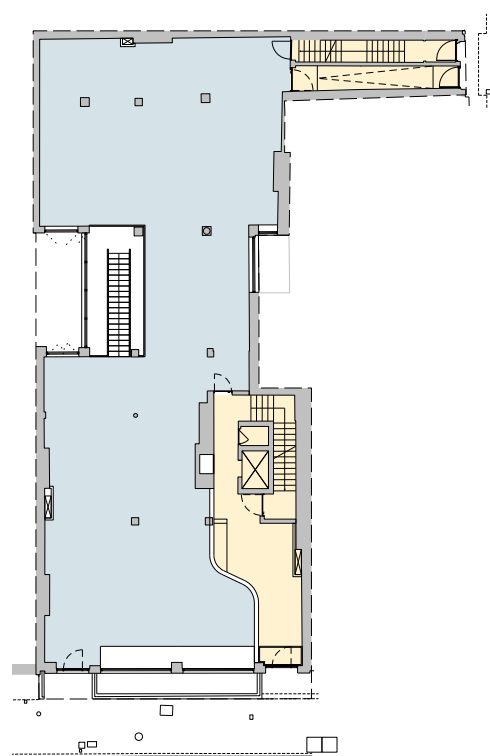
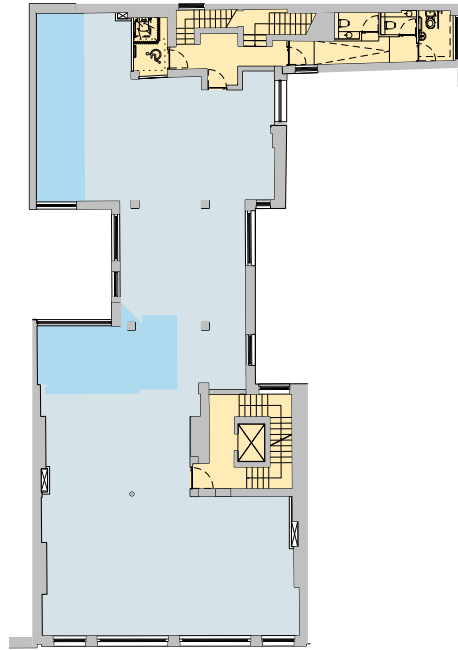


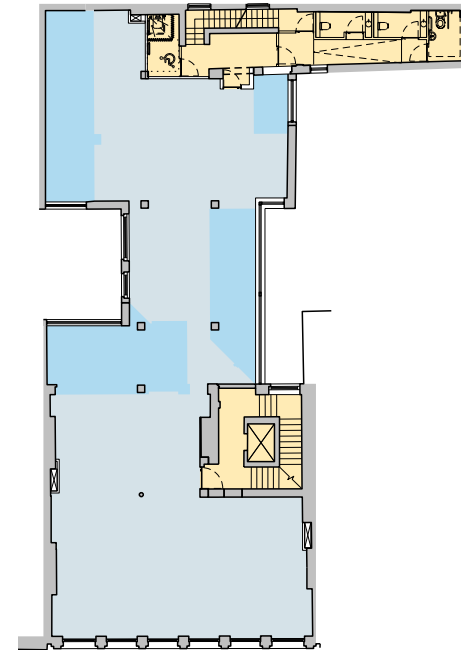
Proposed basement floor



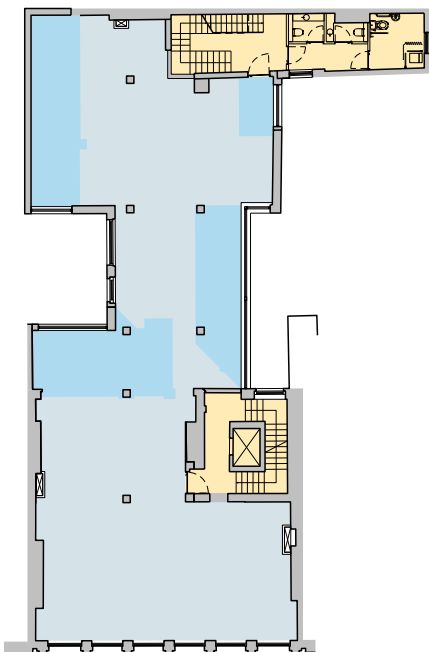
Proposed ground floor



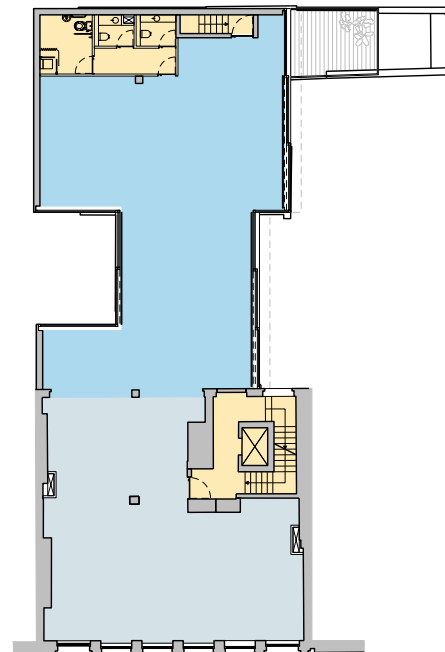
Proposed first floor



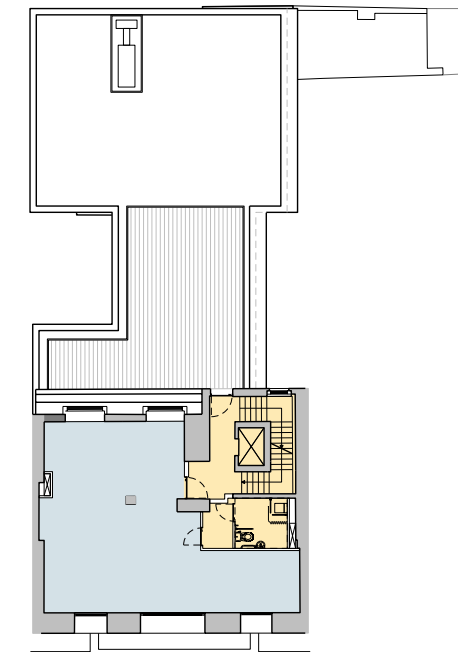
Proposed second floor



Proposed third floor



Proposed fourth floor



Proposed fifth floor

4.3.2 Proposed Layout

The proposed works are:

- The refurbishment of the whole building including the creation of a new entrance on Minerva House and a new access between the ground floor and the basement.
- Some extensions into the four lightwells in order to maximise the space
- A rear extension on the roof of the third floor
- The creation of two new terraces, one in the roof of the third floor and one on the new roof of the rear extension.



- Office area
- Communal office area
- New office area
- New communal office area



Existing view from the corner between Hatton Garden and Greville street



CGI verified view - Extension are not visible from the street

4.4 Scale

The scale of the proposals are designed in accordance with relevant planning requirements and following extensive analysis of the existing surrounding context.

Small Extensions into the Courtyards:

The proposal to the first, second and third floors contain a series of small extensions to mirror the footprint of the ground floor. These extensions are not visible from the street, however, they are to scale with the existing buildings and courtyards and do not harm the setting of the conservation area.

Fourth Floor extension:

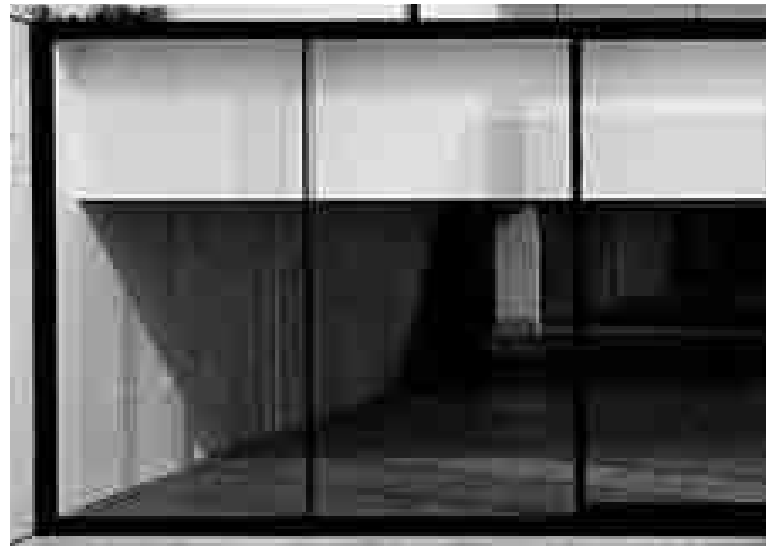
The fourth floor follows the footprint of the level below. This extension doesn't affect the part of the building on Greville Street. This extension is not visible from the street and is to scale with the existing building.

The scale of the reconfigured roof top level is informed by the existing volume and is set back from Greville Street.

The new plant room is located on the roof of the fifth floor in line with the existing lift plant room. A mechanical riser is located on the new roof of the fourth floor. The plant will be build with an acoustic enclosure and is referenced in the acoustic report.



White glazed ceramic - Tile layout to be confirmed



Black metal frame and sliding system



Yellow and brown toned brick



Black deck for terrace

4.5 Appearance

Windows

All the existing windows will be replaced to increase the technical performance. They will be similar to the existing ones; white painted windows with double glazing.

Lightwell extensions

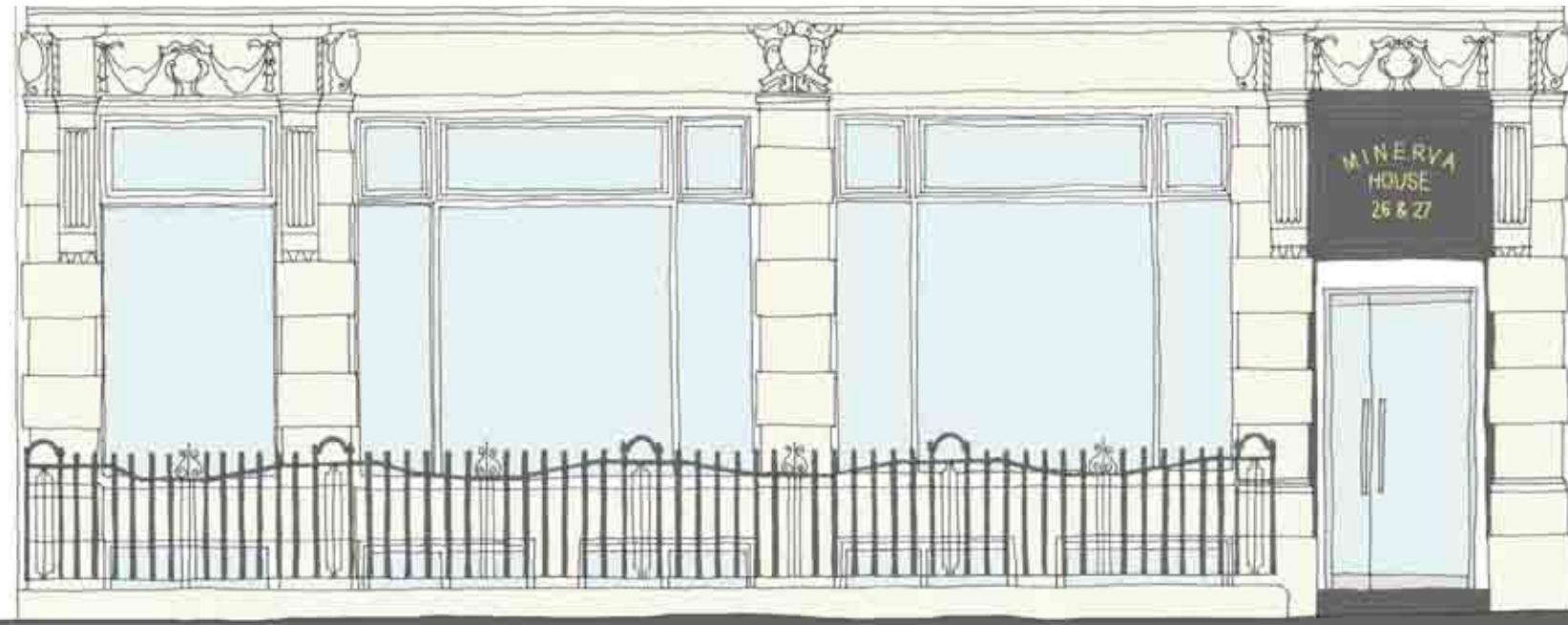
The existing building is set out so that the building mass decreases above first floor level in order to create four lightwells. The lightwells are made with white glazed brick. It is proposed that the new extensions would be formed in lightweight construction and be clad with white glazed ceramics to respect the existing context and maximise the light. All the facades of the building will be reclad and washed. The new windows will be sash windows to match the existing building.

Roof extension

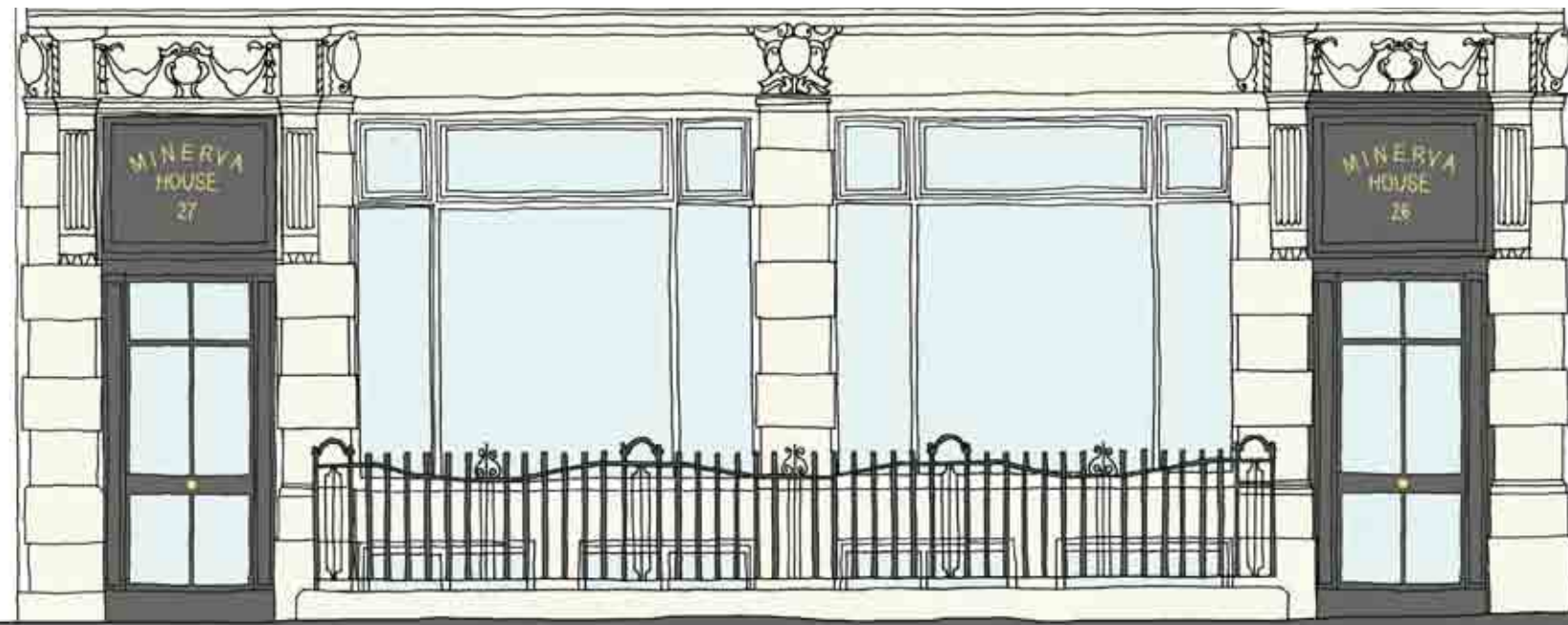
The roof extension would be a lightweight construction and made with a black metal frame and sliding system. It will be mostly glazed to maximize the light. It's also proposed to create two new terraces, one accessible from the fourth floor and on the top of the third floor roof. The other one will be on the top the new extension and accessible from the fifth floor.

Party walls

All the new party wall will be made with yellow and brown toned brick to match the existing.



Existing ground floor elevation on Hatton Garden



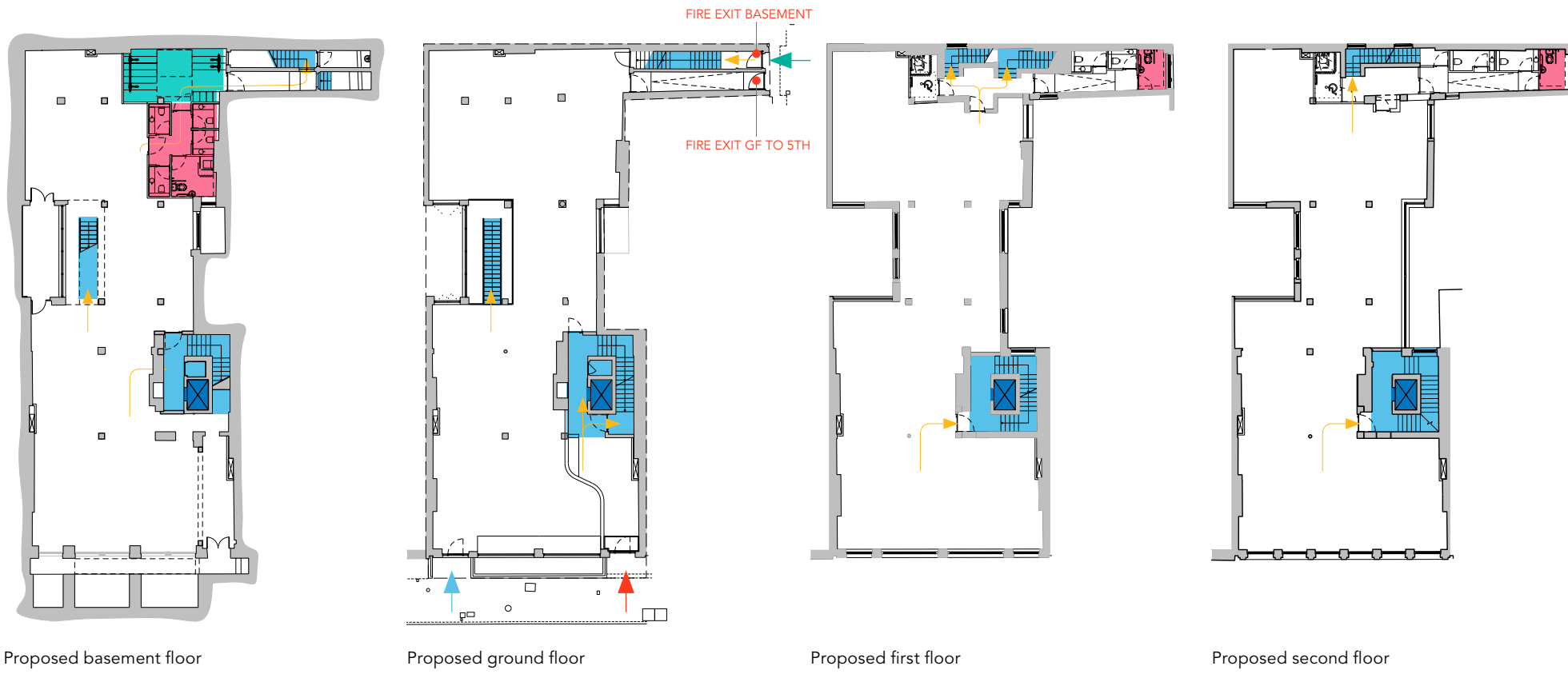
Proposed ground floor elevation on Hatton Garden

4.5 Appearance

New entrance doors on Hatton Garden façade
The existing facade is symmetrical. The proposal is to reproduce the same entrance as existing on the left side of the building. The same black painted timber as existing will be used for the entrance doors. The new doors will be partially glazed in order to maximise the light into the ground floor. The existing balustrade will be cut and adjusted to match the proposal, some minor works on the ground will also be needed as well. The existing metal stair will be removed and the access to the front courtyard will be only possible from the building.



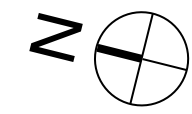
Hatton Garden - existing entrance











4.6 Access

The two main entrances are in Hatton Garden. The right entrance serves the existing core with a lift. The second entrance serves the ground floor and the basement. The access on Greville Street is used as fire escapes and as an access to the cycle facilities which are located in the basement.

Every floor has access to a DDA compliant WC and shower.



-  Main entrance
-  New secondary access
-  Cycle access
-  Vertical access point
-  Cycle facilities
-  DDA compliant WC
-  Stairs
-  Lift

Section 6.0
BAA Quality
Management System





6.1 Quality Management System

Revision No.

-

Date

24.03.2016

Revision Description

-

File Location

P:\15-001-099\15-035 Minerva House - Hatton
Garden\IMAGES\DESIGN REPORTS\STAGE3

Filename

15-035_DesignAccessStatement.indd

Client Name

Wittington Investment

Client Contact

Kevin Boylan

Project Co-ordinator

Michael Wilson Katsibas

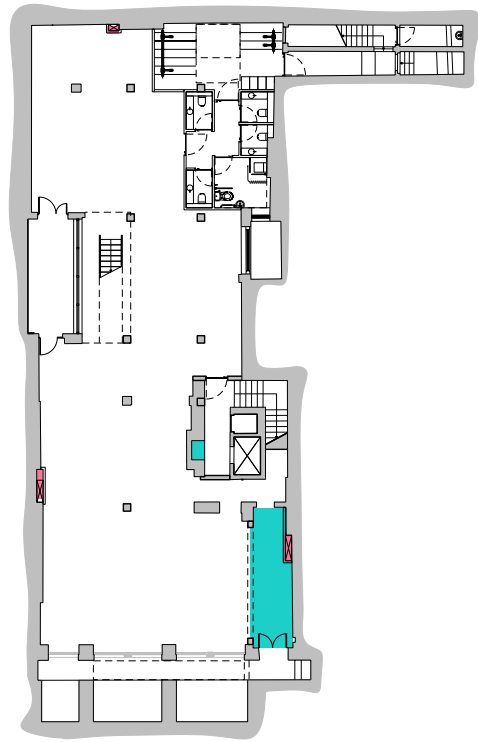
Editor

Pauline Rabjeau

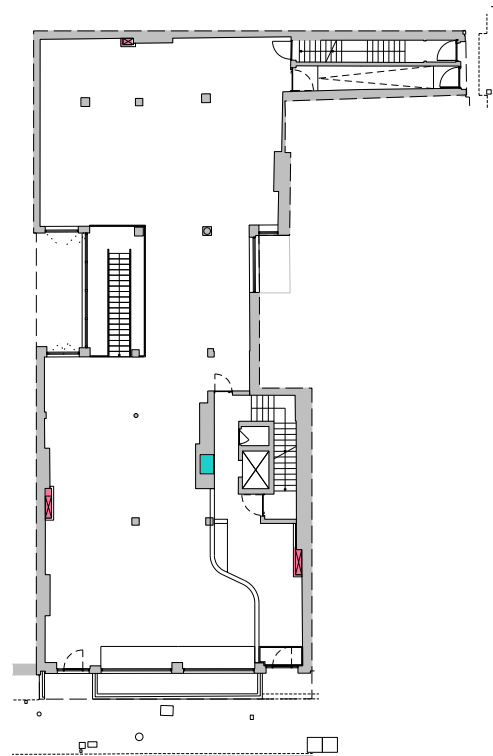
Section 7.0

Appendix

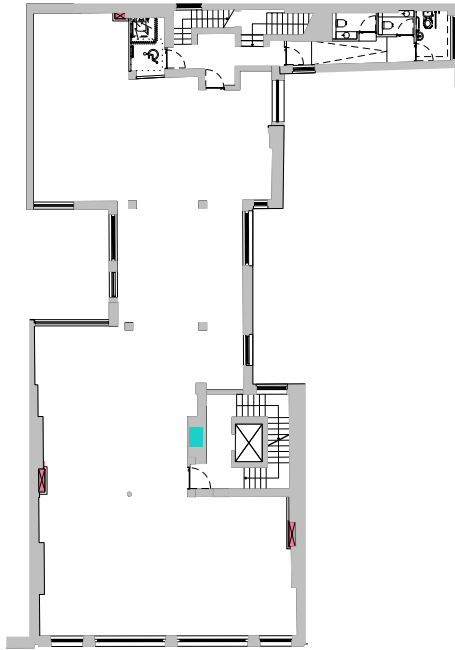




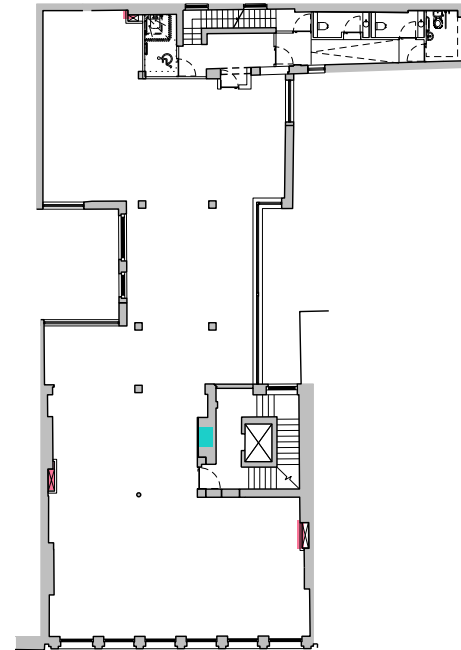
Proposed basement floor



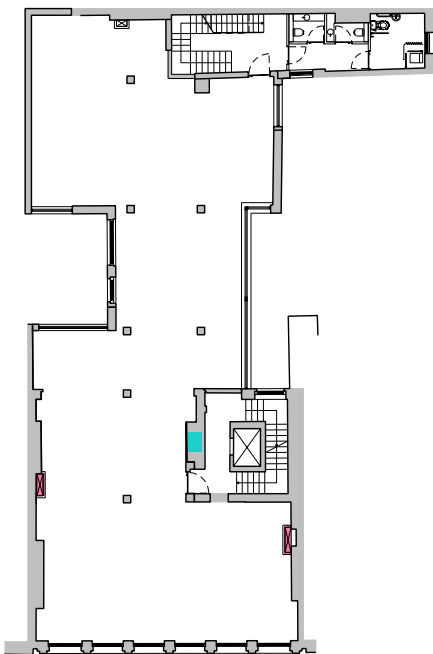
Proposed ground floor



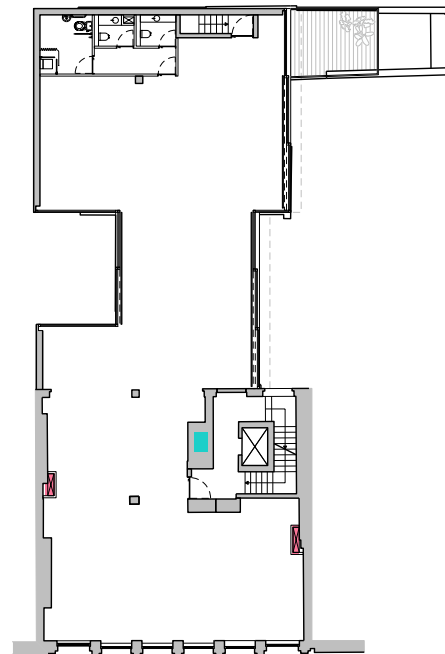
Proposed first floor



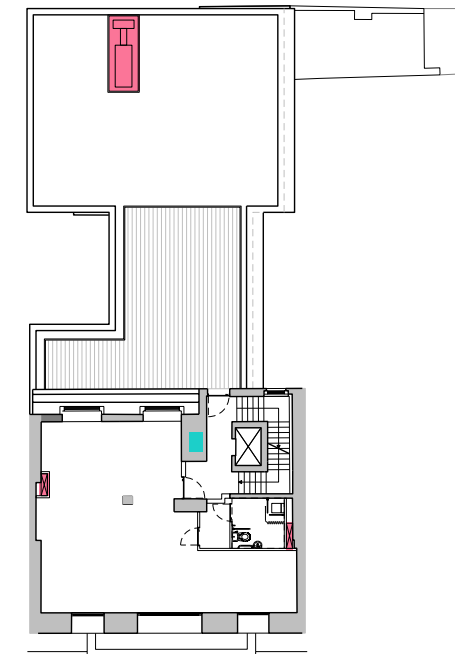
Proposed second floor



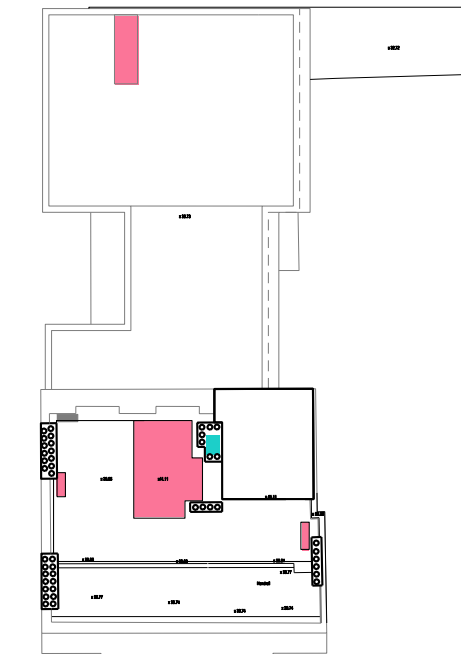
Proposed third floor



Proposed fourth floor



Proposed fifth floor



Proposed fifth floor

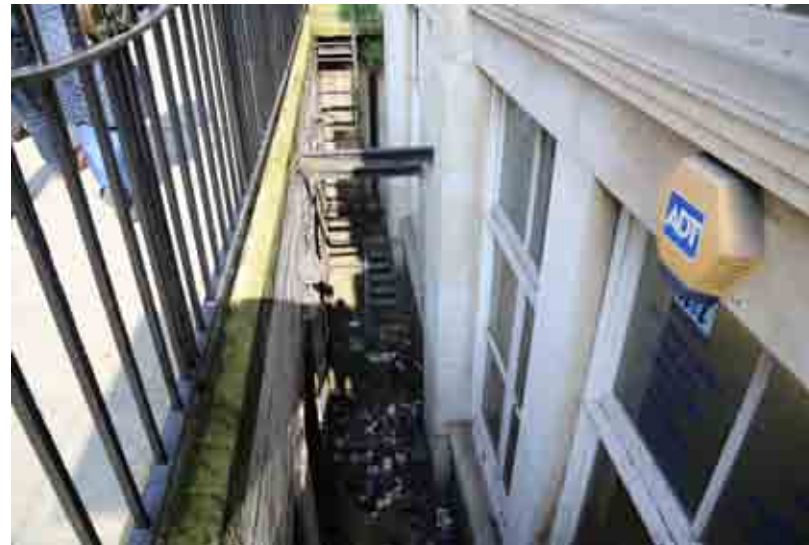
Relocation of plant

Sketch of the relocation of plant. For more detail, please refer to the GA drawings.

-  Existing Plant
-  New Plant



1_ 02.06.215 - View from ground floor to the lightwell



2_ 11.03.216 - View of the Front courtyard on Hatton Garden

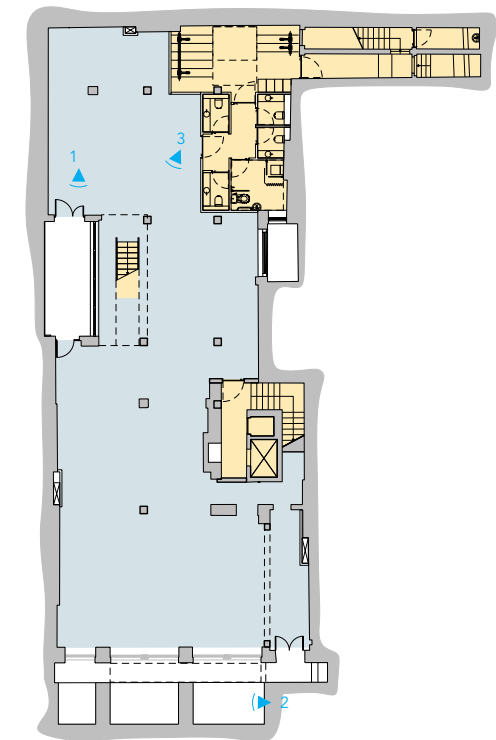


3_ 11.03.216 - View from the ground floor to the existing glassroof

Photographs showings where the works are proposed / Schedule of works

Ground floor Hatton Garden Facade

- Create a new glass roof on basement and ground floor to maximise the natural light into the floor space.
- Remove the current metallic stair on the front lightwell on Hatton Garden.



Proposed basement



1_ 02.06.215 - Hatton Garden - Main facade



2_ 11.03.216 - Hatton Garden - existing entrance

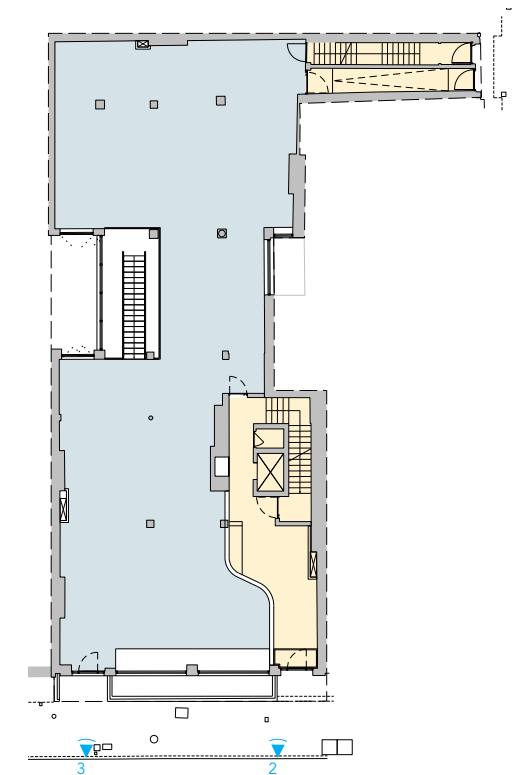


3_ 11.03.216 - Hatton Garden - Second entrance to create

Photographs showings where the works are proposed / Schedule of works

Ground floor Hatton Garden Facade

- Create a new symmetrical entrance door on the left of the ground floor.
- Replacing all the windows, similar to the existing, with double glazing.



1
Proposed ground floor



1_ 11.03.2016 - View from the roof looking the lightwell



2_ 11.03.216 - View from the ground floor looking the glass-roof

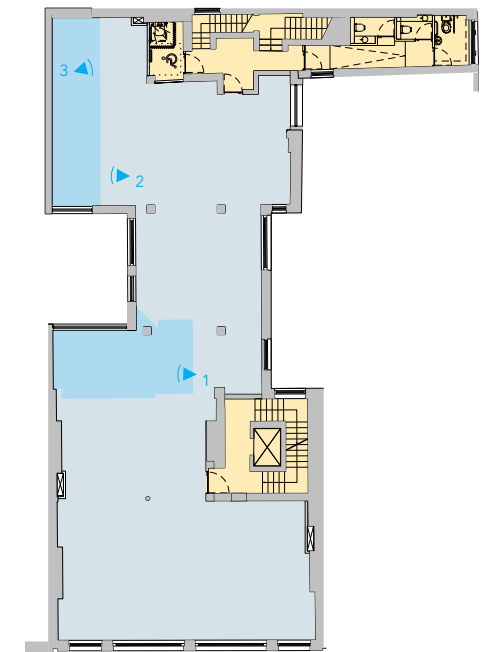


3_ 11.03.216 - View from the ground floor looking the glass-roof

Photographs showings where the works are proposed / Schedule of works

Lightwell extension First floor

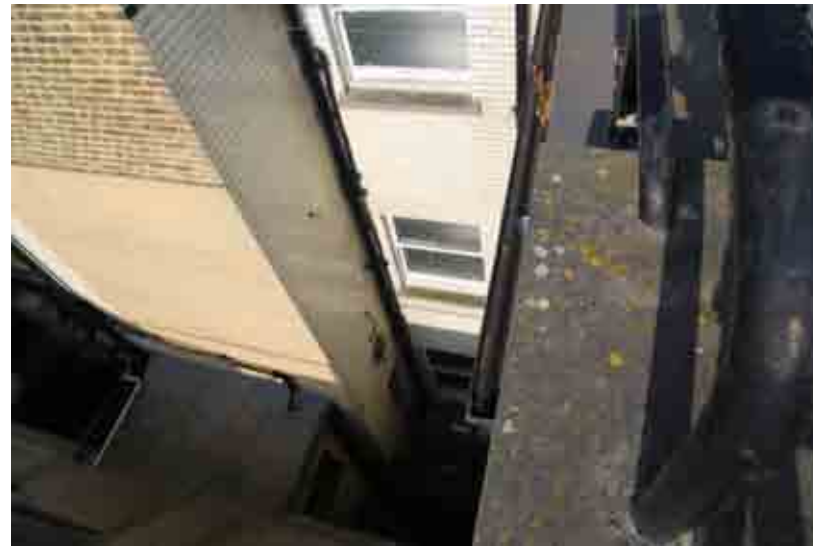
- Infill the existing lightwell on first, second and third floors. The new floors will be constructed in lightweight construction.
- Replacing all the windows, similar to the existing, with double glazing.



Proposed first floor



1_ 11.03.2016 - View from the roof looking the lightwell



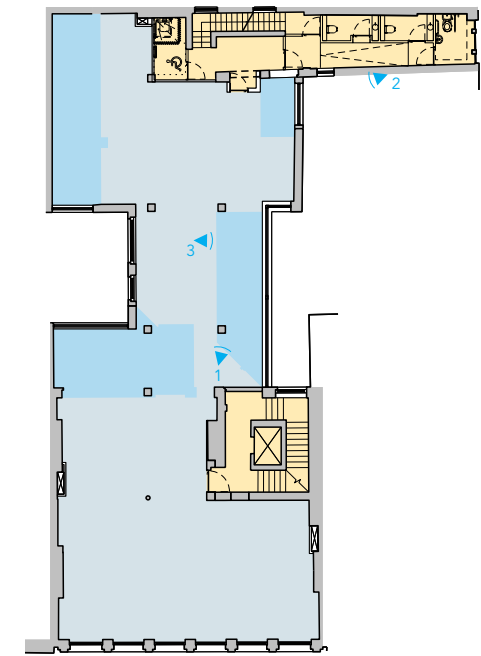
2_ 11.03.216 - View from the roof looking the lightwell



3_ 11.03.216 - View from the roof looking the lightwell

Photographs showings where the works are proposed / Schedule of works

Lightwell extension second floor



Proposed second floor



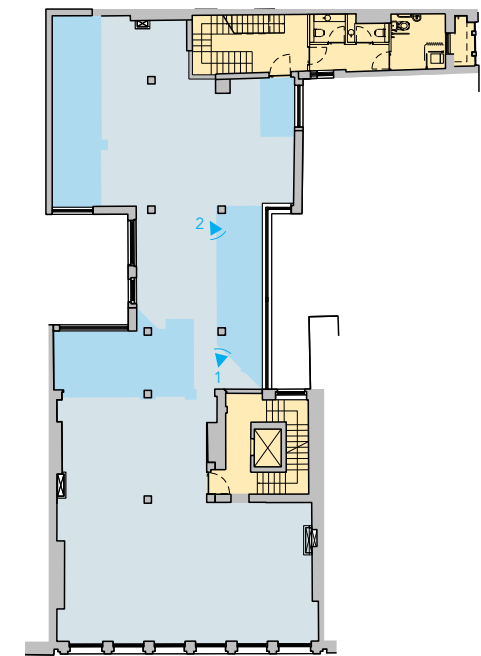
1_ 11.03.2016 - View from the third floor looking the lightwell



1_ 11.03.2016 - View from the 3rd floor looking the lightwell

Photographs showings where the works are proposed / Schedule of works

Lightwell extension third floor



Proposed third floor



1_ 11.03.2016 - View from the third floor roof looking the front building



2_ 11.03.216 - View from the third floor roof looking the front building

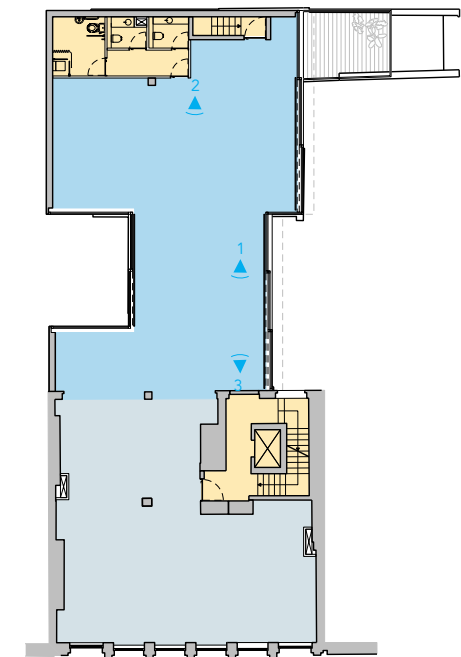


3_ 11.03.216 - View from the stair of the 5th floor looking the rear of the building

Photographs showing where the works are proposed / Schedule of works

Fourth floor extension and plant

- Fourth floor extension to be built to the rear of the third floor roof following the footprint of the level below. This extension doesn't affect the part of the building on Greville Street.
- New plant to be built on top of the fifth roof in line with the current build. Another riser will be located on the new roof of the fourth floor.
- Two terraces to be created. One in the roof of the third floor and one on the new roof of the rear extension.



Proposed third floor