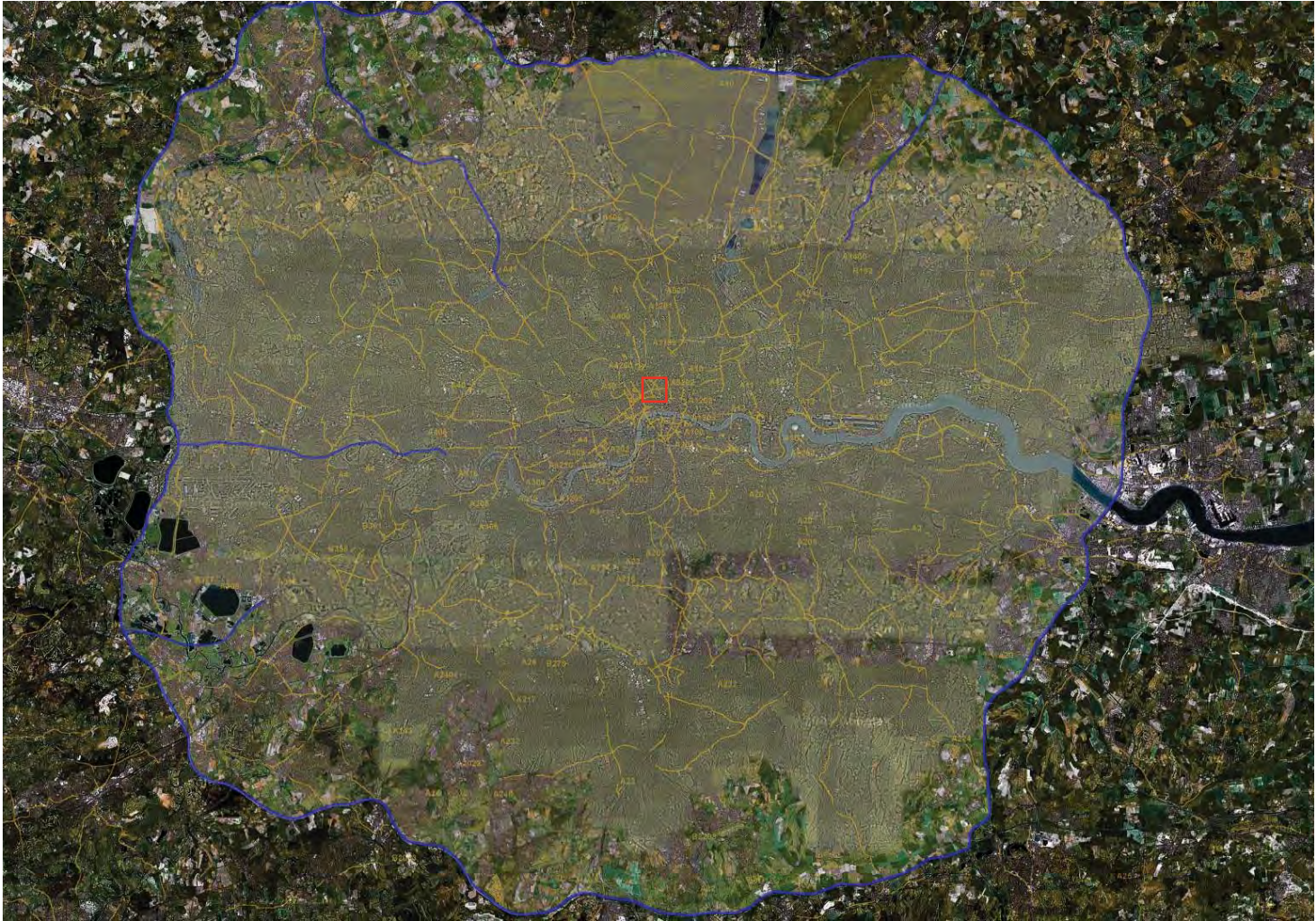


kyson<sup>®</sup>

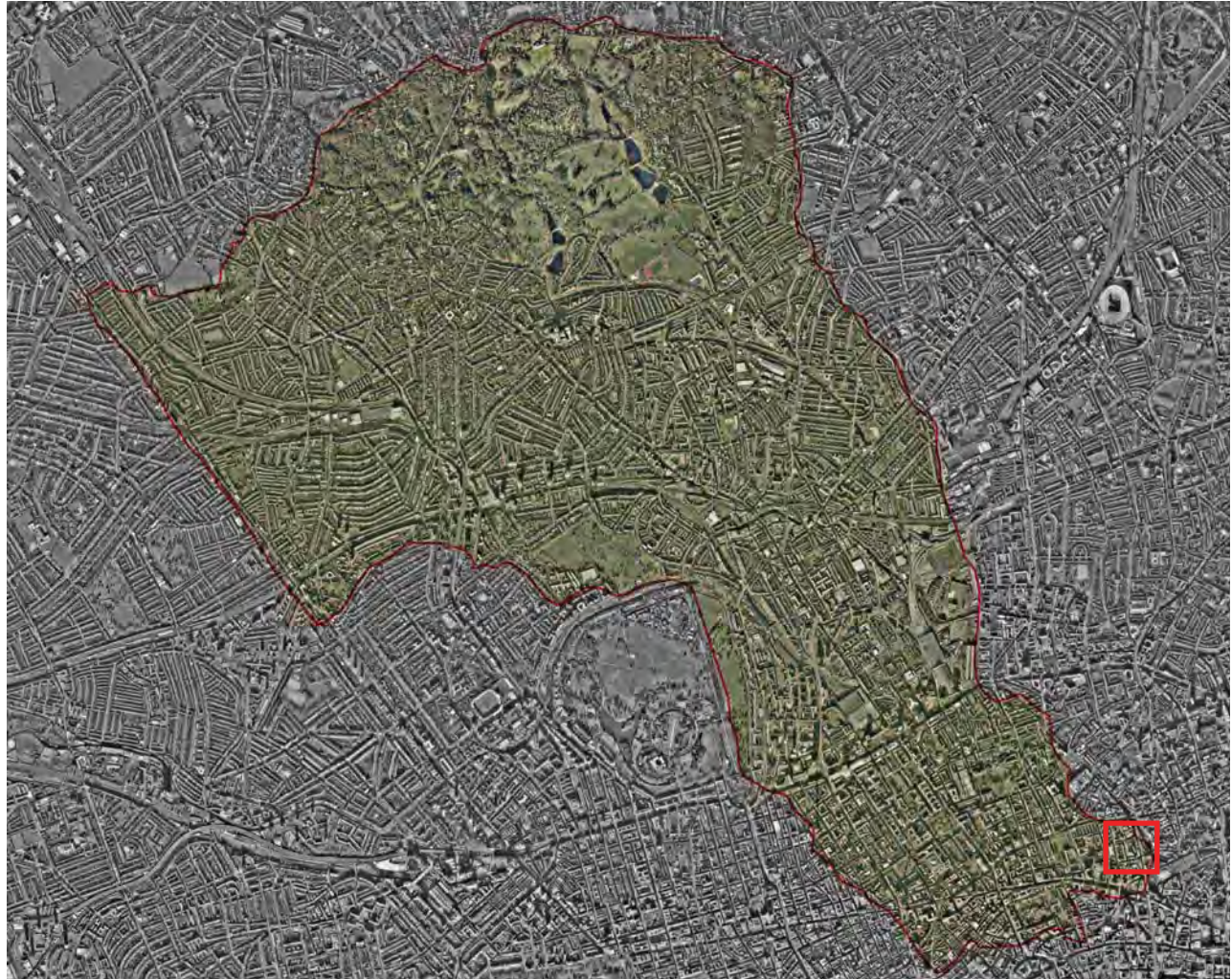


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**SITE LOCATION**  
**FARRINGDON. LONDON**



Greater London



London Borough of Camden

The site is located within the ward of Holborn and Covent Garden in The London Borough of Camden, West of Farringdon station on Lily Place, Saffron Hill.

## INTRODUCTION

Kyson, on behalf of our client, is seeking planning permission for the construction of 3 additional residential units within a part one, part two storey roof extension at 1 Lily Place/39 Saffron Hill. The proposal retains the existing 8 Nos. residential units at Ground, First, Second, and Third floors and the existing B1 office space at Basement. The proposal includes facade improvements and the remodelling of 4no existing units with the creation of 3 additional residential units, consisting of 2 Nos. 1 bedroom (2 person) units and 1 No. 2 bedroom (4 person) unit.

## **PART I | SITE CONTEXT**

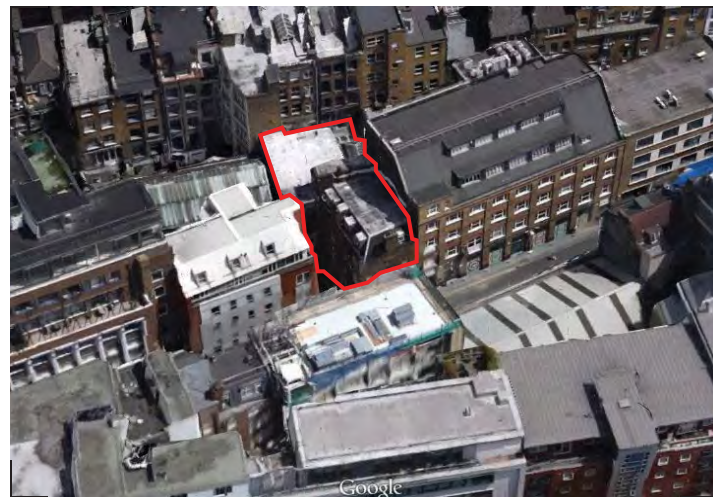
SITE LOCATION  
PROPOSAL SITE



Site Boundary



North View



East View



South View



West View

### SITE LOCATION EXISTING BUILDING

The Site is located in Farringdon on Lily Place, a side street off of Saffron Hill, which runs parallel to Farringdon Road. The site is currently occupied by a split level 3 storey residential accommodation space (C3) with office (B1) space in the basement. Main access to the property is on Lily Place.

The building forms the entire length of the South facade of Lily Place, sweeping round a corner onto Saffron Hill. The rear of the building is situated centrally in a valley of properties created by Farringdon Road and Saffron Hill.

The fenestration arrangement to the front of the building is North and West facing, with the South side of the property abutting a neighbouring building. The fenestration arrangement on the rear section of the building is North and South facing.



Lily Place Looking East from Saffron Hill



Lily Place Fenestration arrangement from Saffron Hill



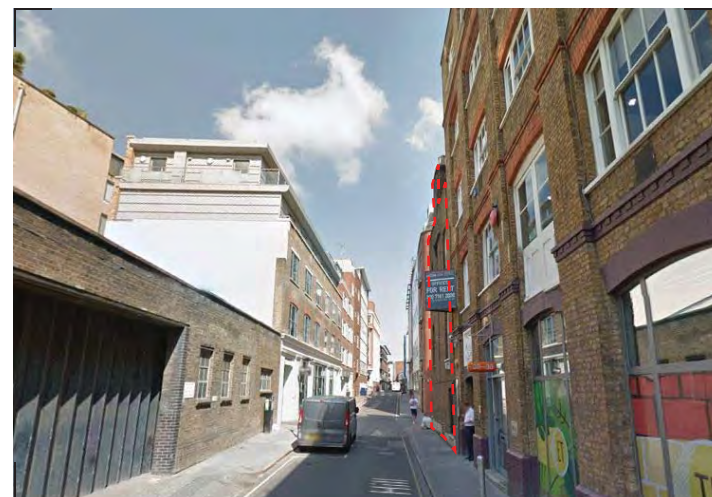
View from roof at rear of the site looking South



View from roof at rear of site looking North



32-38 Saffron Hill looking South along Saffron Hill



32-38 Saffron Hill looking North along Saffron Hill



44 Saffron Hill looking South along Saffron Hill

## SITE LOCATION HISTORICAL CONTEXT

### Extract from Hatton Garden Conservation Area Appraisal and Management Strategy 2016.

#### 4.1 Roman and Saxon: the beginning of Holborn

Apart from the valley of the River Fleet, the oldest feature of the Area is the gently curving road known as Holborn. It was created during the Roman period as one of several approach roads to the walled City of London. The area was then well outside the City and was largely uninhabited. Archaeology has revealed Roman burials along the road.

#### 4.3 Medieval and Tudor: mansions in the country

Following the Norman Conquest of 1066 the population of the City of London expanded and the River Fleet became the site of noxious industries including the tanning of animal hides, known from archaeological finds of leather and bones. Beyond the River, the land was in agricultural use. Holborn was described in the Domesday Survey of 1086 as a small hamlet of farmers who ploughed the land and kept pigs in the forests.

#### 4.5

In the late thirteenth century John de Kirkeby, Bishop of Ely built a large house on the north side of Holborn, which included an unusually fine chapel that survives today as St Etheldreda's Church (Grade I). It is now one of the few medieval buildings in central London. South of the chapel originally stood a cloister, great hall, other rooms and a gatehouse. Beyond the house was a walled garden extending west to Leather Lane and an orchard reaching to the line of Hatton Wall. Their alignments are therefore important reminders of the historic landholding. The estate was left to future Bishops of Ely as their London base.

#### 4.8

In 1654 the courts ruled that the contested land once owned by the Bishops of Ely would be inherited by Christopher Hatton III, paving the way for the development of the area. In 1659 he laid out the grid of streets that survives today as an important early example of town-planning: Hatton Garden, Kirby Street, Greville Street, St Cross Street and Hatton Wall. Ogilby and Morgan's map shows that the names have changed slightly, e.g. Hatton Garden was originally Hatton Street. Kirby Street, originally Great Kirby Street, is named after the Hattons' country estate: Kirby Hall, Northamptonshire. The map also shows empty land to the north, which was acquired separately in 1676 and then built up.

#### 4.9

The grid was eventually filled with good quality houses, their

plot widths proportioned in relation to the street widths, with the largest houses on Hatton Garden. This is shown on an estate survey of 1694. Each house had a garden, and often a coach house and stables. The pattern of development was based on West End models and in 1720 Hatton Garden was described by Strype as 'very gracefully built, and well inhabited by the gentry'.

#### 4.11

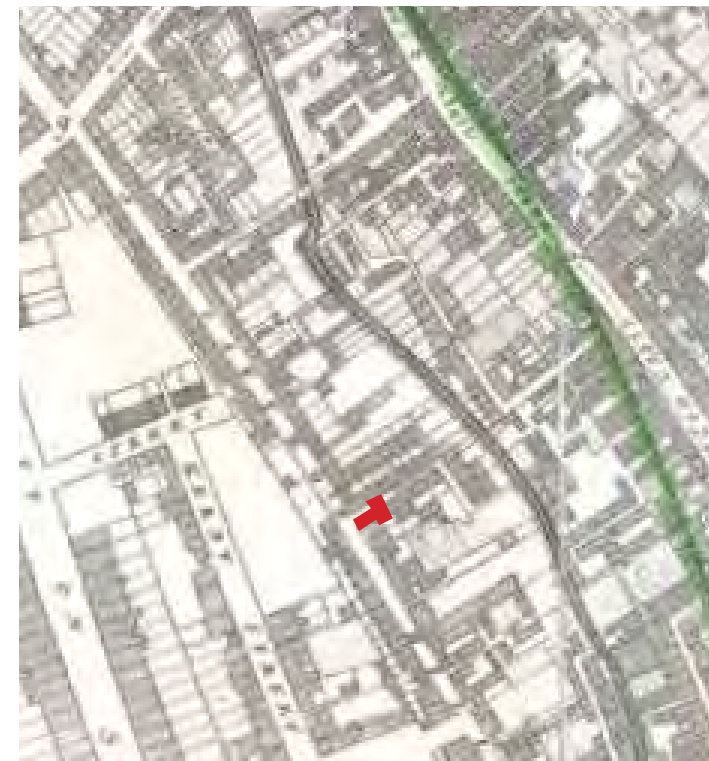
A notable characteristic of the seventeenth-century street pattern is the number of yards behind the main thoroughfares, a few of which still survive, including Hatton Place (originally Hatt and Tunn Yard) and Bleeding Heart Yard. They were originally used for stables, but in the eighteenth and nineteenth centuries were appropriated for industrial uses. They add an interesting dimension to the historic townscape.

#### 4.13

The Area declined in status over the seventeenth century, especially around the noxious River Fleet. Saffron Hill and Leather Lane became built up with narrow timber-framed houses, none of which have survived. At Hockley-in-the-hole, now Ray Street, there was a notorious bear-baiting garden at the Cock Inn where violent blood sports took place.

#### 4.15

Hatton Garden's association with the jewellery trade began in the early nineteenth century. By 1822 there was a jeweller and gold refiner Charles Johnson, at No. 11 Hatton Garden, while at No. 79 his nephew Percival Johnson set up as an 'Assayer and Practical Mineralogist' (neither building survives). The writer Rachel Lichtenstein argues that Johnson's highly respected assay office (renamed Johnson & Matthy in 1851) was influential in the development of Hatton Garden as a jewellery quarter. The old houses were no longer fashionable residences and they were easily adapted to light industrial uses, typically with basement workshops, ground floor shops and living quarters above.



Saffron Hill, 1676



Saffron Hill, 1799



Saffron Hill, 1873



Saffron Hill, 1914



## SITE LOCATION

### HATTON GARDEN CONSERVATION AREA

Extract from *Hatton Garden Conservation Area Appraisal and Management Strategy 2016*.

#### 5.1 Character

The Hatton Garden Conservation Area derives much of its character from its robustly detailed industrial, commercial and residential buildings of the late nineteenth to mid twentieth centuries. Also in evidence are a few Georgian terraces and a large number of unexceptional late twentieth-century buildings. All of these buildings occupy a historic and intricate network of streets that becomes gently hilly in places, adding another dimension to the character. On top of these features, the activities, sights and smells of the area add a richness to the way it is experienced, particularly in the bustling street market of Leather Lane and around the Hatton Garden jewellery quarter.

The area is remarkably varied and heterogeneous, but for the purposes of description it is divided into six sub-areas. Each of the sub-areas differs slightly in terms of characteristics such as density, street pattern and history.

#### 5.17 Spatial Character

Sub-area 5 comprises a strip of land between the quiet backwater of Saffron Hill and the busy, highway-dominated Farringdon Road. The east side of Saffron Hill was once densely built up with narrow houses backing onto the River Fleet, cleared when Farringdon Road was created in 1841-56. Since then, redevelopment has generally created slightly taller buildings than those in Sub-area 3. The gently winding course and narrowness of Saffron Hill are important reminders of the medieval street pattern but the south end has lost much of its historic character through simplification of the street plan and the amalgamation of plots for large office buildings. To the north, Onslow Street is made distinctive by its stone steps leading up to Clerkenwell Road.

#### 5.18 Architectural Character

The buildings of Farringdon Road sub-area fall into two broad categories: narrow nineteenth-century brick warehouses and workshops fronting Farringdon, given a degree of decoration due to their prominent site, and larger, more recent buildings on Saffron Hill and its side streets, most of which lack a distinct character owing to a large amount of rebuilding since the Second World War. Fronting Saffron Hill is the monotonous, fully-glazed elevation of the rear part of 17 Charterhouse Street (Negative). The few older buildings that survive on these streets are generally brick warehouses or workshops that provide a more interesting texture and urban grain.



**PLANNING APPRAISAL  
RELEVANT PLANNING APPLICATIONS**

- Proposal Site
- Relevant Planning Applications

67 Farringdon Road

Farringdon Point  
29-35 Farringdon Road

28 Greville Street  
27 Greville Street



The following application proposals have been taken into consideration setting the precedent for similar developments carried out within the immediate vicinity, and are identified on the adjacent map:

1. 28 Greville Street London EC1N 8SU

APPLICATION 2017/1002/P

Erection of a roof extension at 5th floor level to create 2 self-contained flats (Class C3), including alterations to the chimney flue, replacement roof level fire staircase enclosure plus perimeter balustrades and alteration to front elevation at 4th floor level to an office building (Class B1) (permission previously granted under ref.2013/5868/P dated 10/06/2014).

GRANTED 17 JULY 2017

2. Farringdon Point 29-35 Farringdon Road London EC1M 3JF

APPLICATION 2015/1026/P

Erection of a part 5, part 6 storey building to create 5 self-contained flats (4 x 2 bed & 1 x 1 bed) from 1st to 6th floor level, with ground floor cycle/refuse storage and an external fire escape to the rear.

GRANTED 20 FEBRUARY 2017

3. 67 Farringdon Road London EC1M 3JB

APPLICATION 2015/6732/P

Mansard roof extension to create 1 no. self-contained 1-bed flat.

GRANTED 04 MARCH 2016  
GRANTED 16 JANUARY 2015

4. 27 Greville Street London EC1N 8TN

APPLICATION 2014/5148/P

Erection of mansard roof extension to create new 5th floor (Class B1) with roof terrace above, infilling of rear lightwell, addition of rear balconies at 1st, 2nd, 3rd, 4th, and 5th floor levels, and alterations to shopfronts on Greville Street and Saffron Hill.



**PLANNING APPRAISAL  
RELEVANT PLANNING APPLICATIONS**

- Proposal Site
- Relevant Planning Applications

44 Saffron Hill

41-43 Saffron Hill

106-109 Saffron Hill

24 Greville Street  
& 136 Saffron Hill



The following application proposals have been taken into consideration setting the precedent for similar developments carried out within the immediate vicinity, and are identified on the adjacent map:

5. 106-109 Saffron Hill London EC1N 8QS

APPLICATION 2013/6567/P

Erection of third and fourth floors with associated external terraces at fourth floor level to create 4 (2x2-bed and 2x1-bed) residential units.

GRANTED 23 OCT 2013

6. 22 - 23 Da Vinci House 44 Saffron Hill London EC1N 8FH

APPLICATION 2013/2495/P

Erection of replacement fifth floor, new sixth floor and new part seventh floor to provide additional accommodation for two existing fifth floor self-contained residential flats to become maisonettes (Class C3) and create two new additional self-contained flats at fifth floor level and associated works including external terrace areas with balustrades at sixth floor and seventh (roof) level, green roof and fenestration alterations following demolition of existing fifth floor.

GRANTED 01 JULY 2013

7. 24 Greville Street & 136 Saffron Hill London EC1N 8QN

APPLICATION 2006/0221/P

Replacement of windows/doors on Greville Street and Saffron Hill Elevations, new glazed panels at street level on the Greville Street elevation and infill panel to enclose exiting loading bay on the Saffron Hill elevation. Proposed ground, first and third floor level terraces to the rear, two-storey infill extension within courtyard to the rear.

GRANTED 08 MARCH 2006

8. 41-43 Saffron Hill London EC1N 8YJ

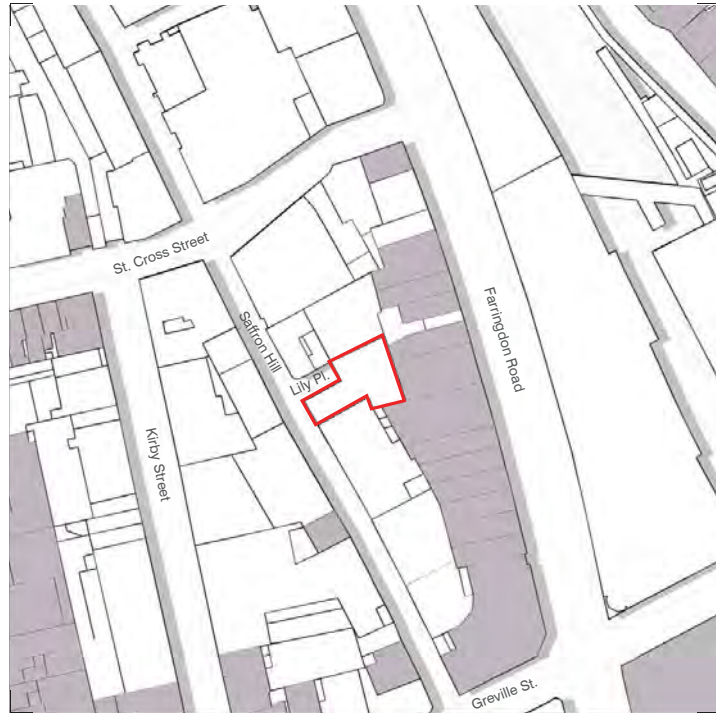
APPLICATION PS9804992R2

The erection of an additional floor, a rear extension on all floors, the creation of an additional flat and external alterations, as an amendment to planning permission granted on 8th of July 1994 for the change of use and works of conversion to form 7 self-contained flats.

GRANTED 08 MARCH 1999



**SITE CONTEXT**  
**EXISTING LAND USES**



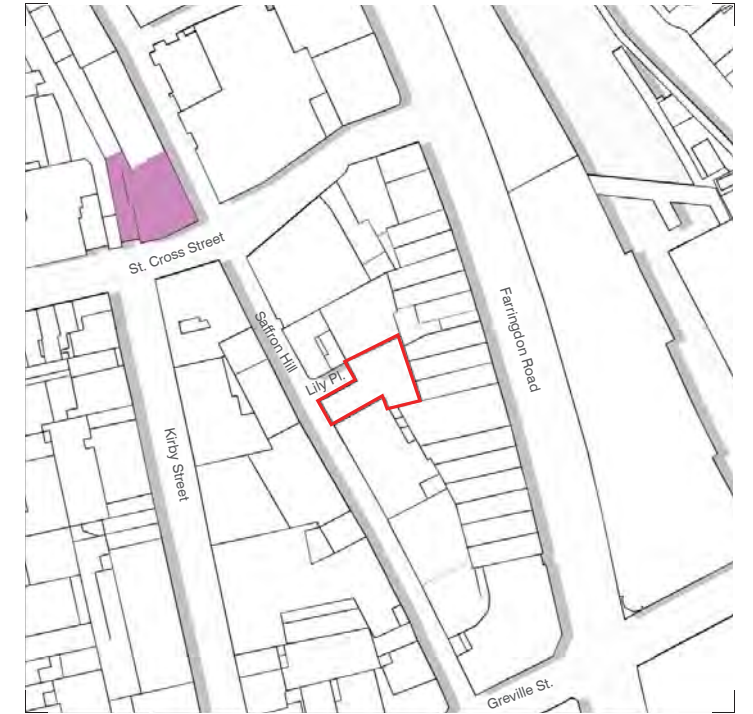
A1/A3/A4/A5 Class Use



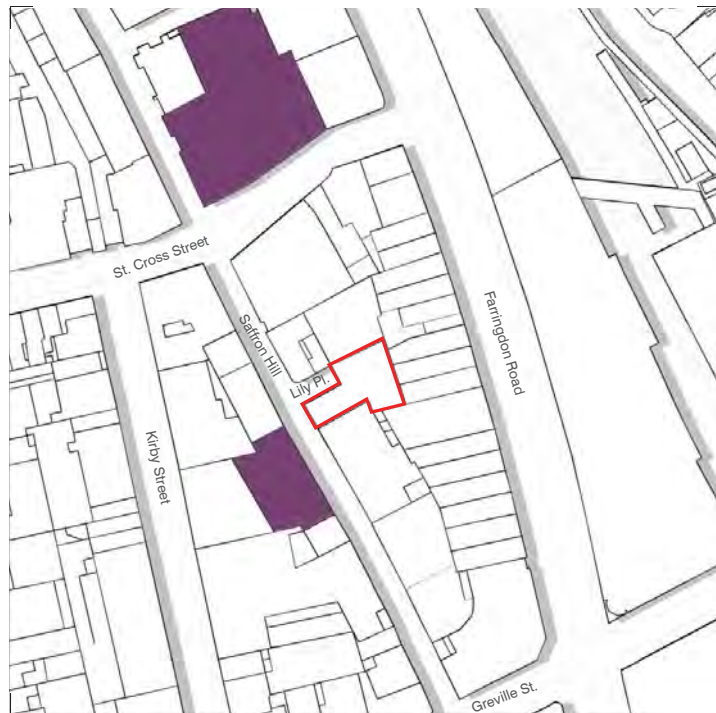
B1/B2/B8 Class Use



C1/C2/C3 Class Use

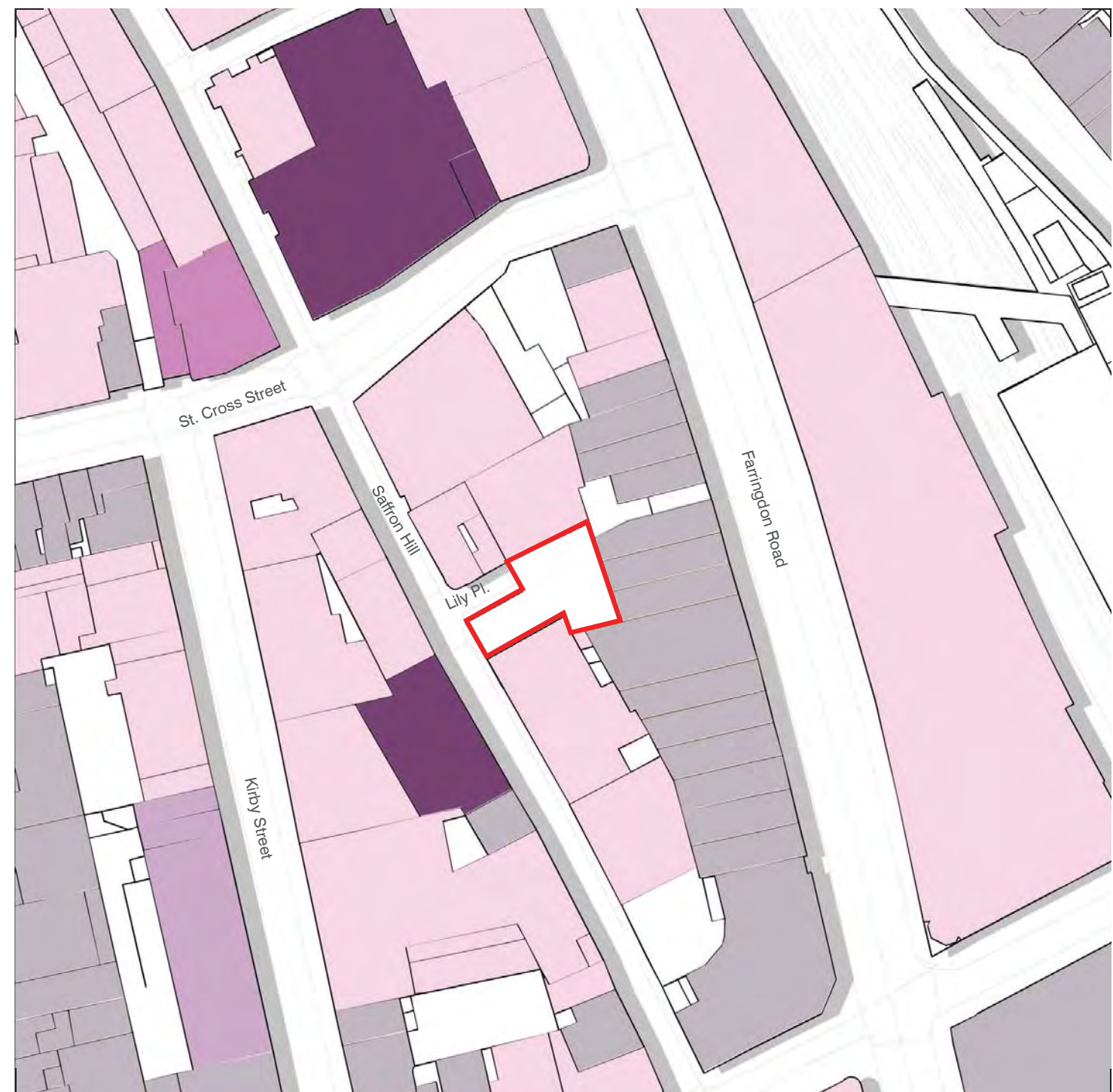


D1/D2 Class Use



Sui Generis Class Use

**SITE CONTEXT**  
**EXISTING LAND USES**



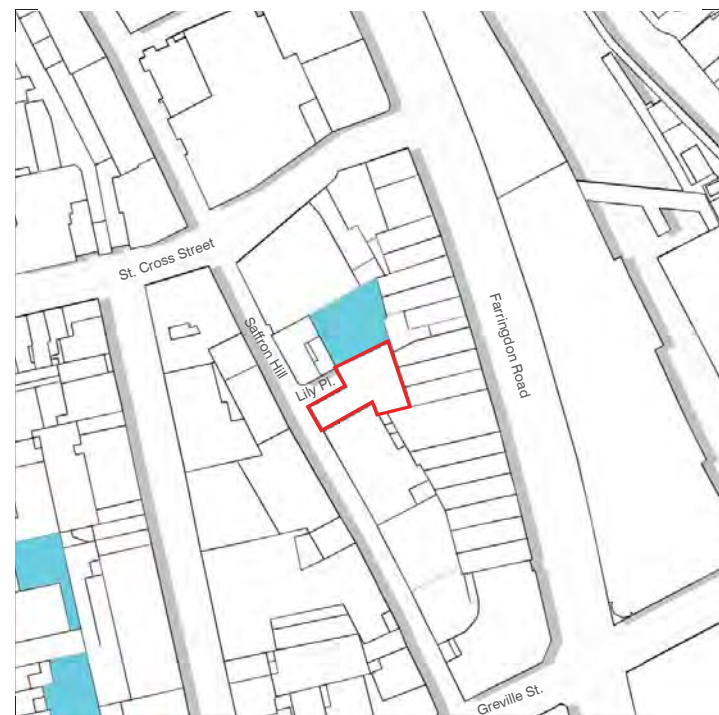
**Key**

- A1/A3/A4/A5 Class Use
- B1/B2/B8 Class Use
- C1/C2/C3 Class Use
- D1/D2 Class Use
- Sui Generis Class Use

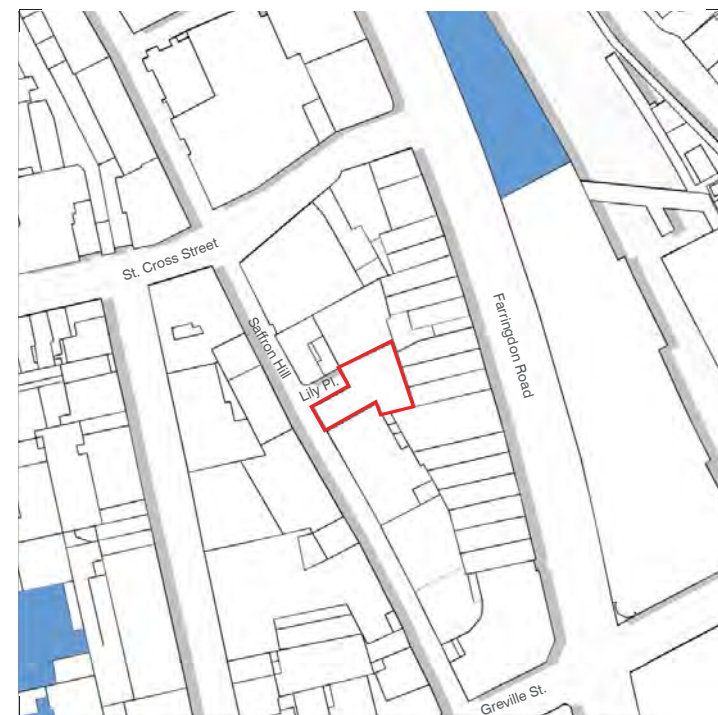
# SITE CONTEXT EXISTING BUILDING HEIGHTS



1 Storey



2 Storey



3 Storey



4 Storey



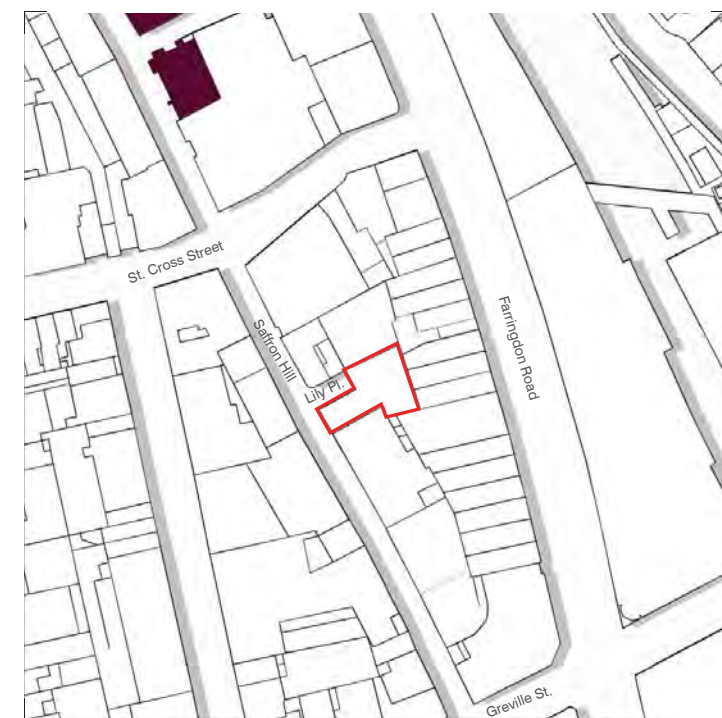
5 Storey



6 Storey

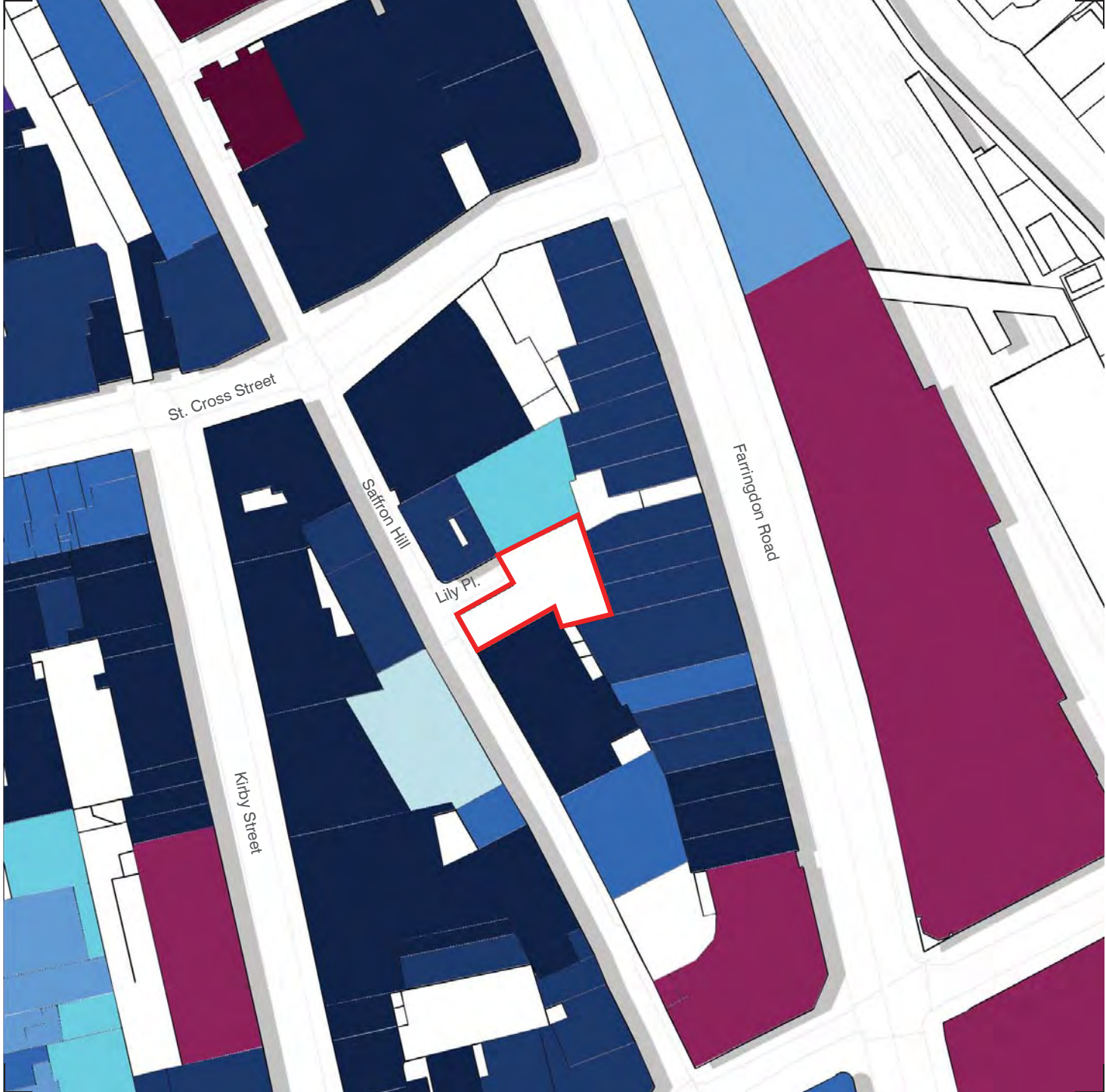


7 Storey



8+ Storey

**SITE CONTEXT**  
**EXISTING BUILDING HEIGHTS**



**SITE CONTEXT  
ACCESSIBILITY**

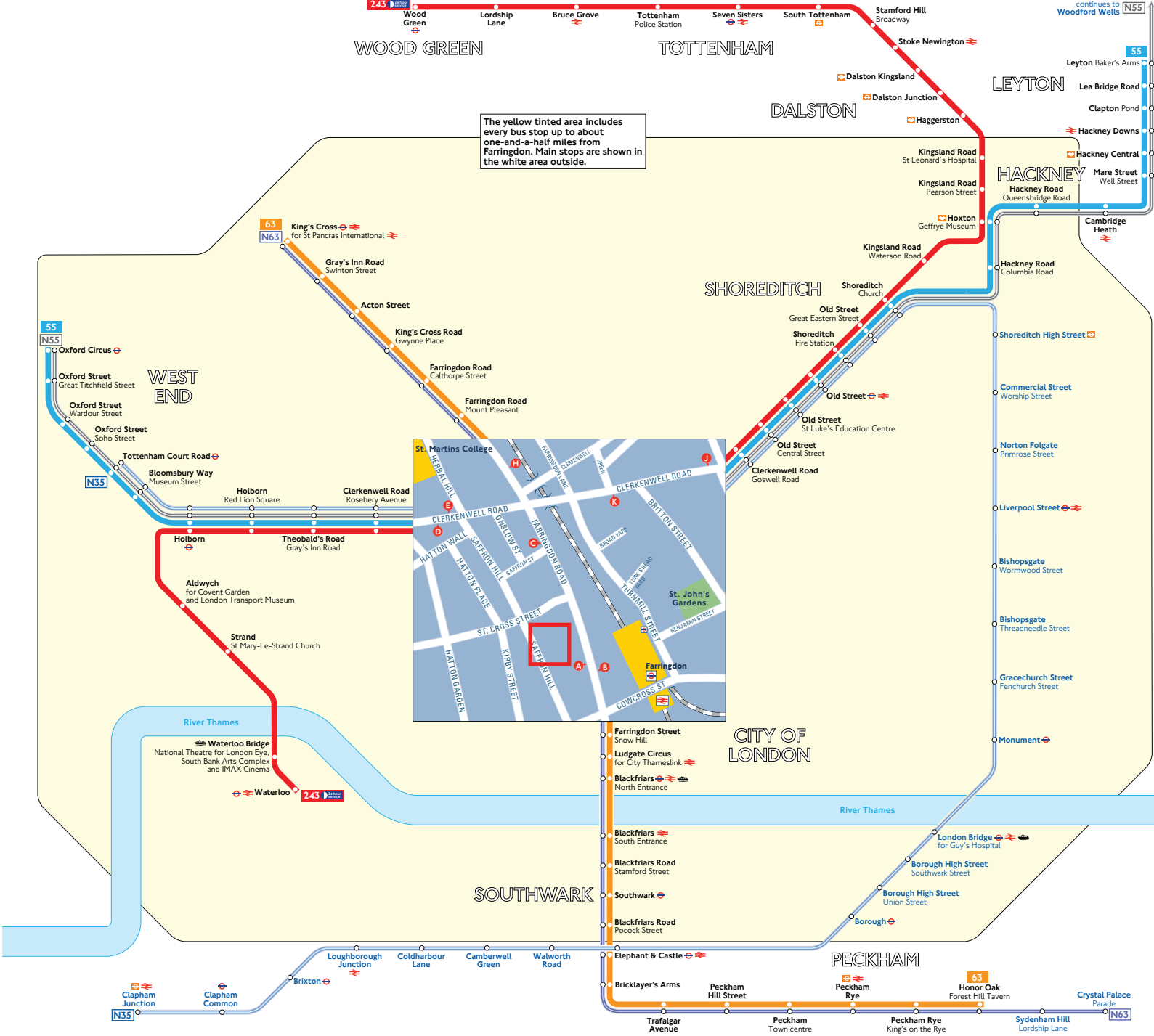
The public transport links to the property are excellent, it has a PTAL rating of 6b, being within a short walking distance from Tube/ Railway Stations and Bus Routes: Farringdon tube and overground station is located within a 5 minute walk from the site, and is served by The Thameslink, Hammersmith and City, Circle and Metropolitan line. Farringdon is also soon to be served by Crossrail which traverses London from East to West, enhancing connectivity between major transport nodes across the capital. The station is in Travelcard zone 1. The site is located within the central London Congestion Charge Zone.

**Buses**

There are several regular bus services in close proximity. There are numerous bus links located around Farringdon Station only short walks from the site, here are a number of bus routes heading to the following destinations:

- 63 Honor Oak/Kings Cross
- 55 Leyton/Oxford Circus
- 243 Waterloo/Wood Green (24h)
  
- N35 Clapham Junction/Tottenham Court Road
- N55 Oxford circus/Woodford Wells
- N63 Crystal Palace/Kings Cross

**Buses from Farringdon**



**Route finder**

**Day buses including 24-hour services**

Bus route	Towards	Bus stops
55	Leyton	E J
	Oxford Circus	D K
63	Honor Oak	B H
	King's Cross	A C
243	Waterloo	D K
	Wood Green	E J

**Night buses**

Bus route	Towards	Bus stops
N35	Clapham Junction	E J
	Tottenham Court Road	D K
N55	Oxford Circus	D K
	Woodford Wells	E J
N63	Crystal Palace	B H
	King's Cross	A C

Site Location

© Transport for London TFL 27016.08.13 (T)  
Information correct from August 2013



## PART II | EXISTING DRAWINGS

**EXISTING DRAWINGS  
SITE PLAN**

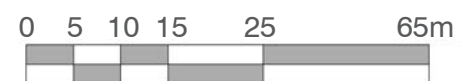


**Key**

- 1 Lily Place and 39 Saffron Hill
- 57a Farringdon Road



**SITE LOCATION PLAN.** DRAWING no. 0500. 1:1250@A3

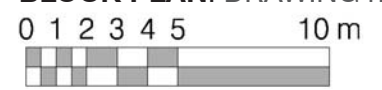


1 LILY PLACE. LONDON. EC1N 8YJ.

EXISTING DRAWINGS  
BLOCK PLAN

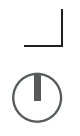


BLOCK PLAN. DRAWING no. 0501. 1:250@A3

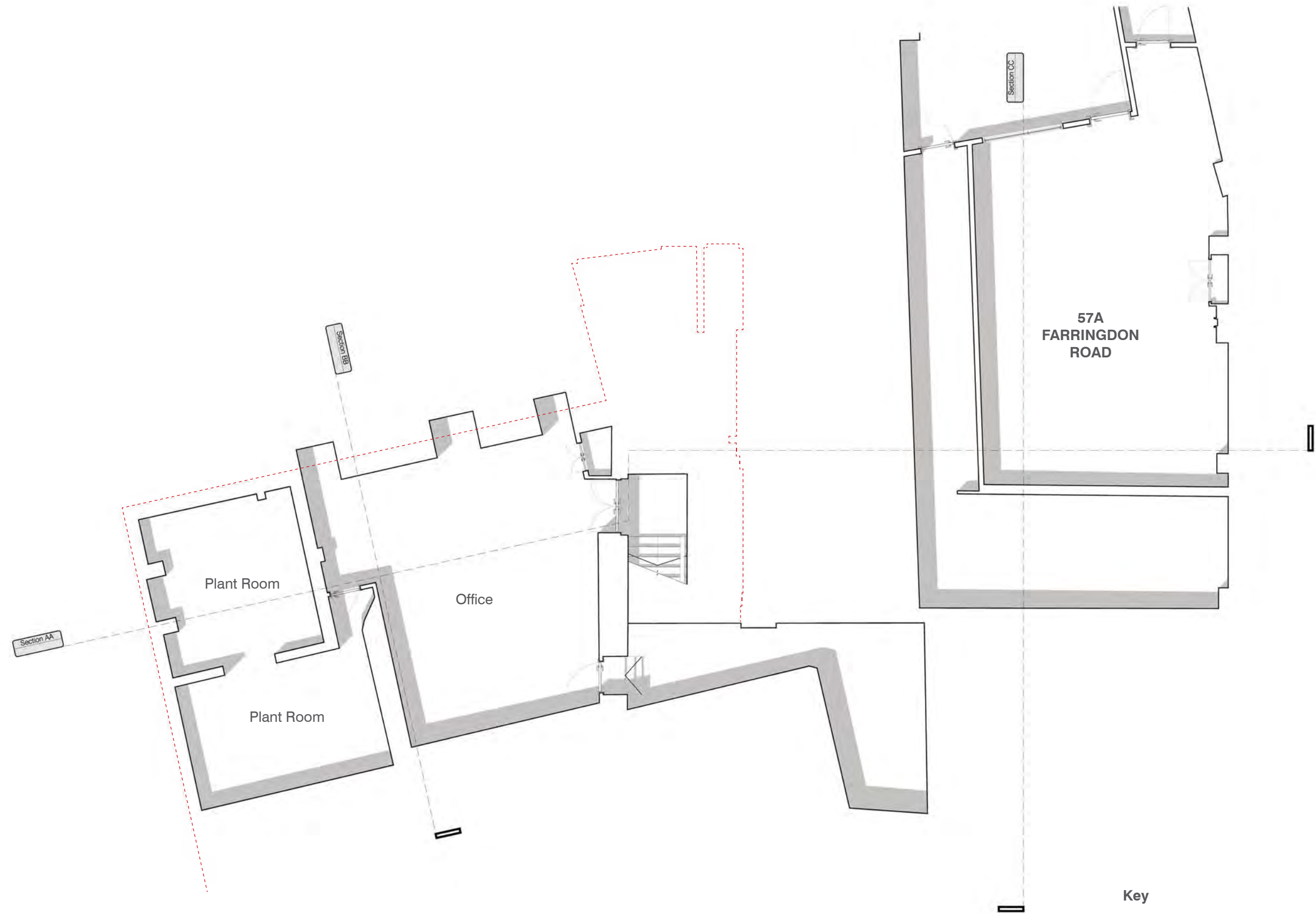


1 LILY PLACE. LONDON. EC1N 8YJ.

- Key
- 1 Lily Place and 39 Saffron Hill
  - 57a Farringdon Road



EXISTING DRAWINGS  
FLOOR PLANS



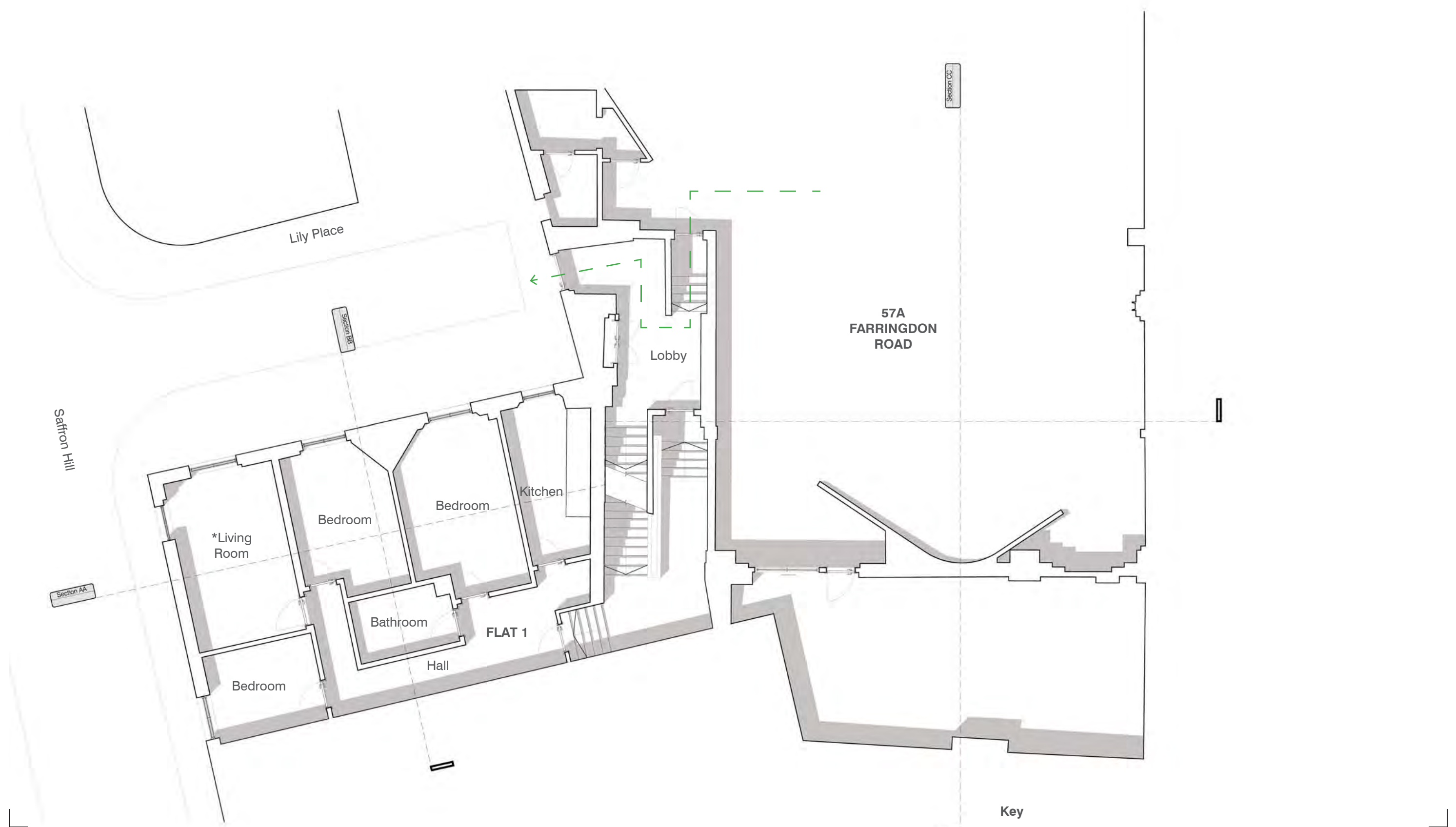
**BASEMENT.** DRAWING no. 0999 1:100@A3



1 LILY PLACE. LONDON. EC1N 8YJ.

**Key**  
 - - - - - Line of Existing GF above

EXISTING DRAWINGS  
FLOOR PLANS



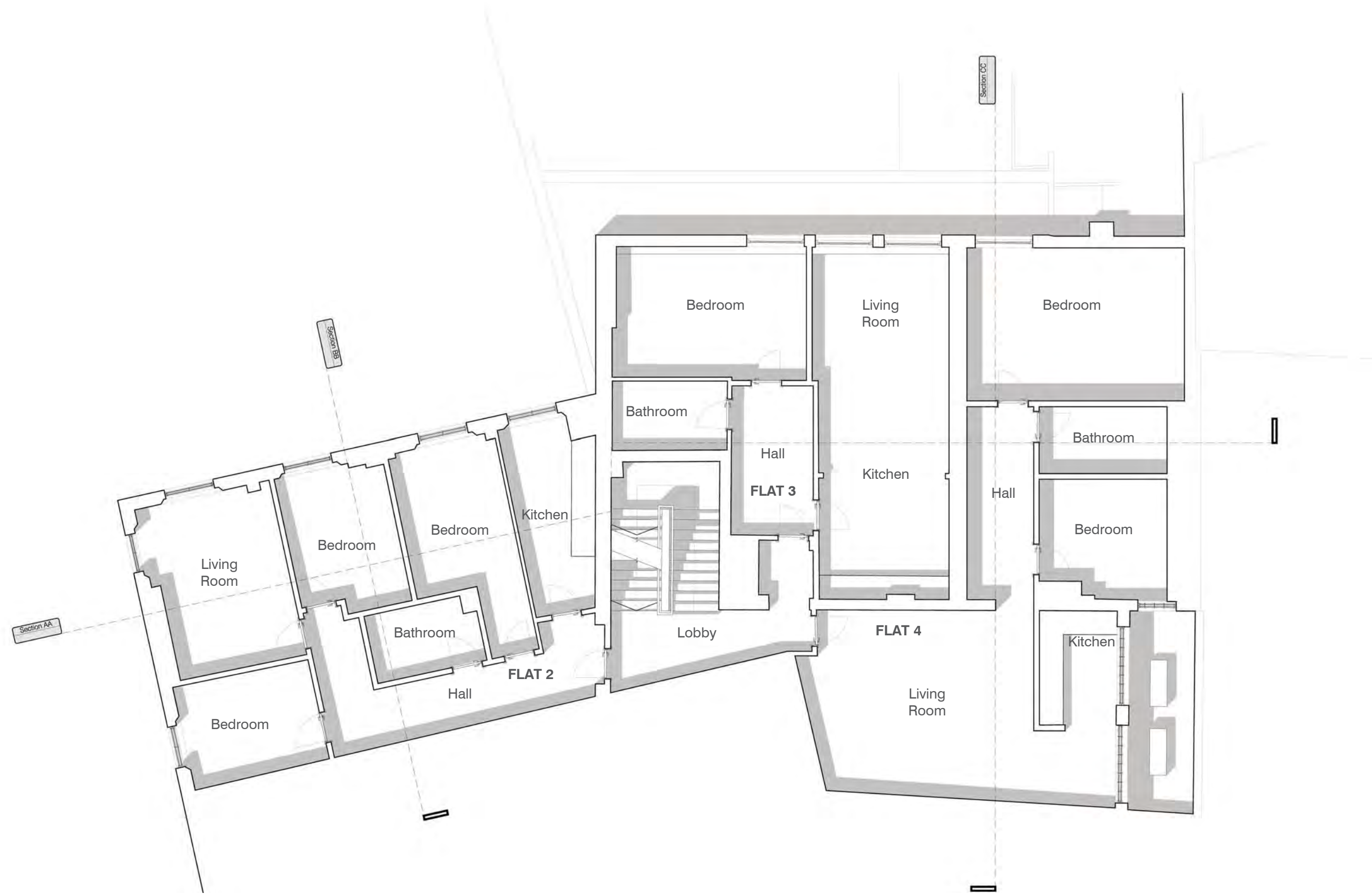
GROUND FLOOR. DRAWING no. 1000 1:100@A3



1 LILY PLACE. LONDON. EC1N 8YJ.

- Key**
- Fire escape Right of Way from 57a Farringdon Road, through and out of lobby at 1 Lily Place
  - \* Assumed Living Room based on flat layout above.

EXISTING DRAWINGS  
FLOOR PLANS

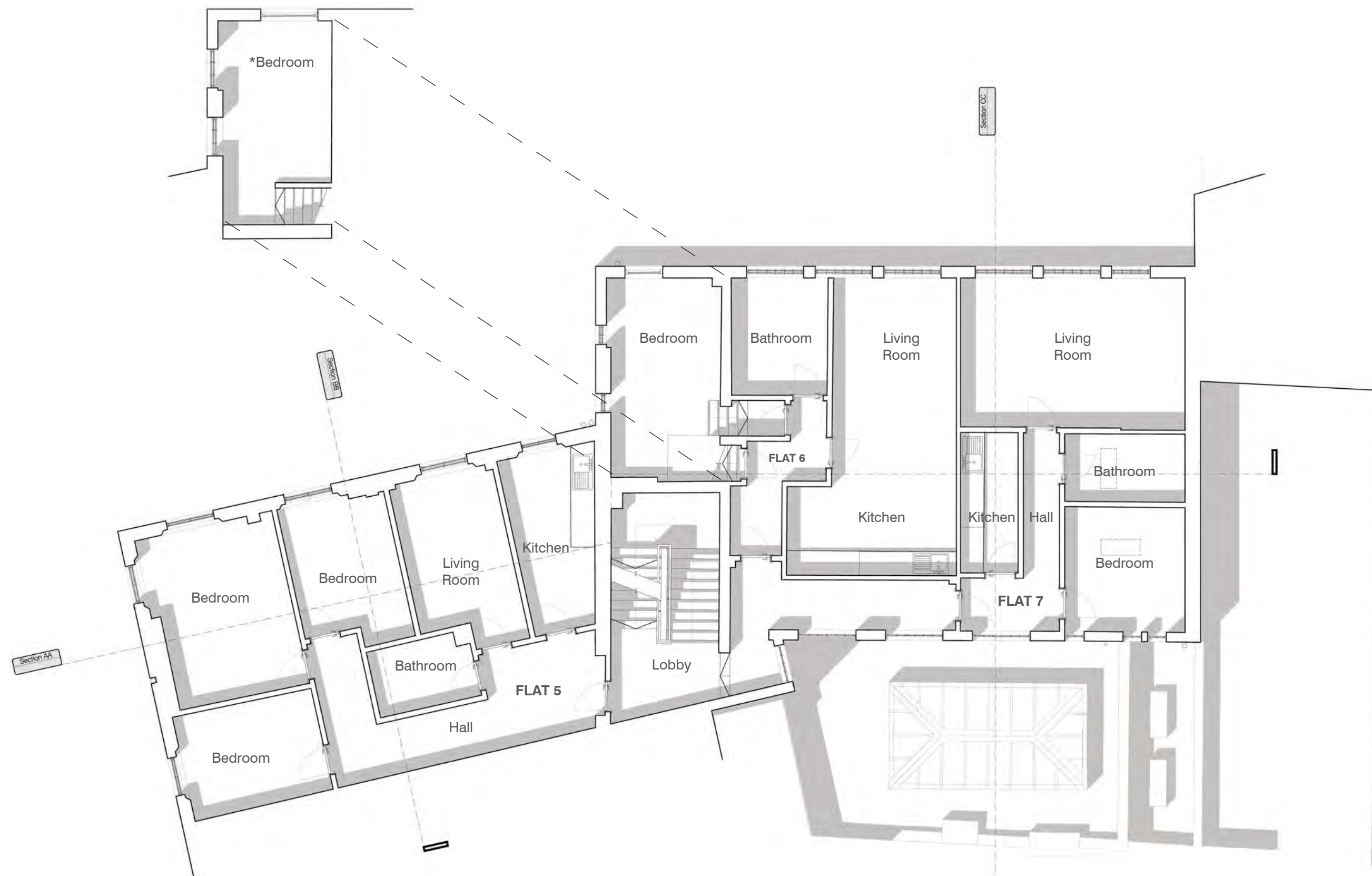


FIRST FLOOR. DRAWING no. 1001 1:100@A3



1 LILY PLACE. LONDON. EC1N 8YJ.

EXISTING DRAWINGS  
FLOOR PLANS



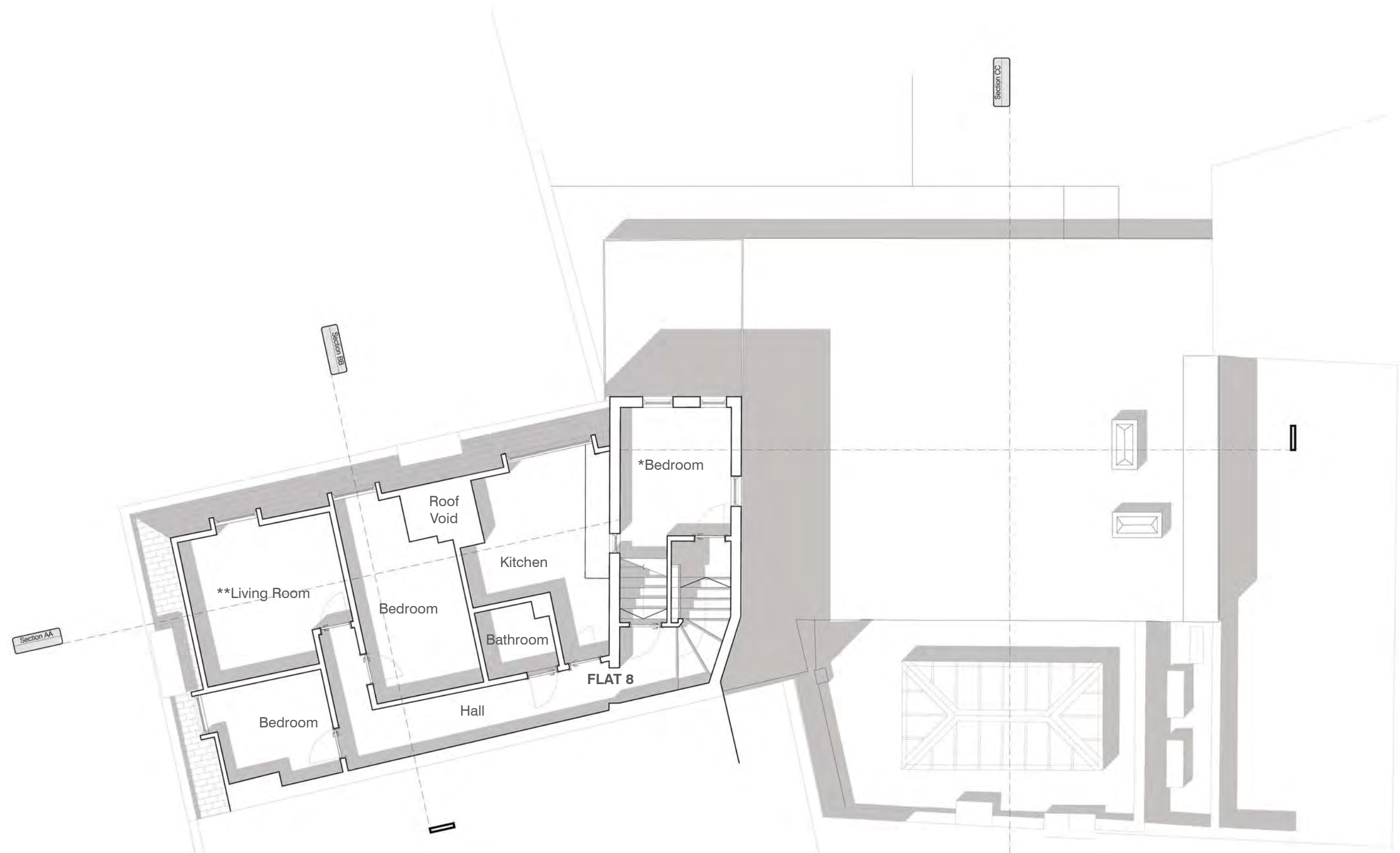
**Key**  
 \* Mezzanine floor within flat 6

SECOND FLOOR. DRAWING no. 1002 1:100@A3



1 LILY PLACE. LONDON. EC1N 8YJ.

EXISTING DRAWINGS  
FLOOR PLANS



- Key**
- \* Mezzanine floor within flat 8
  - \*\* Assumed Living Room based on first floor flat

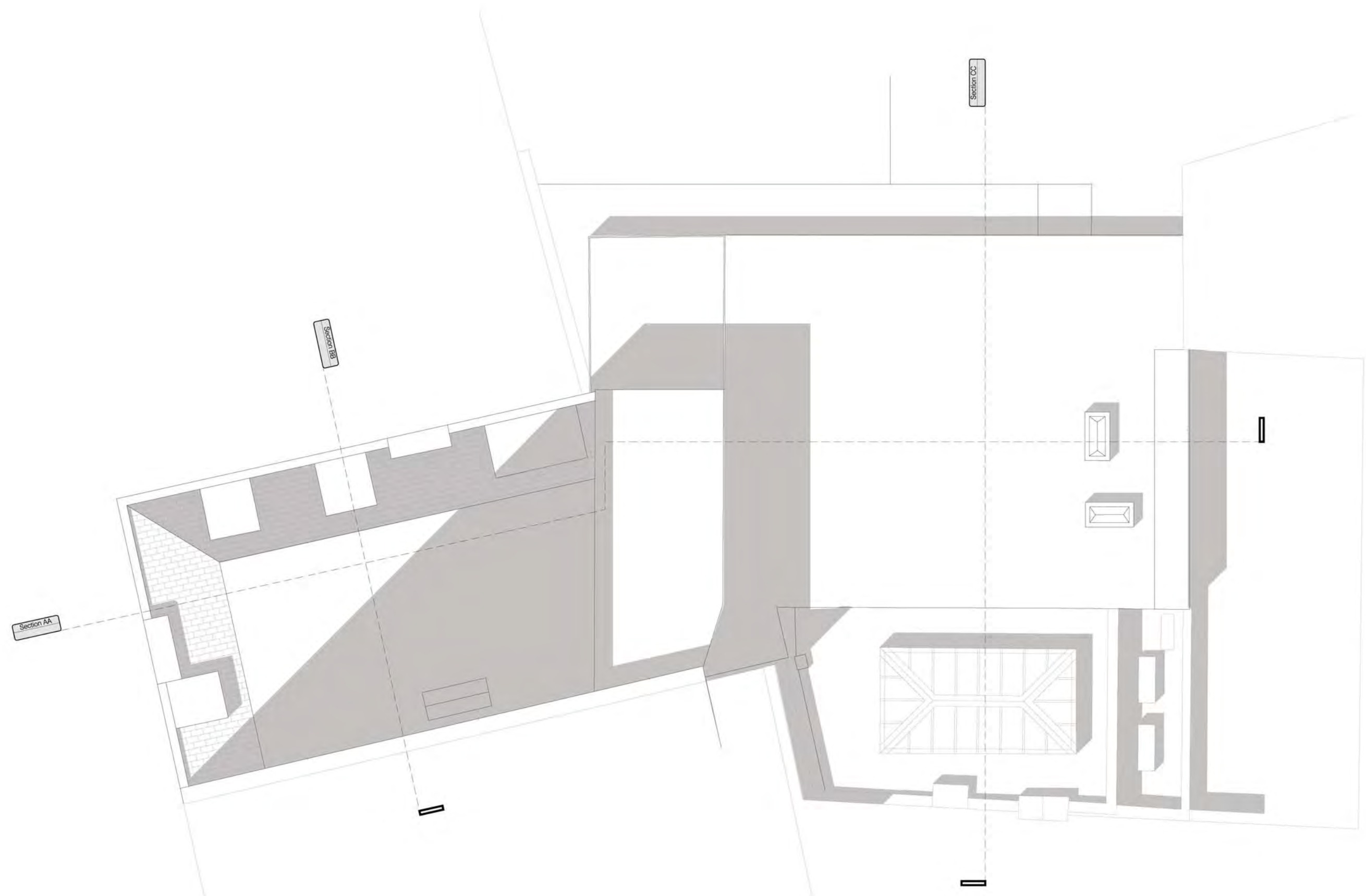
THIRD FLOOR. DRAWING no. 1003\_RevA 1:100@A3



1 LILY PLACE. LONDON. EC1N 8YJ.



EXISTING DRAWINGS  
FLOOR PLANS



ROOF PLAN. DRAWING no. 1004 1:100@A3



1 LILY PLACE. LONDON. EC1N 8YJ.

EXISTING DRAWINGS  
ELEVATIONS



FRONT ELEVATION (SAFFRON HILL). DRAWING no. 1100. 1:100@A3



1 LILY PLACE. LONDON. EC1N 8YJ.



kyson

EXISTING DRAWINGS  
ELEVATIONS



57a Farringdon Road

Saffron Hill

SIDE ELEVATION (LILY PLACE). DRAWING no. 1101. 1:100@A3



1 LILY PLACE. LONDON. EC1N 8YJ.

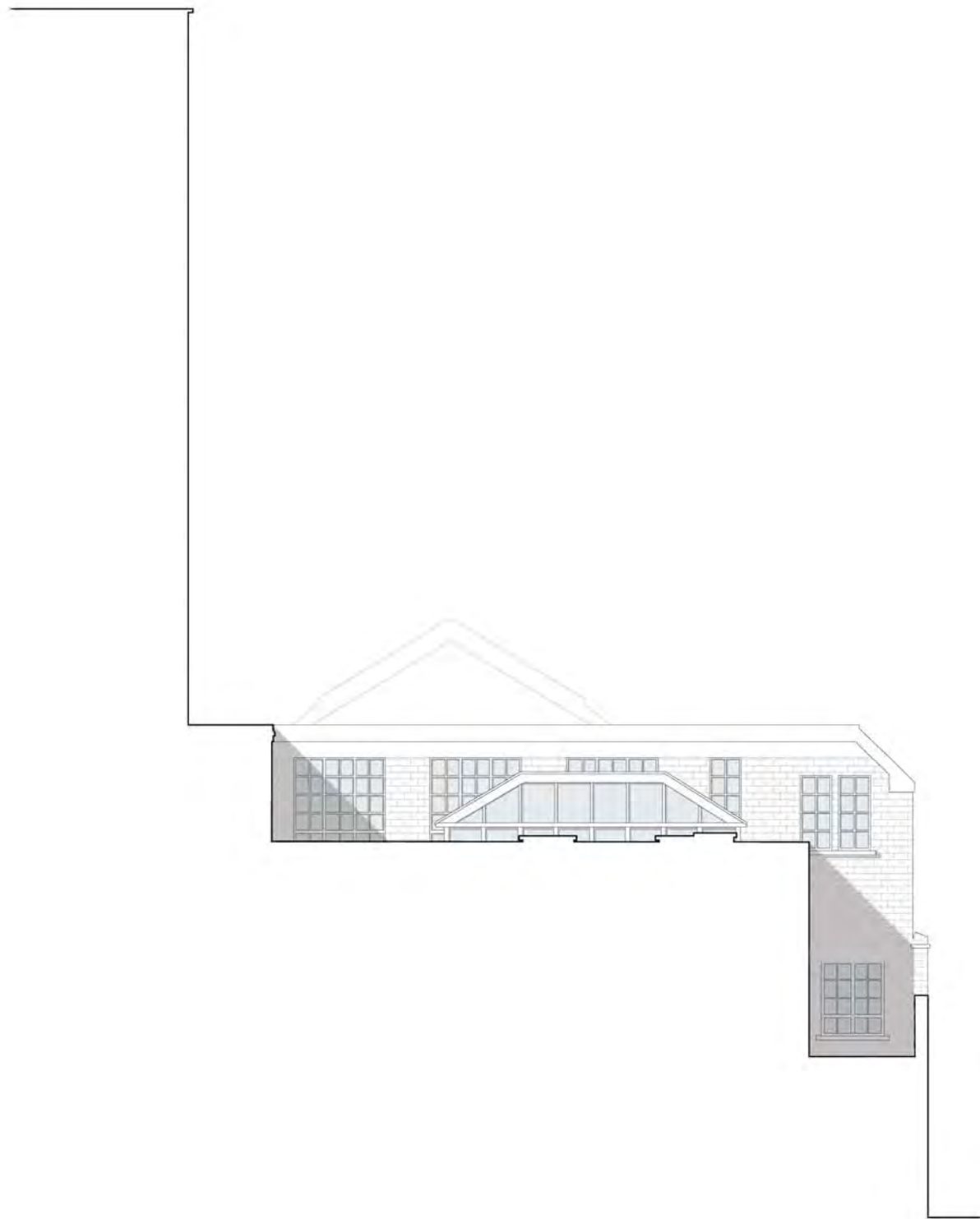
Key

--- Roof line of 57a Farringdon Road  
in foreground



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**EXISTING DRAWINGS  
ELEVATIONS**



**INTERNAL ELEVATION (SOUTH).** DRAWING no. 1103. 1:100@A3



1 LILY PLACE. LONDON. EC1N 8YJ.

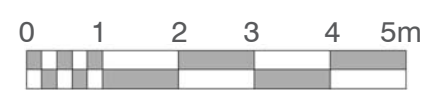


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EXISTING DRAWINGS  
SECTIONS



SECTION AA. DRAWING no. 1200. 1:100@A3



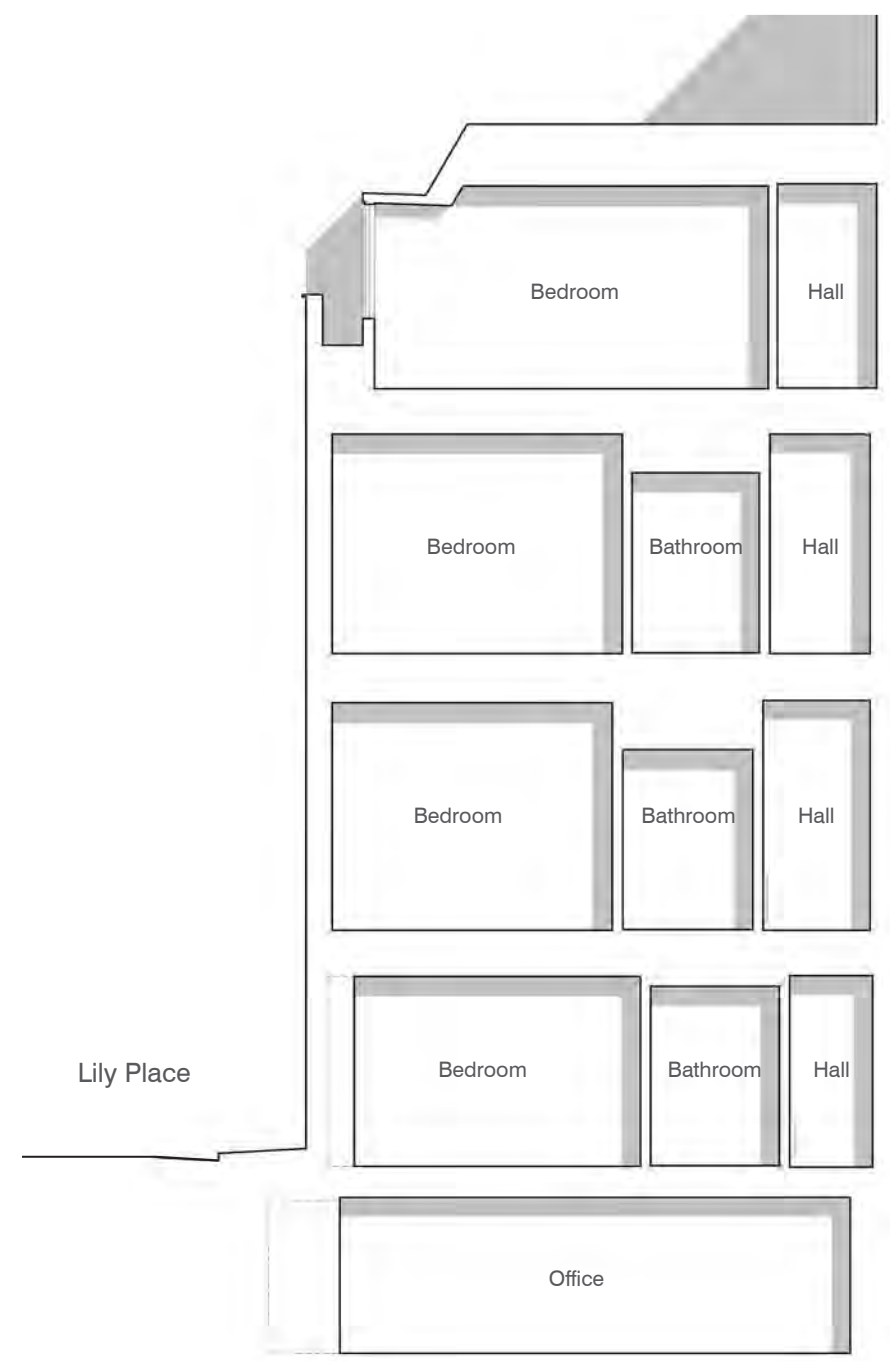
1 LILY PLACE. LONDON. EC1N 8YJ.

Key

- \* Assumed Living Room based on flat layout above.



EXISTING DRAWINGS  
SECTIONS



SECTION BB. DRAWING no. 1201. 1:100@A3

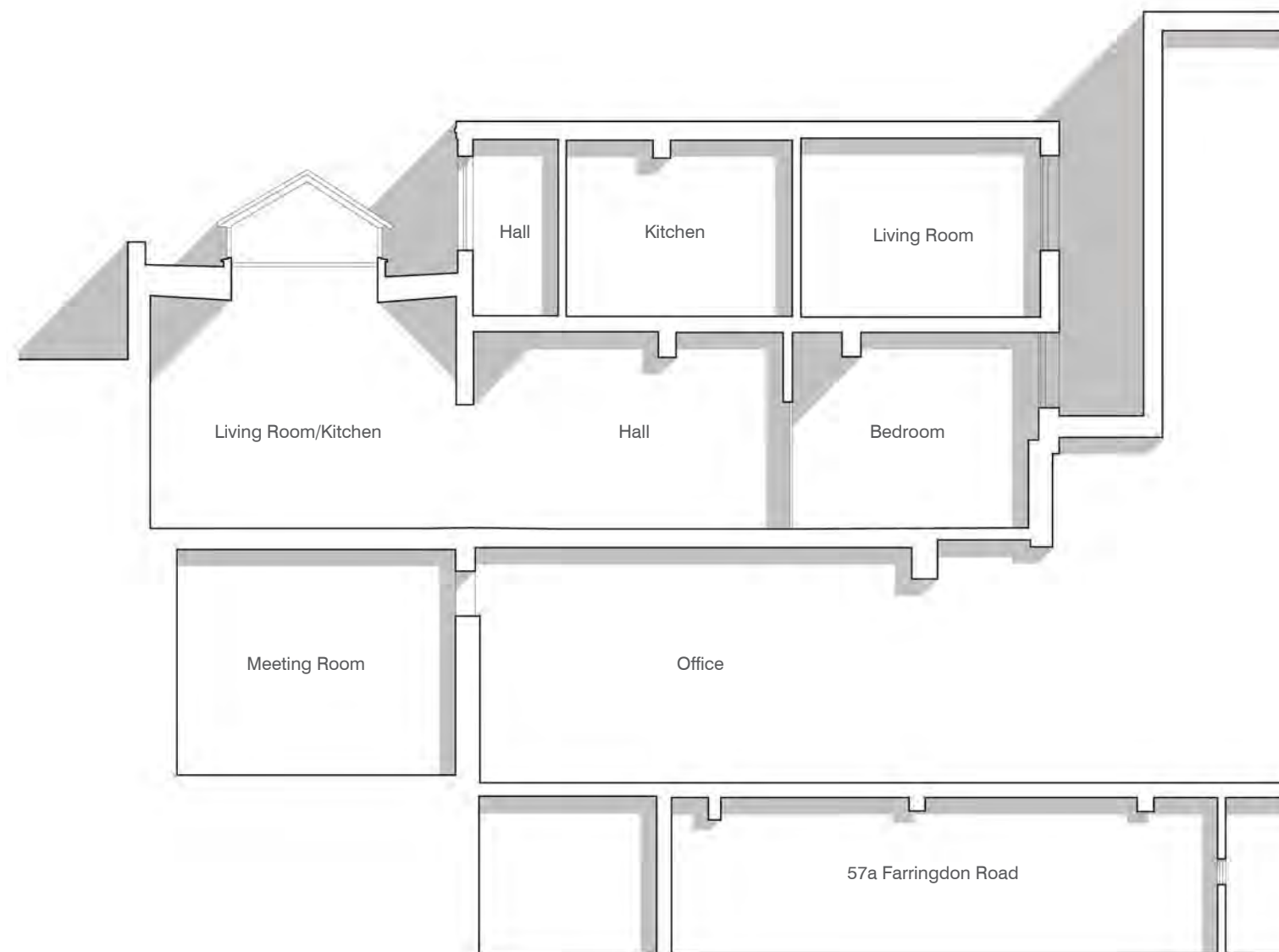


1 LILY PLACE. LONDON. EC1N 8YJ.

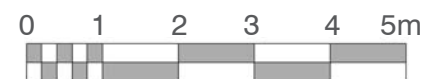


kyson

EXISTING DRAWINGS  
SECTION



SECTION CC. DRAWING no. 1202. 1:100@A3



1 LILY PLACE. LONDON. EC1N 8YJ.



## PART III | DESIGN DEVELOPMENT



## SCHEME OVERVIEW INTRODUCTION

The development proposals seek to construct 3 additional residential units at 39 Saffron Hill and 1 Lily Place. The proposal retains the existing 8 Nos. residential units at Ground, First, Second and Third floors and the existing B1 office space at Basement. The additional residential units are accommodated within an additional floor on the front portion of the building, with the existing single storey mansard roof removed and replaced with a two storey roof pavilion. To the rear of the building, one additional floor is added as a continuation of the existing facade. There is a step down on the South side of the site to create private terrace and preserve light to the neighbouring properties.

The 3 Nos. residential units will consist of 2 Nos. 1 bedroom (2 person) units, 1 No. 2 bedroom (4 person) unit. The existing flat within the mansard roof is reconfigured within the new roof pavilion as a 2 bedroom (4 person) unit.

The access from Lily Place to the B1 office space at basement and the residential developments on the upper floors is retained, with a new entrance door to replace the existing poor quality ground floor lobby extension. Both the existing residential units and new units above will be accessed via a newly configured stair core, with a new passenger lift for convenience. The new lift and stair will also access the communal roof terrace at 4th floor. Refuse and cycle storage for the new residential units will be at ground floor and accessed from Lily Place and Saffron Hill respectively.



VIEW ALONG SAFFRON HILL

# ARCHITECTURAL ANALYSIS MATERIALS

The Hatton Garden area is full of variance of architectural forms and styles, particularly along Leather Lane, Hatton Garden and Greville Street. All connected by an appreciation of proportion and expression.

The mixture of style is demonstrated through the variety of materials. Commonly found in the area are the typical London stock bricks, which are distinctive in yellow/brown colour shades. These are generally orientated in the styles of Running or Flemish Bond. Other features include rendered facades and highly detailed red stock brick elevations.

The palette displayed here is a sample of the more prominent materials seen in the local area from both historic and modern buildings. The examples of the latter provide a more engineered feel of mass production with the historic carrying texture and variance.



## ARCHITECTURAL ANALYSIS MATERIALS



VIEW ON THE JUNCTION OF  
LILY PLACE AND SAFFRON HILL



BRONZE ANODISED ALUMINIUM SHINGLES

The design of the proposed extension to 1 Lily Place was conceived through a response to the differing features of the existing building, which were predominantly its materiality, detail and orientation.

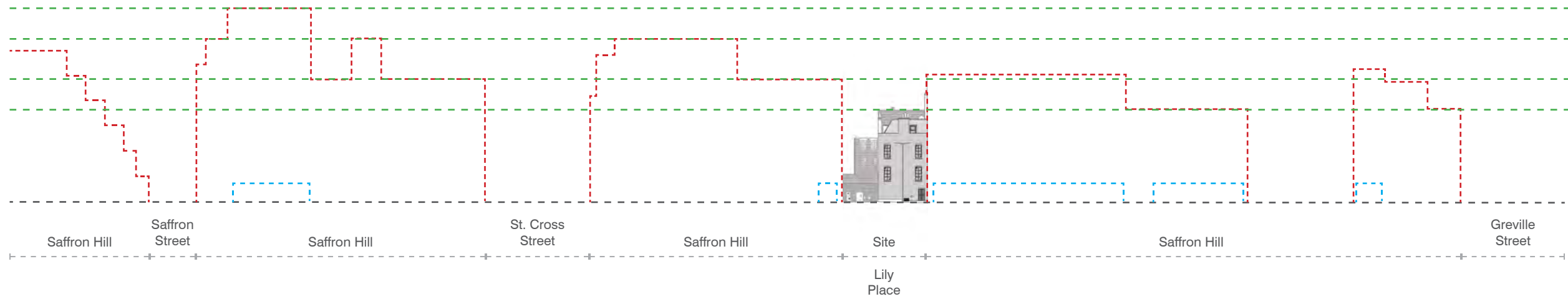
The rear of the existing building, positioned at a different angle to the front half of the building, has a distinct industrial character; primarily of glazed brick construction with white painted concrete lintels above steel framed crittall windows. The proposed extension to this half of the building is conceived as an extension in response to this industrial architecture, with glazed brickwork continuing upwards and new steel crittall style windows with concrete lintels to match the existing. It is therefore perceived as part of the original Victorian architecture, with the only addition being a modern, rectangular copper box entrance, puncturing the existing brickwork, hinting at the new development above. It also visually links the ground floor to the new copper clad roof pavilion on the front half of the building.

The front of 1 Lily Place is a more domestic proportioned brick form, although also a Victorian warehouse typified by the arched sash windows and soldier course detailing above. The proposed extension to this half of the building is conceived as a distinctly modern interpretation of a

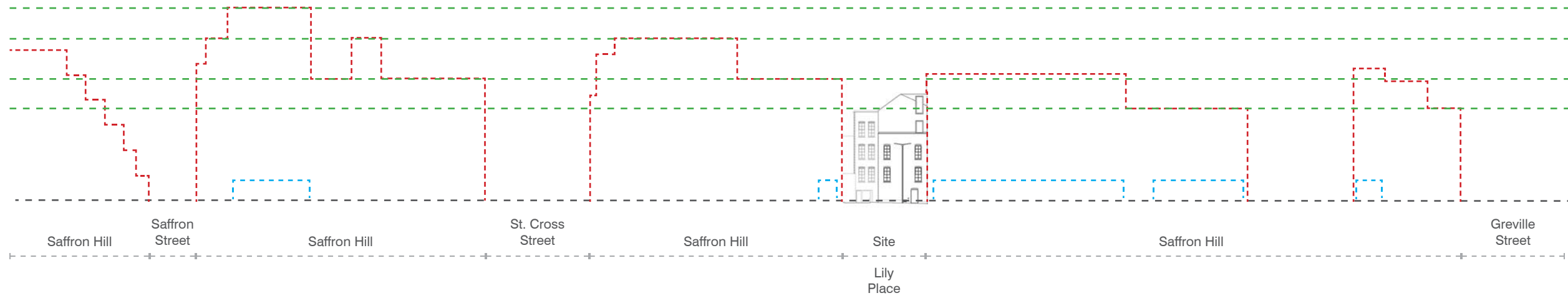
traditional metal clad mansard roof. Bronze anodised aluminium shingles create a rich depth of texture through a gradually changing colour spectrum, joints that create a delicate shadow play; features that stimulate an interaction with the elements, transforming the surface from a brown-red to a dark brown anthracite, and then slowly into a subtle green patination. The deep, weathered texture of the bronze contrasts dramatically with precise flush frameless windows, a high-gloss black fritting, whose reflections act as a delicate counter-point to the shadowy texture of the shingles.

The bronze form sets itself apart from its host building, in both its materiality and proportions, establishing equal status with the heavy masonry construction below, pushing out to the facade line but hovering slightly above; a shadow gap marking the divide between new and old, establishing a respectful distance from the Victorian brickwork. The volume's pitched roof and gable end, create an archetypal domestic form - a 'house on a house'. The upper level window on the gable end - part dormer and part typical window, gestures strongly towards the main route of Saffron Hill whilst the eaves of the side elevation dip down to the parapet line of the adjacent building across Lily Place.

# ARCHITECTURAL ANALYSIS LOCAL SKYLINE



EXISTING

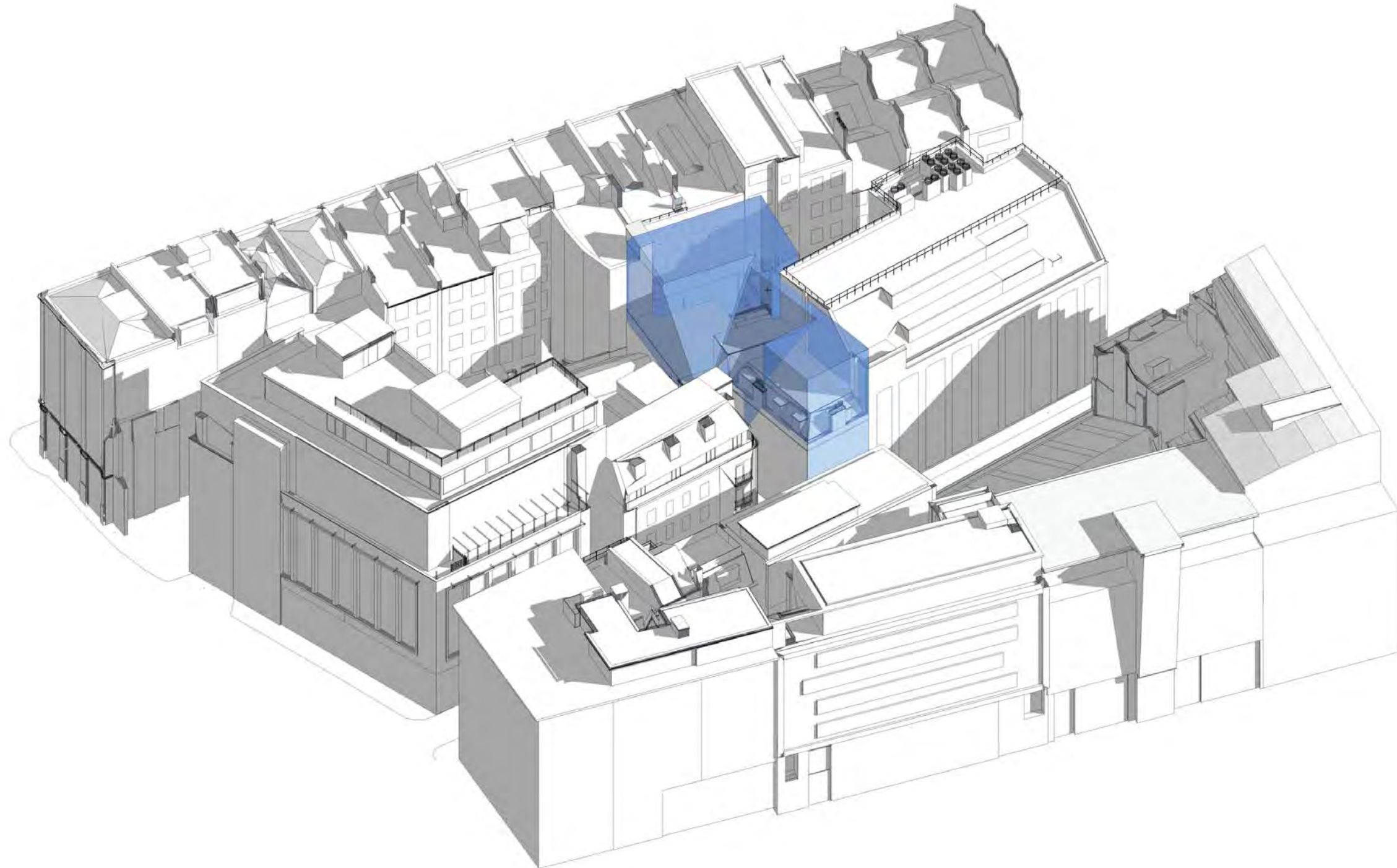


PROPOSED


## KEY

- - - Skyline
- - - Active Frontage
- - - Baseline
- - - Key Datums

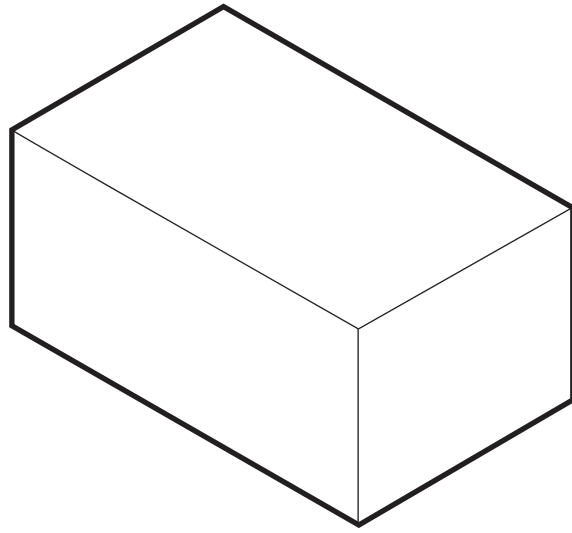
**DESIGN DEVELOPMENT**  
**DAYLIGHT AND SUNLIGHT ASSESSMENT**



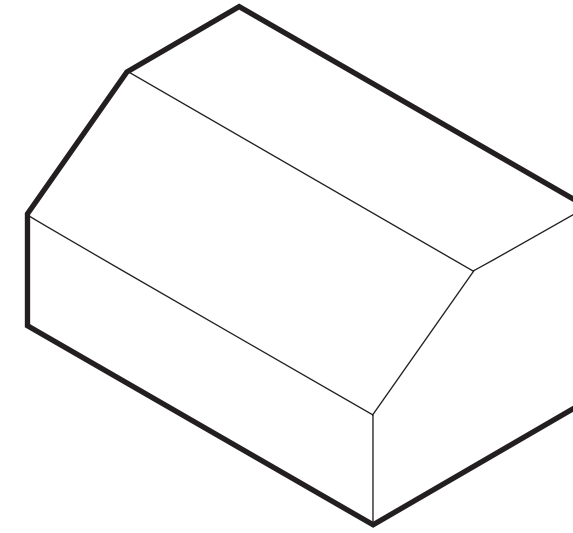
**Key**

 Site Specific Daylight/Sunlight Envelope

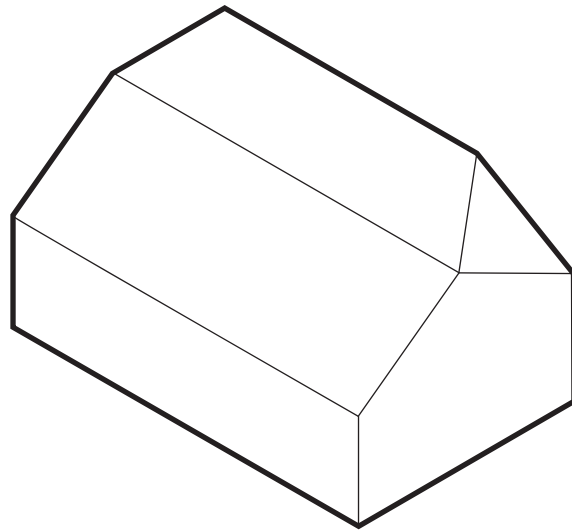
**DESIGN DEVELOPMENT**  
**MASSING DEVELOPMENT**



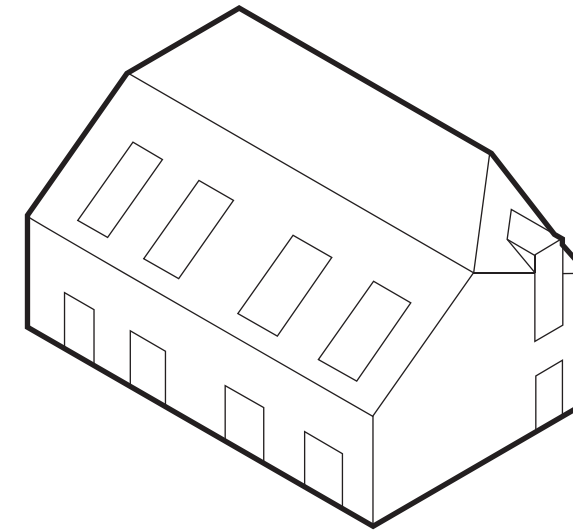
1 Lily Place is a domestic proportioned brick form, with this as our starting point the initial massing block has been defined by the location of the external walls on the floors below and the typical height of a two storey roof extension.



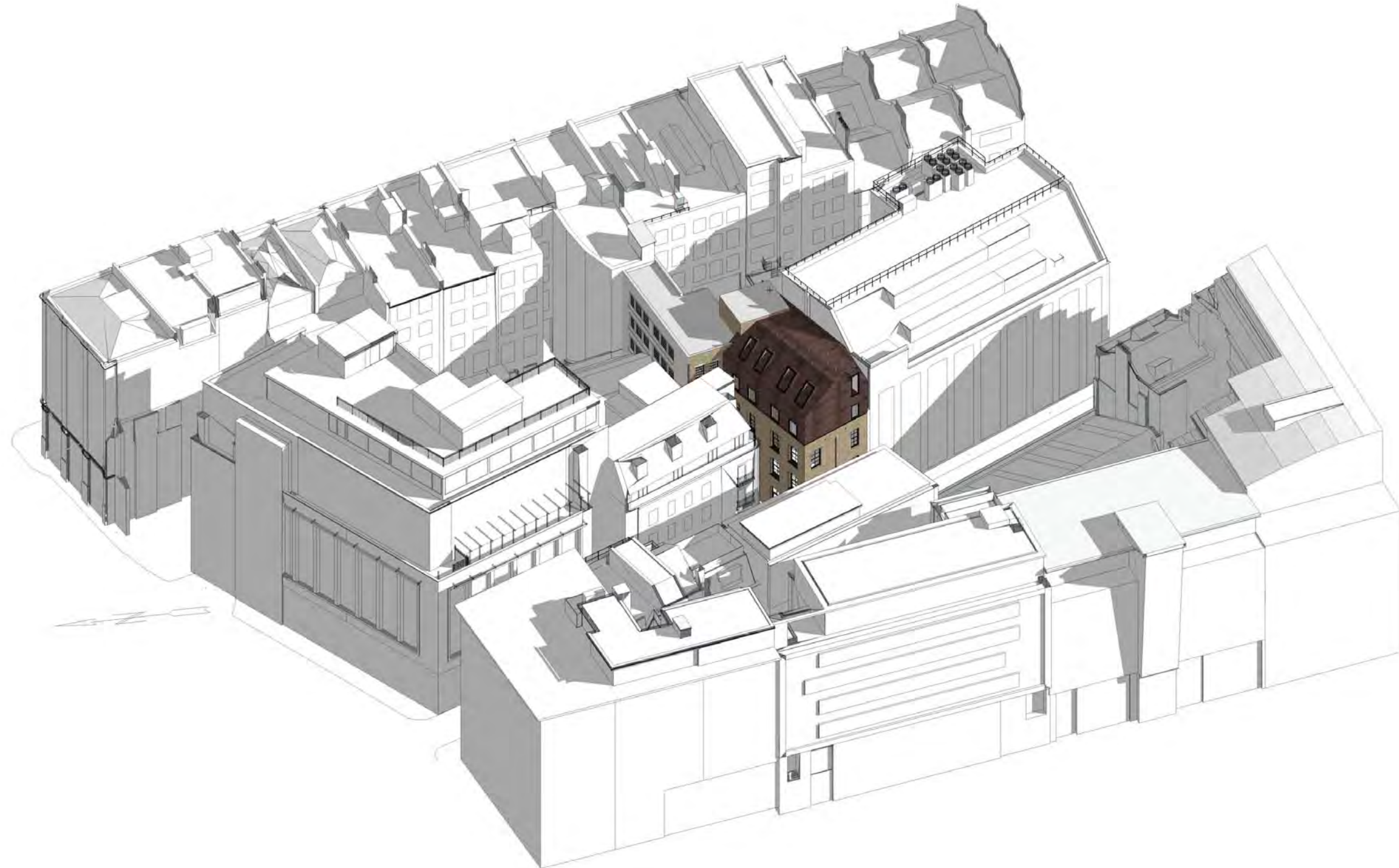
Following our Daylight and Sunlight analysis the first cut to the initial massing was made, creating a sloping roof to the North of our massing.



Exploring the more domestic scale of the proposal, we sought to establish a familiar shape to the gable end that faces Saffron Hill. To acknowledge the parapet building line at high level, the form adopts a sub-servient cut-back to emphasise the hierarchy of the new contemporary styled, lighter extension - adding architectural interest to the proposal.



Our next step was to create openings in the massing. The openings reference the windows below in terms of size and location. Whilst developing the massing, we envisioned the building form to sit on top of the existing building separated by a shadow gap detail; for this reason relief has been reduced in our proposed extension, with windows sitting flush with the new wall construction thus emphasising the shadow gap detail.



**PART IV | PROPOSED DRAWINGS**



**PROPOSED DRAWINGS**  
**SITE PLAN**

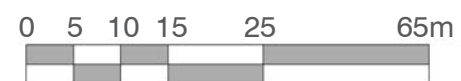


**Key**

- 1 Lily Place and 39 Saffron Hill
- 57a Farringdon Road



**SITE PLAN.** DRAWING no. 1997 1:1250@A3



**1 LILY PLACE. LONDON. EC1N 8YJ.**