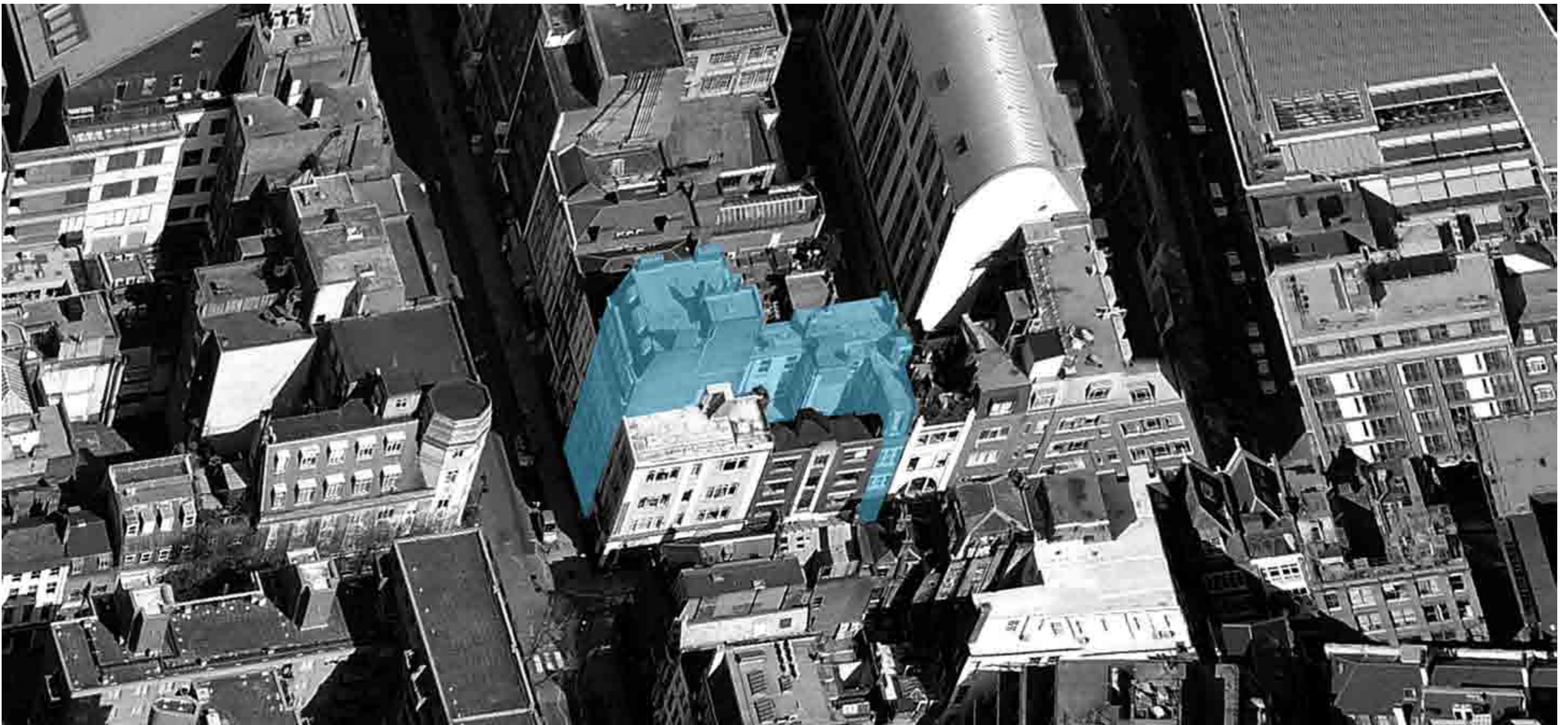


# Minerva House Hatton Garden Design and Access Statement Rev A

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.

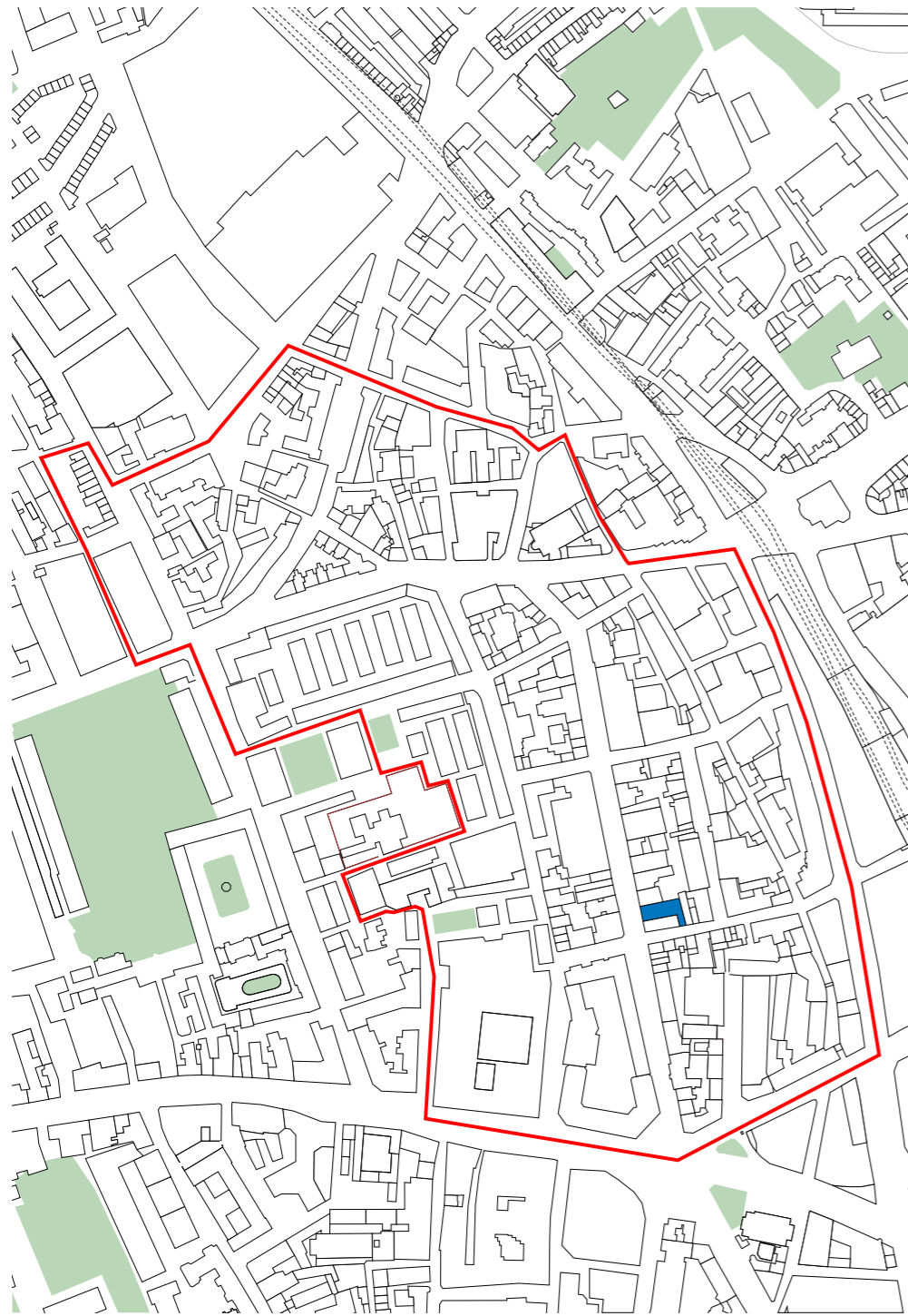
Hatton Garden is a district steeped in history and derives its name from Sir Christopher Hatton. When the Bishop of Ely was forced by Queen Elizabeth I to leave part of Ely Place to Christopher Hatton, he retained the rights to walk there and collect 20 bushels of roses each summer. This area, afterwards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

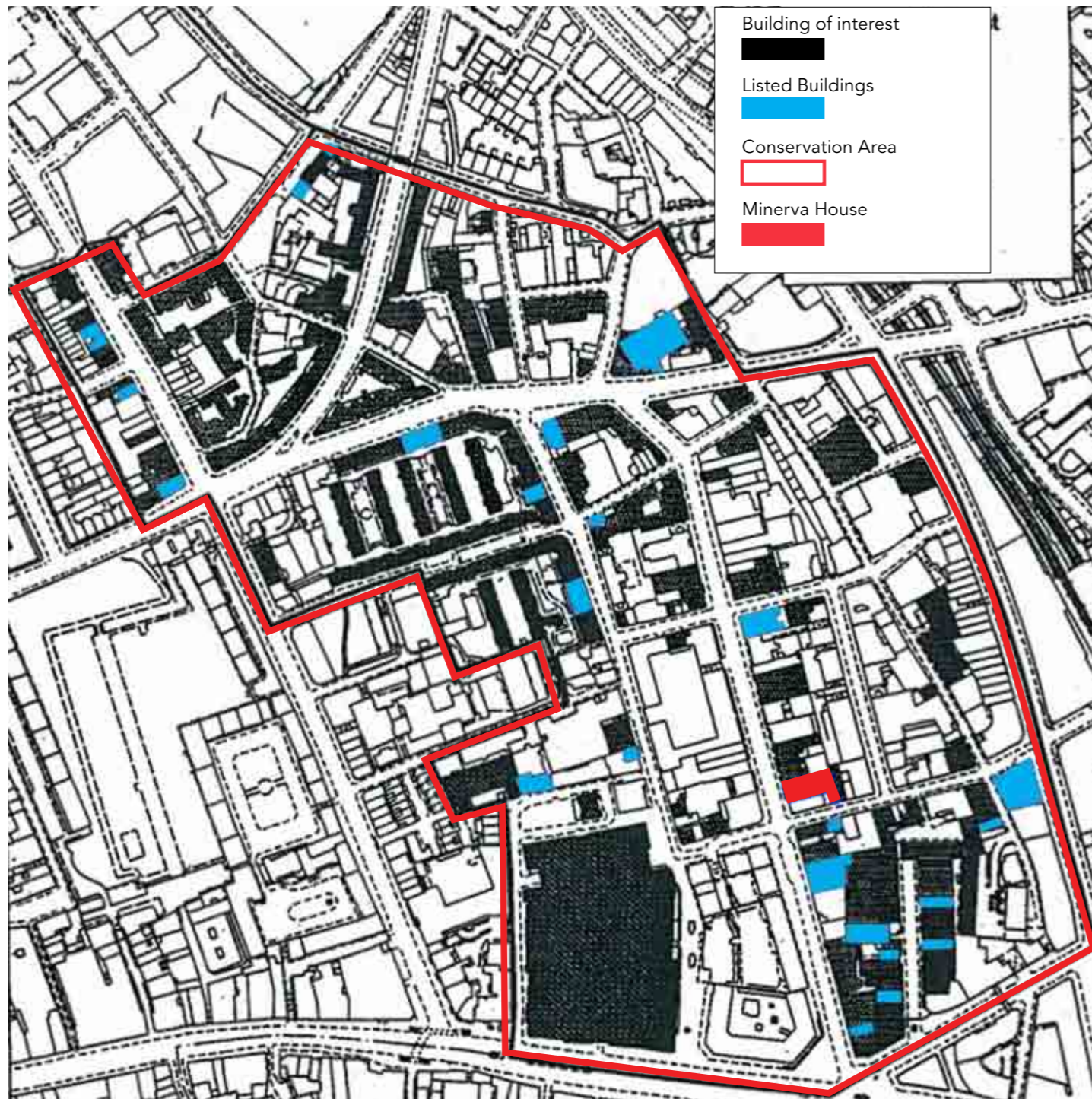


2



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 &amp; stone



77 Hatton Garden - Red and brown Brick



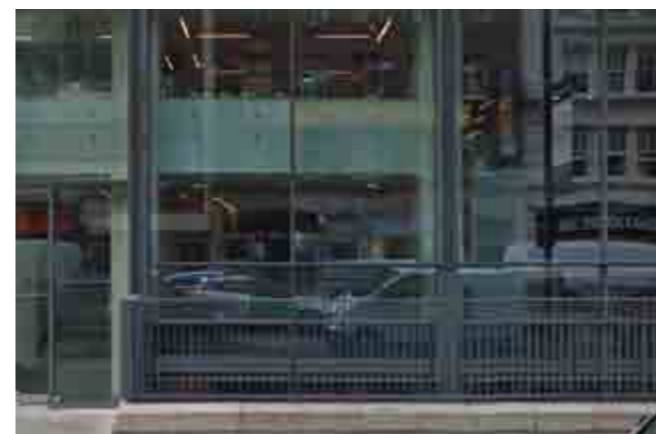
Corner Hatton Garden and Greville Street - Painted render



25 Hatton Garden - Yellow London stock brick



32 Hatton Garden - Steel &amp; Glass



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

## 2.2 Context Survey

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

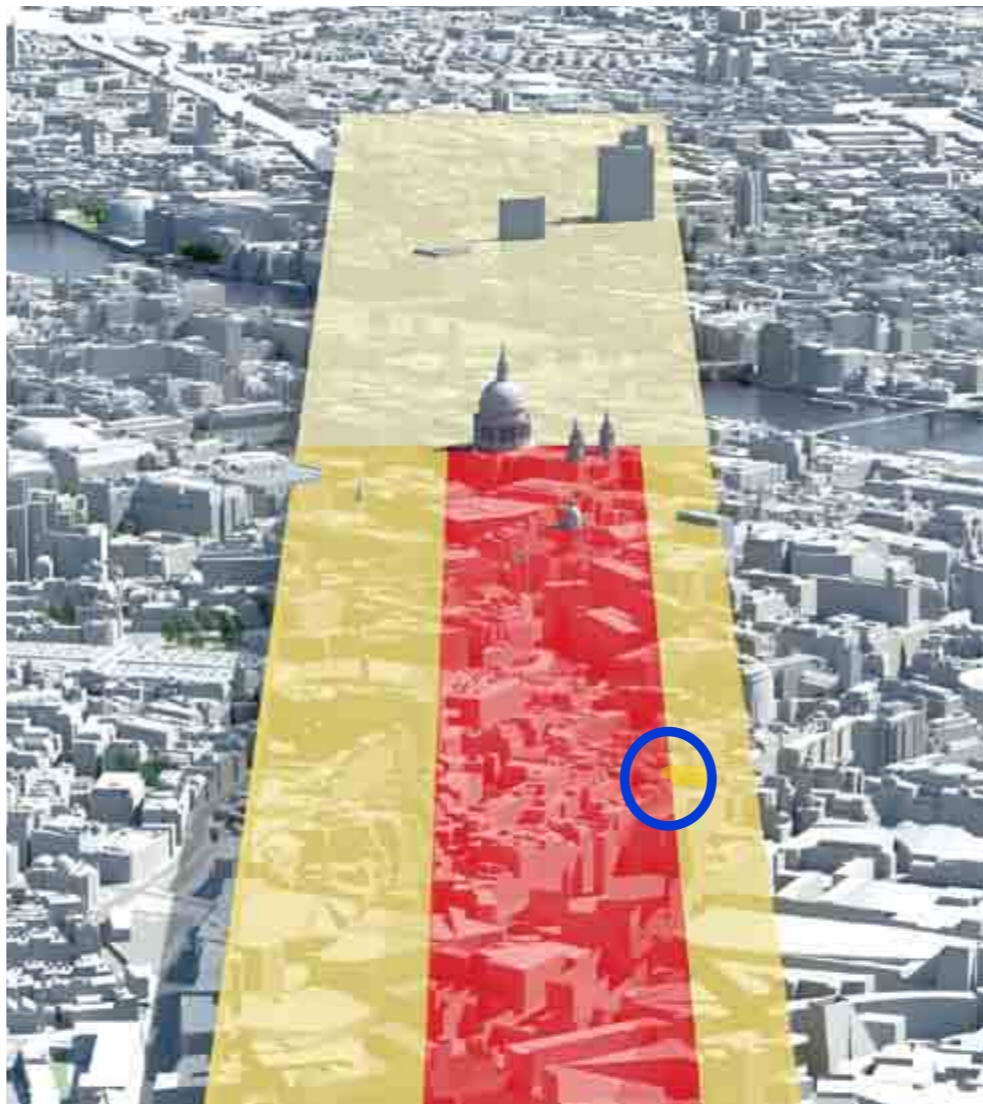
The area is characterised by a rich mix of building types and styles including offices, housing and shops. This variety of styles, details and materials is illustrated on the left. These include:

- 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.

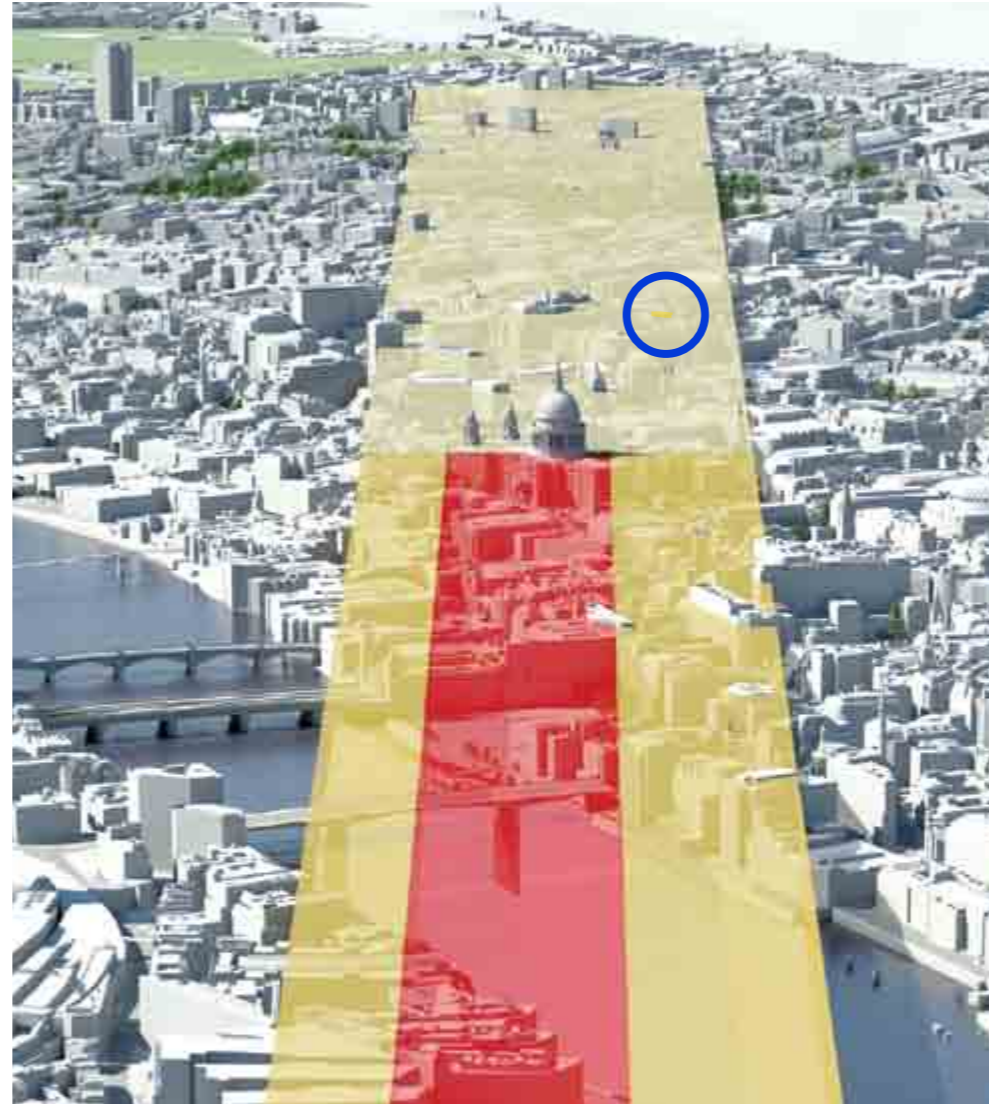
Protected Views Threshold Heights Plane  
The proposed top of roof height for Minerva House is 41.1 as existing.

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

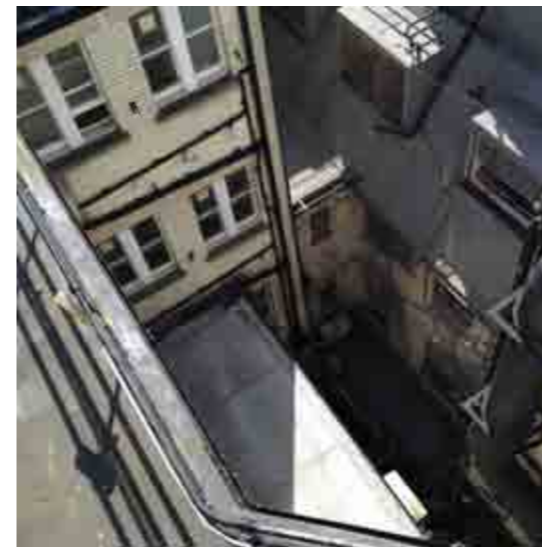
The existing building consists of five storeys and a basement.

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

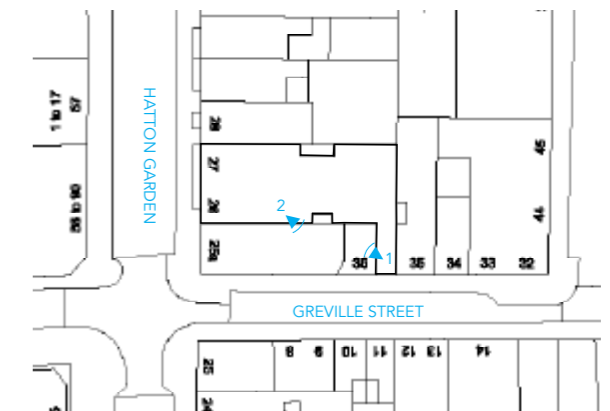
The solid stone facade on Hatton Garden incorporate a range of architectural details. The Greville street facade is a combination of solid stone (in the ground floor), red bricks (first and second floors) and the mansard is clad with slates. There are no balconies. The Building has two courtyards.



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



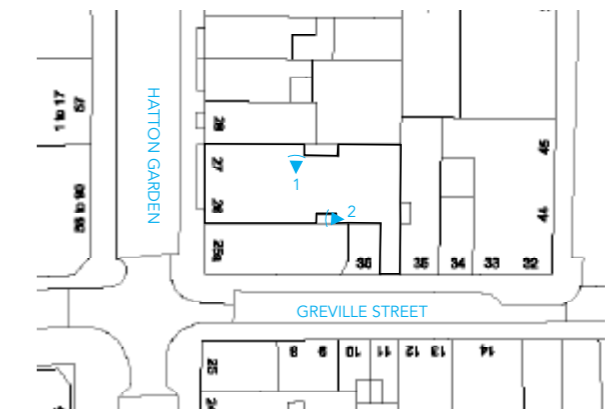
Existing North Lightwell - view from roof

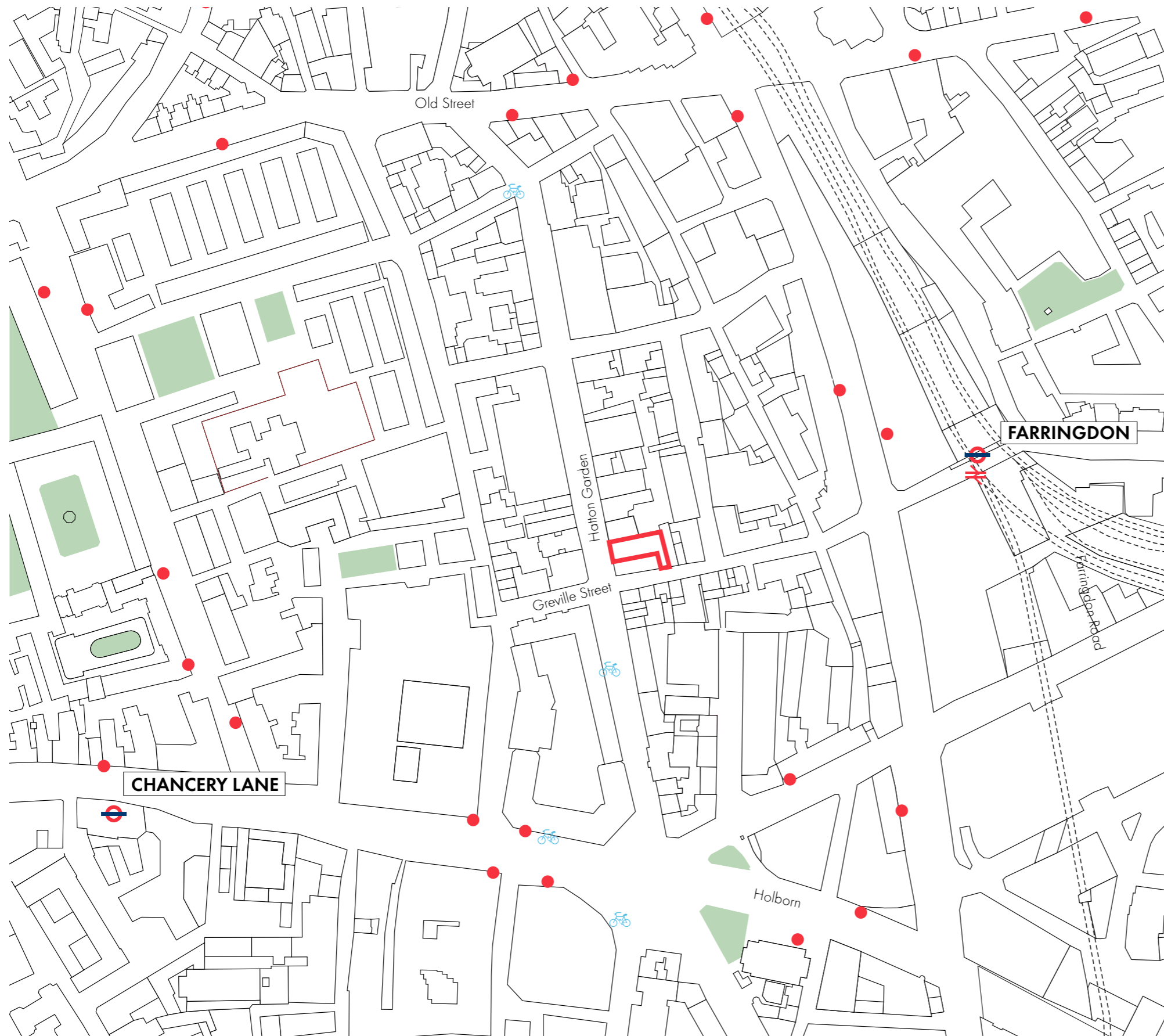


View along Greville Street from the South-East



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	
	Total	GIA	1,758	18,900	2,107	22,700	349	3,800	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 B1 Office			268	2,900		0	
Basement B1 Affordable	337	3,600	71	800	2	0	3%
Ground	341	3,700	341	3,700	0	0	0%
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 (tot)	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.

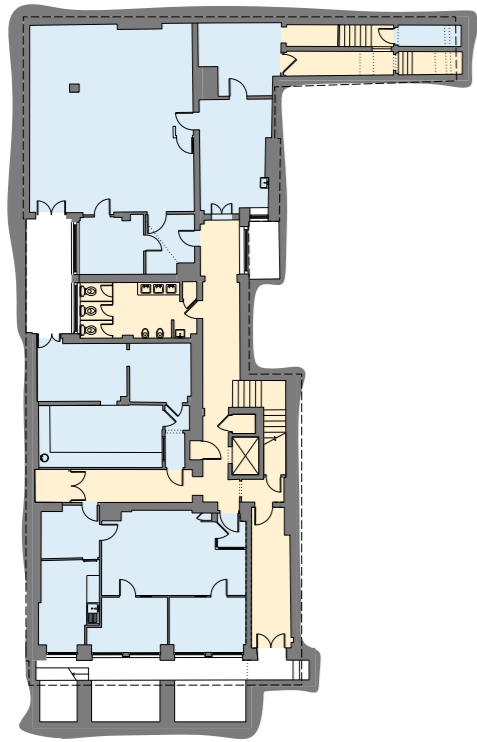
There are some increases of area on the first, second and third floors due to the proposed lightwell extensions.

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

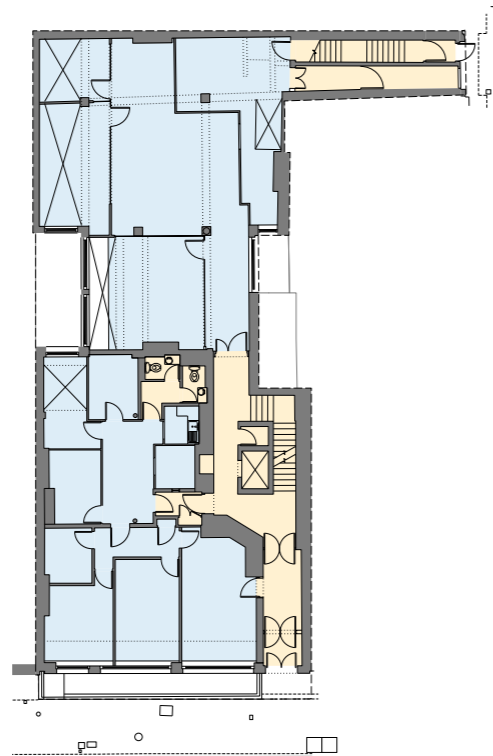
### Notes:

- 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.

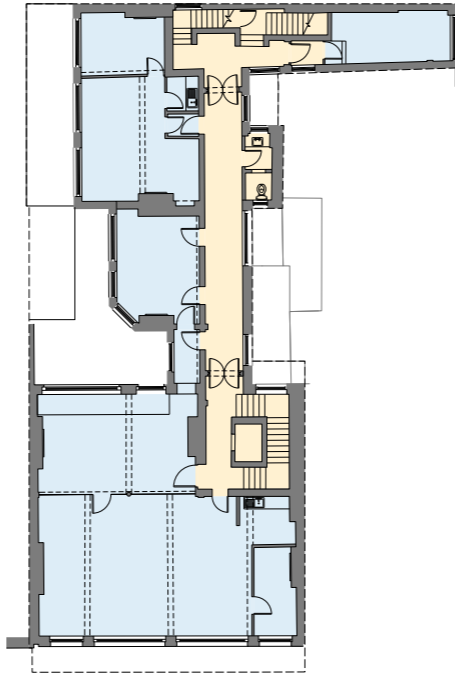
All these factors should be considered before making any decisions on the basis of these predictions, whether as to project viability, pre-letting, lease agreements or otherwise, and should include due allowance for the increases and decreases inherent in the design development and construction processes.



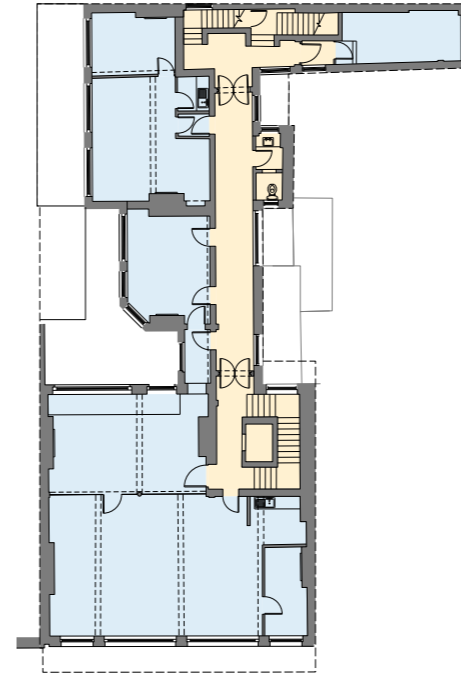
Existing basement floor



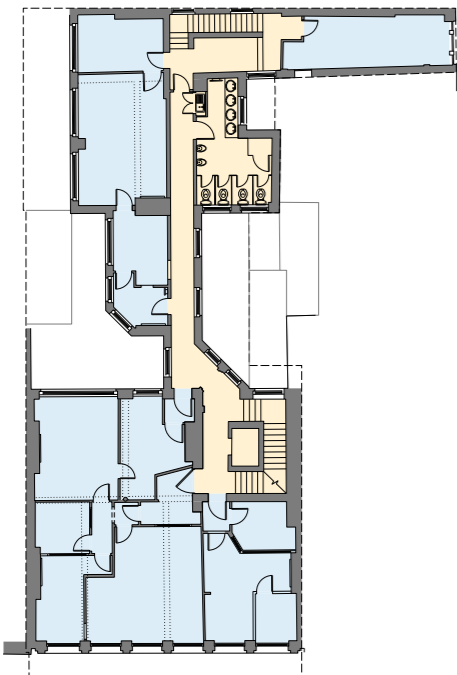
Existing ground floor



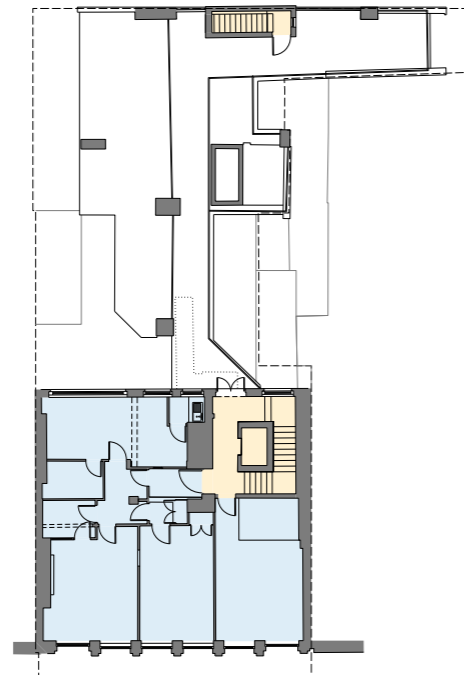
Existing first floor



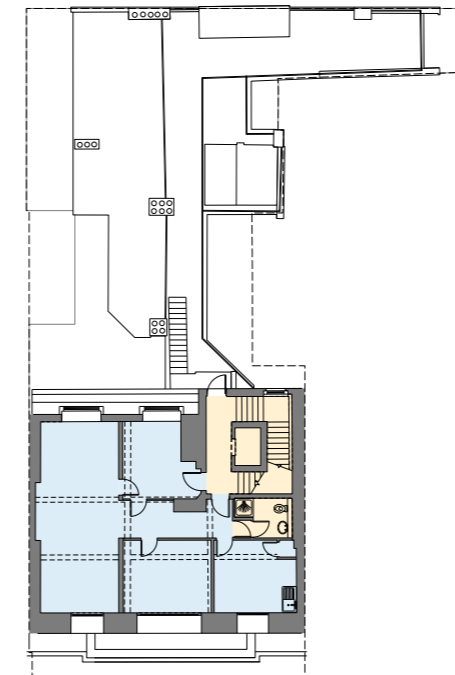
Existing second floor



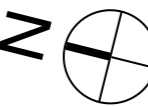
Existing third floor



Existing fourth floor



Existing fifth floor



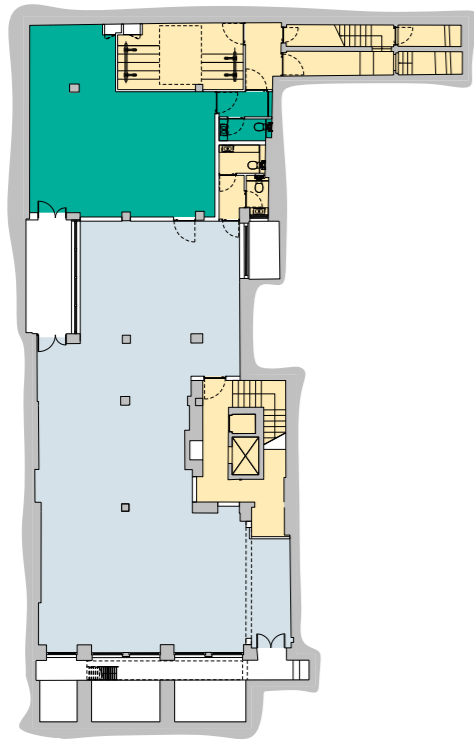
Office area  
Communal office area

## 4.3 Layout

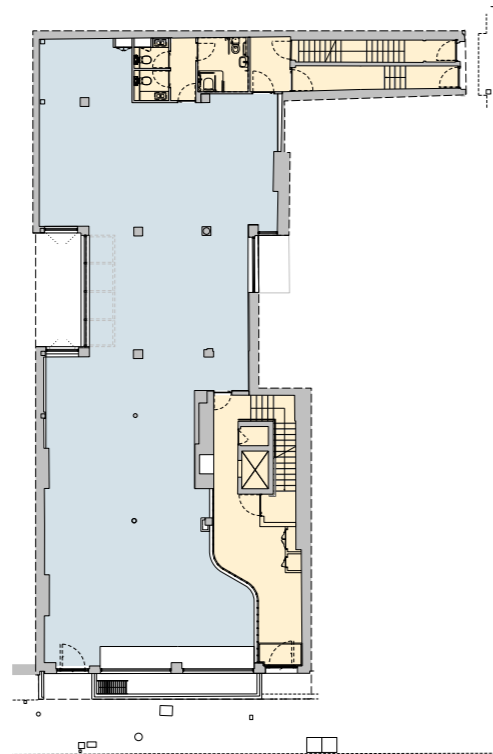
### 4.3.1 Existing Layout

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.

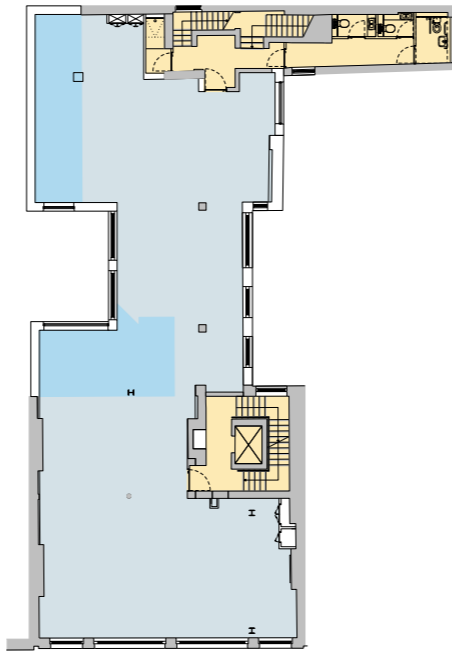
The front part of the building on Hatton Garden has five floors and the rear part of the building has three floors.



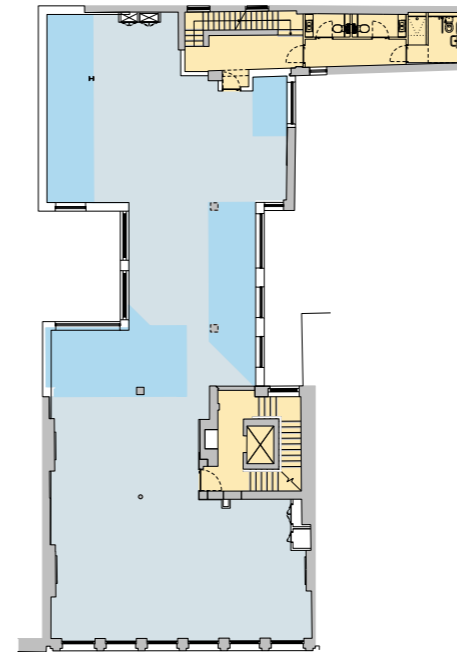
Proposed basement floor



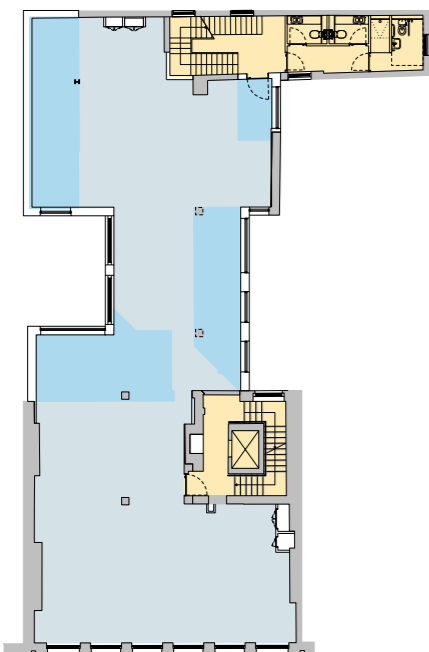
Proposed ground floor



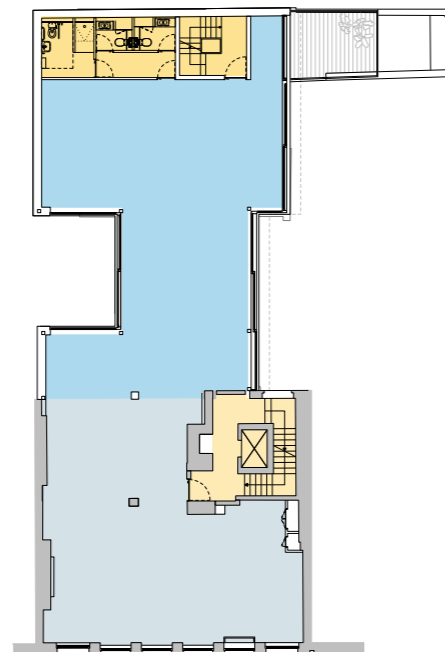
Proposed first floor



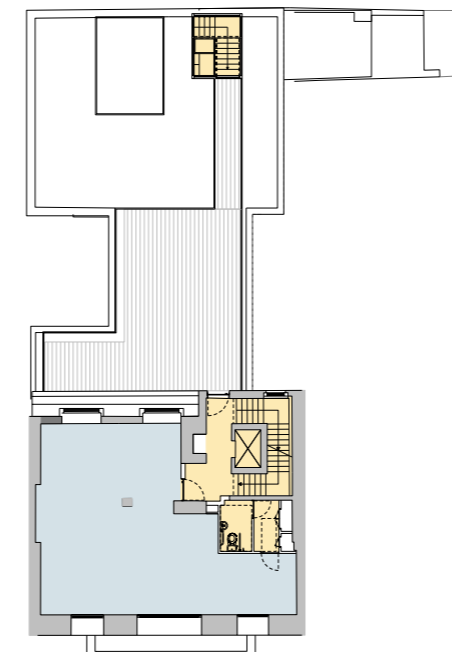
Proposed second floor



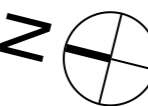
Proposed third floor



Proposed fourth floor



Proposed fifth floor



- Office area
- Communal office area
- New office area
- New communal office area
- Affordable jewellery space

### 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.



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:

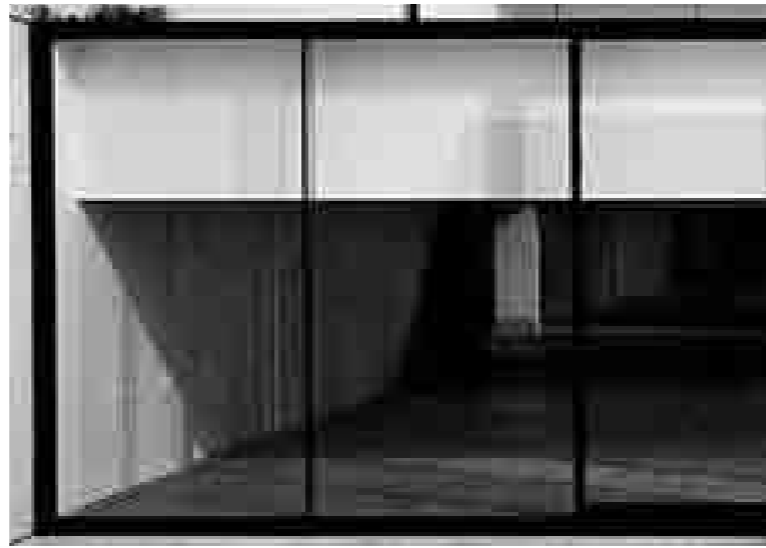
The fourth floor follows the footprint of the level below. This extension doesn't affect the part of the building on Greville Street. This extension is not visible from the street and is to scale with the existing building.

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

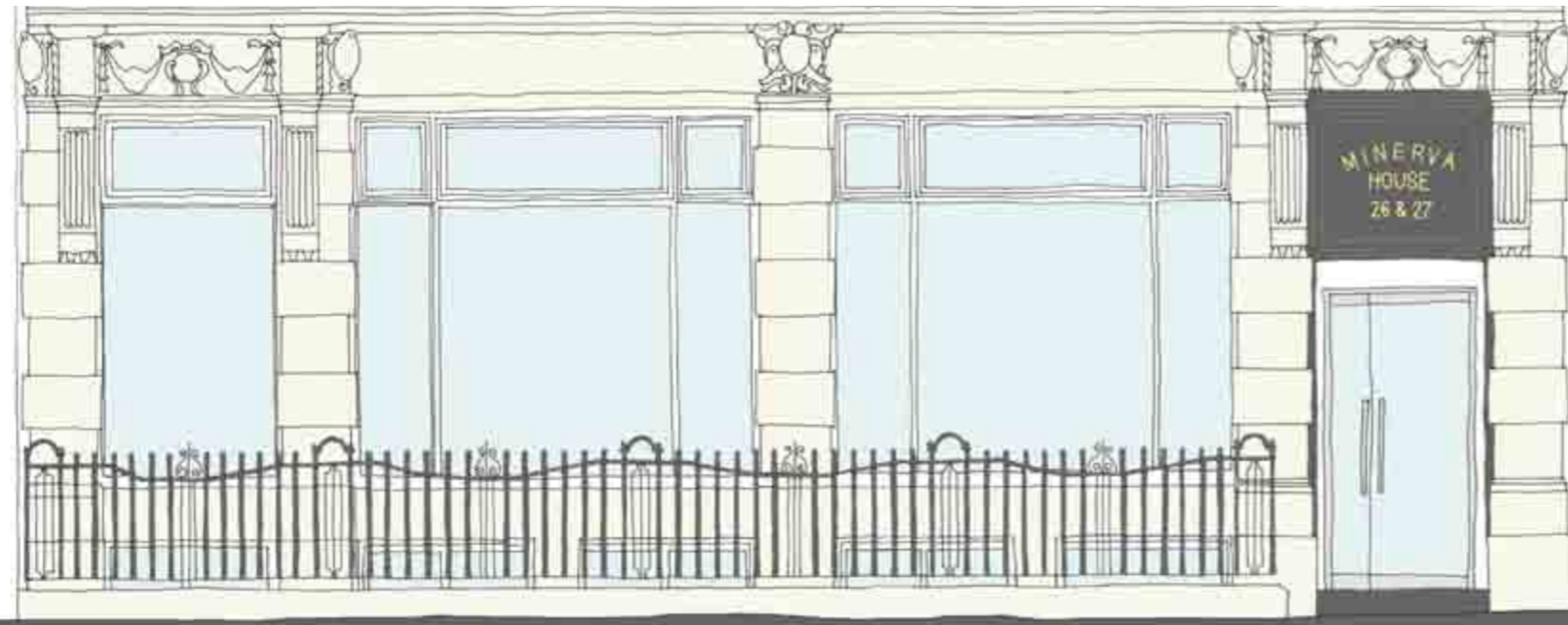
The existing building is set out so that the building mass decreases above first floor level in order to create four lightwells. The lightwells are made with white glazed brick. It is proposed that the new extensions would be formed in lightweight construction and be clad with white glazed ceramics to 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

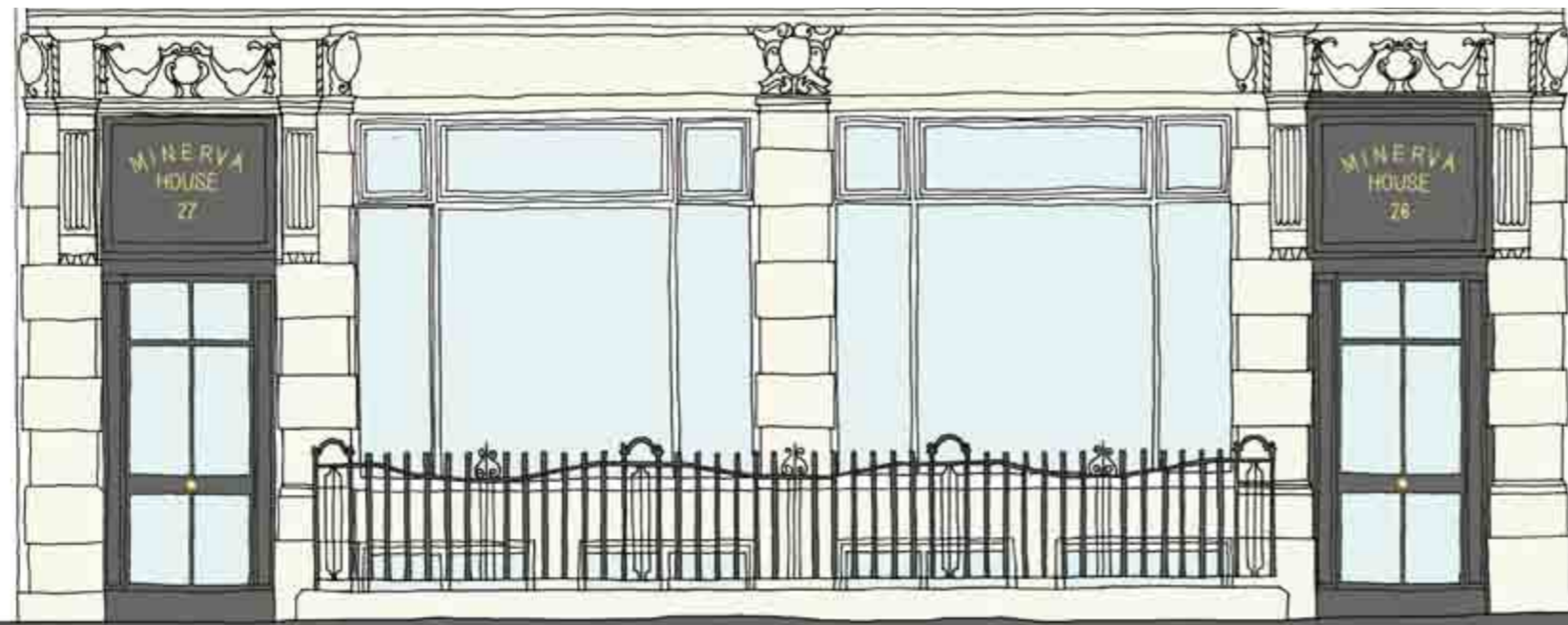
The roof extension would be a lightweight construction and made with a black metal frame and sliding system. It will be mostly glazed to maximize the light. It's also proposed to create two new terraces, one accessible from the fourth floor and on the top of the third floor roof. The other one will be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



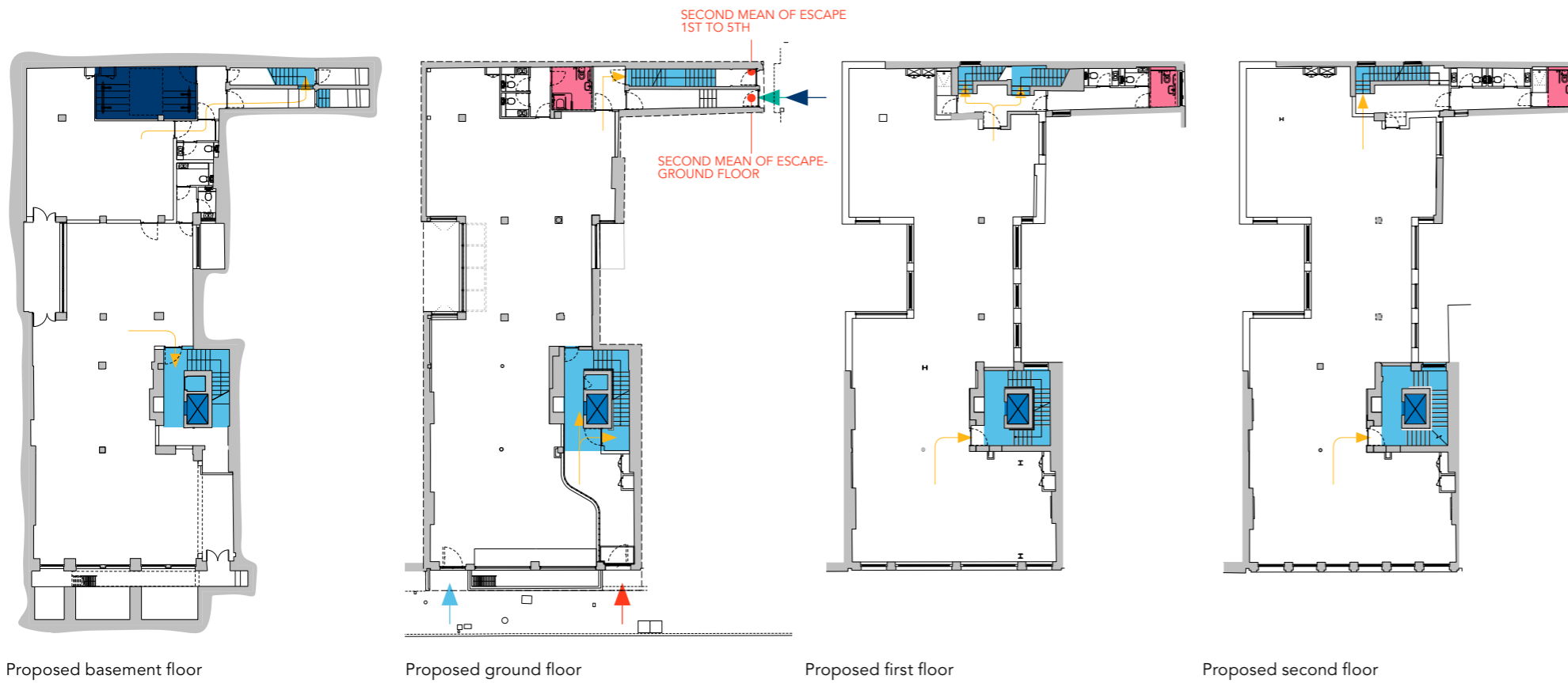
Proposed ground floor elevation on Hatton Garden

## 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.



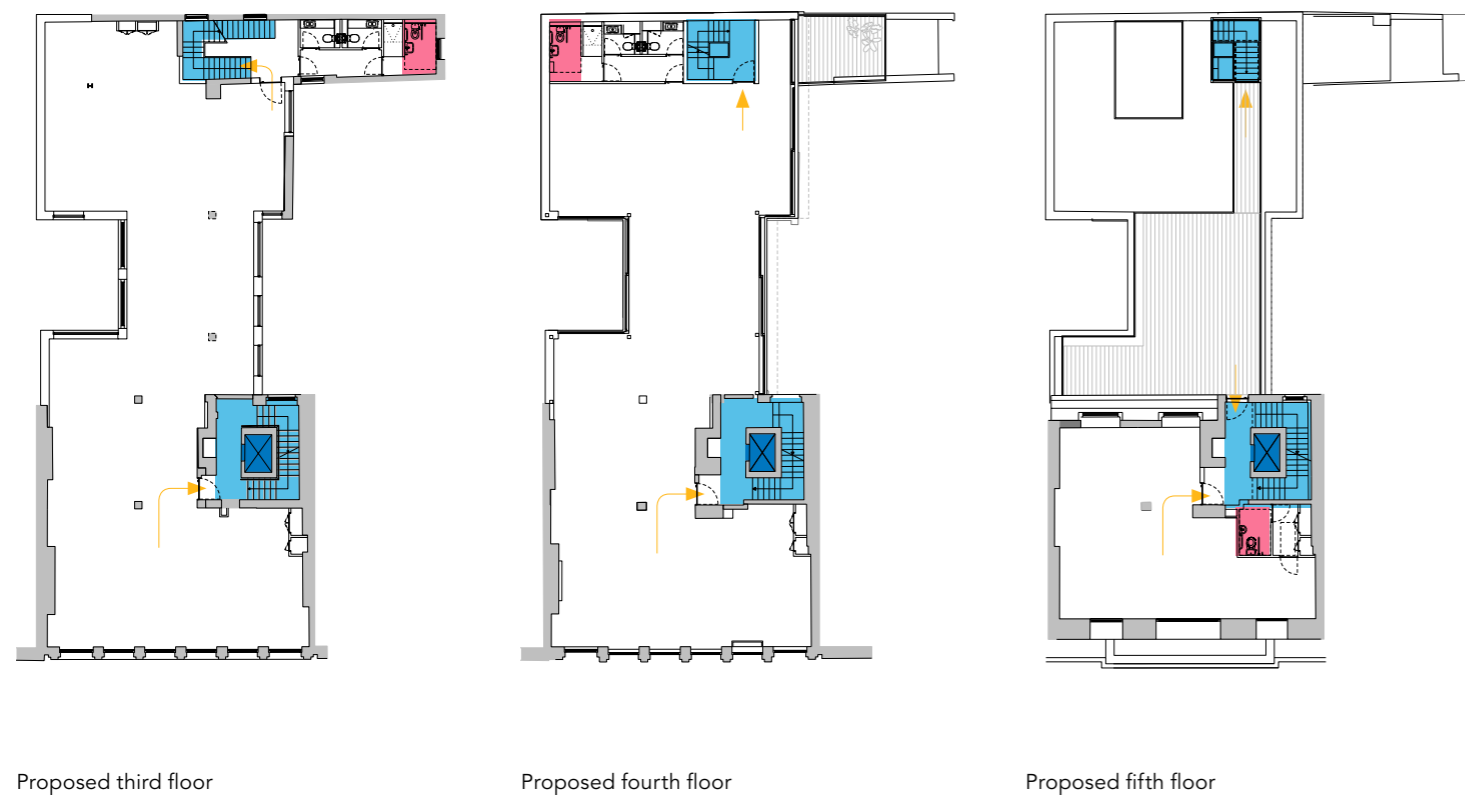
Hatton Garden - existing entrance












### 4.6 Access

The main entrance is in Hatton Garden and serves the existing core with a lift. A second entrance on Hatton Garden serves the ground floor unit. A third entrance on Greville Street serves the Affordable Jewellery space. A cycle store is accessible from Greville street.

The existing non DDA compliant lift is kept, the ground floor is the only DDA accessible floor. On first, second, third, fourth and fifth floors an accessible toilet is provided. A wheelchair accessible toilet and shower is provided at ground floor.



-  Main entrance
-  New secondary access
-  Cycle access
-  Vertical access point
-  Entrance of Affordable Jewellery space
-  Cycle facilities
-  Accessible WC
-  Stairs
-  Lift

Section 6.0  
BAA Quality  
Management System







## 6.1 Quality Management System

Revision No.  
A

Date  
09.08.2016

Revision Description  
Affordable jewellery space,  
New fire escape, Access.

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

Filename  
15-035\_DesignAccessStatement\_A.indd

Client Name  
Wittington Investment

Client Contact  
Kevin Boylan

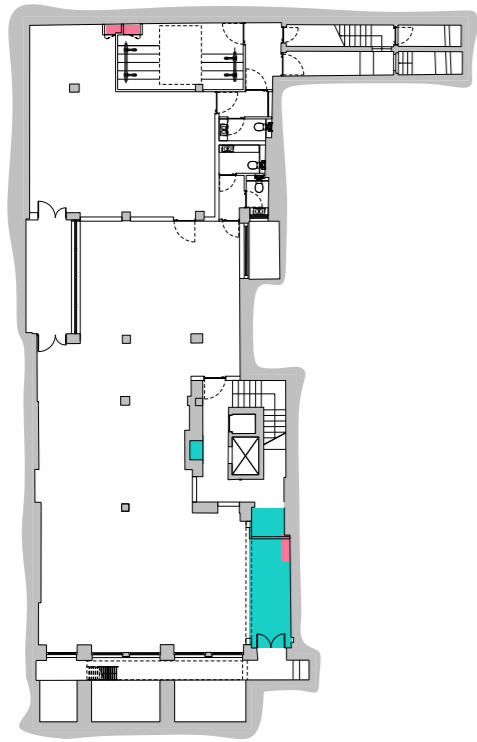
Project Co-ordinator  
Michael Wilson Katsibas

Editor  
Pauline Rabjeau

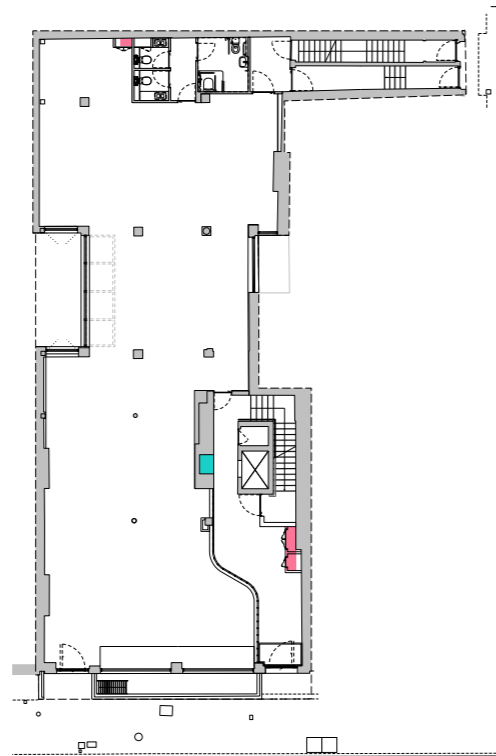
# Section 7.0

## Appendix

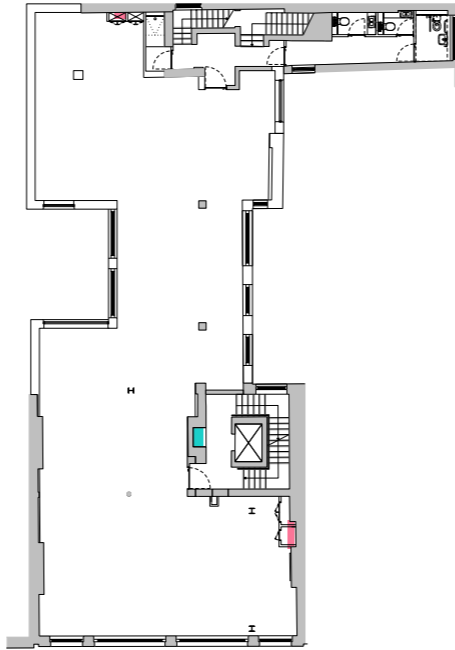




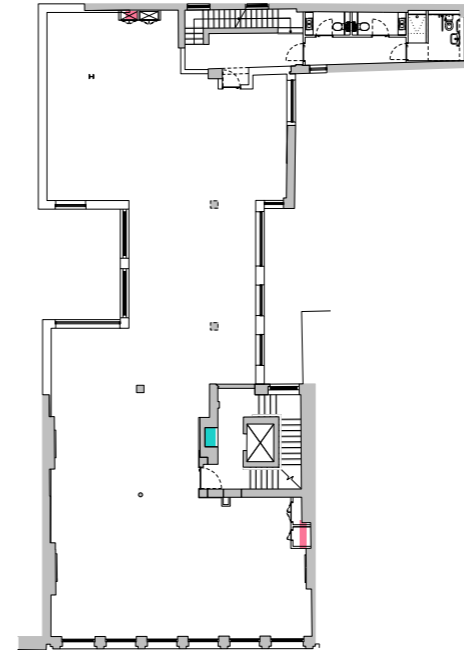
Proposed basement floor



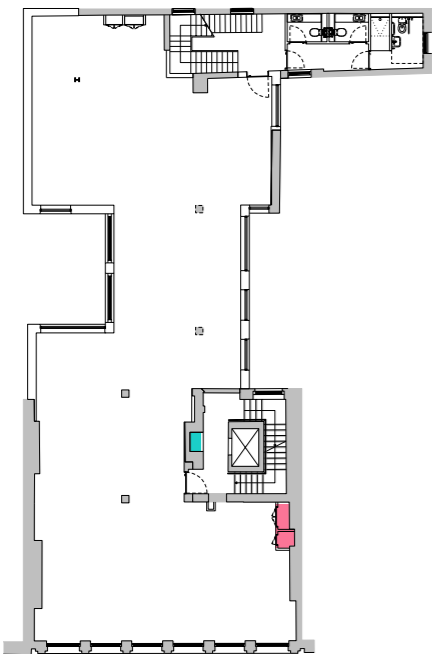
Proposed ground floor



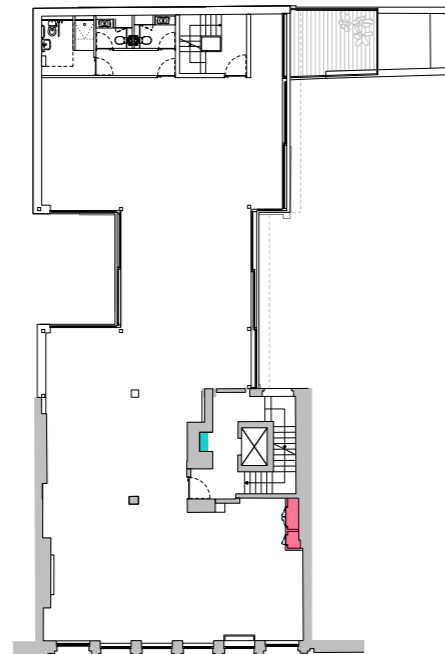
Proposed first floor



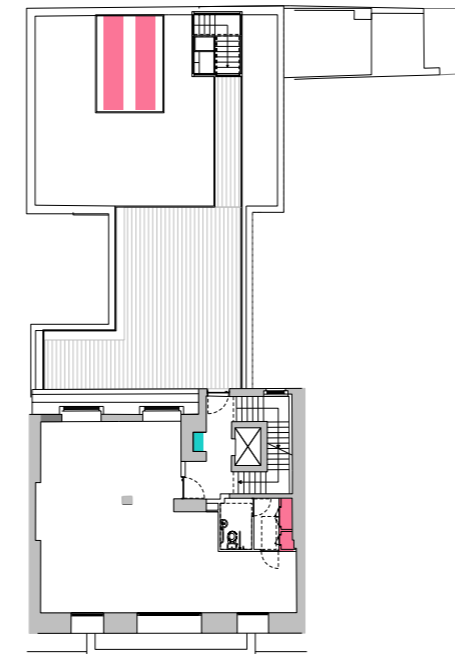
Proposed second floor



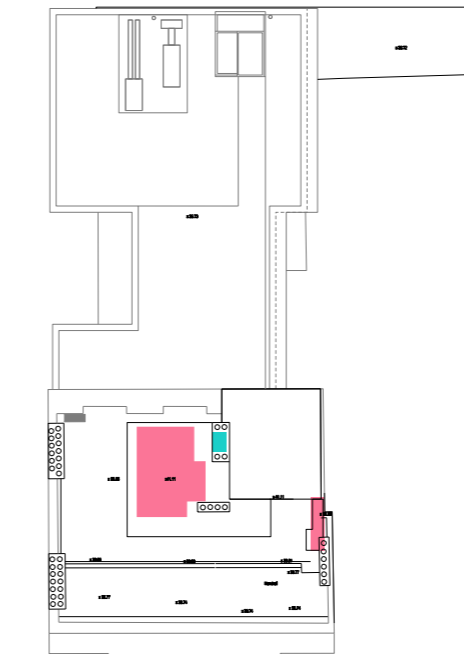
Proposed third floor



Proposed fourth floor



Proposed fifth floor



Proposed fifth floor

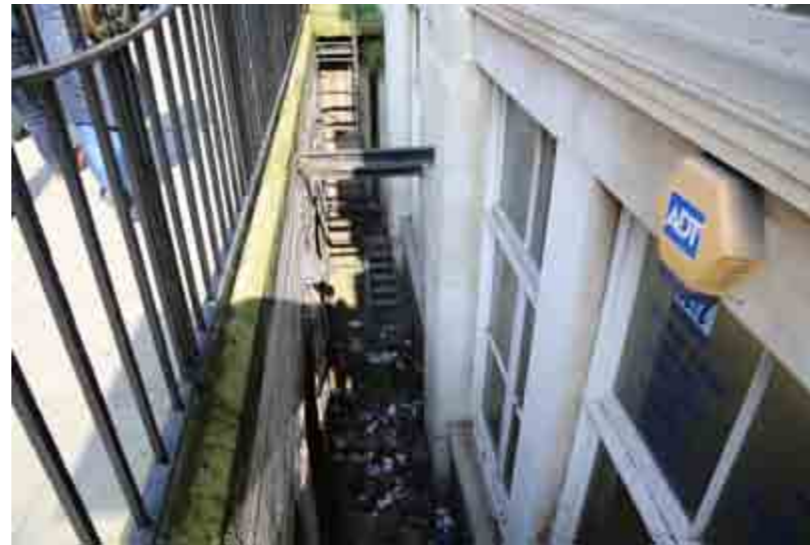
### Relocation of plant

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

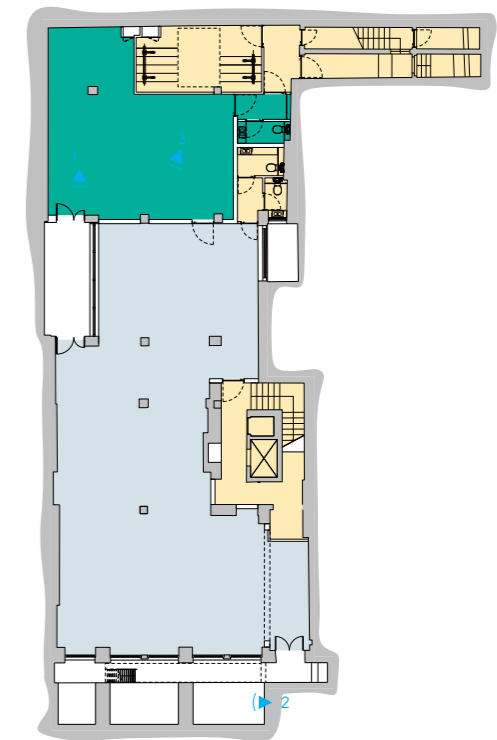


3\_ 11.03.216 - View from the ground floor to the existing glassroof

### 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

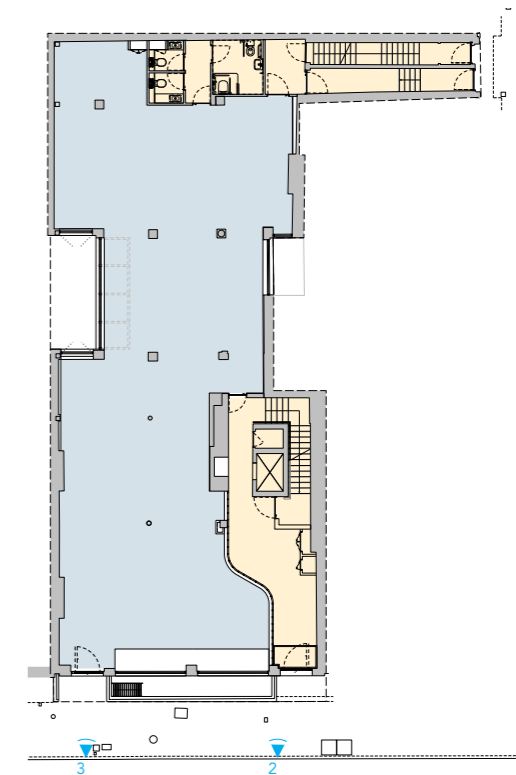


3\_ 11.03.216 - Hatton Garden - Second entrance to create

### 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

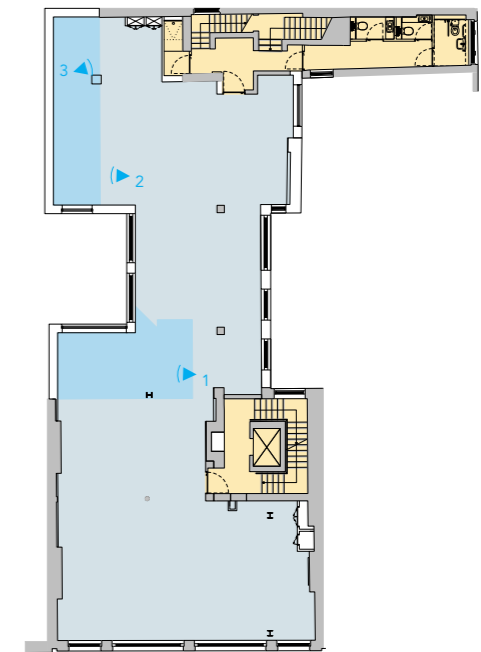


3\_ 11.03.216 - View from the ground floor looking the glass-roof

### Photographs showings where the works are proposed / Schedule of works

#### Lightwell extension First floor

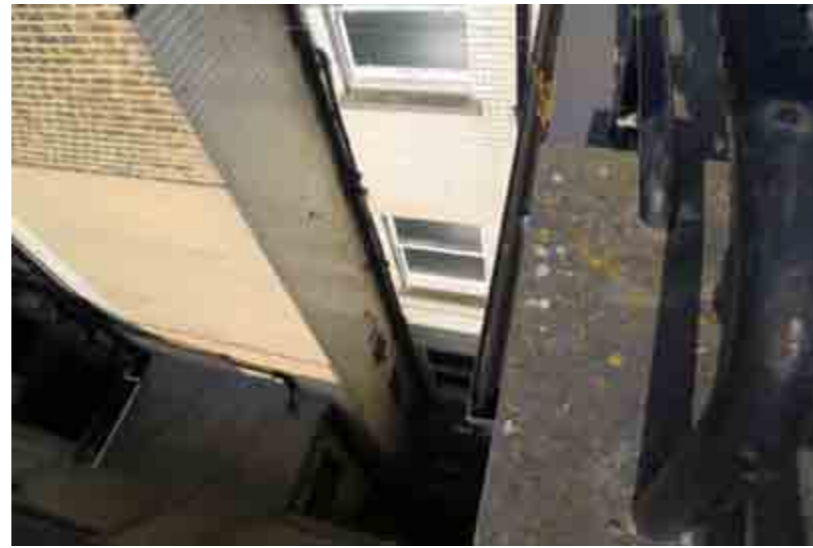
- Infill the existing lightwell on first, second and third floors. The new floors will be constructed in lightweight construction.
- Replacing all the windows, similar to the existing, with double glazing.



Proposed first floor



1\_ 11.03.2016 - View from the roof looking the lightwell



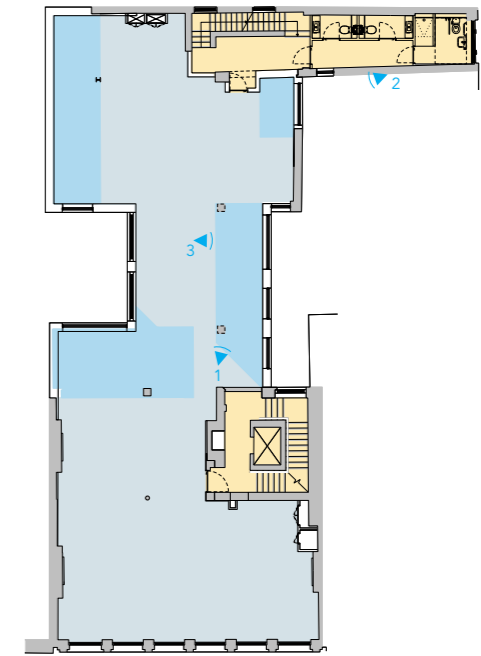
2\_ 11.03.216 - View from the roof looking the lightwell



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



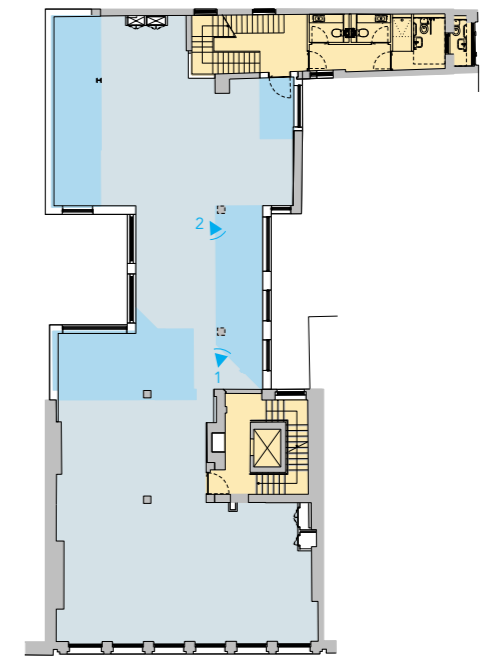
1\_ 11.03.2016 - View from the third floor looking the lightwell



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

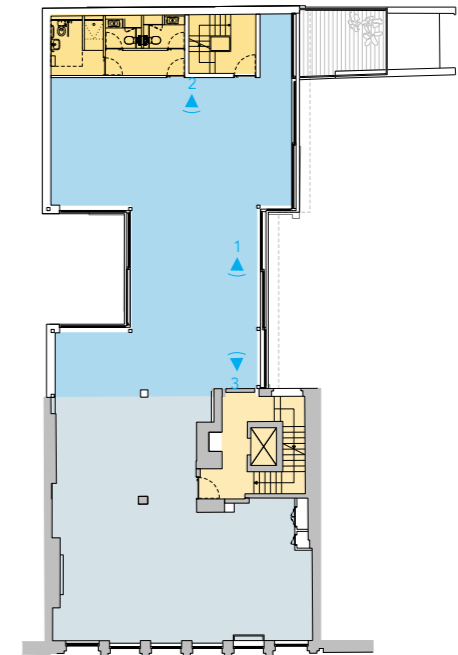


3\_ 11.03.216 - View from the stair of the 5th floor looking the rear of the building

### 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