



49-51 Farringdon Road, EC1M 3JP

Full Plans Application Submission - November 2016

AMIN TAHA ARCHITECTS

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Appendix A

Analysis And Rights to Light Report - GL Hearn

Appendix B

Case Study - Golden Lane, London EC1

1.00 Introduction

This report illustrates and describes in detail the proposed refurbishment and extension of the property at 49-51 Farringdon Road, London EC1M 3JP. The proposals aim to expand and improve the existing commercial office space. Detailed pre-application advice has been obtained from the Council in respect of the scheme (See section 3.10). The scheme remains unchanged from the most recent pre-application submissions, which the Council has confirmed are acceptable in principal.

The proposed alterations are as follows:

- Remove the existing roof extension, which currently comprises a B1 office, lift and motor and water tank rooms and create a new contemporary roof addition housing B1 office space.

- Increase the width of the rear 1st floor extension and install a double height light well to improve natural light penetration to the lower floors so to increase and improve the quality of the office space.

- Internal reconfiguration of the ground and lower ground floor spaces, to allow the A1 unit maximum available street frontage, with the D1 space relocated to the lower ground floor.

- Internal remodelling to install a new lift and stair core and alter the stepped floors in order to improve the office Net to Gross area efficiencies and make the office space more usable and flexible.

AMIN TAHA ARCHITECTS

Amin Taha Architects was established in 2003 and selected in 2005 for the RIBA/Architects' Journal 40 under 40 V&A Exhibition and for three years running as one of the top 40 under 40 offices within Europe (Chicago Athenaeum Museum of Architecture + Design). At its 2007 solo exhibition 'Context+Subtext' the work was described as 'avoiding a signature look, instead producing thoughtful and multi-valent architecture drawn from a poetic and wider concept of context' (Delwar Hussein, curator).

The practice's works include private houses, hotels, housing, arts centres, offices and infrastructure projects with clients that vary from private individuals and developers to public bodies and corporations.

As appointed Architects, Amin Taha Architects have worked on contemporary designs in conservation areas and Areas of Outstanding Natural Beauty. We have also undertaken sensitive restoration and refurbishment works to listed building and buildings of local merit. Amin Taha Architects have received Royal Institute of British Architects regional and national awards for such buildings.

We have recently completed the full refurbishment of a similar period warehouse building, Golden Lane, in a conservation area in Islington. This project won a regional RIBA Award and NLA Conservation and Retrofit Award for best commercial building refurbishment.

In order to achieve a final design of the highest possible standard, the proposal aims to achieve:

- A contemporary yet sensitive design that reflects the scale of properties in the adjoining plots and surrounding streets
- A design that respects the neighbouring buildings in terms of solidity and detail but offers a unique design enhancing the wider street scape.
- A design that incorporates high quality daylight conditions, providing each space with good access to natural light.
- A sustainable design with low environmental impact.
- A design that respects the neighbouring properties' privacy and amenity.
- A design that preserves the character of the terrace of period warehouses and enhances the character of the wider Hatton Garden Conservation Area.



2.00 Site and Context

2.01 Location

The site is located on the edge of the predominantly commercial area of Hatton Garden on the eastern boarder of the Hatton Garden conservation Area on the west side of Farringdon Road, EC1M 3JP.

The site is approximately 1 minutes walk from Farringdon underground and mainline station which provides access to the District, Circle & Metropolitan Underground Lines and the Thameslink mainline services. The Crossrail services from Farringdon are due to commence in 2018.

The existing building is a mid terrace 6 storey + basement, late 19th Century warehouse, which faces directly on to Farringdon Road. The surrounding buildings on Farringdon Road are predominantly office use with a mixture of retail, showrooms and office use on the ground floors.

The main early uses of the building were as a bakery and head office for a chain of restaurants and tea rooms. The building underwent complete refurbishment and remodelling in the 1980's after a fire gutted a major part of the property. The refurbishment saw B1 office space placed upon the upper and basement floors of the building, together with a small A1 retail unit and a further B1 office unit upon the ground floor. The B1 office unit on the ground floor remained in place until 2006.

Despite being on the outskirts of the Hatton Garden Conservation Area, this part of Farringdon is predominantly made up of office usage, which benefits in particular from the close access to the Underground, ThamesLink and future Cross Rail. The site forms part of this commercial district and is not seen as being appropriate or viable for light industrial or workshop uses. There are also no records indicating that the building has ever been used in connection with the jewellery trade.



Fig. 1 - Aerial Map _ Farringdon



Fig. 2 - Aerial Map _ Site Location

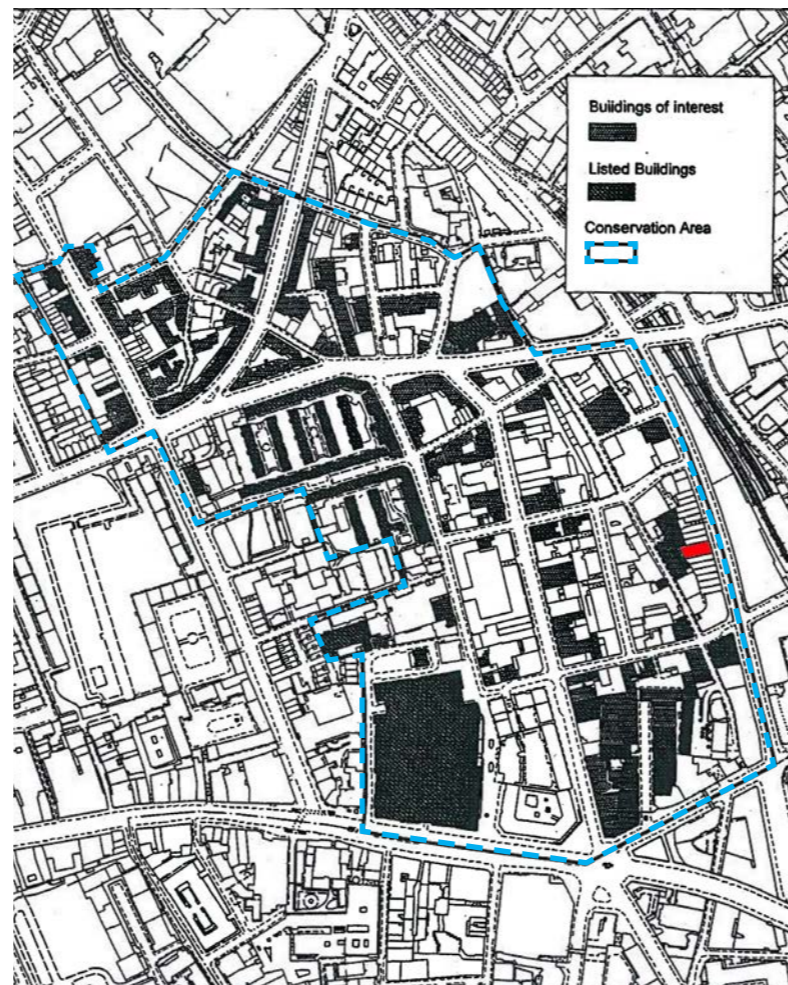


Fig. 3 - Hatton Garden Conservation Area Plan



Fig. 4 - Location Plan

2.00 Site and Context

2.02 Surrounding Buildings

The surrounding properties are a mixture of original late 19th century buildings and more recent office developments, some of which have been built within the last 20-30 years as infill or redevelopment of derelict or earlier bomb sites.

49-51 Farringdon Road sits in the middle of a terrace of original warehouses that characterise this section of Farringdon Road. Many of these warehouses have been substantially altered internally although most retain their original facades, fenestration and timber sash windows. Most of these original warehouses are either 5 or 6 storeys high + basements and several have either mansards or plant / lift motor rooms at roof level.

The eastern side of Farringdon Road, opposite the site is dominated by the substantial office block, Smith New Court House, built in the early 1990's, which rises to 8 stories high at its southern end. To the rear of the property is no. 32-38 Saffron Hill which is a commercial office building over 6 floors.



Fig. 5 - Aerial view looking west



Fig. 6 - Aerial view looking east



Fig. 7 - Farringdon Road, looking north west



Fig. 8 - Farringdon Road, looking south west

2.00 Site and Context

2.03 Existing Building

The existing building on the site was constructed between 1885-1887 as part of the first generation of original warehouses built when Farringdon Road was constructed in the 1850's.

The structure is a combination of the original load bearing masonry party walls with a later reinforced concrete frame and floors which were inserted behind the retained front facade when the building was substantially rebuilt in the early 1980s after a fire gutted a major part of the property. The rear elevation of the property was rebuilt at this time using modern yellow London brick together with exposed concrete lintels above aluminium framed windows.

The refurbishment works also saw the insertion of a new central lift and stair core along the line of the old central party wall and a completely rebuilt rear facade. The 1st floor was extended at the rear, on the 51 side, back to the rear site boundary, and a fifth floor B1 office, lift motor and water tank rooms added at roof level. The original timber sash windows to the front of the property were also replaced at this time with modern aluminium framed windows.

The refurbishment works undertaken in the 1980's generally had a detrimental effect on the appearance of the building with many of the original windows and fenestration replaced with modern substitutes. This is particularly evident on the rear facade which is of poor quality in terms of design and materials utilised, and does not make a positive contribution to the terrace or conservation area as a whole.

The ground floor is currently occupied by a private dental practice and a snack bar cafe. The lower ground floor is currently used as office and storage space although it does not have access to any form of natural daylight. The upper floors of the building (1st to 5th floors) are used as office space and are occupied by multiple tenants.

Access into the upper and lower floors of the building is via an entrance positioned between the D1 and A1 units on the ground floor. This entrance way is relatively narrow and leads directly onto the stair core and lift. There is currently no room within this entrance area for the provision of a reception or concierge desk. We understand that this has proven to be unsatisfactory given the size of the building and number of separate offices housed within it. The existing stair core and lift are not DDA compliant and do not have access to natural daylight.

At present, washroom facilities are positioned off the communal hallway between the first and second floors, second and third floors, third and fourth floors and within the basement. These comprise three women's and two men's toilets. There is currently no space for or provision of washing facilities such as showers.

The property shares party walls with numbers 53 and 47 Farringdon Road to the north and south respectively. The rear of the property shares a party wall with 32/38 Saffron Hill at lower ground floor level and a with no .1 Lily Place at ground and 1st floor level.



Fig. 9 - Front elevation of 49-51 Farringdon Road

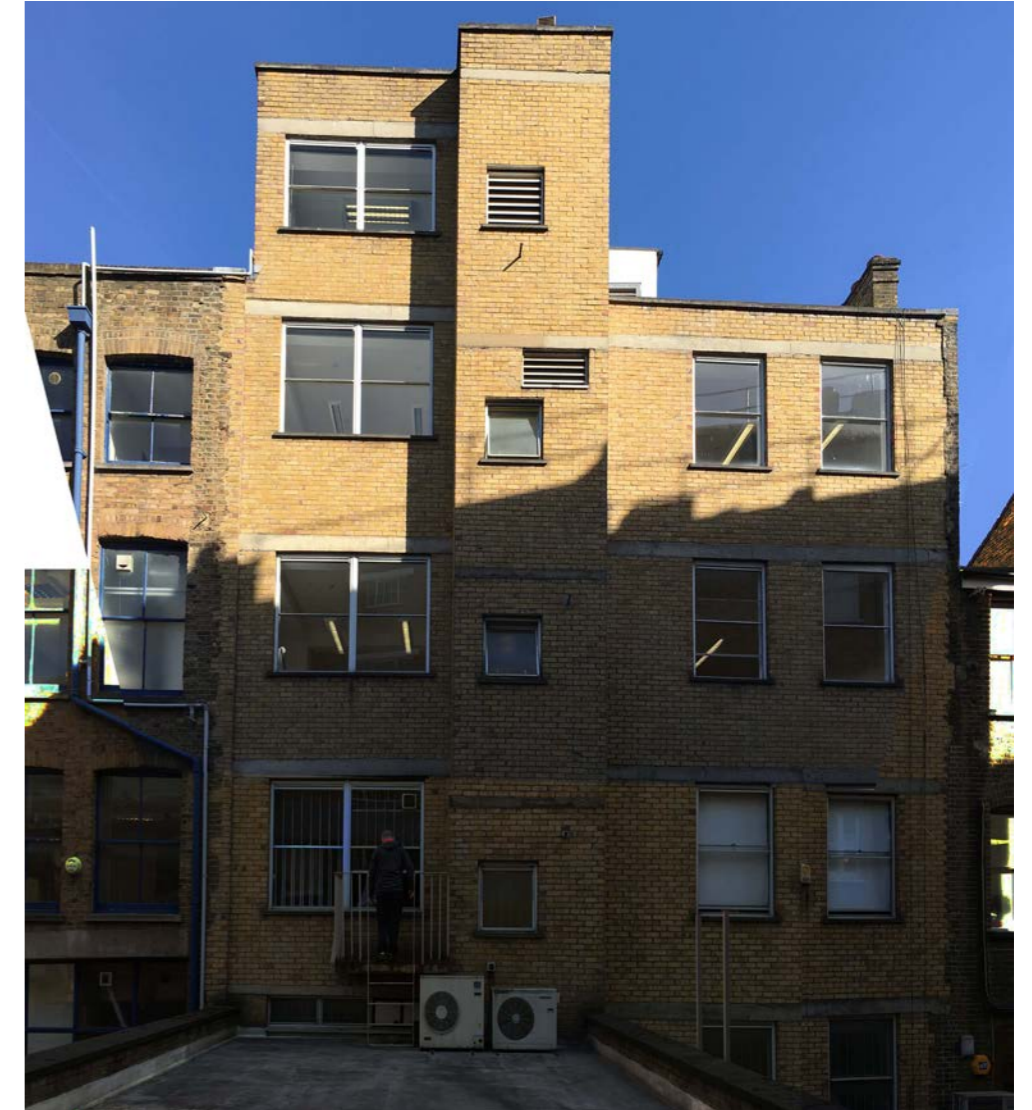


Fig. 10 - Rear elevation of 49-51 Farringdon Road, from 1st floor roof.



Fig. 11 - Rear elevation of 53 & 57 Farringdon Road



Fig. 12 - Rear elevation of 47-37 Farringdon Road

2.00 Site and Context

2.04 Site Photographs



Fig. 13 - Rear elevation of 32-38 Saffron Hill, from 1st floor



Fig. 14 - Rear elevation of 1 Lily Place, from 1st floor roof.



Fig. 15 - Rear roofscape of 47-49 Farringdon Road



Fig. 16 - Rear roofscape of 51 Farringdon Road & 1 Lily Place



Fig. 17 - Farringdon Road roofscape, looking south from site



Fig. 18 - Farringdon Road roofscape, looking north from site