

Minerva House Hatton Garden Design and Access Statement

Ben Adams Architects 



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Section 1.0

Project Particulars



1.0 Project Particulars

1.1 Introduction

Ben Adams Architects Ltd have been invited by Wittington Investments Limited to make a full planning application to Camden Council in relation to a proposed refurbishment and extension at 26-27 Hatton Garden, EC1N 8BR.

This documents includes details of the proposed refurbishment and extension including:

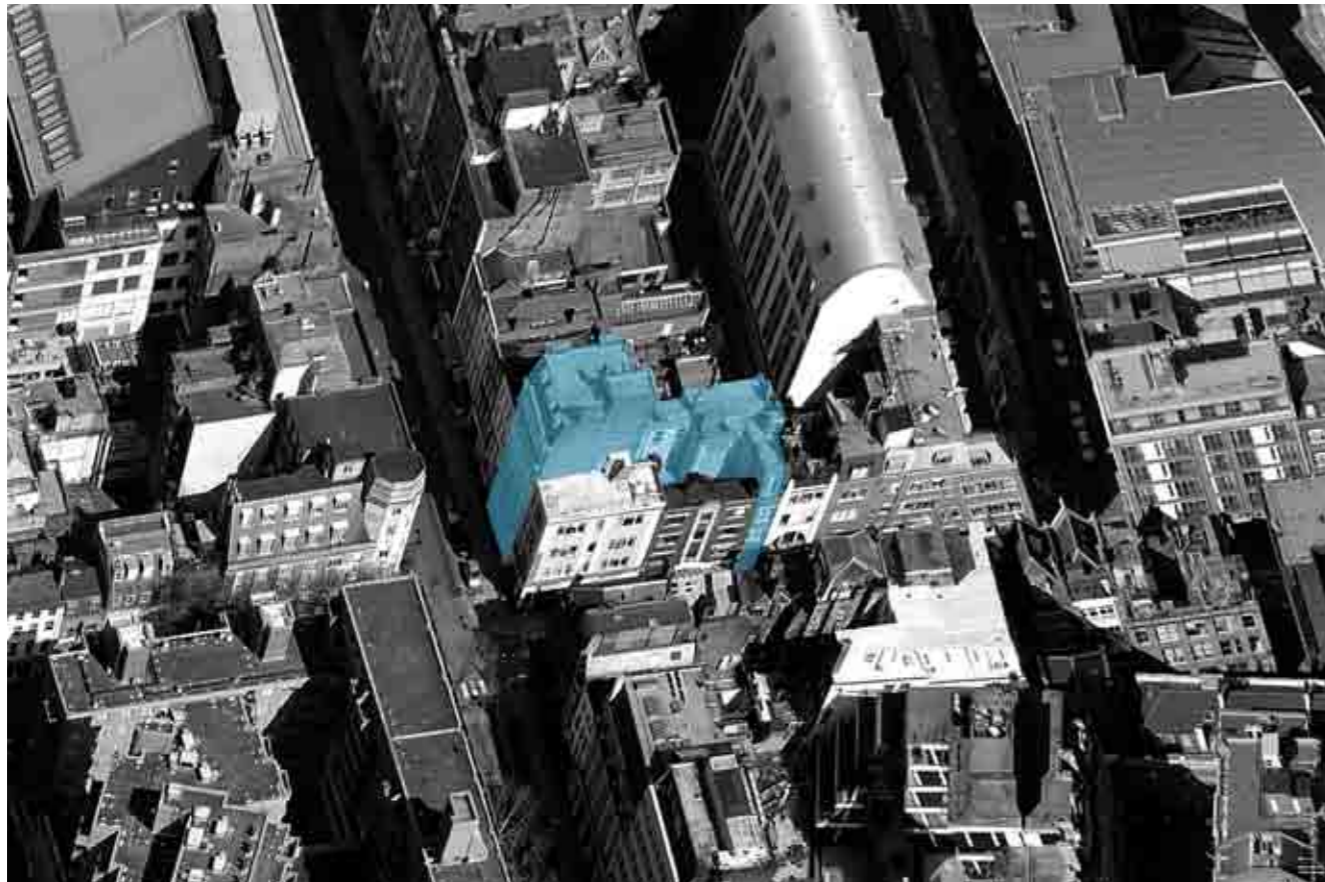
- Replacing all existing windows to improve the thermal performance of the building.
- Building side extensions in the lightwell at first, second and third floors.
- Adding one floor on the rear third floor roof.
- Creating a new entrance door on Hatton Garden and removing the access to the basement from street level.
- Creating two new terraces, one in the roof of the third floor and one on the new roof of the rear extension.

These extensions form part of a whole building refurbishment which will bring the existing B1 commercial space up to the standards of a 21st century office building.

The scheme was discussed at a pre-planning enquiry on 22nd October 2015 and 24th February 2016. See feedback in section 4.1.

This document should be read in conjunction with all accompanying documents including:

- Planning Statement by Planning Potential
- Daylight and Sunlight Assessment by BVP
- Acoustic Report by RBA Acoustics
- BAA existing and proposed drawings
- Heritage Statement by Heritage collective
- Structural Report by Heyne Tillett Steel



Aerial view of site looking South with site highlighted in blue (Bing Maps)



Aerial view of site looking West



Aerial view of site looking North



Aerial view of site looking East

Section 2.0 Site Analysis



2.0 Site Analysis

2.1 Historic Context

26-27 Hatton Garden lies in the heart of central London, just north of Holborn and west of Farringdon Road.

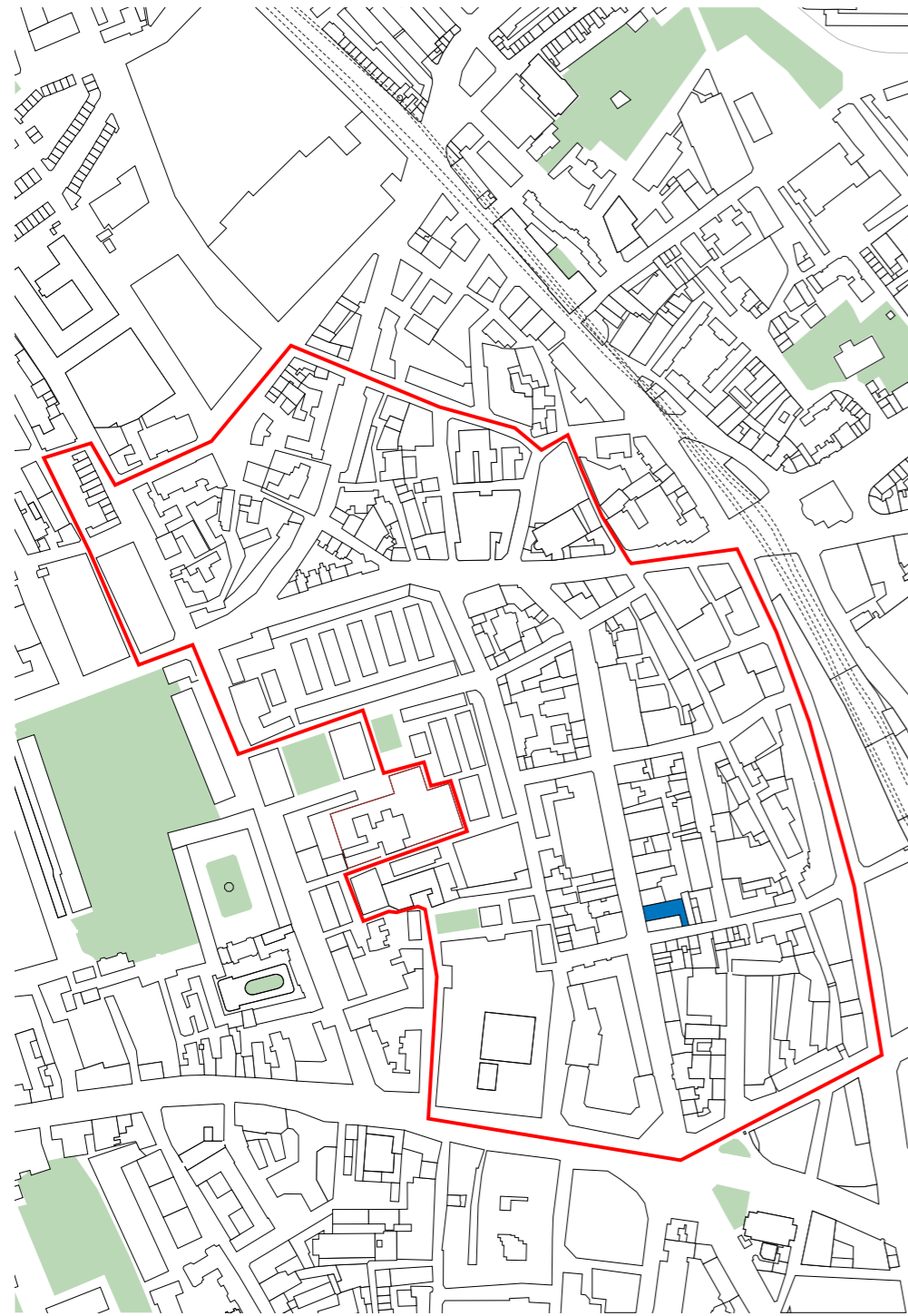
Hatton Garden is a district steeped in history and derives its name from Sir Christopher Hatton. When the Bishop of Ely was forced by Queen Elizabeth I to leave part of Ely Place to Christopher Hatton, he retained the rights to walk there and collect 20 bushels of roses each summer. This area, afterwards 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.

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.

Minerva House dates from circa 1908, standing on the site of a former London hospital. Seemingly designed and built for the diamond business or related industries comprising showrooms on the lower floors and offices and workshops on the upper floors.



1

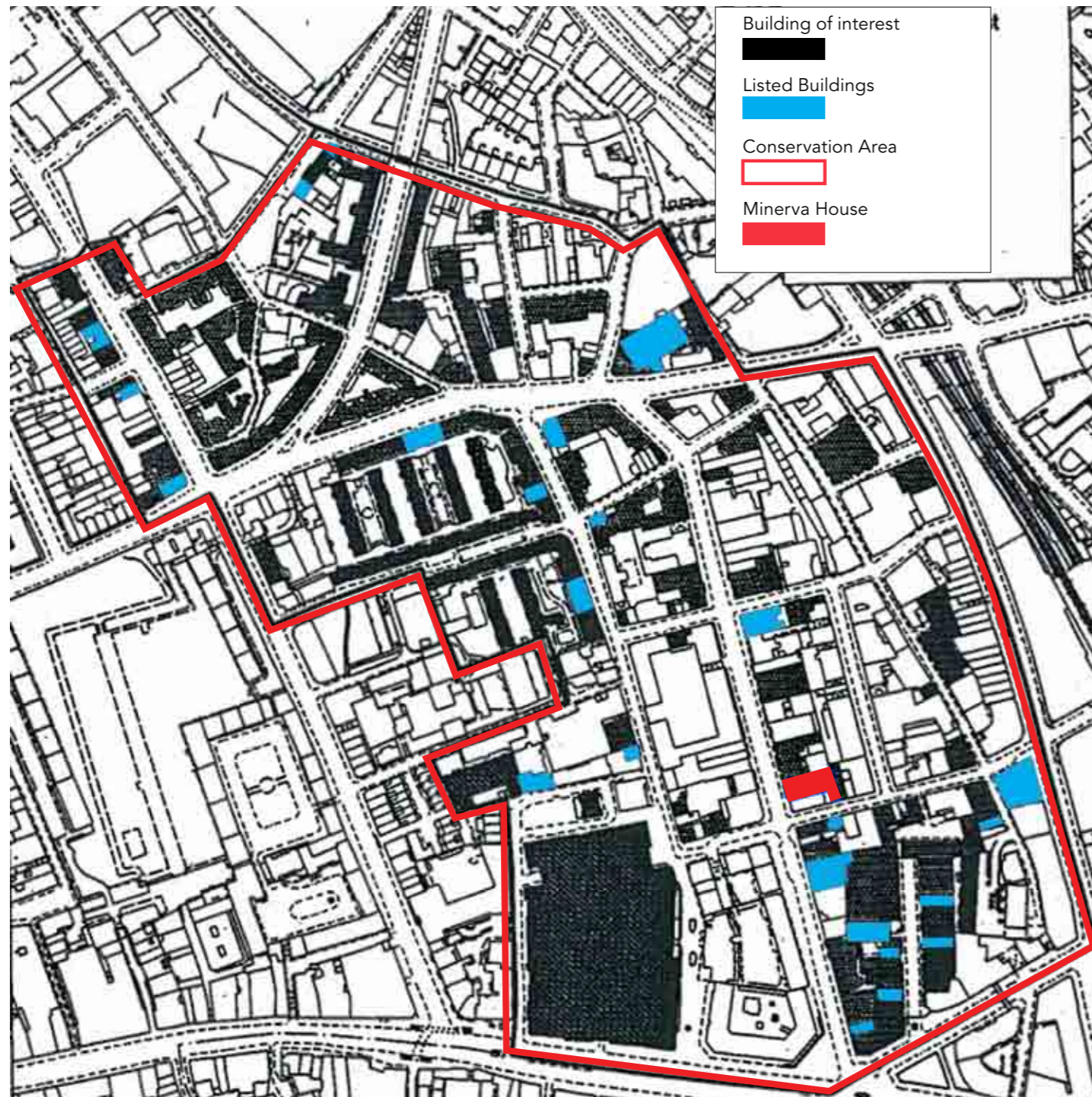


2



3

- 1 Conservation area map with site highlighted in blue
- 2 Map from 1767 (site highlighted blue)
- 3 Map from 1908 (site highlighted blue)



Hatton Garden Conservation Area, listed building in red, Minerva House in blue.



Treasure House, 19-21 Hatton Garden



Discount Jewel, 10-11 Greville Street

2.2 Context Survey

Minerva House, 26-27 Hatton Garden is located in London Borough of Camden, within the Hatton Garden conservation area.

The building also falls within the foreground Vista No. 2A1 from Parliament Hill to St Paul's Cathedral and Vista No. 6A.1 from Blackheath Point to St Paul's Cathedral.

The building is an unlisted building which makes a positive contribution to the special character and appearance of the area. There are several listed buildings in the immediate vicinity including:

- Treasure House, 19, 20 and 21 Hatton Garden
List entry Number: 1378738
Grade: II
- Discount Jewel, 10-11 Greville Street
List entry Number: 1246372
Grade: II

The conservation area has a long history of development which is demonstrated in the variety of styles which are juxtaposed within it.

The character and special interest of the Hatton Garden area is defined largely by the quality and the variety of buildings and uses. The character is not dominated by one particular period or style of building.

The Hatton Garden area is London's jewellery quarter and has long been associated with the jewellery and diamond trade, clock and watch manufacture, repair and retail.



Jeygrove Court, 101 Hatton Garden - Travertine



19-21 Hatton Garden - Stone



23 Hatton Garden - Red brick



32 Greville St - Dark brick & stone



77 Hatton Garden - Red and brown Brick



Corner Hatton Garden and Greville Street - Painted render



25 Hatton Garden - Yellow London stock brick



32 Hatton Garden - Steel & Glass



Johnson Building, 69-83 Hatton Garden - Stone, Steel & Glass

2.2 Context Survey

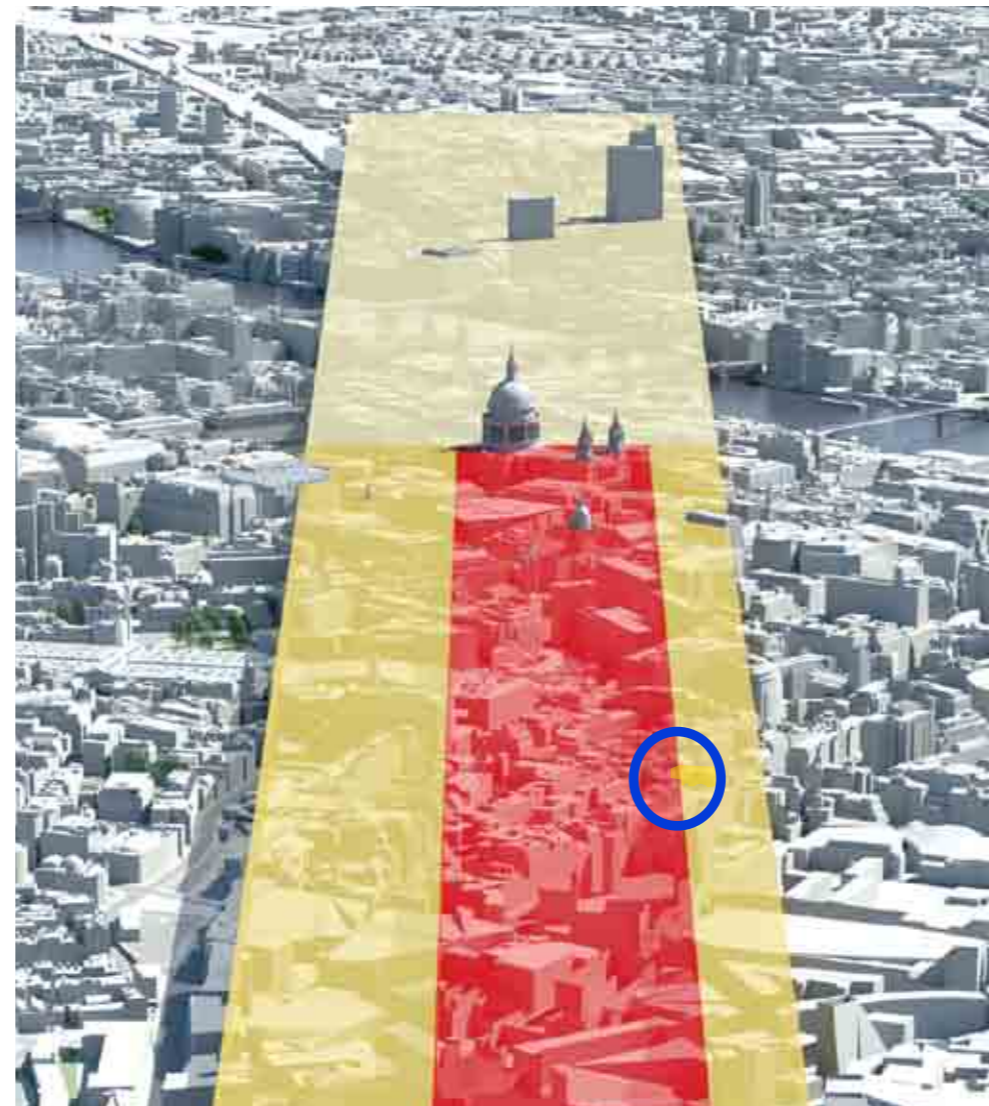
The images on the left illustrate the diverse architectural quality of surrounding buildings.

The area is characterised by a rich mix of building types and styles including offices, housing and shops. This variety of styles, details and materials is illustrated on the left. These include:

- Stone cladding
- Red, yellow and brown toned brick
- Painted render
- Metal roofs
- Large expanses of glass
- Glass facade
- Punched window openings with deep reveals
- Hung windows opening



View 2A.1 - from Parliament Hill to St Paul's Cathedral



View 2A.1 - Viewing corridor



View 2A.1 - Zoom



View 2A.1 - Height above Ordnance Datum at Assessment Point and Landmark.

2.1 Protected views

London View Management Framework is supplementary planning guidance to the London Plan and aims to protect a list of strategic views which help define London.

It is observed that due to the proximity to St Paul's Cathedral, the site lies within two of the Protected Vistas from the London View Management Framework:

- Protected vista No 2A.1 - From Parliament Hill to Saint Paul's Cathedral
- Protected vista No 6A.1 - From Blackheath Point to Saint Paul's Cathedral

Even with the proposed additional floor of office accommodation, the building will remain below the threshold levels of the two protected views as demonstrated overleaf through a number of three dimensional visualisations.

Protected Views Threshold Heights Plane
The proposed top of roof height for Minerva House is 41.1 as existing.

The three dimensional visualisations demonstrate that the proposals for Minerva House falls below the viewing plane for both the 2A.1 Parliament Hill Viewing Corridor and 6A.1 Blackheath Point Viewing Corridor.

2.1 Protected views Cont.



View 6A.1 - from Blackheath to Saint Paul's Cathedral



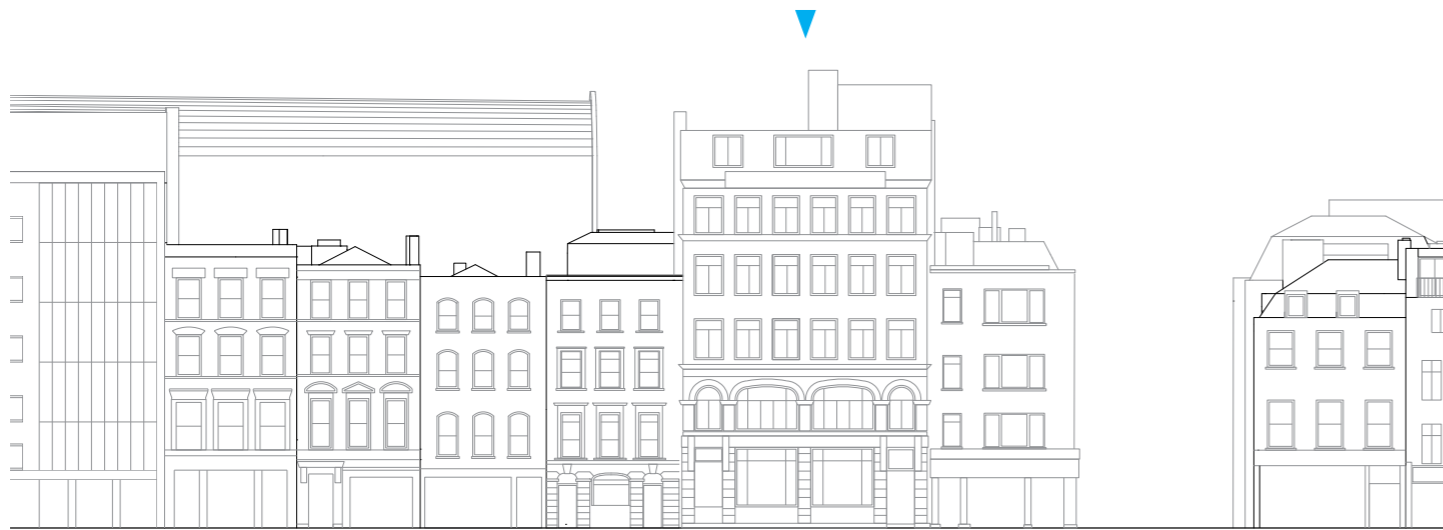
View 6A.1 - from Blackheath to Saint Paul's Cathedral



View 6A.1 - Zoom



View 6A.1 - Height above Ordnance Datum at Assessment Point and Landmark.



View along Hatton Garden from the South-West



Existing South Courtyard - view from roof

2.3 Existing Building

The existing building is made of different materials including:

- Portland stone facade
- White glazed brickwork to lightwells
- Painted timber windows
- Solid load-bearing brick construction
- Slate (mansard structure)
- Mastic asphalt (roof)
- Glass roof
- Red painted steel-framed casement windows

The existing building consists of five storeys and a basement.

The L shaped building has two facades which look onto two streets, Hatton Garden and Greville street.

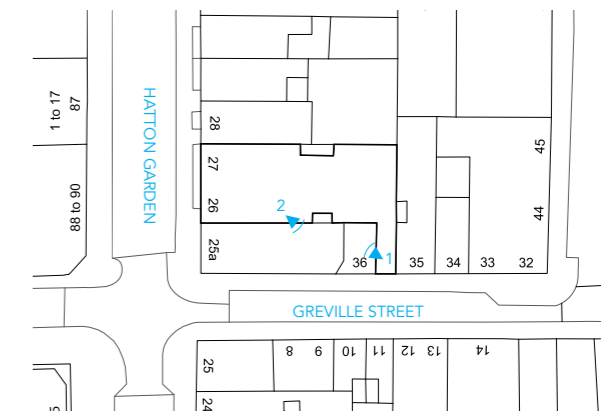
The solid stone facade on Hatton Garden incorporate a range of architectural details. The Greville street facade is a combination of solid stone (in the ground floor), red bricks (first and second floors) and the mansard is clad with slates. There are no balconies. The Building has two courtyards.



View along Hatton Garden from the South-West



Existing South Lightwell - view form roof



2.3 Existing Building Cont.



View along Greville Street from the South-East



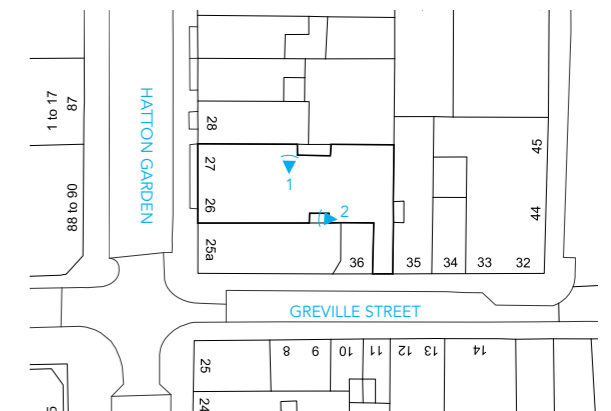
Existing North Lightwell - view from roof



View along Greville Street from the South-East



Existing South Courtyard - view from basement





2.4 Transportation Assessment

Minerva House is located in Zone 1.

Farringdon is 320 metres from Minerva House (3 minutes walk). The London Underground part of the station is served by the Metropolitan, Hammersmith & City and Circle lines. Farringdon is also served by Thameslink trains and Crossrail.

Chancery Lane is at 480 meters from Minerva House Building being (5 minutes walk). This station is served by the Central line.

The area is well served by bus stops too.



Section 3.0

Planning Statement



3.0 Planning Statement

3.1 Planning Statement

This part should be read in conjunction with the Planning Statement by Planning Potential and the Heritage Statement by Heritage collective.

“Planning permission is sought for lightwell infill extensions to the side (north and south) elevations, and roof extension at fourth floor level, at Minerva House, 26-27 Hatton Garden. Other external alteration works to the building are also proposed.

The proposals are designed to enhance and extend the existing office floorspace provided within the building, which is in need of upgrading. The locations of the proposed extensions are logical and proportionate to the scale of the existing building, enabling the building to make a better contribution towards high quality office floorspace in the Borough.

Camden, along with other London boroughs, has seen the Government’s office to residential permitted development rights adversely impact on office floorspace provision, and the creation of new floorspace is a significant benefit of the proposals.

Nothing the Council’s desire to safeguard the Hatton Garden locality as an area suitable for the jewellery sector and associated land uses, the applicant has engaged in pre-application

discussions regarding the provisions of development Policy DP1. The applicant is willing to provide an in-lieu financial contribution towards affordable premises suitable for the jewellery industry.

Having been made aware of the various mechanisms by which a financial contribution can support established businesses and organisations, the applicant is of the view that this represents the best way of meeting the policy requirements.

Following positive pre-application discussions in respect of design, the nature of development proposed is considered to be acceptable in principle. The proposals comply with both national and local planning policy and it is requested that planning permission is granted accordingly.”

Part 6 of Planning Statement, Minerva House, 26-27 Hatton Garden, London - Planning Potential



- 1 View from Hatton Garden looking South
- 2 Map from 1767 (site highlighted blue)



Section 4.0

Design and Access Statement



4.0 Design and Access Statement

Area Summary

| Floors | Use | Area | Existing | | Proposed | | Change | | % |
|--------|-----|------|----------|--------|----------|--------|--------|-------|-----|
| | | | sqm | sqft | sqm | sqft | sqm | sqft | |
| | | GIA | 1,758 | 18,900 | 2,095 | 22,600 | 337 | 3,600 | 20% |
| | | GEA | 2,058 | 22,100 | 2,402 | 25,800 | 344 | 3,700 | 17% |

Gross Internal Area (GIA) breakdown by floor

| Floor | Existing | | Proposed | | Change | | % |
|----------|----------|-------|----------|-------|--------|-------|------|
| | sqm | sqft | sqm | sqft | sqm | sqft | |
| Basement | 337 | 3,600 | 337 | 3,600 | 0 | 0 | 0% |
| Ground | 341 | 3,700 | 331 | 3,600 | -10 | -100 | -3% |
| First | 284 | 3,100 | 330 | 3,600 | 46 | 500 | 16% |
| Second | 271 | 2,900 | 335 | 3,600 | 64 | 700 | 24% |
| Third | 267 | 2,900 | 330 | 3,600 | 63 | 700 | 24% |
| Fourth | 142 | 1,500 | 316 | 3,400 | 174 | 1,900 | 127% |
| Fifth | 116 | 1,200 | 116 | 1,200 | 0 | 0 | 0% |

Gross External Area (GEA) breakdown by floor

| Floor | Existing | | Proposed | | Change | | % |
|----------|----------|-------|----------|-------|--------|-------|------|
| | sqm | sqft | sqm | sqft | sqm | sqft | |
| Basement | 381 | 4,100 | 381 | 4,100 | 0 | 0 | 0% |
| Ground | 390 | 4,200 | 380 | 4,100 | -10 | -100 | -2% |
| First | 334 | 3,600 | 381 | 4,100 | 47 | 500 | 14% |
| Second | 320 | 3,400 | 381 | 4,100 | 61 | 700 | 21% |
| Third | 317 | 3,400 | 379 | 4,100 | 62 | 700 | 21% |
| Fourth | 172 | 1,900 | 356 | 3,800 | 184 | 2,000 | 100% |
| Fifth | 144 | 1,500 | 144 | 1,500 | 0 | 0 | 0% |

4.1 Use

No change of use is proposed. The whole building is occupied by B1 commercial offices.

4.2 Amount

Existing and proposed areas are shown in the table on the left.

There is a small decrease of GIA and GEA due to the proposed new internal access from the Ground Floor to the Basement.

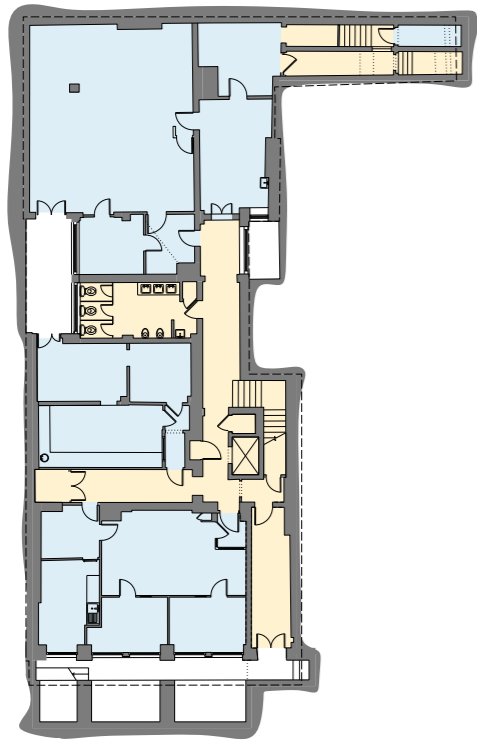
There are some increases of area on the first, second and third floors due to the proposed lightwell extensions.

There is an increase of the GIA and GEA on the fourth floor due to the rear third roof extension.

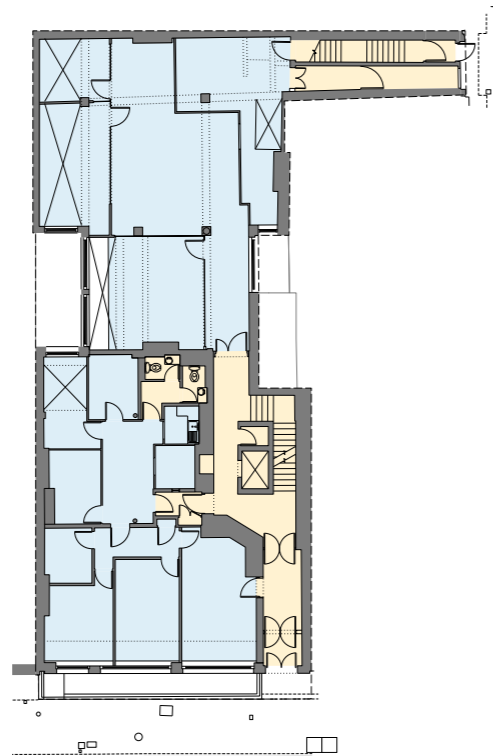
Notes:

- 1 These areas have been prepared for our client, Wittington Properties Ltd, are approximate only and have been measured from preliminary drawings. The base for these drawings is record information prepared by others, whose accuracy cannot be verified. Do not scale from drawings.
- 2 All areas are approximate and subject to survey verification by RICS accredited measurement professionals.
- 3 Gross External Area (GEA), Gross Internal Area (GIA) and Net Internal Area (NIA) are measured and calculated generally in accordance with the RICS Code of Measuring Practice. These areas should, however, be verified by an RICS accredited measurement professional.
- 4 Areas have been calculated in metric units to the nearest square metre and converted to square feet using the conversion factor 10.7639, rounded to the nearest 100 square feet.
- 5 Construction tolerances, workmanship and design by others may affect the stated areas.
- 6 The existing building may present anomalies in relation to surveyed/drawn plans that may also affect the stated areas.

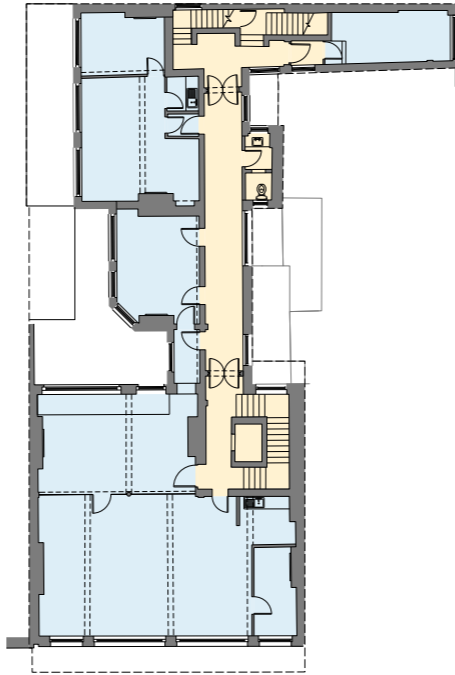
All these factors should be considered before making any decisions on the basis of these predictions, whether as to project viability, pre-letting, lease agreements or otherwise, and should include due allowance for the increases and decreases inherent in the design development and construction processes.



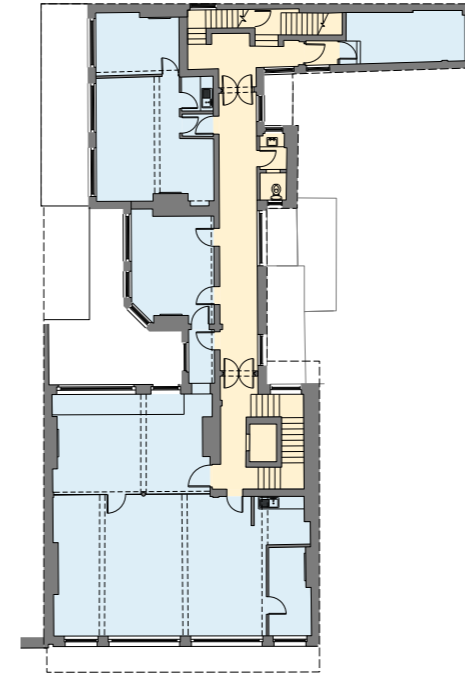
Existing basement floor



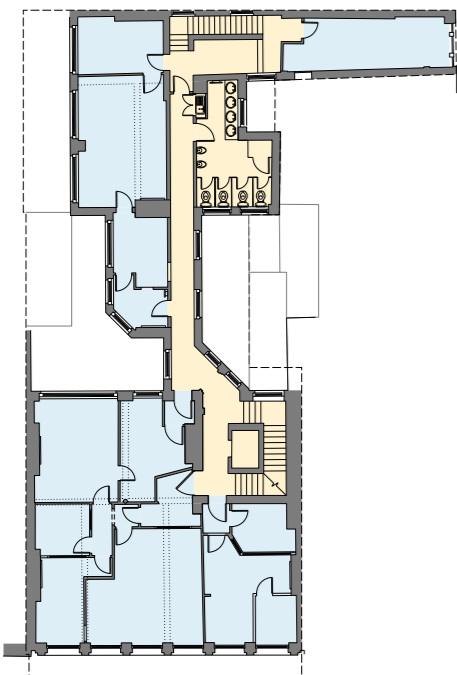
Existing ground floor



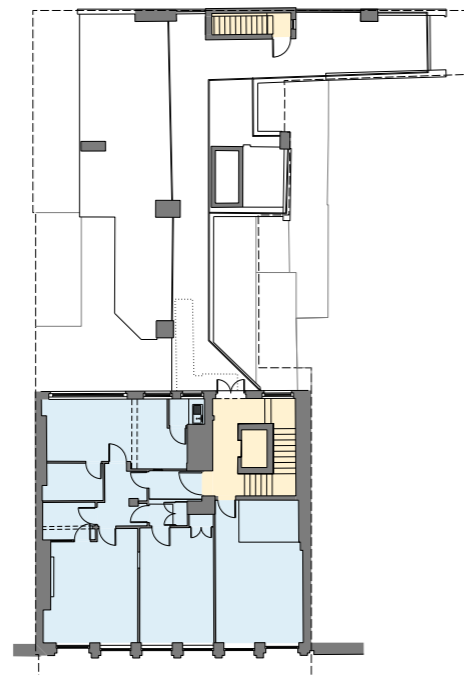
Existing first floor



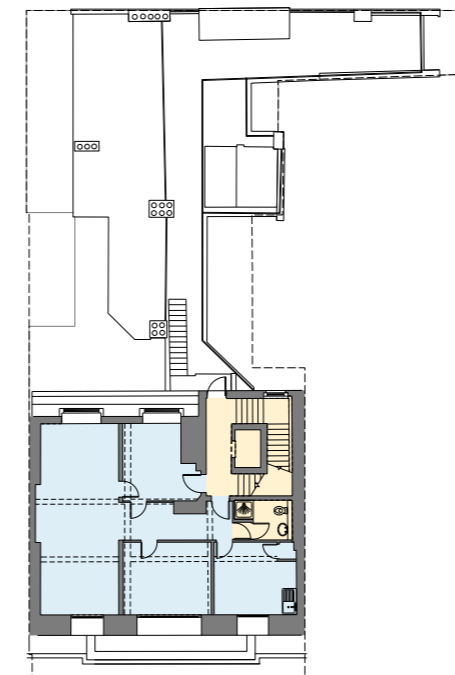
Existing second floor



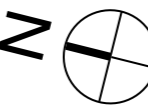
Existing third floor



Existing fourth floor



Existing fifth floor



Office area
Communal office area

4.3 Layout

4.3.1 Existing Layout

Minerva House is a six storeys building with a basement. It's a L shape with a main façade on Hatton Garden and a smaller one in Greville Street. The building has four lightwells two facing North and two facing South.

The front part of the building on Hatton Garden has five floors and the rear part of the building has three floors.