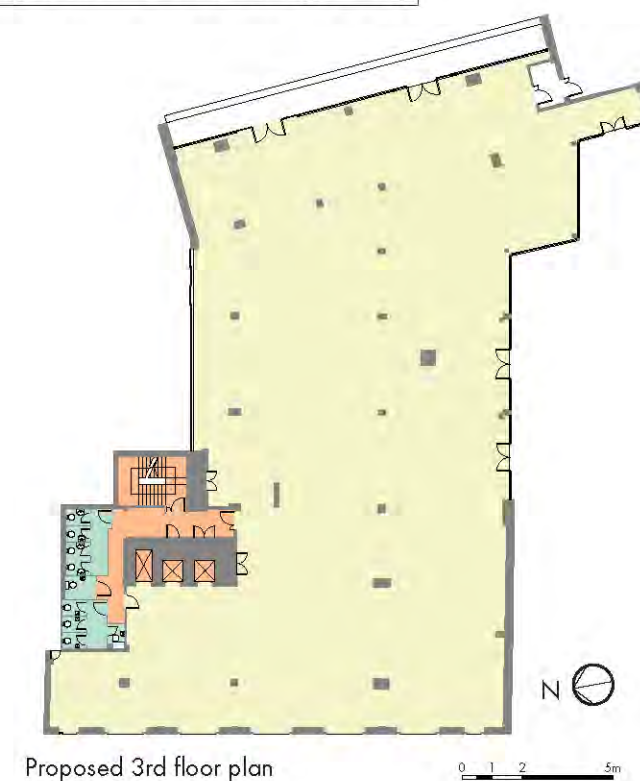
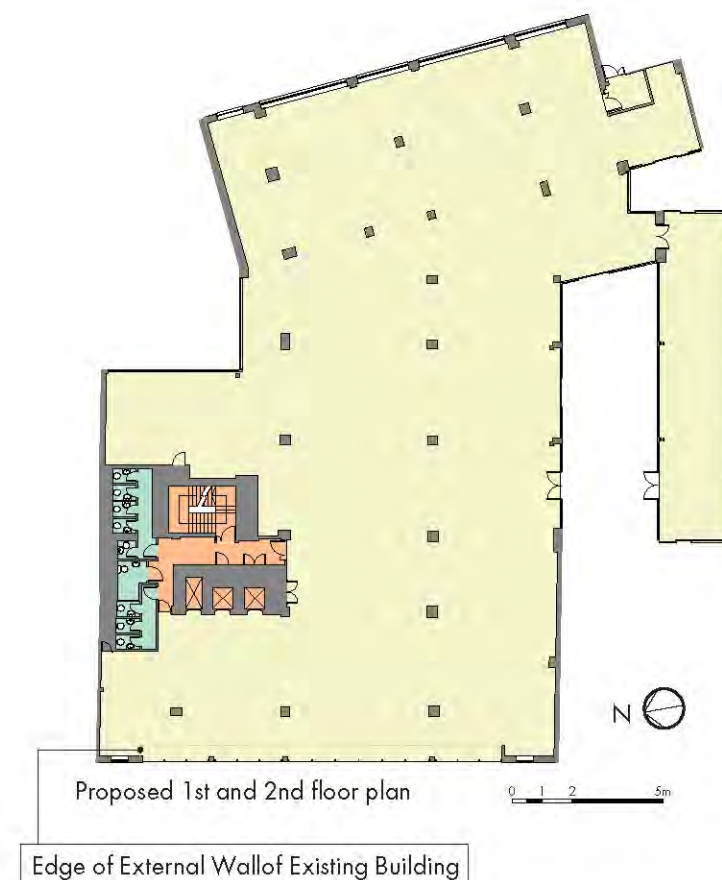
Saffron House, 6-10 Kirby Street



4.1 Existing Use

- Basement floor**
The basement floor offers class B1 office accommodation. The basement floor is not part of the proposed internal refurbishment.
- Ground floor**
The ground floor offers class B1 office accommodation.
- 1st and 2nd floor**
The 1st and 2nd floors offer open plan class B1 office accommodation.
- 3rd floor**
The 3rd floor offers open plan class B1 office accommodation.
- 4th floor**
The 4th floor is not part of the proposed internal refurbishment.

- Office
- Communal office areas and circulation
- Washrooms



4.2 Proposed Use and Layout

No change of use is proposed.

The existing class B1 office space at ground floor level is unaffected by the proposals. Accessible WC, showers and lockers facilities will be provided in the reception area.

The upper floors are also occupied by B1 commercial offices. The area on the 1st and 2nd floors will increase by approximately 84 m² in total.

On the ground floor, the refurbishment of the reception and bike store at the ground floor is proposed.

It is proposed to make better use of the space by repositioning the entrance in front of the lifts and relocating the reception desk.

A lounge / library space is created, which can be used by tenants and visitors as an informal meeting space.

The ramp access to the ground floor office is reconfigured, so that it ties into the space's entrance door. This means that all users will use the same entrance.

A suite of showers, lockers and the building manager's office is proposed behind this area. This will drastically improve the building's amenities and make it more appealing to future tenants.

The provision of bike storage is dramatically improved by removing the partitions in the escape corridor. This creates storage space for 22 cycles in comparison to the existing 20 spaces. A line demarcating the escape route will be drawn on the floor so that it is kept clear.

On the first and second floor, the only intervention proposed is to bring forward the existing balconies and glazing flush with external wall, to increase the internal area and bring more daylight into the building.

On the 3rd floor, the existing windows are proposed to be replaced with larger windows to increase the amount of daylight into the building.

4.3 Amount

Through the better utilisation of the existing building, there is a proposed overall area gain in the B1 office accommodation of approximately 127m². Out of 127m², 44m² is gained from bringing the balconies into the building.

The B1 office NIA increases as a result of greater efficiency in the floor plan, as the existing balconies on the 1st and 2nd floors are absorbed within the office floorplate.

The areas provided on the table opposite are approximate and are subject to change following a full measured survey.

Net Internal Area

		Proposed Scheme	Existing	Area Difference
Ground Floor	Reception	(123 SQM)	(142 SQM)	(-19 SQM)
First Floor	Office	1262 SQM	1219 SQM	43 SQM
Second Floor	Office	1099 SQM	1058 SQM	41 SQM
Third Floor	Office	977 SQM	934 SQM	43 SQM
Total (1st to 3rd)	Office	3338 SQM	3211 SQM	127 SQM

Number of Employee

	Proposed Scheme	Existing	Difference
First Floor	126	121	5
Second Floor	109	105	4
Third Floor	97	93	4
Total (1st to 3rd)	332	319	13



Image showing existing elevation

4.4 Appearance

The purpose of refurbishing the façade is to raise the building's profile and update its appearance.



Image showing proposed elevation

Saffron House, 6-10 Kirby Street

4.4 Appearance - Cont'd

The first intervention is to paint the façade black at the ground floor up to canopy level. This revitalises and enlivens a rather mundane façade, and also creates a positive impact on Kirby Street.

The black ground floor render will make the building stand out against its neighbours. The white render at the floors above is to be retained.

The second intervention is to install a new, full length canopy. This will be detailed to match the façade above. There will be a back lit soffit across the entire canopy and new 'Saffron House' signage will sit above. The canopy references, the long and large canopies at ground level in Hatton Garden conservation area as can be seen in the buildings on page 13.

The third intervention is to relocate the entrance on Kirby Street and replacing the existing glazing at ground floor level is a third intervention. The proposals make better use of the space and improve pedestrian traffic by repositioning the entrance in front of the lifts.

The fourth intervention is to bring forward the 1st and 2nd floor balconies and glazing flush with external wall. This creates a positive visual impact.

The final intervention is to replace and enlarge the windows on the 3rd floor. The existing windows are small and internally extensive artificial lighting is required. The proposals improve the building's external appearance, internal daylight and views out by reducing the cill height. The existing window frames at the 1st and 2nd floors are to be considered, to match the new dark grey windows.

A large number of buildings in the Hatton Garden conservation area have repeated design from first to third floor which are analysed on page 14.

Details of the new windows and façade colour will be developed and reviewed in the next stages.



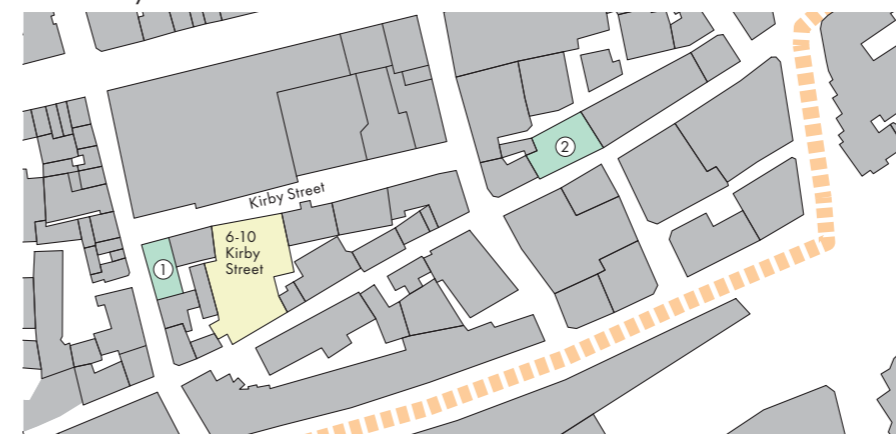
Office Building with Long Canopy Designed by BAA



1. 29-31 Greville Street



1. 1-2 Kirby Street



Location Map of Buildings with Canopies around Saffron House

4.4 Appearance - Canopy

The area's architectural character is largely drawn from its 19th and 20th century commercial buildings. These are mostly four and five storeys. Many are characterised by residential units sitting above the jewellers shops and cafés. The design value of the area stems from its collective qualities, with a mixture of buildings being united by their scale and materials to form a strong piece of townscape.

The images to the left illustrate the diverse architectural quality of surrounding buildings. The adjacent photographic survey identifies several buildings in the context with large canopies spanning on the ground level:

1-2 Kirby Street and 29-31 Greville Street is a mixed use development providing commercial units between lower ground and ground level and residential units between 1st to 5th floor. The building was built in 2006 with four long canopies spanning both Kirby Street and Greville Street elevations.

91-94 Saffron Hill is a commercial building built in 1993. The elevation on Saffron Hill provides a long canopy spanning entire width of the building. The majority of the elevation is fully glazed.

78 Clerkenwell Road has a full canopy coloured in the same colour as walls on the ground floor. It clearly divides use of ground level from the rest of the building.

12-16 Clerkenwell Road is located 480m away from the Saffron house. It has a full white canopy above ground level which plays a role of a clear division between commercial and office properties. 4-8 Maple Street is located 3.8km away from the Saffron House. The building is an office development. The full canopy is emphasized with large glazing providing second layer of the façade of first to third floor.

Large canopies are therefore reflective of the area and often used on commercial buildings.



2. 91-94 Saffron Hill



78 Clerkenwell Road



12-16 Clerkenwell Road



4-8 Maple Street



1. 20-23 Greville Street



2. 41 Hatton Garden



4.4 Appearance - 3rd Floor Windows

The adjacent photo survey identifies several buildings with the same style of third floor windows as second floor windows in the context.

20-23 Greville Street is a commercial building. The black frame windows are repeated from ground floor to fourth floor. The repetition of the windows provide consistency of the building.

41 Hatton Garden is an office building located at the centre of the conservation area. This building also has repeated windows from first to fourth floor. The recessed design of the window is converted into the brick facade.

71-78 Hatton Garden , New House, was partially demolished and alterations to elevations and new entrance were proposed in 2004. Part of the old brick wall and windows were replaced with full height glazings between 1st and 3rd floor. The design of first, second and third floor windows are uniform in scale and fully glazed from floor level to ceiling level.

16 Kirby Street is an office development with unique horizontal windows from first to fourth floor. The long stripes of the windows of the upper floor distinguish the design from ground level.

28-30 Kirby Street is a mixed use development providing offices and residential units. This development was a tired 1960s building competing with rejuvenated, redeveloped neighbouring properties. It has been refurbished recently in order to reflect the local competition. A clear visual division is evident between the ground floor, which has a black rendered elevation and the other floors using full size windows.

This analysis demonstrates that uniformity of window across the upper floors is common place in and around the site.



3. 71-78 Hatton Garden



4. 16 Kirby Street



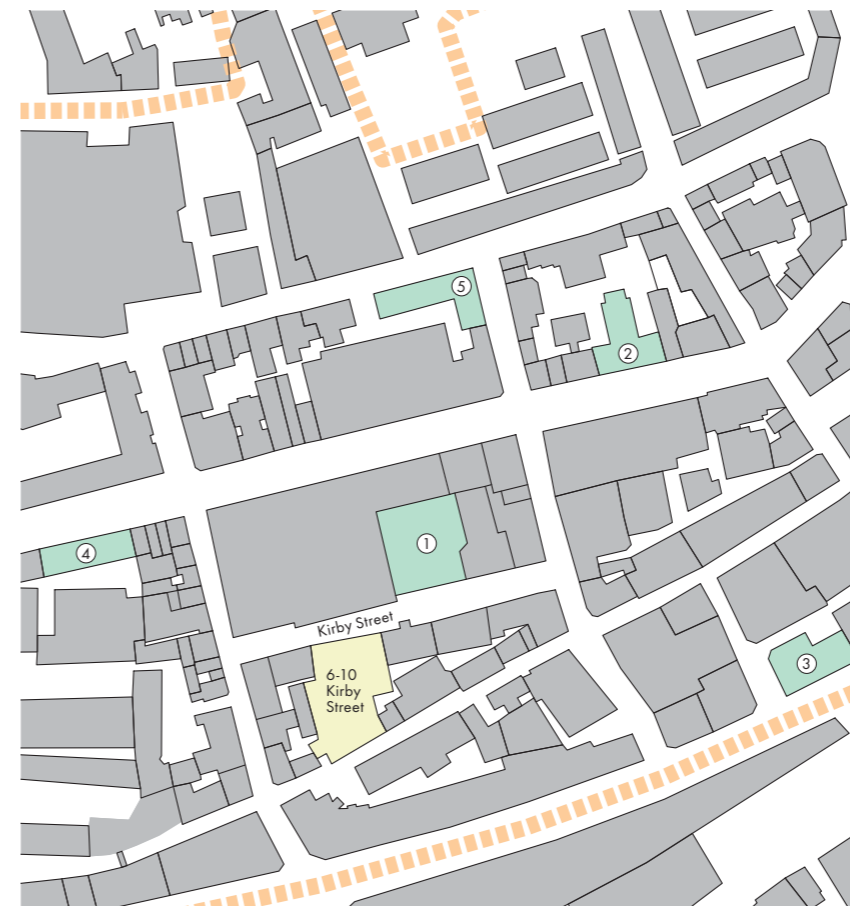
5. 28-30 Kirby Street



1. 32 Kirby Street



2. 63 - 66 Hatton Garden



4.4 Appearance - Ground Floor Treatment

The adjacent photo survey identifies several buildings with different colours of ground floor from the upper level of the building.

32 Kirby Street is an office development. Its ground level is coloured in white and red which create differentiation from the dark gray facade of the upper floors.

63-66 Hatton Garden has a red/brown granite facade on ground level. The colour of the stone is distinguished from the upper facade.

67 Clerckenwell Road has a light gray facade on ground level which contrasts with the dark facade of the upper level of the building.

16-18 Hatton Garden has a dark gray painted facade on ground level. The rest of the building has a lighter facade.

6-7 St. Cross Street has a gray brick envelope. The only bricks at ground level are painted in gray.



3. 67 Clerckenwell Road



4. 16 - 18 Hatton Garden

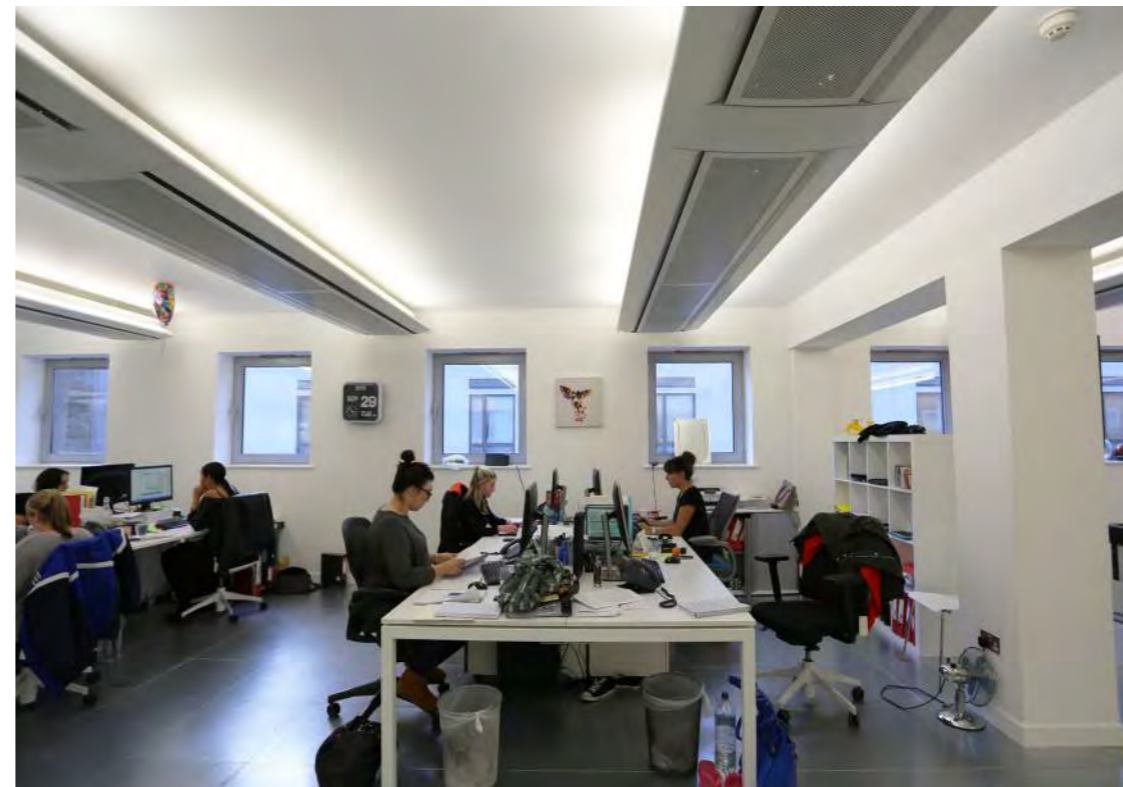


5. 6 - 7 St. Cross Street

Saffron House, 6-10 Kirby Street



3rd floor office



3rd floor office

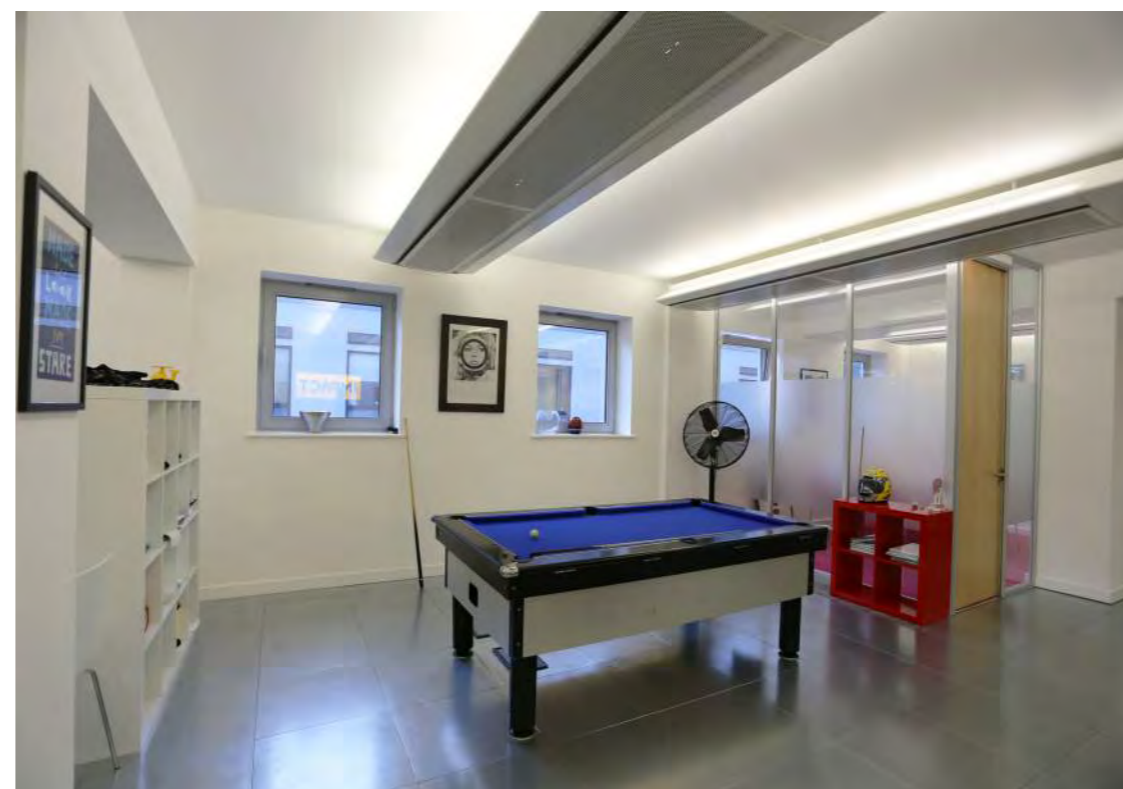
4.4 Appearance - 3rd Floor Windows

The pictures opposite show the existing windows on the 3rd floor office.

Currently, occupiers don't have views out as the window cills are very high. Increasing the size of the windows and lowering them down would allow occupiers to have views out when they are seated at their desks.



3rd floor office



3rd floor office

4.4 Appearance - Front Signage



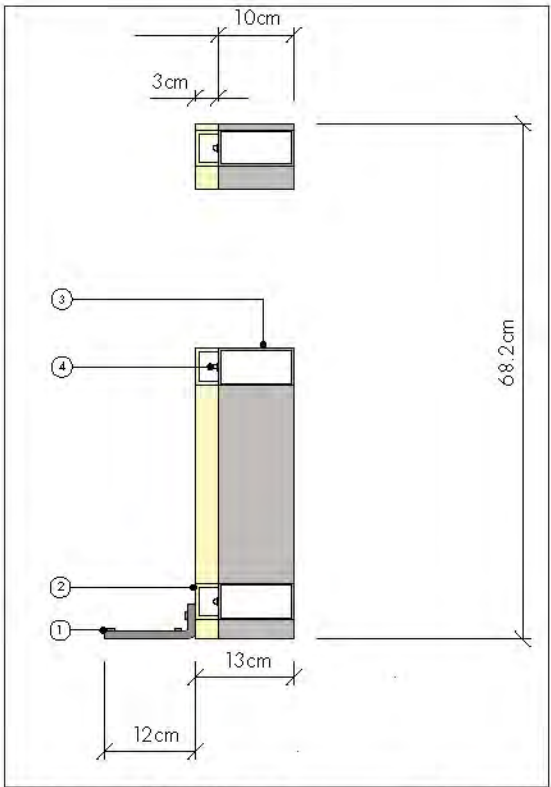
Proposed Front Signage

Hampered Steel

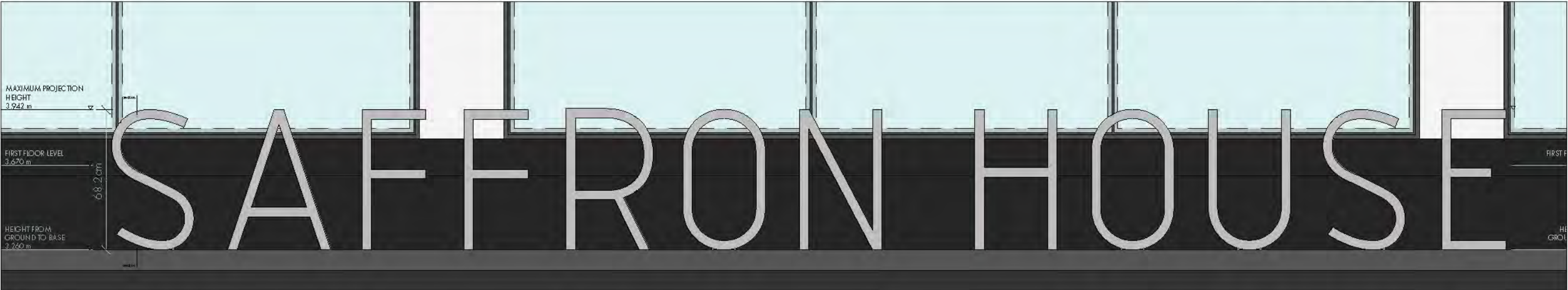
Illuminated White Perspex with LED Stripes

It is proposed to have a front signage on top of the proposed canopy. The signage consists of hampered steel finish and illuminated white perspex at the back. The colour of letters is proposed to be steel colour. The signage is internally illuminated at the back of the signage through white perspex. The height of the signage is 68.2cm and the total width is 67.75cm. The signage is proposed to be only illuminated at night time.

1. Supporting Blackets
2. Illuminated White Perspex
3. Hampered Steel

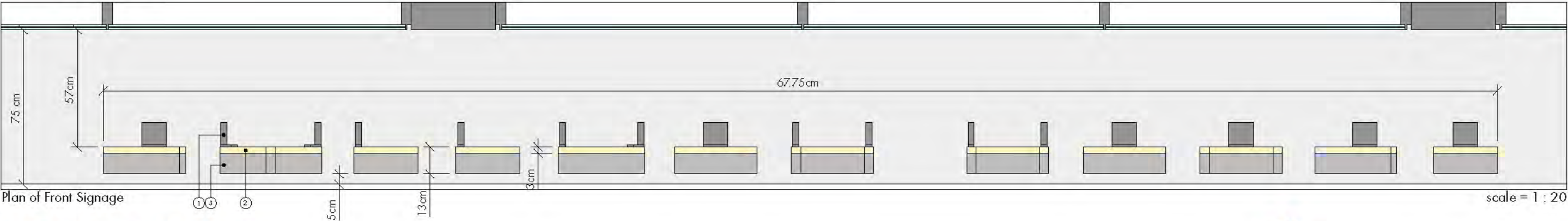


AA Section of Front Signage scale = 1 : 10



Elevation of Front Signage

scale = 1 : 20



Plan of Front Signage

scale = 1 : 20



Existing elevation on Kirby Street

4.4 Appearance - Cont'd

The drawing opposite shows the existing elevation.

Details of the new windows and façade colour will be developed and reviewed in the next stages.



4.4 Appearance

The drawing opposite shows the proposed elevation.

Details of the new windows and façade colour will be developed and reviewed in the next stages.

Existing windows to be increased to produce a better quality of internal accommodation

THIRD FLOOR LEVEL
▽ 103.20

Existing balconies to be brought forward and glazed flush

SECOND FLOOR LEVEL
▽ 69.70

Proposed canopy spans full width of the building and 750mm deep from the existing facade towards pavement (less deep than existing canopy)

FIRST FLOOR LEVEL
▽ 36.70

Existing render to be painted black to new canopy level

Existing entrance to be relocated and GF glazing to be replaced

Existing pavement to be replaced

GROUND FLOOR LEVEL
▽ 00.00

0 1 2 5m



27 Mortimer Street, Ben Adams Architects showing simple external lighting



Example of signage

4.4 Appearance - Cont'd

Previous projects have demonstrated that improvements to the entrance can have a strong impact on the overall impression of the building.

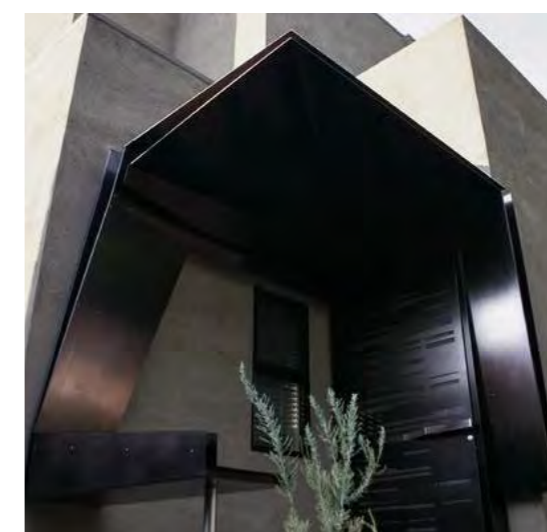
Signage can also be used as a low impact tool to modernise and update.

External lighting to the entrance can be used to improve the appearance and wayfinding to the building.

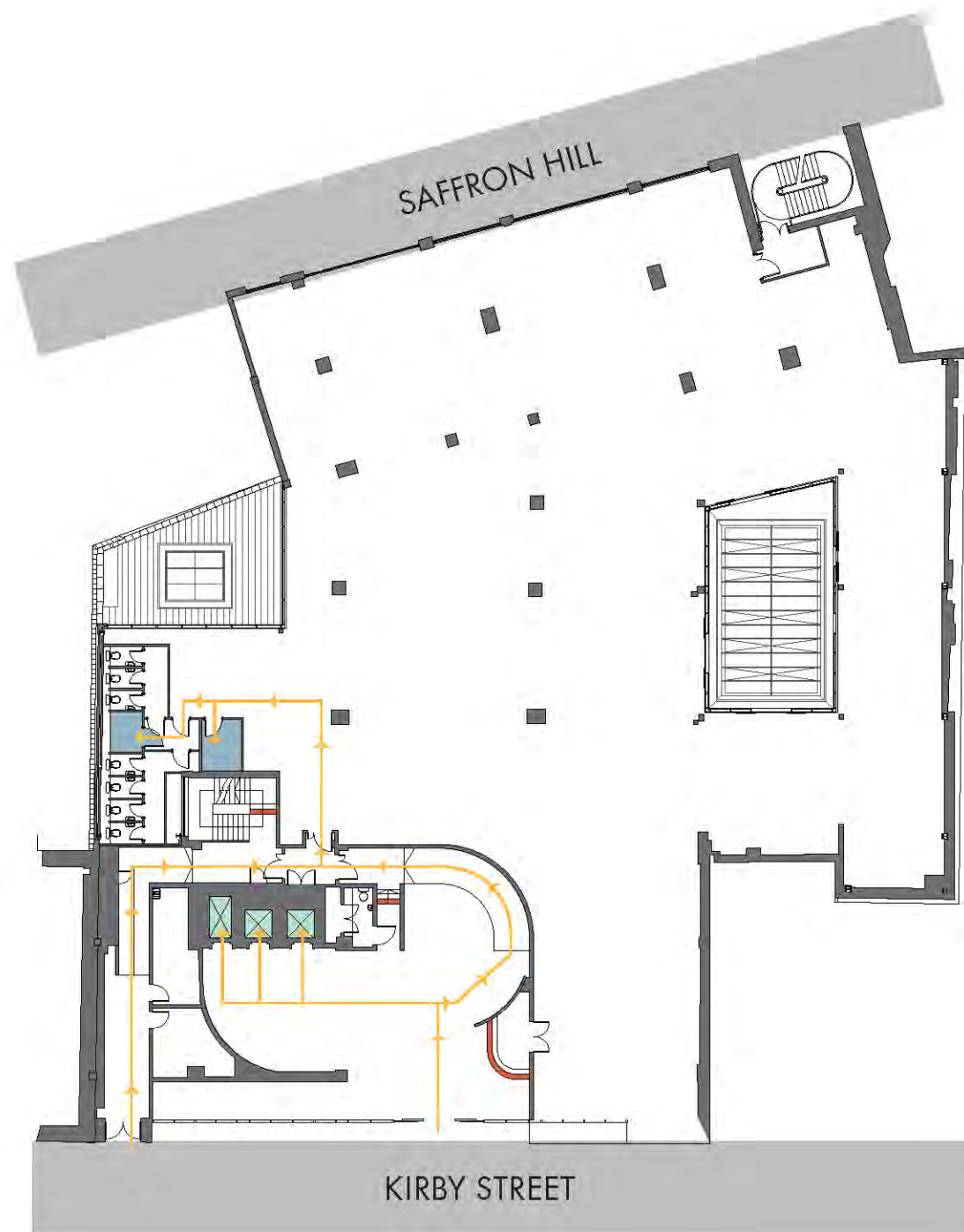


Thin frame glazing
Tower House, Ben Adams Architects

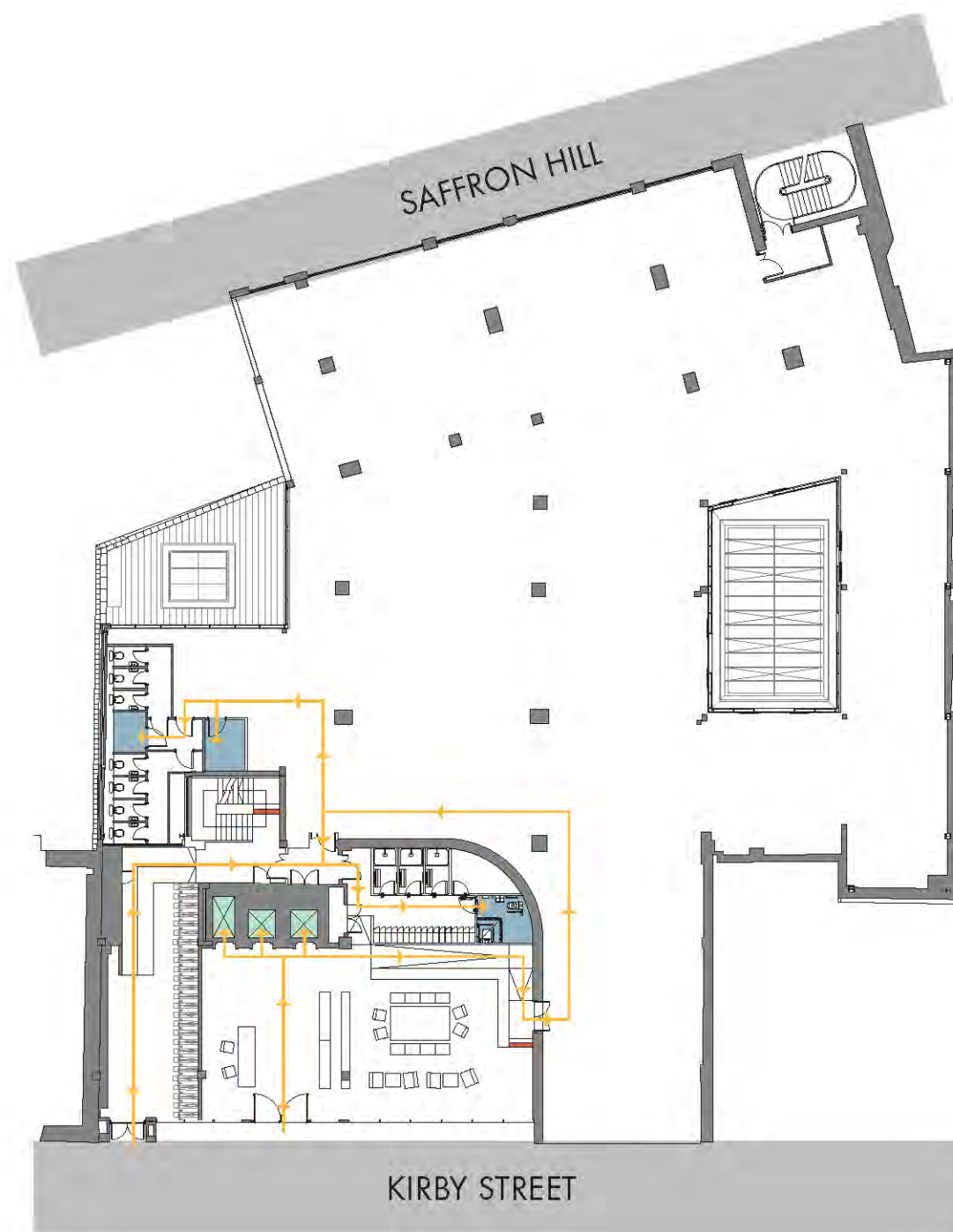
The drainage systems within toilet are proposed to be adjusted, and the drainage systems on the ground floor are proposed to be amended. The new drainage system will be simply connected to the existing outfalls and stacks as necessary.



Black metal canopy



Ground floor access as existing



Ground floor access as proposed

4.5 Access

Access to the building is via the relocated entrance on Kirby Street. The proposals make better use of the space and improve pedestrian traffic by repositioning the entrance in front of the lifts and relocating the reception desk.

The existing footpath and entrance of the building are currently levelled for access and will be retained.

The ramp access up to the ground floor office is reconfigured so that it ties into the space's entrance door. This means that all users use the same entrance. This proposed ramp will be designed in line with Part M of the Building Regulations.

At reception, the existing lift will be maintained and provide step free access to all floors.

The existing external fire escape stair is retained and extended by removing the partitions in the escape corridor in order to create storage for 22 bikes. A line demarcating the escape route will be drawn on the floor so that it is kept clear.

Cyclists would use the fire escape entrance to store their bikes.

Doors, stairs and thresholds will be designed in line with Part M of the Building Regulations.

- Level Access
- Lifts
- Stepped Access
- Accessible Facilities

5.0 Sustainability Statement



5.1 Assessment

The development of 6-10 Kirby Street will not provide a BREEAM rated refurbishment due to the constraints of the existing building and nature of the works.

The following are proposed:

- New windows will meet or exceed the minimum requirement of the Building Regulations and significantly improve the thermal and acoustic performance of the building envelope
- Water efficient sanitary fittings
- Energy efficient lighting throughout offices and communal areas
- All timber to be FSC certified
- Increased cycle storage and shower facilities

5.2 Building Fabric

The use of modern construction techniques will significantly improve the thermal performance of the new building envelope, in turn increasing the efficiency of the mechanical heating and cooling throughout the building. This will provide an overall reduction in carbon emissions and energy consumption.

All timber used in construction will be FSC certified

5.3 Lighting

It is proposed that zoned energy efficient lighting on PIR sensors be used throughout the development, including communal areas, in accordance with Building Regulations to minimise energy consumption.

5.4 Water

In order to reduce water consumption within the building, all WCs will be fitted with dual flush cisterns.

6.0 Quality Management System



6.1 BAA Quality Management System

Revision No.
-

Revision Date
21.09.2015

Revision Description
Pre-App Submission

File Location
P:\14-001-099\14-069 6-10 Kirby Street\
IMAGES\DESIGN REPORTS\141203_Stage1

Filename
14-069 Pre-Application Report

Client Name
Threadneedle Investments (freeholder Zurich Assurance Ltd.)

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