



20-23 Greville Street,

London, EC1N 8SS

Full Application Design and Access Statement

January 2018

Groupwork + Amin Taha

SEAFORTH LAND

Contact

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1.0 Introduction



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MLM.

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Transport Planning & Highway Design

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Donald Insall Associates
Chartered Architects and Historic Building Consultants

Tibbalds

MOLA

This report has been prepared by Groupwork + Amin Taha on behalf of Seaforth Land Holdings Ltd and in support of a full application regarding 20-23 Greville Street, London EC1N 8SS.

This Design and Access Statement gives a comprehensive overview of the applicant, design team and their proposal for the site. These have been developed through a pre-application submission and subsequent design review panel and pre-application meeting.

The site is occupied by an existing 5/6-storey building constructed in the 1970s. Part of the building is occupied by a number of existing tenants, all of whom have existing long leases. The remainder of the building comprises low quality and dated office space in desperate need of upgrading and adaption to meet the needs of contemporary workspace occupiers.

This existing situation gives rise to a number of inherent challenges that the applicant wishes to resolve. This solution will keep existing tenants in situ while refurbishment works are taking place and hence any proposals will be light enough to enable this to happen and keep any disturbance, in terms of duration and intensity, to a minimum.

At the same time, the applicant has an ambition to create something special on the site, befitting the location, giving back to the public realm in terms of land use and delivering a built form capable of contributing to the rich and diverse townscape quality of the location, securing flexible and adaptable workspace capable of meeting the needs of a range of occupiers.

The client recognises that the above is an ambitious brief and one which required selection of a design team who could work creatively and imaginatively with the fabric of the building and who is used to working in historic environments such as Hatton Garden.

This document sets out the team's response to the site and has been informed by the following design team:

- Architecture - Groupwork + Amin Taha
- Planning - Tibbalds Planning & Urban Design
- M+E - Webb Yates
- Drainage - Webb Yates
- Sustainability - MLM
- Energy - MLM
- BREEAM - MLM
- Quantity Surveyor - Quantem
- Project Management - Quantem
- Structural Engineering - Atelier One
- Heritage and Townscape Analysis - Donald Insall Associates
- Daylight and Sunlight Advice - GL Hearn
- Transport Advice - Caneparo Associates
- Archaeological Advice - MOLA
- Acoustic Advice - Sandy Brown Associates

The document comprises four sections:

- Section 1 (this section) introduces the scope and content of the proposals.
- Section 2 describes the site and its context and those factors that have helped inform the design concept.
- Section 3 describes the pre-application submission.
- Section 4 describes the design response.



The proposals involve the retention and refurbishment of an existing office building comprising 2,340 sqm (GIA) of floorspace to provide a new mixed use building. This includes:

- The Change of use of 825sqm (GIA) of existing Class B1 office floorspace at basement, ground and first floor levels to provide flexible Class A1/A3 floorspace fronting onto Greville Street, and to Bleeding Heart Yard at the rear;
- The retention and refurbishment of 1,365sqm of Class B1 office floorspace;
- Demolition of existing fifth floor level (70sqm GIA) and replacement with a new mansard roof extension (consisting of one full floor and one mezzanine floor) and introduction of a small infill extension at the rear of the building, in total providing 1,037sqm of new Class B1 floorspace and 90sqm new Class A1/A3 floorspace;
- The infilling of an existing lightwell at lower ground floor level fronting onto Bleeding Heart Yard to provide cycle facilities for the building;
- Provision of a small discreet plant enclosure integrated below parapet level within the new mansard roof; and
- New façade and windows applied to all elevations of the building.

Based on the proposed set of works, we would suggest that the key land use, planning and design/heritage issues that have been addressed include:

- The change of use of existing Class B1 floorspace to Class A3 and A1 use.
- The delivery of Class B1, Class A1 and Class A3 new floorspace.
- The design response in terms of the proposed scale and massing and its impact on local views.
- The design response in terms of the introduction of the infill extension to the rear of the building fronting onto Bleeding Heart Yard.
- The design response in terms of the opening up of the lower floors of the development and the way in which the proposed new ground floors help to animate and activate the streetscene
- The approach to appearance and the treatment of the elevations.
- The impact of the development on neighbouring properties in terms of privacy, outlook and amenity.
- The quality of the internal office environments created as a result of the development.
- The energy and sustainability credentials of the scheme.
- The acceptability of servicing, parking and refuse arrangements proposed for the development.
- The impact of the development on surrounding trees.

Each of these issues and the design response are described in the following sections of the report.

2.0 Existing Building



Fig 1. 2D Site area plan showing site in surrounding context.

Site

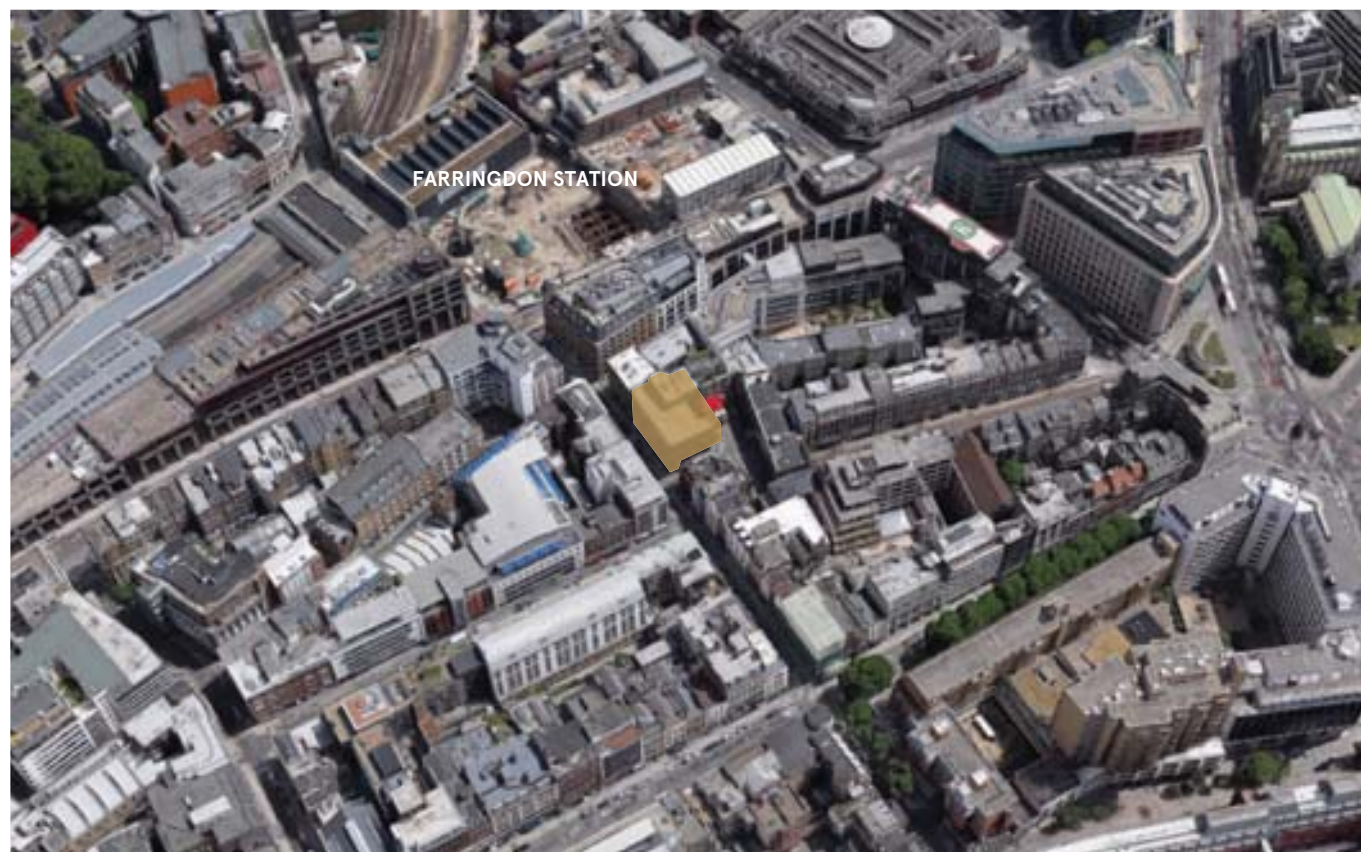


Fig 2. 3D Site area plan showing site in immediate surrounding context.

Site

2.1 Site Context

The site and existing building are situated on the southern side of a prominent thoroughfare, Greville Street and backing onto a significant yard space, The Bleeding Heart Yard, which can be glimpsed from Greville Street via an alley situated adjacent to the building's western flank.

The topography of Greville Street slopes down from Hatton Garden towards Farringdon Road. The geometry of the street, its slope and the gaps between buildings means that all parts of the building can be viewed from a number of different directions.

The area is not characterised by one period or style of building, comprising predominantly commercial buildings ranging from the early 20th century to the post war period.

Buildings range in height from 4 to 8 storeys. The most prominent building in the street is the Grade II listed building situated at 25-27 Farringdon Road, which exerts a strong landmark presence on its surroundings as a result of its corner location, building form and in particular the conical turret, which sits on the corner of the building and forms a striking feature against the sky.

The building itself is not listed but falls within the boundaries of the Hatton Garden Conservation Area. The Conservation Area Appraisal and Management Strategy identifies the building as making a negative contribution to the Conservation Area. The buildings at 16-19, 24, 27 Greville Street and a number of buildings in the Bleeding Heart

Yard are, however identified as making a positive contribution to the Conservations Area. A particular characteristic of the area is its association with the jewellery trade, which has its origins in the 19th century.

The site is also subject to a number of other important planning policy designations. It sits in a:

- Archaeological Priority Zone
- Central London Area
- Hatton Garden Area
- Designated View 3A.1 Kenwood Viewing gazebo to St Paul's Cathedral- Right Lateral Assessment area



Fig. 3. Local transport links within walking distance from the site.

Site Tube Station Bus Station



2.2 Site Location

The site benefits from a Public Transport Accessibility Level (PTAL) rating of 6b, highest on the PTAL scale between 1a (very poor) and 6b (excellent). It is within the immediate vicinity of Farringdon Station which caters for Thameslink train services and Circle, Hammersmith & City and Metropolitan underground lines. The current major redevelopment works to increase capacity will improve accessibility and upgrade interchanges as part of the building of Crossrail. The building is also within easy walking distance of Chancery Lane underground station serving the Central Line.

There are several bus stops in close proximity that serve a high volume of frequent and regular bus services along the well-served principal road network.

It is integrated within existing cycling and pedestrian infrastructure provision with access to LCN (London Cycle Networks) within easy reach, offering a wide range of local facilities and public services (as mentioned in 2.1 Site Context).

The site is predominantly accessed from Greville Street with an escape stair leading onto Bleeding Heart Yard to the south and west elevations. Although having the capacity to reduce crowding and traffic from Greville Street, the Bleeding Heart Yard facing elevations are not active.



Fig. 4. Existing building looking west viewed from Farringdon Road.



Fig. 5. Existing building looking east viewed from Greville Street.



Fig. 6. Existing building looking north viewed from Bleeding Heart Yard.

2.3 Existing Building

The existing building is five storeys, with a sixth set back storey, which houses the plant of the building. It comprises 2,354 sqm GIA of Class B1 floorspace with the following occupancy:

Floor	Use
Basement	B1
Ground	B1
First	B1
Second	B1
Third	B1
Fourth	B1

Visually, rear and front elevations are treated the same, faced in dark red brick with windows arranged in horizontal bands across the facade at all levels. The side elevation is relatively plain and leads to a rear enclosed staircase block to the west acting as a secondary means of fire escape. The central bays on the rear elevation are set back from the previous building line to create a lightwell and plant area. The rear elevation mirrors design features of the front which then wraps around to the east elevation.

Internally, floors were originally organised to be used as open plan offices at all levels accessed by a central stair and lift core with WCs and a central riser.

The main entrance is located in the north-east corner fronting Greville street stepped away from street level through glazed doors to the central reception and main stairwell.

To the rear, car parking spaces and M+E equipment are located on Bleeding Heart Yard without any acoustic or visual screening.

It is the aim of the project to retain the occupants of the building during construction works, relocating to upgraded spaces when completed.



Fig. 7. Existing building looking east from Hatton Garden.



Fig. 8. Existing building looking east from Greville Street.



Fig. 9. Existing building viewed from Greville Street.



Fig. 10. Existing building viewed from Bleeding Heart Yard looking east.



Fig. 11. Existing building looking west from Farringdon Road.



Fig. 12. Existing building looking west from Farringdon Station.



Fig. 13. Detail from John Rocque, Map of London, 1746.

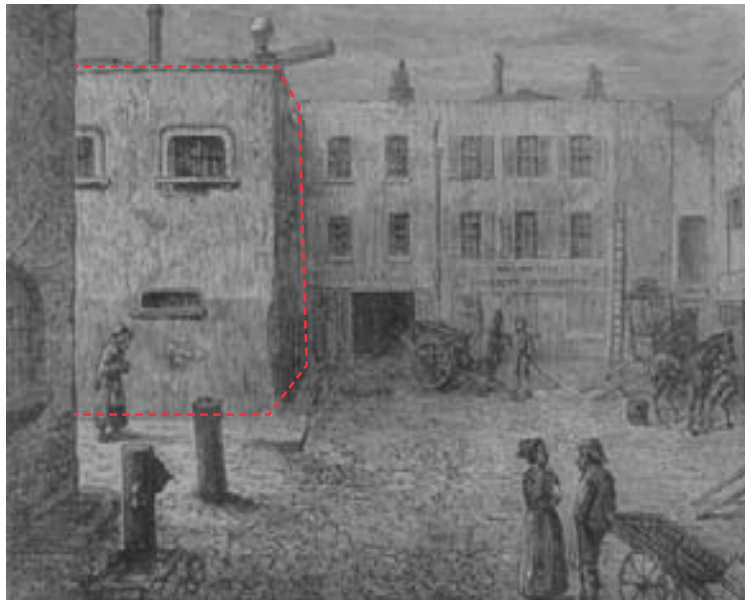


Fig. 14. Walter Thornbury, Engraving of Bleeding Heart Yard, 1873-8.

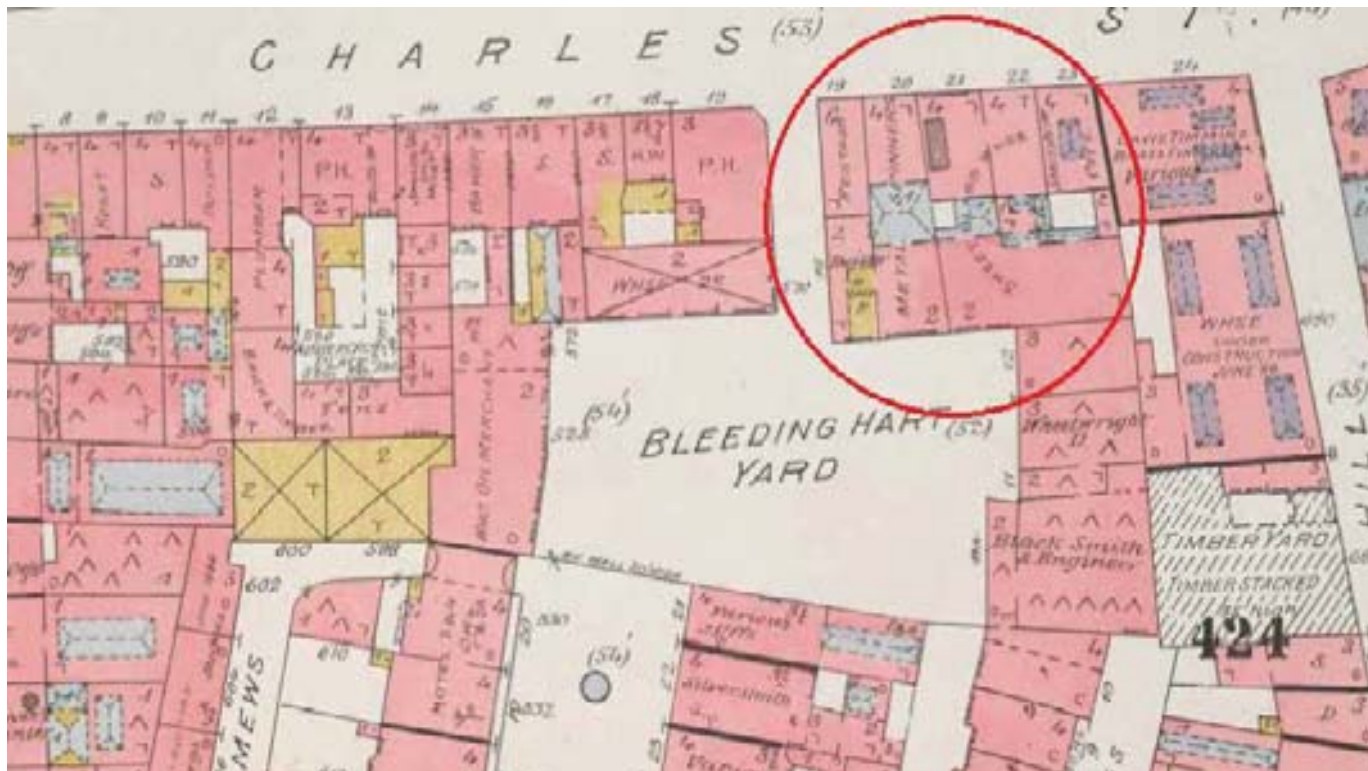


Fig.15. Charles Goad, Fire Insurance Map, 1886.

'The site's south elevation faces into Bleeding Heart Yard, the earliest evidence of which appears on John Rocque's 1746 Map of London, Westminster and Southwark, where it is shown as an enclosed area north-east of an orchard and walled garden belonging to Ely Palace and south of Cross Street (now Greville Street). Access into the yard appears to have been via an opening along Cross Street or through a small passage at the north-west corner of Ely Place (1775). The yard appears to have become formalised, with buildings erected on the east, west and south sides of the yard after Ely Palace was demolished in 1771. The buildings along the south side of the yard sealed the area off from Ely Place.

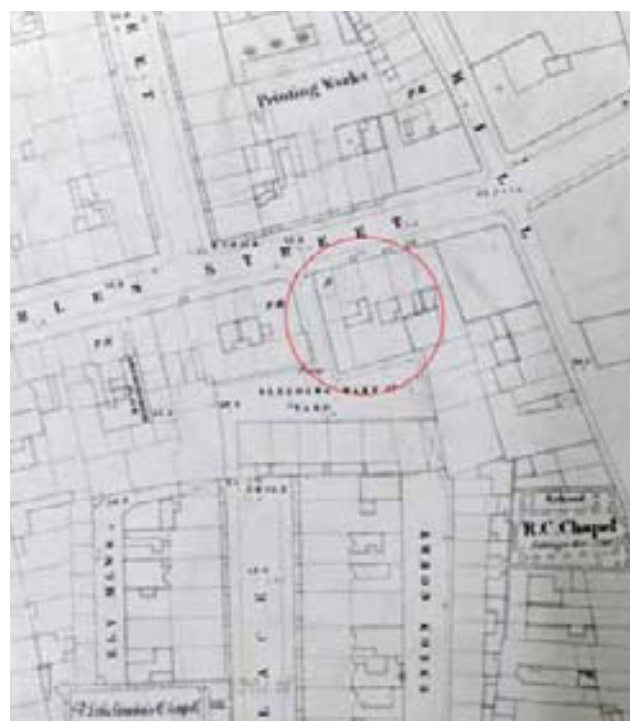
Bleeding Heart Yard is another location of the Hatton Garden area captured by Charles Dickens as the home of the Plornish family in Little Dorrit (1856). Dickens described the yard, alluding to its historical significance as the setting of Ely Palace.

Walter Thornbury's Old and New London (1873-8) published a view of Bleeding Heart Yard, then consisting of Georgian buildings with loading bays and commercial premises at ground floor level. Thornbury suggested the name of the yard was attributed to the public house at the corner of Charles Street (now Greville Street) into the yard. The pub sign, which according to Thornbury predated the 1660 Reformation, depicted the heart of the Holy Virgin pierced with five swords. Alternatively, a Victorian Gothic narrative suggests Bleeding Heart Yard is reputed to take its name from the legendary Lady Hatton who lived in the palace during the 17th

century and reportedly met a gruesome death at the hands of her lover. Her heart was apparently found in the yard. Such explanations, however, are based on little historical evidence.

Goad's Fire Insurance Map (1886), records an oil merchant, blacksmith and engineer, a wheelwright and a warehouse occupying the yard. The north-east corner formed part of the metal spinners, builders and glass warehouse which fronted Charles Street (Greville Street). The yard remained in industrial use throughout the 20th century; its buildings featured loading bays at ground floor level and large windows for the workshops above. The yard retains much of its late-19th century industrial character today.'

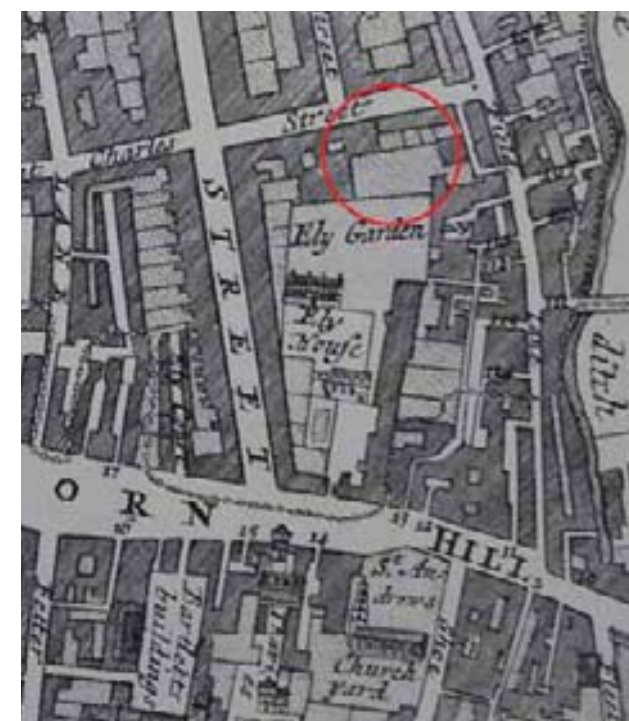
Please see Historic Building Report prepared by Donald Insall Associates for details.



Detail of 1872 Ordnance Survey Map.



Detail of 1896 Ordnance Survey Map.



Map of St Andrew's Parish, 1720.



Detail of Richard Horwood, Map of London, 1813.



Fig. 16. Spencer Grant, Front Elevation showing Proposed rebuilding of 20. Greville Street, 1922.

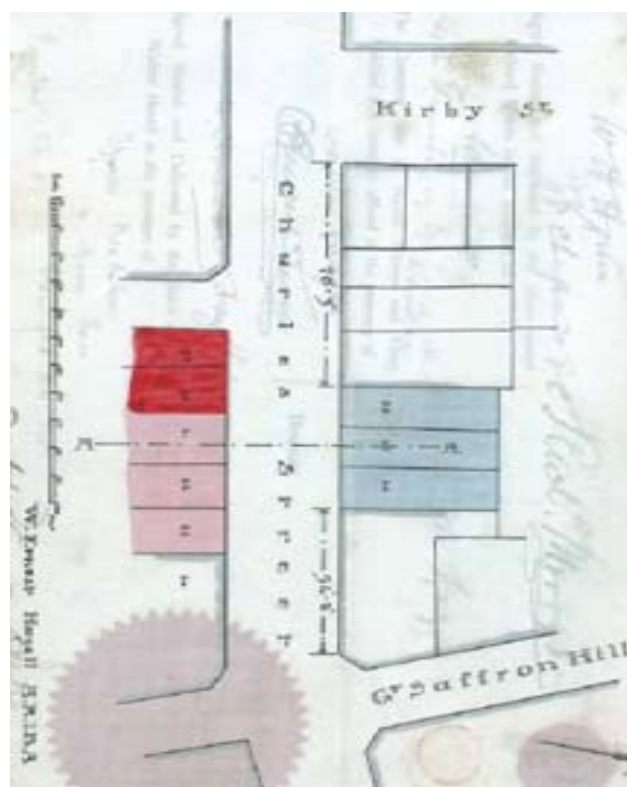


Fig. 17. W. Ernest Hazel, Site Plan of Charles Street, 1900.

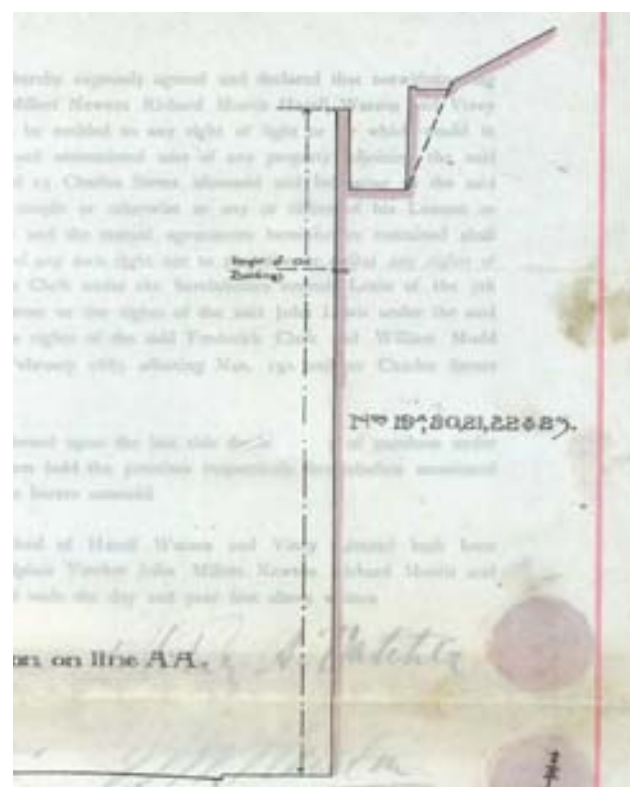


Fig. 18. W. Ernest Hazel, Section of Charles Street, 1900.

2.6 Existing Building History

The building now at No. 20-23 Greville Street was the result of a 1976 application to demolish the previous and larger footprint of buildings occupying the entire site and dating back to the mid 19th century. The site itself was once part of a terraced block with mews buildings in Bleeding Heart Yard which would have served the houses on the principal streets. The buildings on the site were recorded as being used for commercial purposes as early as 1846 with an ivory dealer, surgeon, optician, copper plate printer, bookbinder, engineers firm and silversmith documented at No. 20-23.

From 1880, Kelly's Directory records John Millet Newton (glass manufacturer, est. 1978) at No. 21 Charles Street (Greville Street), later expanding eastwards to occupy Nos. 22 and 23. An indenture made in 1900 was used to avoid rights of light and air disputes when Newton and Richard Morris (the lessee of 19a and 20 Charles Street) intended to erect new buildings. By 1910, Newton had acquired No. 20 and united the buildings as a single block.

This terrace was recorded in a 1922 elevation by Spencer W. Grant showing Nos. 22 and 23 as built together with paired facades, No. 21 built in a largely similar style with different floor levels and all three in a late-Victorian commercial aesthetic with ground floor shops and showrooms/workshops at the upper levels. No. 20 shows a Georgian townhouse with a lightwell, and No. 19a a mid-19th century house both with ground floor shops.

Grant proposed the rebuilding of the Bleeding Heart Yard elevation as a uniform block, incorporating

No. 16 into the building, a basement extension beneath Bleeding Heart Yard, the rebuilding of No. 20 to match Nos. 22 and 23 and unifying the block as a single use.

Photographs from 1976 and 1977 show Nos. 21-23 Greville street shortly before its demolition and appear to highlight the building's banded brickwork with fairly ornate detailing and footprint expanded into Bleeding Heart Yard.

In 1976, permission was granted to redevelop No. 20-23, 19a Greville Street and Nos. 8-10 Bleeding Heart Yard with an office and storage building of a smaller footprint. This new building is faced in dark red brick with banded windows, relatively plain side elevation, mirrored front and rear elevations and a new lightwell to the rear.

Please see Historic Building Report prepared by Donald Insall Associates for details.

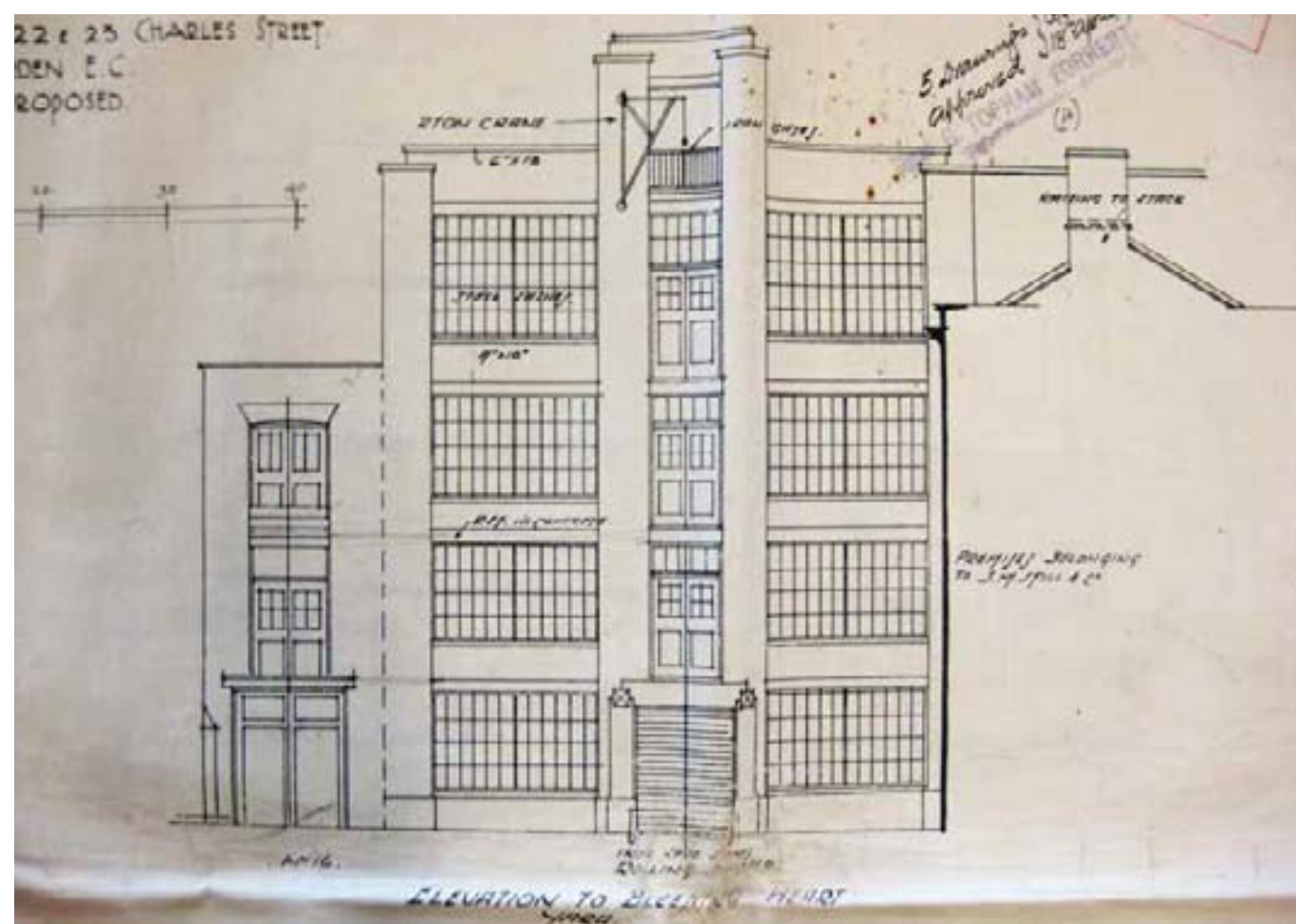


Fig. 19. Spencer Grant, Bleeding Heart Yard Elevation, 1922.

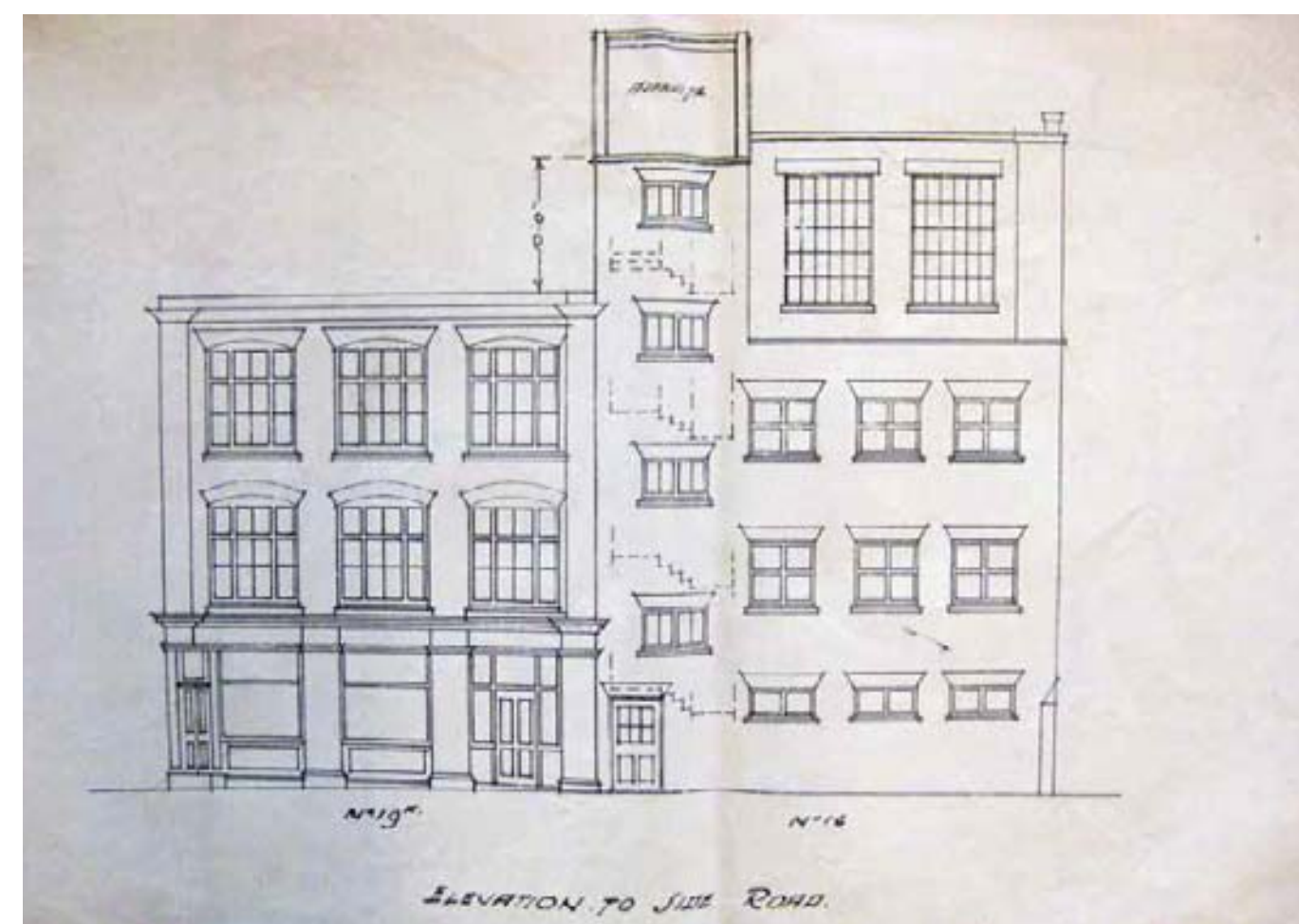


Fig. 20. Spencer Grant, Side Elevation, 1922.



Fig. 21. Photograph showing rear elevation of 20-23 Greville Street.



Fig. 22. Photograph showing side elevation of 20-23 Greville Street, 1977.

2.6 Existing Building History

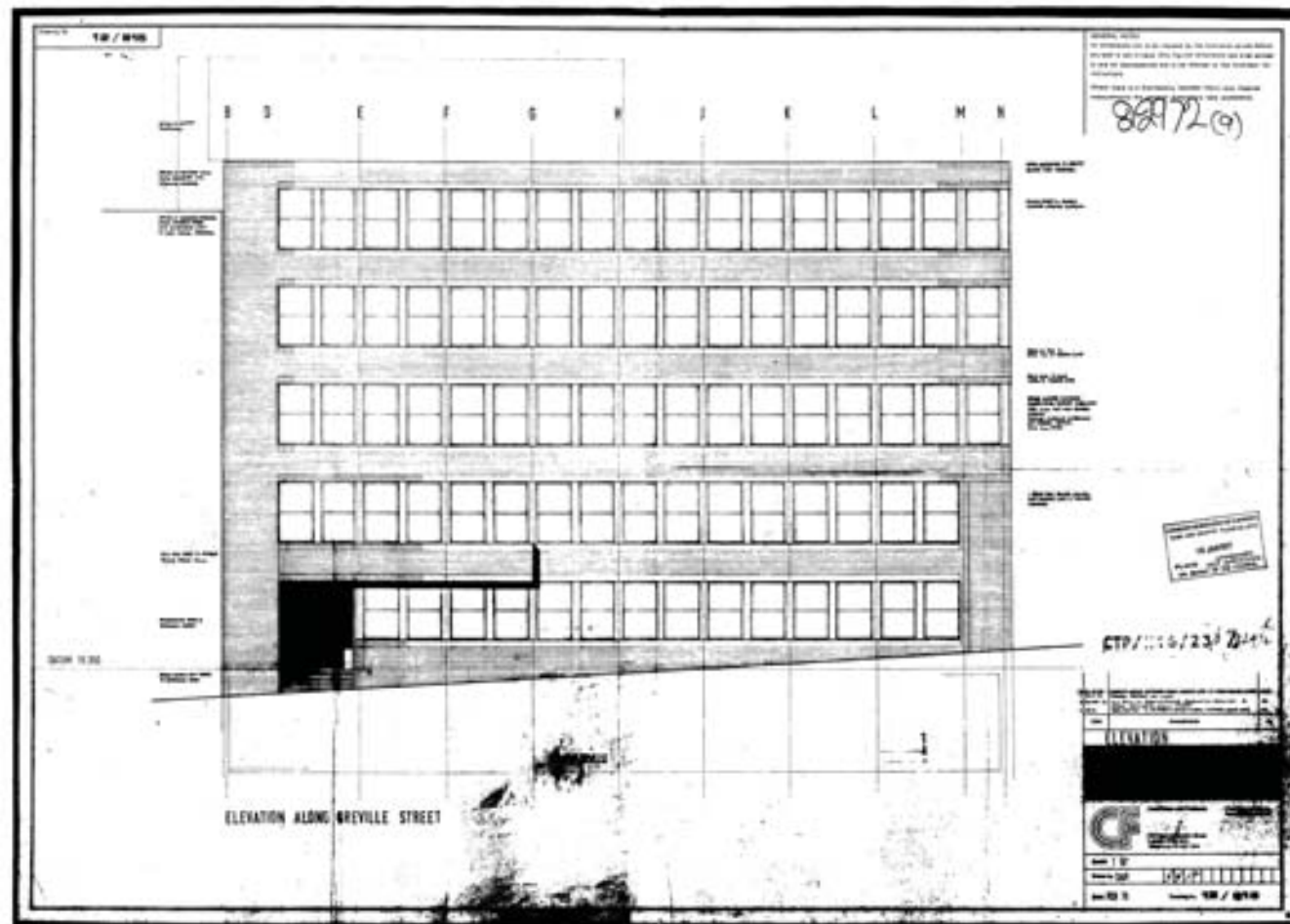


Fig. 23. Carl Fisher and Partners, North Elevation, 1976.

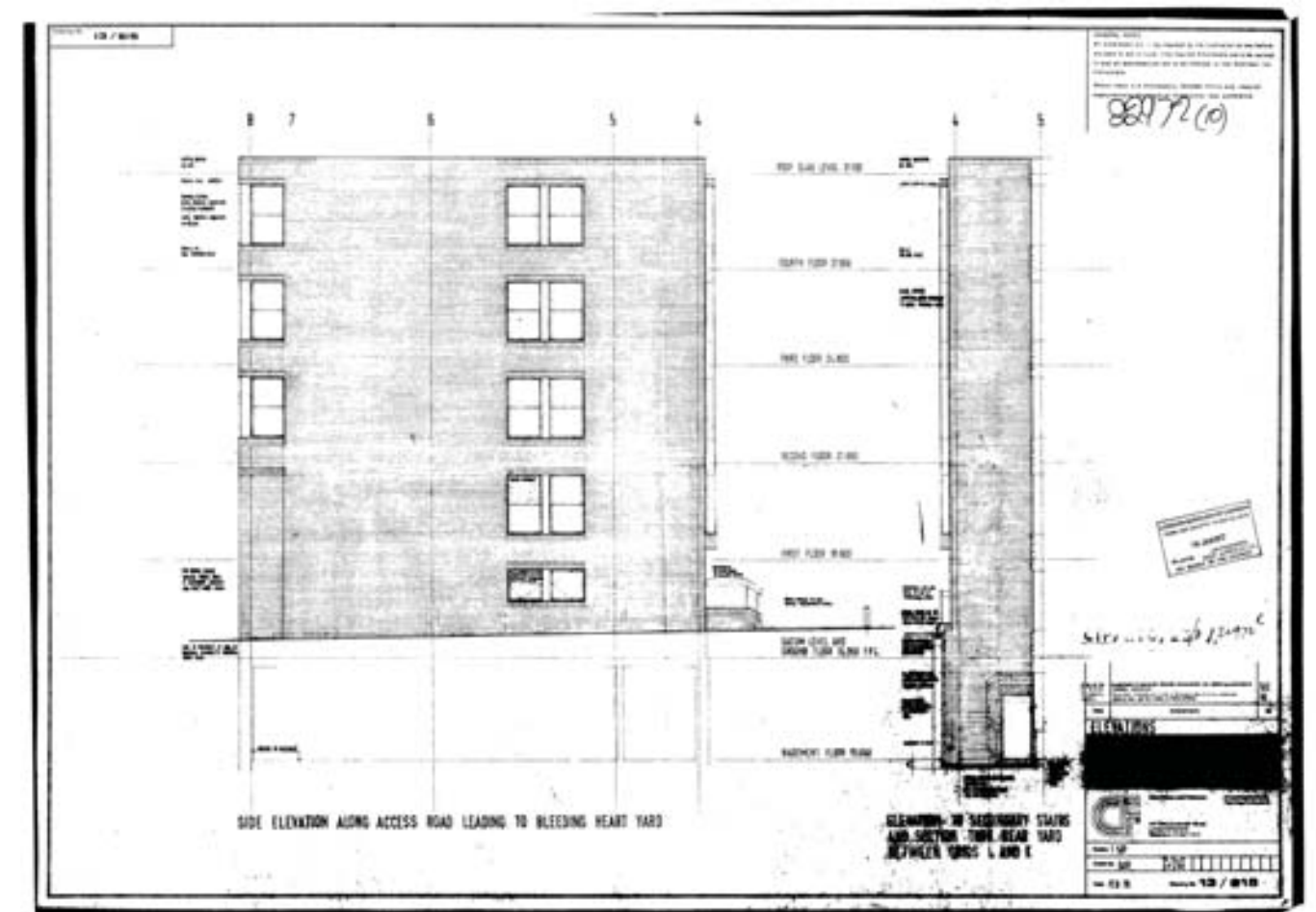


Fig. 24. Carl Fisher and Partners, West Elevation, 1976.

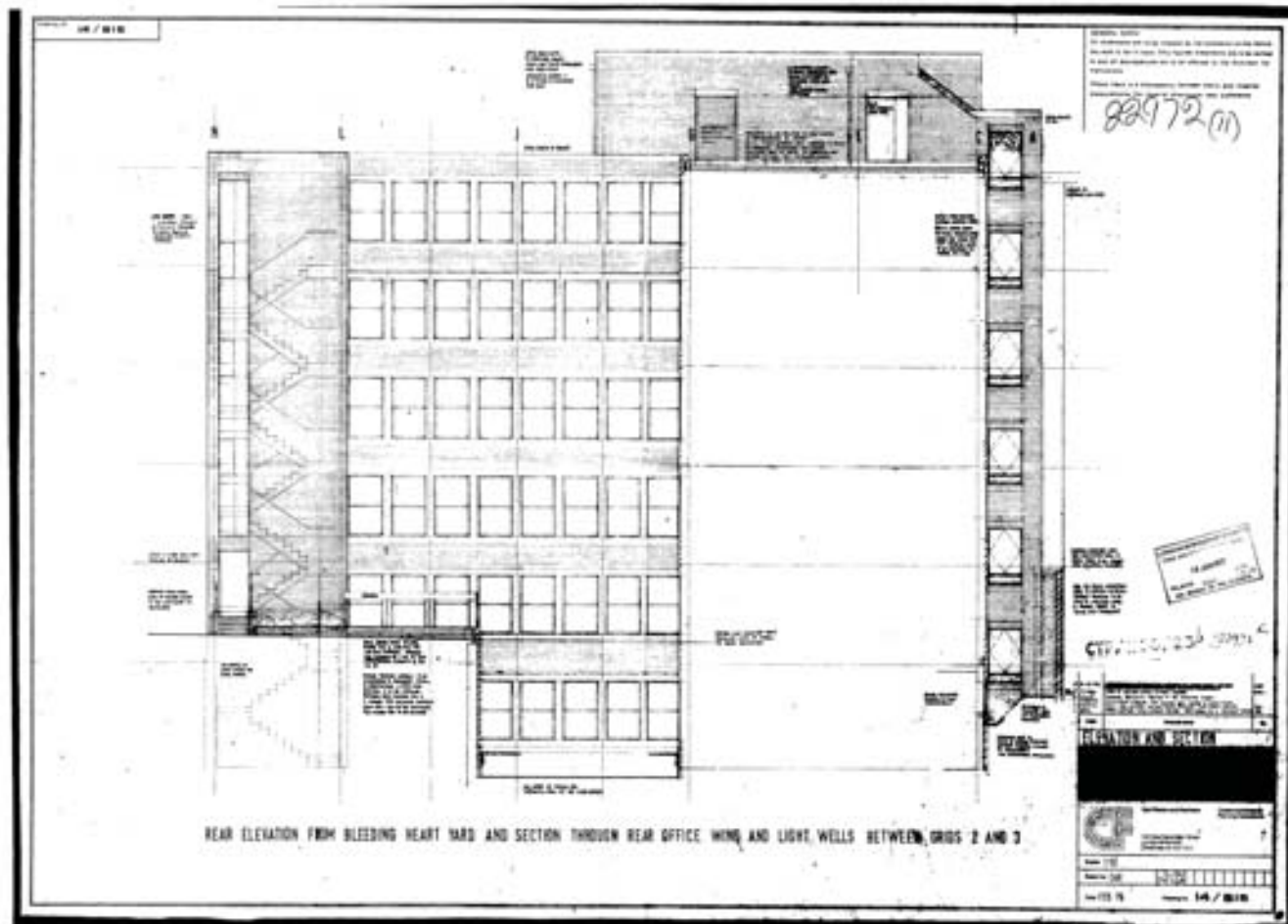


Fig. 25. Carl Fisher and Partners, South Elevation, 1976.

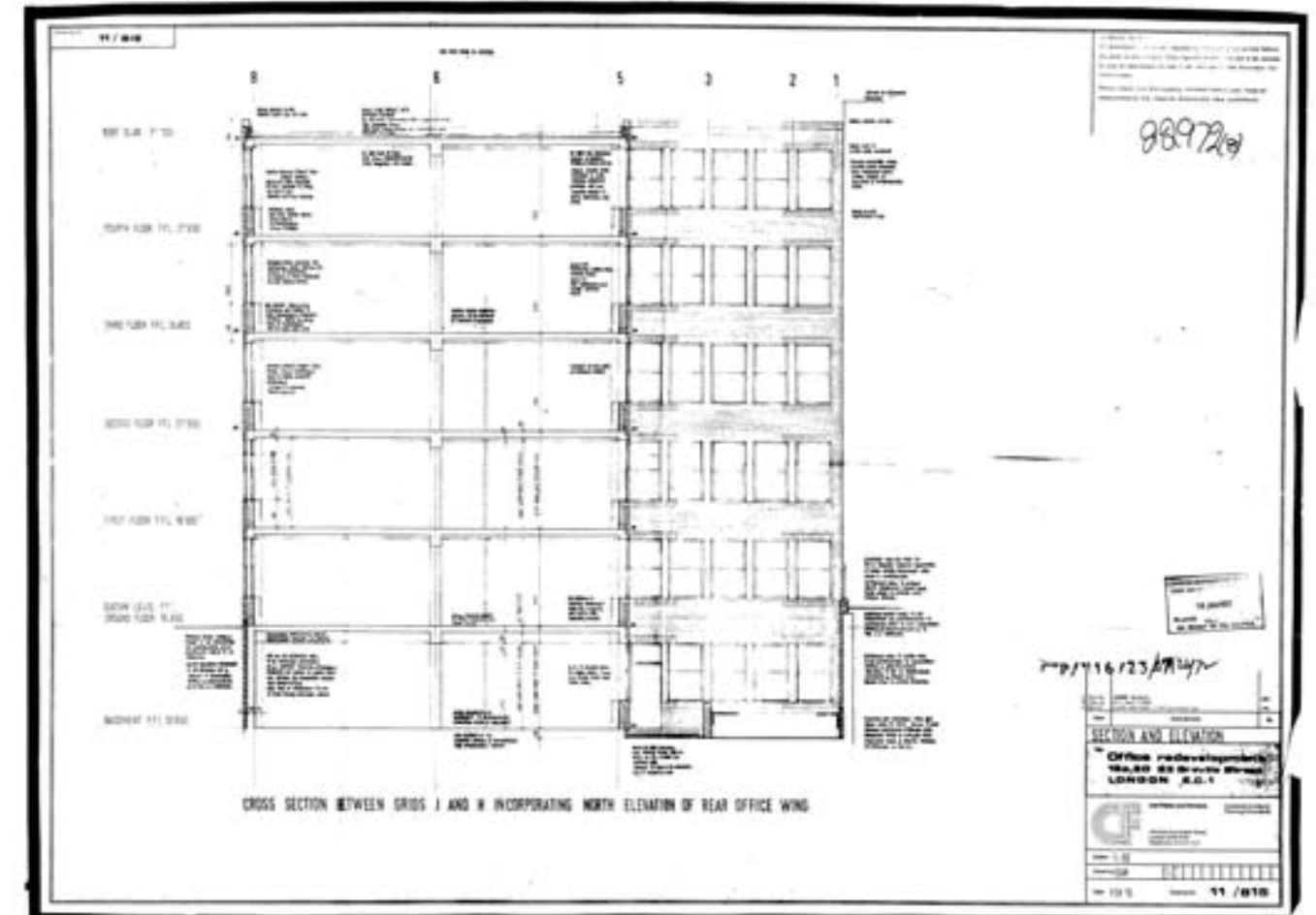


Fig. 26. Carl Fisher and Partners, Short Section, 1976.

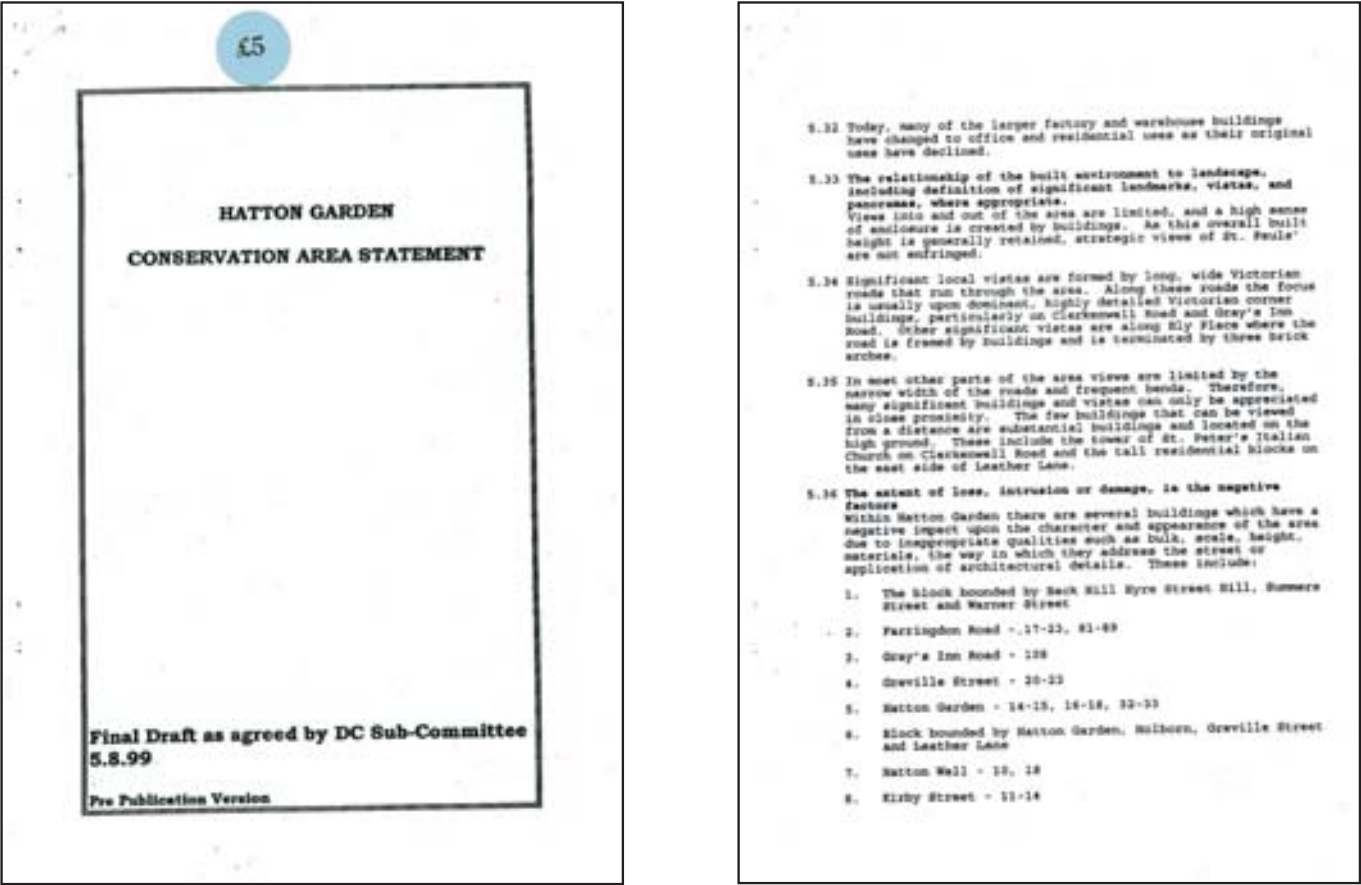


Fig. 27. Extracts from the 1999 Hatton Garden Conservation Area Statement highlighting 20-23 Greville Street's impact on the character and appearance of the surrounding area.



Fig. 28. Updated Hatton Garden Conservation Area Appraisal and Management Strategy Draft.

The Hatton Garden Conservation Area was designated in 1999 when its first Conservation Area Statement was adopted. The original appraisal was replaced in March 2017 by a new appraisal and management strategy. In the draft Appraisal and Management Strategy (2016/17), 20-23 Greville Street is identified as one of fifteen buildings which:

'make a negative contribution... having a negative impact upon the character and appearance of the Area, for example because of inappropriate bulk, scale, height or materials, poor quality design or construction, or because they fail to address the street'

Regarding Bleeding Heart Yard, the consultation draft states:

'Bleeding Heart Yard and Hatton Place are important as large yards that have survived from the seventeenth-century street plan. They depend on lower heights, irregularity of outline and a strong sense of enclosure for their effect'

Please see Historic Building Report prepared by Donald Insall Associates for details.



Fig. 29. Pre application scheme submitted in 2015 (2015/5341/PRE) with a roof extension filling the floor plate.



Fig. 30. Second pre application scheme submitted in 2016 (2016/1819/PRE) with a stepped back roof extension.



2.8 Site Planning History

A review of the planning history associated with the site confirms that the site has been subject to a number of minor applications relating to the installation of air conditioning in 2001, plant at basement level in 2002 and the introduction of new entrance doors.

Two previous pre-application submissions have also been submitted on the site. These two submissions have provided useful background in relation to the preparation and submission of this full application document.

Pre-application 2015/5341, which was submitted 21/09/2015 sought to provide a two-storey roof extension containing 775sqm of additional office floorspace and the change of use of ground level Class B1 use to A3.

The response to this submission confirmed that:

- An increase in employment floorspace would be supported by officers.
- There would be an expectation that where more than 200sqm (gross) additional floorspace is provided, 50% of the additional floorspace would need to be delivered as secondary uses, including a contribution to affordable premises suitable for the jewellery industry or where this was not feasible that the council would seek a payment in lieu based on £498 per sqm.
- The provision of A3 floorspace would not cause harm to the character, function, vitality and viability of a centre and the amenity of neighbours.

- The proposals would need to consider impact on the residential amenity of neighbouring properties.
- Cycle parking would need to accord with the London Plan standards

In relation to design, the design and conservation officer commented that the two storey extension, as proposed appeared to be excessive and would cause harm to the setting of the listed building at 25-27 Farringdon Road and would not preserve the character and appearance of the Conservation Area.

The form of the extension was considered to be 'top-heavy' and to 'dominate the parent building and the surrounding views on the south side of Greville Street'. The extension was considered to sit too far forward on all sides of the building.

Clear glazing for the extension was not discounted but it was suggested that this was not the only material that would be appropriate on its own or in combination with other contextual materials.

The advice advanced a series of useful principles in relation to the provision of roof extensions in the location, namely:

- The immediate context and setting should be considered, when contemplating a roof extension, ‘being mindful of the buildings characteristics and the unique qualities of the CA, and the scale and visual relationships between buildings and spaces’.
- The extension should be a bespoke solution that relates to the building on which it sits, having some visual connection.
- Any extension must be substantially set back from the roof’s perimeter.
- Any extension should demonstrate that it would not dominate the parent building, or detract from long views of open sky, cornice lines, historic features such as the listed building’s turret.
- Be mindful of long views including from Farringdon Station.
- Should the height, volume, setback, materials and detailing be acceptable for a roof extension, there would have to be public benefits such as but not limited to:

1. An enhancement to the ground floor elevation given that the existing does not address the street frontage or the change of grade, has no relationship with Greville Street or pedestrians.
2. An improvement to the rear elevation and the relationship to the public space and other buildings in the Bleeding Heart Yard as currently it does not address either component, requiring

better integration within the semi public space, and usable physical presence rather than being back of house.

Based on this advice the applicants submitted a second pre-application submission on 07/04/2016, which involved an extension, which was stepped back from the front elevation with a smaller footprint than originally proposed. The extension was single storey to the front and rear, increasing to two-storeys at the centre. It was finished in zinc cladding and powder coated aluminium windows.

The pre-application response letter from officers (2016/1819/PRE) confirmed that:

- The proposed materials were considered to be out of context and would represent a significant change to the character and appearance of the existing building.
- The extension would have a negative impact on the conservation area and additional height and bulk would be out of character and would have an overbearing impact on views from Bleeding Heart Yard.

It was suggested that a Historic Assessment should be undertaken in order to understand the more sensitive viewpoints/conservation area and in order to appreciate the historic development of the area, its character and materiality.

This pre-application advice formed an important starting point for the proposals advanced as part of our full application.

The key planning policy considerations for the proposed development are set out in the NPPF, GLA and Camden Planning Guidance and the Hatton Garden Conservation Area Appraisal and Management Strategy (March 2017) and policies map.

In the context of this full application submission the following Local Plan policy issues are relevant and have helped inform and shape this full application submission:

- The site’s location within the Lateral Assessment Area of Designated View 2A.1 and the restriction this designation places on the redevelopment potential of the site.
- The site’s location in an archaeological priority area (Local Plan Policy D2).
- The site’s location in the Hatton Garden Conservation Area and within Key Views 1 and 2 as defined by the CA appraisal (Local Plan Policy D2 and the recently adopted Hatton Garden Conservation Area Appraisal and Management Strategy (March 2017))
- The Council’s desire to secure the delivery of high quality development and the most efficient use of land and buildings (LP Policy G1).
- The site’s location in the Hatton Garden Area where the Council will seek to secure and retain premises suitable for use as jewellery workshops and related uses. Where proposals increase total GIA floorspace by more than 200sqm the Council will seek to negotiate up to 50% of the additional floorspace as affordable premises suitable for the jewellery sector

(Local Plan Policy E2).

- The desire to protect existing and provide new business floorspace (LP Policy G1, E1, E2).
- Support to intensify existing employment premises provided that the level of employment floorspace is increased or at least maintained, the redevelopment retains existing businesses on site, the proposals include floorspace suitable for start ups, small to medium enterprises, such as managed affordable workspace where viable (Local Plan Policy E2).
- The surrounding land uses and the need to protect the quality of life of existing occupiers and neighbours in terms of visual privacy, outlook, sunlight, daylight and overshadowing (Local Plan Policy A1).
- The desire to secure high quality design which respects local character and context, preserves and enhances the historic environment and heritage, is sustainable, integrates with surrounding streets, is inclusive and accessible, preserves significant and protected views (Local Plan policy D1).
- The desire to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards (Local Plan Policy CC1, CC2).
- The need to ensure that town centre uses do not harm the character and function, vitality, viability of a centre, the local area or the amenity of neighbours (Local Plan Policy TC4).
- The Council’s parking policies in terms of car, cycle and disabled parking (Local Plan Policy T2).

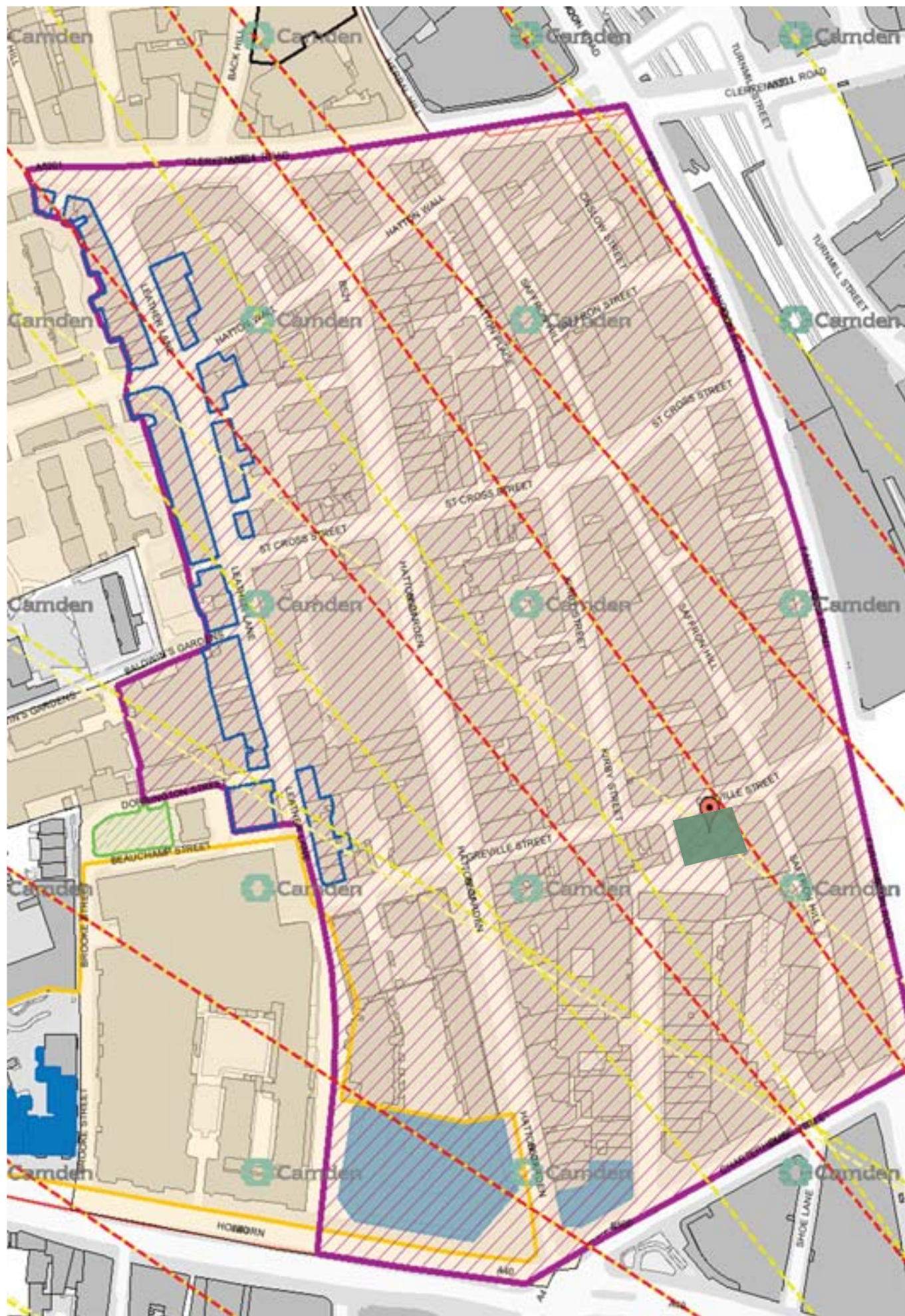


Fig. 31. Camden Local Policy Map.

2.10 Camden Policy Map

The site is located within the Hatton Garden Conservation Area. The building is not of listed status or on Camden's local list. The site is located within the designated Hatton Garden town centre (CPG 5, Town Centres, Retail and Employment – page 53).

- Designated View
- 2A.1 Parliament Hill summit to St Paul's Cathedral - Right Lateral Assessment Area
- Archaeological Priority Area
London Suburbs
- Central London Area
Central London Area (Clear Zone Region) CLA
- Conservation Area
Hatton Garden
- Hatton Garden Area
Hatton Garden

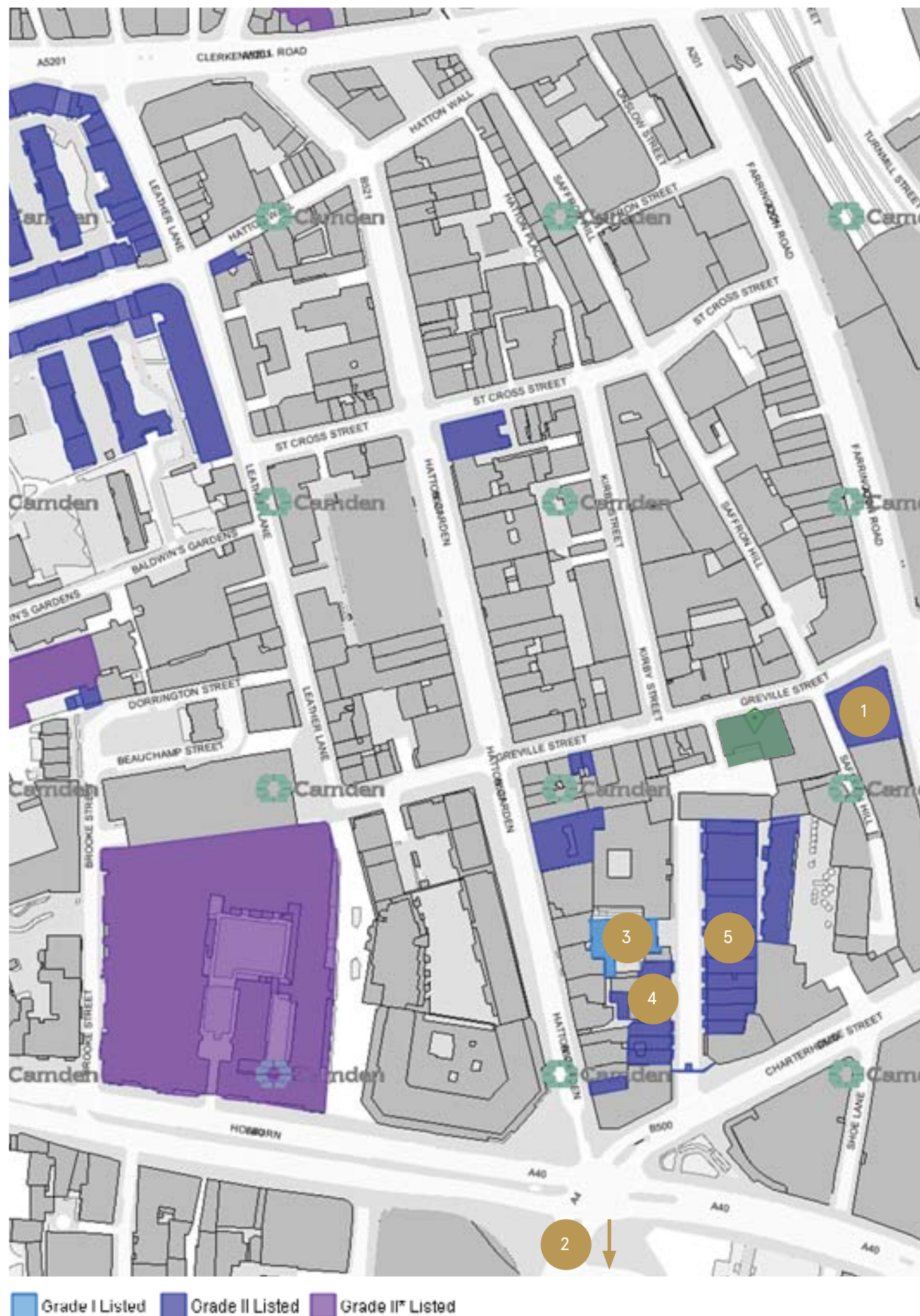


Fig. 32. Camden Listed Building Map.

2.11 Conservation Area Analysis

The site is situated in a mixed area of non listed and mostly Grade II listed buildings. To the north and north-west buildings are mostly non listed. To the immediate east, is Nos. 25 and 27 Farringdon Road (Grade II), immediate south is St Andrew's House (Grade II), St Etheldreda Church (Grade I), the convent school at 13-14 Ely Place (Grade II) and a terrace of townhouses along Ely Place (Grade II).

In the vicinity of the site:

1. Nos 25 and 27 Farringdon Road is Grade II listed
2. St Andrew's House is Grade II listed
3. St Etheldreda Church is Grade I listed
4. The convent school at 13-14 Ely Place is Grade II listed
5. Terrace of town houses along Ely Place is Grade II listed.

The buildings at 16-19, 24, 27 Greville Street and a number of buildings in the Bleeding Heart Yard are in addition identified as making a positive contribution to the Conservations Area.



Fig. 33. Key views and landmarks as identified by Camden in the Hatton Garden Conservation Area Appraisal and Management Strategy.

-  Key views
-  Locally significant views
-  Landmarks

20-23 Greville Street is included in some key views identified in the Hatton Garden Conservation Area Appraisal and Management Strategy.

View 1 - Cowcross Street looking west toward Farringdon Road / Greville Street Corner

‘The view westward along Greville Street reveals the distinctive topography of the Area, with the land rising up from the former valley of the River Fleet (Farringdon Road). This effect is reinforced visually by the relatively even building heights along Greville Street. The view acts as a gateway into the Area and is framed on the left by 25-27 Farringdon Road (Grade II), a former printing works with striking polychromatic brickwork, which introduces the industrial heritage of the Area.

As the viewer advances along Greville Street, another corner tower at 88-90 Hatton Garden (Positive) comes into view. View 1 and View 2 represent the same viewing corridor, in different directions.’

View 2: Greville Street looking east toward corner with Farringdon Road

The view eastward along Greville Street is dominated by the richly decorative 25-27 Farringdon Road (Grade II), which juts into the viewer’s eyeline owing to the distinctive street plan and topography. Its conical turret, added c. 1990, forms a striking feature against the sky.

Immediately beyond is the development site created by Crossrail, just outside the Area. Added visual interest derives from the rhythm established by narrow plot widths along both sides of Greville Street, enlivened by buildings of contrasting colour and texture.

View 1 and View 2 represent the same viewing corridor, in different directions.



Fig. 34. Camden recognised key view 1.



Fig. 35. Camden recognised key view 2.

3.0 Pre-Application

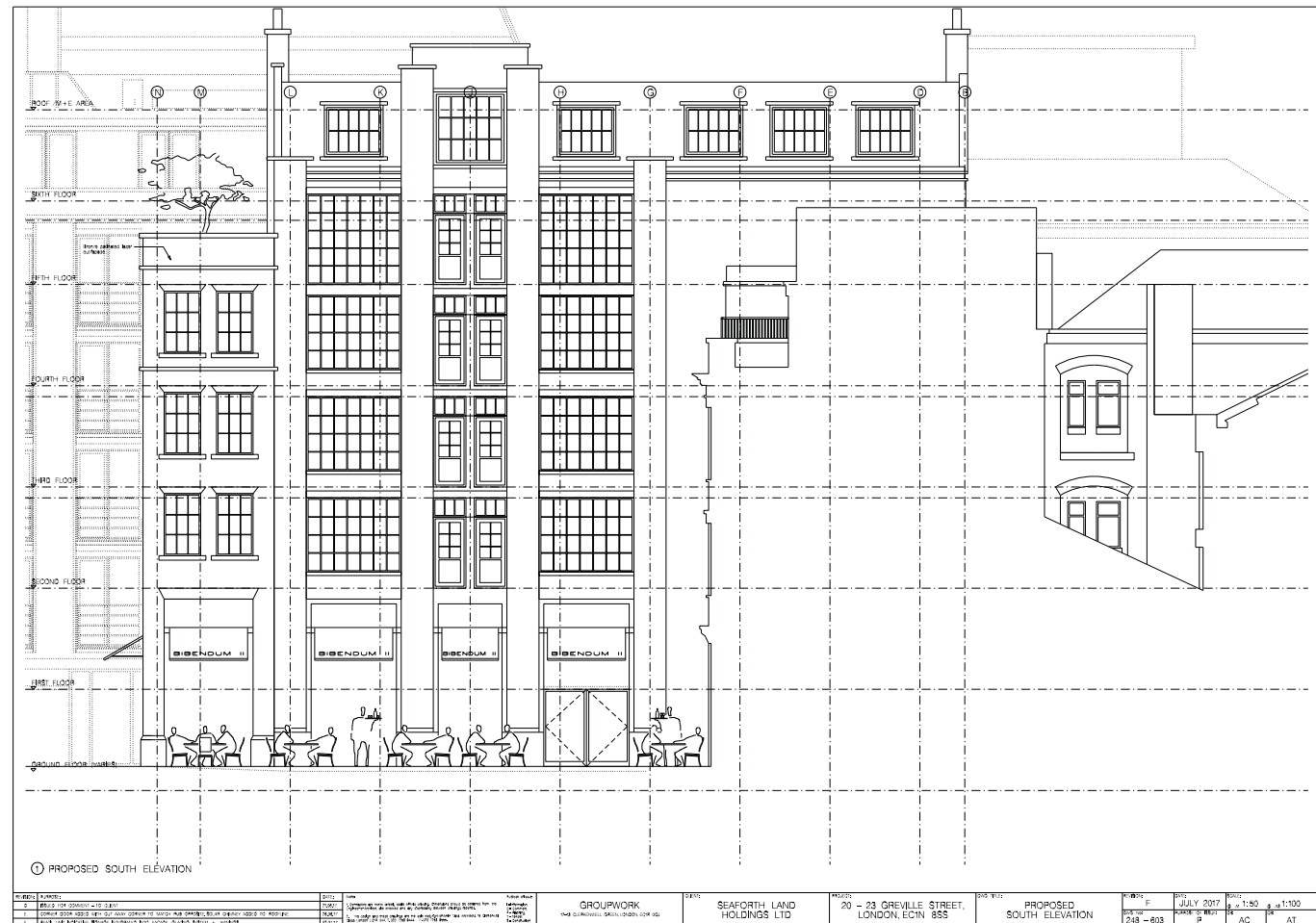


Fig. 36. Pre-application north (top) and south (bottom) elevations.

3.1 Pre-Application Submission

A pre-application scheme was submitted in July 2017 for the retention and refurbishment of the existing office building comprising 2,354 sqm (gia) of floorspace to provide a new mixed use building comprising:

- A change of use of 396 sqm (gia) of existing Class B1 office floorspace at lower ground, ground and first floor levels to provide Class A1 floorspace fronting onto Greville Street.
- The change of use of 509 sqm of existing Class B1 office floorspace at lower ground, ground and first floor levels to provide Class A3 restaurant floorspace fronting onto Bleeding Heart Yard.
- The retention and refurbishment of 1,616sqm of class B1 office floorspace.
- Demolition of existing fifth floor level and replacement with a new mansard level and introduction of small infill extension to rear of building fronting onto Bleeding Heart Yard to provide 661 sqm of new Class B1 floorspace.
- The infilling of an existing lightwell at lower ground floor level fronting onto Bleeding Heart Yard to provide refuse/cycle storage for the building as a whole.
- Provision of small discrete plant enclosure integrated into new mansard extension.
- Alterations to existing elevations.

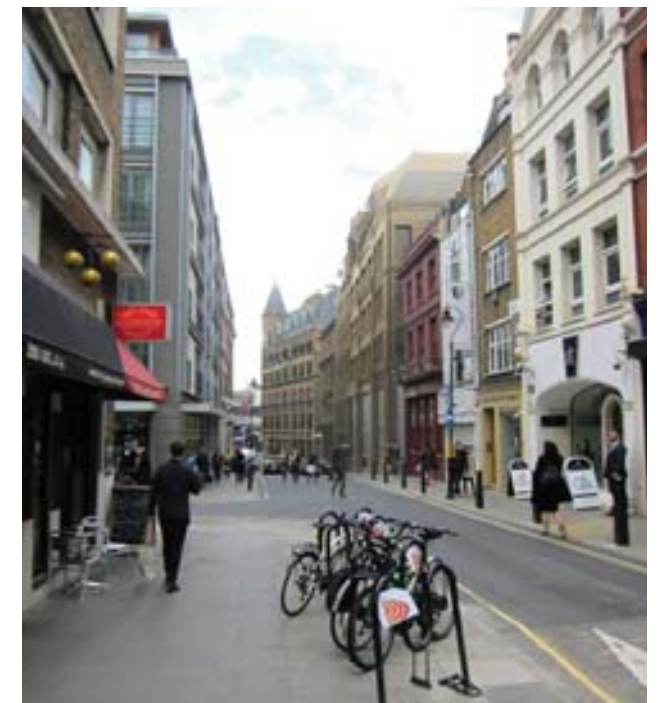


Fig. 37. Pre-application north (top) and south (bottom) elevations.

Meeting Report

Date 7 November 2017
Meeting Planning pre-app
Project 20-23 Greville Street, Camden
Venue LB Camden
Reference 5673
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Tibbalds

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London SE1 3JB
Telephone
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mail@tibbalds.co.uk
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Attendees

Laura Hazelton LB Camden
Charlie Rose LB Camden
Kate Gibbs LB Camden
Tyler Goodwin Seaforth Land
Jin Cui Seaforth Land
Amin Taha Groupwork Architects and Seaforth Land
Alex Coterill Groupwork Architects
Jennifer Ross Tibbalds
Fiona Sibley Tibbalds

	Action
1 Design	
<ul style="list-style-type: none">• <u>• Façade joints - CR confirmed the best way to check the appropriateness of the mesh façade was to inspect the sample on site happy with façade approach, but also feels it necessary - would like to see the joints on an elevation as well as the updated profiles. -</u>• <u>• Rooftop plant - CR supported the approach to the rooftop plant in principle, and the LPA can live with the building height, as long as all plant (PVs etc) can be accommodated inside the façade envelope without raising the height. CR requested to see a roof plan. Flexibility is advised for plant deck space as requirements change - CR wanted a guarantee, in whatever form you are able to provide, as part of the application that the plant would be concealed below the top of the parapet as suggested and there is sufficient space in the plant area to future proof all M&E requirements.</u>• Ground floor frontage - CR said this needed revision to address the odd proportions and floor slabs visible through double height glazing. He suggested pulling the first floor down on the LHS, losing the spandrel and reportioning the 2nd floor windows.• Dormers and roof design – CR would seek single not double dormers, in a taller and narrower form, to reduce the perception of height. Farringdon Road is the primary road with the primary buildings in massing terms, and must remain so. CR also suggested making the pitch shallower to reduce the perception of height.• Eastern flank wall – Groupwork to develop how we treat this façade to accommodate Sony’s lobby.• Rear colonnade – Groupwork to develop lobby entrance from BHY. CR raised concern that enlarging the colonnade may increase A3 patio use disproportionately.• Materiality – CR to secure brass as façade material through planning condition.	Formatted: Font color: Red
	AT/AC

Meeting Report

Date 7 November 2017
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Would like to see fuller details in app of profiling.	
Actions: <ul style="list-style-type: none">• Groupwork to provide updated material to CR for comment in next two weeks• Sample panel to be installed at Greville St in week 1 or 2 December (prior to submission), and officers to be invited to inspect.	
2 Transport and cycle parking <ul style="list-style-type: none">• LH to provide comment from Highways on the submitted transport note, and the key question of locating visitor cycle parking in a suitable offsite/on-street location. This is the proposal in support of the strategy to use the rear colonnade area inside the red line to activate the frontage and the yard with public realm. LH/Highways to comment.• Is the proposed transport statement scope (ie without full trip gen assessment) acceptable? LH / Highways to comment.	
3 Heritage statement / Daylight Sunlight statement <ul style="list-style-type: none">• LH to provide comment on the two submitted documents (we attach an updated daylight sunlight summary)	
4 Application documents / scope <ul style="list-style-type: none">• LH to confirm/comment on the submitted app documents list and any scope.• LH agreed that wirelines of verified views for local views 1 and 2 in the Hatton Garden CA appraisal will be sufficient, alongside illustrative rendered images. LH agreed that no assessment of Strategic London View 2A.1 required if we are below threshold height, and the site is hidden behind Kings Cross buildings (as shown by 10-14 Greville Street application).• Question for LH – will any justification for retail uses in this location be required?• BREEAM – we are undertaking two separate assessments, for retail (refurb) and office (new build as the extension is above the floorspace threshold for refurb). We are targeting Excellent but currently achieving Very Good, and developing further.• Drainage – we extend the building’s surface area by 95sqm. This is replacing existing hardstanding, so there is no net increase in impermeable area. In response to the sustainability officer comments, we are investigating the feasibility of some green/brown roof as attenuation. LH to comment	
5 Affordable workspace <ul style="list-style-type: none">• JR explained that we have considered how we can accommodate the policy requirement for affordable jewellery workspace, but this is difficult because we are retaining and moving around the building’s existing tenants, which is complex, and at ground floor, basement and first, we are creating A1/A3 uses to provide a strong frontage. TG explained Seaforth intends to create a very high quality frontage through careful choice of tenants, to create a gateway and draw footfall from the station.	

Comment [HL2]: 34 Long stay cycle parking spaces meets requirements, but it is recommended that lift access is provided so that they are fully accessible. Transport officers consider the reception passenger list to be a more appropriate means of access than the bin lift.

With regard to visitor cycle parking, Transport remain of the opinion that an area within the colonnade should be used for this purpose and that the space adjacent to the fire escape stairs would be the most appropriate location for this - it will be sheltered from the rain and will be overlooked by patrons of the A3 unit. The cycle parking would also be located in close proximity to the entrances to all of the proposed land uses.

The footways on Greville Street, within Bleeding Heart Yard and in the surrounding area tend to be relatively narrow and so are unlikely to be able to support any further on-street cycle parking. The provision of visitor cycle parking within the site boundary is therefore considered to offer the best solution as to the location of these spaces.

... [11]

Comment [HL1]: We wouldn’t expect a full trip generation assessment – The B1 floorspace would remain the same and the A1/A3 uses are likely to be passing trade.

Comment [HL3]: I don’t think an updated D/S report was provided?

Comment [HL4]: Discussed and agreed via email dated 13/11/2017

Comment [HL5]: We wouldn’t need a justification per se, more of an assessment against CPG5 and Policy TC1 as to why this is an appropriate for more retail (continuing the adjacent retail parade).

Comment [HL6]: Emailed Sustainability Officer for comments.

Meeting Report

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- KG noted that the tenants mentioned are in growth sectors that the Council is keen to encourage/retain, but noted the policy seeks to protect the area's economic heritage. The council prioritises direct provision over a cash payment, and would prefer to see some direct provision rather than none, with a top up and a strong rationale to support any departure from policy. She suggested we explore other strategies such as shop/maker space, and discuss with the local BID who have an aspiration to deliver a heritage/business centre explaining the area's industrial history.
- KG to provide contacts and any other advice to help shape the proposal.
- JR suggested we investigate a makers jewellery market in Bleeding Heart Yard, which would become a destination for Camden, potentially in collaboration with Craft Central.

Comment [HL7]: KG sent email dated 08/11/2017 – please let us know if additional information is provided.

3.2 Pre-Application Feedback

Page 2: [1] Comment [HL2] Hazelton, Laura 15/11/2017 13:57:00

34 Long stay cycle parking spaces meets requirements, but it is recommended that lift access is provided so that they are fully accessible. Transport officers consider the reception passenger list to be a more appropriate means of access than the bin lift.

With regard to visitor cycle parking, Transport remain of the opinion that an area within the colonnade should be used for this purpose and that the space adjacent to the fire escape stairs would be the most appropriate location for this - it will be sheltered from the rain and will be overlooked by patrons of the A3 unit. The cycle parking would also be located in close proximity to the entrances to all of the proposed land uses.

The footways on Greville Street, within Bleeding Heart Yard and in the surrounding area tend to be relatively narrow and so are unlikely to be able to support any further on-street cycle parking. The provision of visitor cycle parking within the site boundary is therefore considered to offer the best solution as to the location of these spaces.

The Transport Officer has requested clarification as to how level access will be achieved to all of the proposed uses, given the existing ground floor levels.



Fig. 38. Public consultation boards - continued on next page.



3.3 Public Consultation

A public consultation was held in December 2017 at Bleeding Heart Bistro in Bleeding Heart Yard to invite neighbours and members of the public to view and comment on the current designs.

Feedback gained from attendees was supportive of the complete refurbishment and improvements made to the existing building, activating the Greville Street and Bleeding Heart Yard frontages, and methodical approach to the construction process to mitigate against any disruption to neighbours.

For a full analysis of public consultation feedback, please see the Planning Statement prepared by Tibbalds Planning and Urban Design.



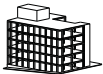
Fig. 39. Public consultation flyer

How has it been designed?

The proposal is split into the following elements:

• **Element 1 - Existing Structural Survey**

Detailed surveying of the existing building fabric to allow reuse of the reinforced concrete structure. New elements will then be designed to work with the existing structure which will minimise any disruption on site from strengthening.



• **Element 2 - Replacement Windows and Refurbishment**

Replacement of existing windows for floors 2, 3 and 4 on existing elevations to dramatically increase thermal insulation value and increase environmental performance. Refurbishment of the existing building at 20-23 Grenville Street will allow acoustic insulation, fire protection and services distribution to be added to better future proof the current building.



• **Element 3 - Lower Levels Reorganisation**

Reorganising lower ground, ground and first floors to introduce A1 and A3 uses adding to the vibrancy and diversity of the surrounding area, provide a generous bike store with easy access to street level, provide cycle parking and associated facilities to exceed local standards, and reposition the entrance to B1 space.



• **Element 4 - Rear Extension**

Reinforcing the original building footprint with original facade to provide additional office accommodation and affordable area for the jewellery industry to the rear. The scale of this extension has been carefully measured and developed to reflect that of Bleeding Heart Yard.



• **Element 5 - Roof Extension**

A modest roof extension following the original mansard line stepping away from the parapet to protect neighbouring building's amenity levels and provide office accommodation for a range of business sizes.



• **Element 6 - New Facade**

Recladding of the existing structure on each elevation to match Spencer W. Grant's original proposal and reunite the building with the character of the conservation area. The recladding is to use a folded perforated metal mesh for its ability to weather, natural colouring, strength and ability to be moulded.

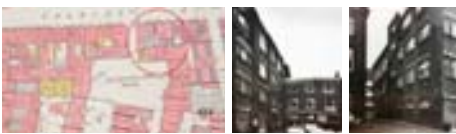


Where did the design originate?

Historical Analysis

Working with award winning historic building consultants Donald Insall Associates, we have uncovered the previous buildings which once occupied the site before being demolished and rebuilt in the 1970's.

The buildings on the site were once part of a terraced block recorded as being used for commercial purposes as early as 1846 with an ivory dealer, surgeon, optician, copper plate printer, bookbinder, engineers firm and silversmith documented at No. 20-23. This terrace was recorded in a 1922 elevation by Spencer W. Grant showing Nos. 22 and 23 as built together with joined facades. No. 21 built in a largely similar style with different floor levels and all three in a late-Victorian commercial aesthetic with ground floor shops and showrooms/workshops at the upper levels. No. 20 shows a Georgian townhouse with a lightwell, and No. 19a a mid-19th century house both with ground floor shops.



Ghost Veil

Our approach is to accurately re-create the detail and architectural style of the previous building facades in a contemporary and modern way, breaking up the street frontage as a whole, while at the same time achieving a well detailed and contemporary standard for along Grenville Street.

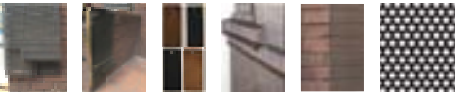
We proposed to replicate the 1970s appearance with a full floor to ceiling perforated brown metal skin to follow the original design by Spencer W. Grant, reintegrating the building with the Conservation Area.



How will the facade work?

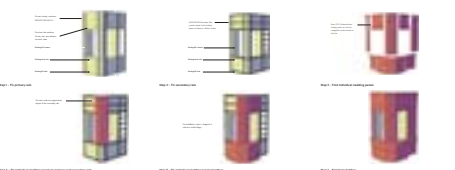
The thin folded perforated metal building skin, designed specifically to allow as much natural light as possible as well as preserve an overall solidity will be overlaid onto the existing building, a mask of contextual detail and delight. Perforating the skin will allow clear views from all levels, introduce natural daylight into all interior spaces and act as a sunshade in summer months.

Material choices for the perforated cladding material will be sympathetic to the character of the Conservation Area. Brass, bronze or corten are options to all match the surrounding palette with strong weathering abilities. We are keen to discuss the final material finish of the proposed with the borough to best suit the Conservation Area.



Facade Construction

Working with structural engineers Atelier One, the facade has been designed to act as a rainscreen, using available tested systems in fitting it to the existing building's structural fabric. A primary and secondary raftering system will be fixed to the building onto which folded perforated metal sections will clip. These can be removed for maintenance as would a conventional rainscreen cladding system. Panels are built joined together to simulate visible fixings and retain the overall coherency of the facade. A sample panel is currently under construction and will be installed in January 2018.



Facade Maintenance

The small size of these perforations will ensure that any large items cannot be pushed through. If items of 6mm in diameter are pushed through the perforations, they fall to the bottom of the facade. The bottom of the facade ends 50mm above street level to ensure clearing of any items can be easily accessed.

How does it work internally?

Reorganising internal spaces and adding a modest extension to the rear and roof will allow the introduction of different use classes adding to the vibrancy and diversity of the surrounding area whilst adding to the current use classes in the building.

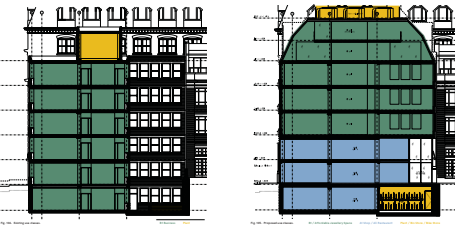
In line with Camden Development Policy DPF, 50% of the additional area created by this development will be dedicated to secondary uses, including affordable premises suitable for the jewellery industry.

Lower Ground Floor to First Floor - The introduction of A1/A3 units fronting onto Grenville Street will activate the currently unused static north elevation. An A1/A3 unit to the rear will invite activity into Bleeding Heart Yard and help to make use of all building elevations. The bike store with associated facilities (lockers, showers and changing areas) is located at basement and ground level with easy access to the street through a dedicated stairway and entrance. The bike store is located at basement and ground level on a hydraulic scissor lift with mechanically operated lid to access ground floor level on collection days.

Second Floor to Fourth Floor - Second to fourth floors will be designed for open plan use, fitted to meet all Building Regulations and demands of a contemporary office. All spaces will have access to two staircases and dedicated bathroom and kitchen facilities. The rear extension will ensure any existing lower ground to first floor B1 space is relocated to the upper levels without reduction in area. Furthermore, existing tenants will remain in the building during construction works to minimise disruption.

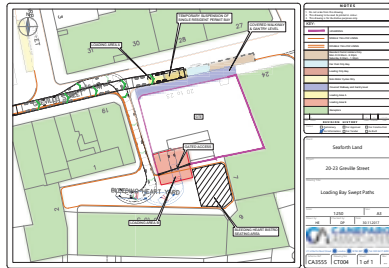
Fifth Floor to Mezzanine - A modest roof extension is proposed to offer a single B1 unit over two floors. This will be accessed via the single core and include dedicated toilet and kitchen facilities.

Roof - All M+E equipment currently located at lower ground level and fronting onto Bleeding Heart Yard will be positioned at roof level. Any equipment will be positioned behind acoustic screening barriers to minimise any noise on amenity levels to neighbouring buildings.



How will construction be managed?

Our construction works will be managed carefully to minimise impacts on our neighbours and the occupants of our building. Before works commence, a Construction Management Plan will be submitted and approved by Camden's Planning Department. The following provides a summary of how construction vehicles will access the site.



Construction traffic will be restricted to 09:30-15:00 on weekdays during term time and 09:30-16:30 outside of term time. Deliveries will also be undertaken between 08:00-15:00 Saturdays. No deliveries will be undertaken on Sunday or bank holidays. Strict delivery/collection scheduling and booking systems will be imposed.

Construction vehicles will approach from the south from the A40 (Holborn) before accessing Hutton Garden and turning right onto Grenville Street. Vehicles will either stop within a temporary loading bay area on Grenville Street or a second loading area within Bleeding Heart Yard. Vehicles will exit the area by continuing east along Grenville Street to Farringdon Road.

The majority of vehicles will make use of the temporary loading area on Grenville Street with the remaining vehicles accessing Bleeding Heart Yard, subject to vehicle size restraints. All vehicle movements will be assisted by bantmen control to prevent conflict with pedestrians and cyclists.

Thank you for your time

If you would like to provide written feedback to the project team, please contact Alex at alex@winstaha.co.uk or on 0207 353 9444.



4.0 Proposal



Fig. 40. View of proposal looking west along Greville Street from Farringdon Road.

4.1 Design Intent

Our aim is to recondition 20-23 Greville Street to provide additional office accommodation and provide a building which makes a positive contribution to the Hatton Garden Conservation Area through drawing on the character and heritage of the surrounding area and refurbishing and adding to the existing structural fabric.

The proposal comprises five key elements:

- **Key Element 1 – Restoration**
Recladding of the existing structure on each elevation to match Spencer W. Grant’s original proposal and reunite the building with the character of the conservation area. The recladding is to use a folded perforated patinated metal mesh with a patinated brass finish for its ability to weather, colour, inhabit natural strength and ability to be folded.
- **Key Element 2 – Roof Extension**
A modest roof extension comprising one floor with mezzanine level following the original mansard line stepping away from the parapet to protect neighbouring building’s amenity levels and provide office accommodation for a range of business sizes.
- **Key Element 3 – Activating Bleeding Heart Yard**
Reinstating the original building footprint with original facade to provide additional office accommodation.

- **Key Element 4 – Internal Area**
Reorganising internal spaces over lower ground to first floors will allow the introduction of dual A1/A3 use, adding to the vibrancy and diversity of the surrounding area. Second to fifth mezzanine floors will be designed for open plan office accommodation use and fitted out to meet all Building Regulations and demands of a contemporary office. Removal of existing parking spaces is also proposed which are currently situated on Bleeding Heart Yard.

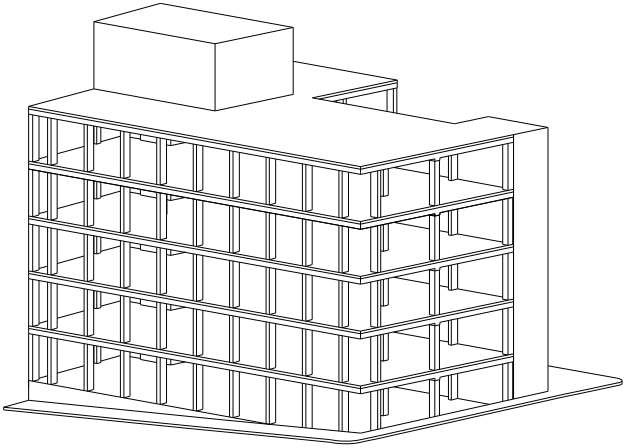
The proposal will seek to retain all B1 office accommodation whilst adding additional A1/A3 dual use space.

- **Key Element 5 – Refurbishment**
Refurbishment of the existing building at 20-23 Greville Street to allow acoustic insulation, fire protection and services distribution to be added to better future proof the current building.

Windows are to be upgraded and refurbished to increase the building’s thermal insulation values.

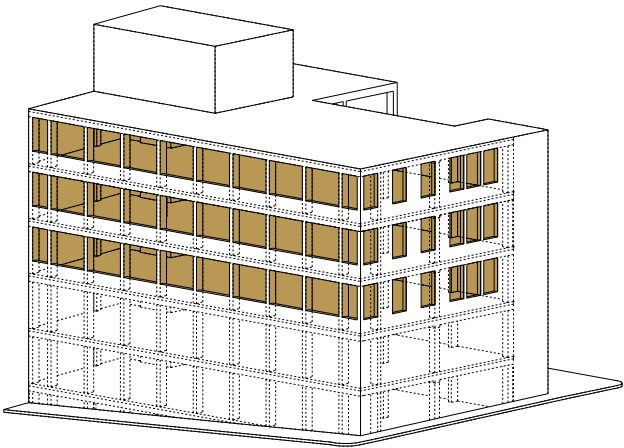
Step 1 – Existing Structural Survey

Detailed surveying of the existing building fabric to allow reuse of the reinforced concrete structure. New elements will then be designed to work with the existing structure which will minimise any disruption on site from strengthening.



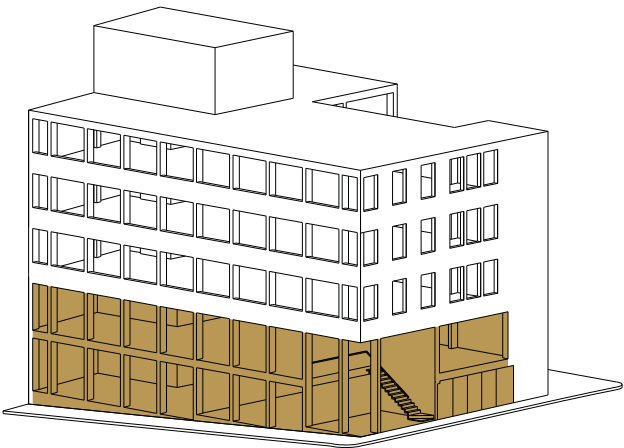
Step 2 – Replacement Windows and Refurbishment

Replacement of existing windows to floors 2, 3 and 4 on existing elevations to dramatically increase thermal insulating value and increase environmental performance. Refurbishment of the existing building at 20–23 Greville Street will allow acoustic insulation, fire protection and services distribution to be added to better future proof the current building.



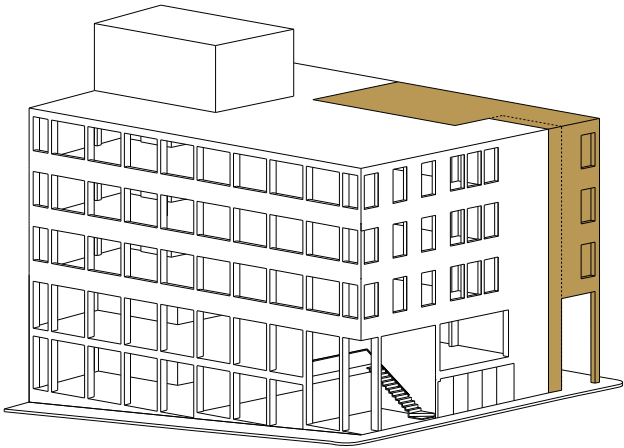
Step 3 – Lower Levels Reorganisation

Reorganising lower ground, ground and first floors to introduce A1 and A3 uses adding to the vibrancy and diversity of the surrounding area, provide a generous bin store with easy access to street level, provide cycle parking and associated facilities to exceed local standards and reposition the entrance to B1 space.



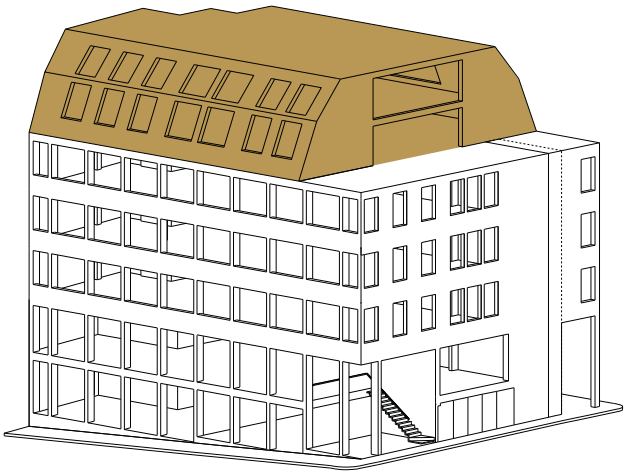
Step 4 – Rear Extension

Reinstating the original building footprint with original facade to provide additional office accommodation and affordable area for the jewellery industry to the rear. The scale of this extension has been carefully measured and developed to reflect that of Bleeding Heart Yard.



Step 5 – Roof Extension

A modest roof extension comprising one floor with mezzanine level following the original mansard line stepping away from the parapet to protect neighbouring building’s amenity levels and provide office accommodation for a range of business sizes.



Step 6 – New Facade

Recladding of the existing structure on each elevation to match Spencer W. Grant’s original proposal and reunite the building with the character of the conservation area. The recladding is to use a perforated folded metal mesh with patinated brass finish for its ability to weather, natural colouring, strength and ability to be moulded.





Fig. 41. View of proposal looking east along Greville Street towards Farringdon Road.

4.3 Key Design Issues

Through high quality considered design, the following issues are addressed:

- Providing a contemporary yet sensitive design that respects the scale, character and appearance of the conservation area and locally listed buildings and is a dramatic improvement of the existing building.
- Increasing employment floorspace to support the local economy and meet the demand for office floorspace from small and medium sized enterprises.
- Designing flexible floorplates with sufficient facilities to accommodate a variation in businesses.
- Avoiding degradation of neighbouring properties' privacy, outlook and amenity.
- Creating appropriate internal daylight and sunlight conditions and providing good access to natural light within the development.
- Ensuring neighbouring properties maintain acceptable levels of natural daylight and sunlight.
- Enhancing the existing streetscape and creating an improved urban setting.
- Achieving a highly sustainable and energy efficient design that will meet Part L Building Regulations in accordance with the London Plan.
- Providing suitable levels of development on the site acknowledging the greater surrounding area's density.
- Addressing the surrounding trees and reducing the impact of this redevelopment on their condition.

- Exceeding local guidelines for transportation provision.
- Ensuring existing tenants can remain in place during construction and refurbishment works to keep all floor area active and reduce impact on surrounding buildings.

4.4 Key Element 1 -

Restoration



Fig. 42. Ignoring Context – Castle Vecchio – Carlo Scarpa.



Fig. 43. Restoring Context – Neues Museum – David Chipperfield Architects.



Fig. 44. Exploring Context – “Blueprint” – Do Ho Suh – Scale Representation of a New York Townhouse Facade.



Fig. 45. Hotel, Paris – Edouard François.



Fig. 46. “House” – Rachel Whiteread.

4.4 Key Element 1 – Restoration –

Design Philosophy

When working with existing structures and within conservation areas there are perhaps three integrated methodologies to employ. Explore, Restore and Ignore.

Explore

Researching the local and broader physical built, historic and social context. Establishing predominant built fabric, material, structure and reasons for construction and methodologies at that time as well as extracting forgotten memories and establishing how these can integrate with current context, if at all. In this way beginning to root the building into both the local context and wider culture. The following pages will explain this approach and its synthesis with the preferred massing.

Restore

Where there is fabric, reason and the ability, the restoration of partly intact structures should be sought to retain exemplars of past social and physical histories. At the Neues Museum the newly unified German state called for architect to initially overlay and hide the scars of war and 60 years of neglect. Chipperfield’s eventually carefully rebuilt elements, left others with the very scars of war and brought in new areas that chimed with the neoclassical design.

Ignore

Ignoring context can be a philosophical starting point. It should rely on an intelligent strategy of judicious choices that aim to complement both the new arrival and the existing context. To turn Castle Vecchio into a museum Carlo Scarpa introduced rooms, staircases and link bridges where there had been none. Using materials evoking the middle ages but employed in a wholly 20th century manner to counterpoint, highlight and celebrate both social periods through their fabric.

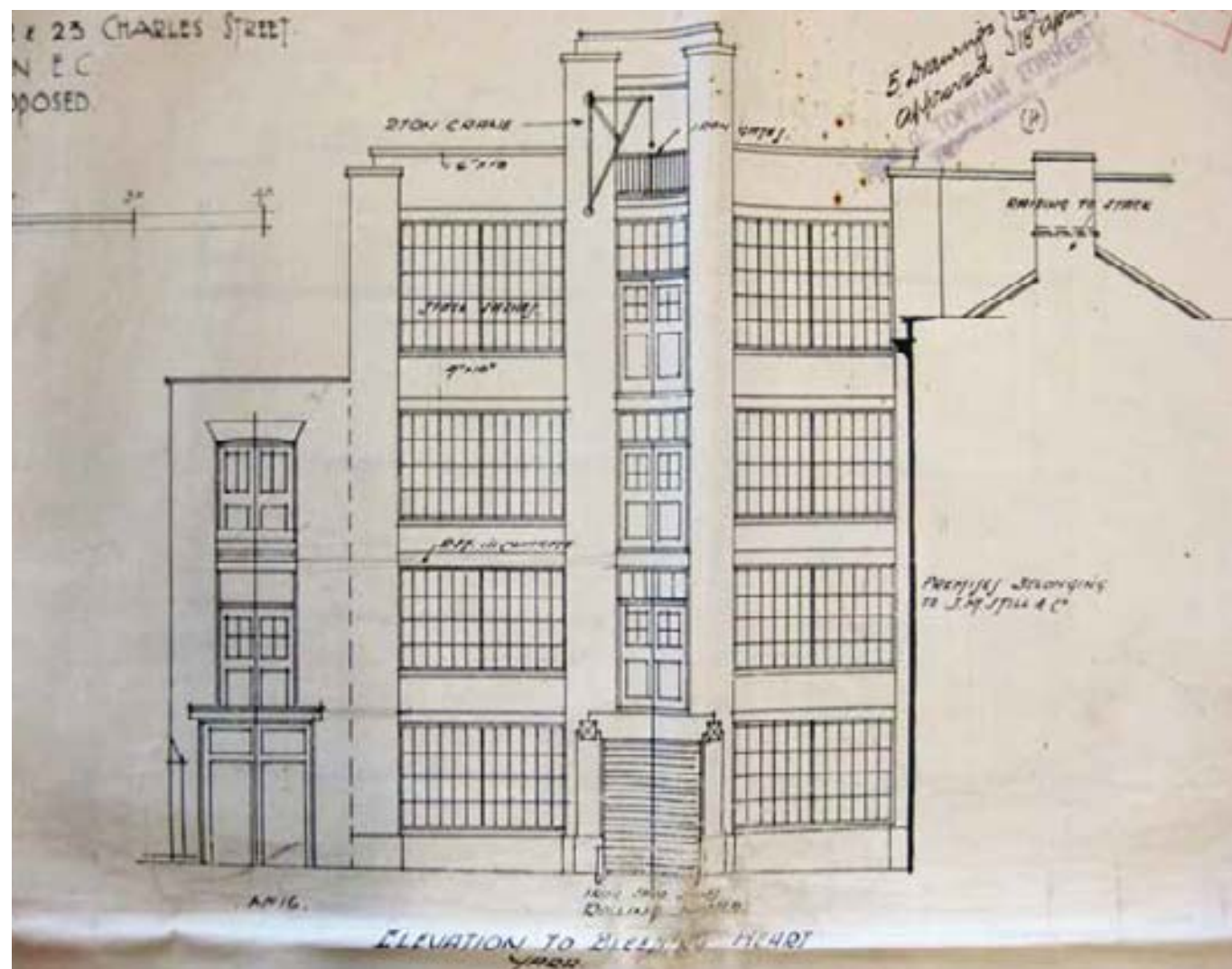


Fig. 47. Spencer Grant, Bleeding Heart Yard Elevation, 1922.



Fig. 48. Photograph showing rear elevation of 20-23 Greville Street, 1977.



Fig. 49. Photograph showing side elevation of 20-23 Greville Street, 1977.

4.4 Key Element 1 – Restoration –

Revisiting the local context

The parade of buildings between Hatton Garden and Farringdon Road, of which the proposed site forms not an insignificant part, act as living heritage of the small and medium scale diamond traders. While a great deal of the street remains intact with Georgian and Victorian buildings some with plain and flat facades others with high levels of decoration and architectural play, there have been a number of post war amalgamations of smaller plots finished with unsympathetic buildings of large mass and as with our site stripped back utilitarian facade composition and finishes.

19 – 23 Greville Street and 3 – 4 Bleeding Heart Yard as the site plots were originally numbered, accommodated six buildings of various sizes which up until they were demolished during the 1970's were gradually knocked through for their tenants. Our research has shown the extent of their original footprints, heights and architectural detail. Which when reconstructed within a CAD 3D model not only readdress the common rhythm of vertical and decorative shopfronts on Greville Street but also give a much clearer definition of building lines and form to Bleeding Heart Yard.

4.4 Key Element 1 – Restoration –

Memory and the Misremembered



Fig. 50. House – Rachel Whiteread.



Fig. 51. Home Within a Home – Do Ho Suh.



Fig. 52. Fouquet’s Barrière Hotel, Paris – Edouard Francois.



Fig. 53. Naturkundemuseum, Berlin – Diener and Diener.

Given the clarity of historical information and opportunity to restore the original urban form, social heritage and architectural detailing, our approach has been to remember or rather misremember the missing pieces. After all we cannot build using the same materials to meet today’s standards and arguably why should we given the opportunities available to us. Similarly, of the multitude of creative options possible, the idea of looking to the past and the past looking back is full of possibilities. We therefore began by simply aiming to return the original buildings in form and detailing. But as a full height metal skin, a shell conceived as a 1:1 monument cast of the past.

Very much drawn from Rachel Whiteread (Ghost House, London), Do Ho Suh (Home within Home), Diener+Diener (Natural History Museum, Berlin) and Edouard Francois (Hotel Fouquet, Paris), all external mouldings, window surrounds and features as well internal skirting, dado rails, cornices and anaglypta wallpaper were modelled. The CAD information then projected into a 3D model in order that this effort isn’t seen as an attempt to perfectly mimic the past, instead alluding to memory, indeed misremembered pasts the finish is monolithic, slipping in areas, imperfect and in some parts wholly misplaced.

Had the CAD information been written incorrectly, would it be correctly translated by the metal fabricators? As well as reminding us that our ideas/ memories of the past are often edited and adjusted to suit our present and futures, the notion that the “making/construction” is also misremembered

suggests that what we understand as rational and controlled by for instance neoclassical architectural rules is also fluid.

Within the monolithic cast shell, new internal floor plates literally represent the new habitation pattern. Located where convenient and of a very different and gentler material, the Cross laminated Timber Floor plates are alien to the monument and carried through with new openings behind the metal perforated sheet and potentially in some areas cut where required without respect to the older window locations or their surrounding neoclassical detail. From across the street and further distances the metal facade appears as the original street elevation of soot-washed London stock brick. As one approaches the perforations become more evident signalling the edifice but a light weight of ephemeral shroud, a ghost of the past. Internally as with net-curtains the proximity to the shroud allows clear views out with some solar shading on the south and west faces and sense of privacy from the street.

4.4 Key Element 1 – Restoration –

Precedents

There are a number of precedents for exploring a distinct reading of the past and interpreting and remaking a historic context. This page describes precedents for such an approach.

Interpreting the restoration process for the contemporary age

Built history provides us with an identifiable and tangible understanding of a time since past. Materials, scale and detail describe previous architectural styles, social movements and commercial aspirations and our interpretations and methods of re-creation have the potential to challenge our understanding of where we've come from and inform us moving forward. The attentive unity of old and new produces exciting relationships that foster dialogue and discussion and a thoughtful re-interpretation of context can challenge physical properties, introduce transparency, weight or texture and encourage us towards a more detailed reading of a specific place or building.

The examples to the right range from the Ministry of Culture in Paris which abstracts the building and roof proportions set out by Haussmann and Mansard for the city combining it with an Art Nouveau laser cut screen, to a boutique hotel also located in Paris as well as the Natural History Museum in Munich which both literally cast adjacent and imagined details of buildings past.



Fig. 54. French Ministry of Culture – Francis Soler.



Fig. 55. Naturkundemuseum, Berlin – Diener and Diener.



Fig. 56. French Ministry of Culture – Francis Soler.



Fig. 57. 168 Upper Street – Amin Taha Architects.



Fig. 58. La Caixa Forum, Madrid – Herzog and De Meuron.

Precedents



Fig. 59. Cast iron building facade, Soho, New York.



Fig. 60. Cast iron building facade, Soho, New York.



Fig. 61. Cast iron building facade, Soho, New York.



Fig. 62. Haughtwout Building, Soho, New York.



Fig. 63. 101 Spring Street, New York.

Precedents for Metal Facades

Cast iron has been used as a building material since the early 1700s, gaining prominence during the Industrial Revolution for its structural and aesthetic possibilities and ability to replicate shapes and forms, inspiring new systems of production and design.

After Englishman Abraham Darby in the early 1700 revolutionised the processes for heating and casting iron, cast iron's use developed into partially and then fully supporting building facades and structures. This technology freed interiors from bulky wooden or granite piers and provided commodious commercial spaces. By the late 1850s, foundries were disseminating cast iron products to all parts of the nation and beyond, marking a breakthrough in traditional regional barriers in architecture and decorative arts.

The great plasticity of cast iron also permitted ornamentation in the form of emblems, shields, medallions, animal heads, ornate window lintels, and rosettes. Architects and builders devoted great effort to make finished façades resemble marble or another stone. In addition to columns and lintels in commercial buildings, cast iron was used in flat plates to resemble stone blocks on building exteriors.

Instead of using cast iron to imitate the appearance of stone, designers turned toward cast iron buildings with slender columns in facades, thereby allowing for large expanses of glass, while the buildings

remained structurally sound. They experimented with nonmasonry paint colours to highlight cast-iron design elements. In interiors, thin cast iron structural elements allowed for height, light, efficiency, and more floor space. Some historians have identified the use of cast iron in buildings of this decade as a precursor to the all-glass curtain walls of the twentieth century.



Fig. 64. Chanin Building, Manhattan.



Fig. 65. Baptistery South Doors, Florence.



Fig.66. Carson Pirie Scott Building, Chicago.

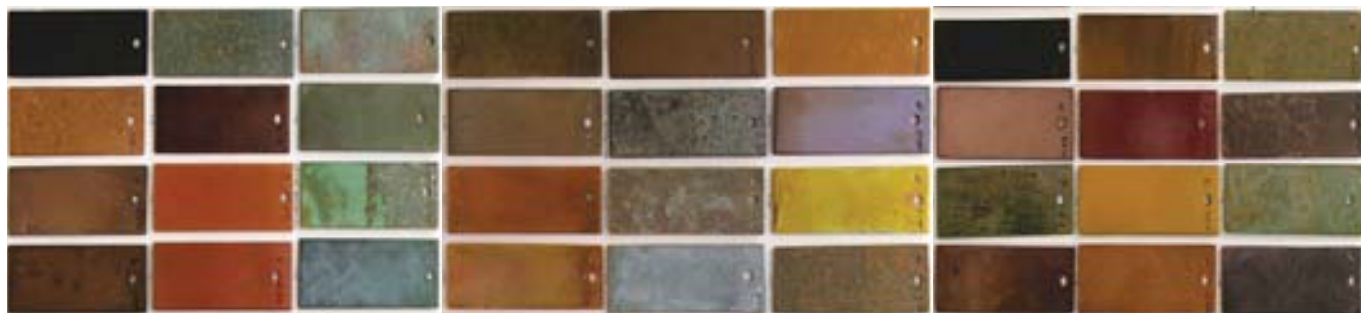


Fig. 67. Bronze Colour/Patina Variations.

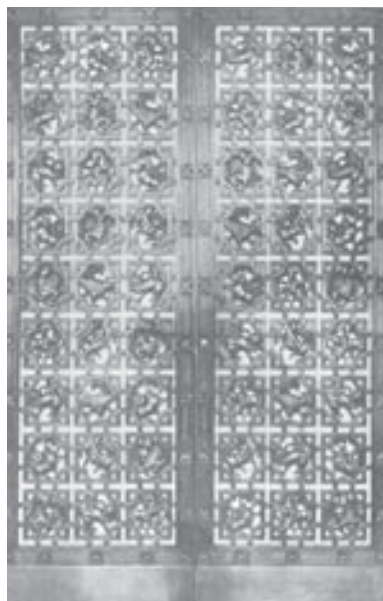


Fig. 68. Bronze grille doors, entrance hall, Bowery Savings Bank, New York City.

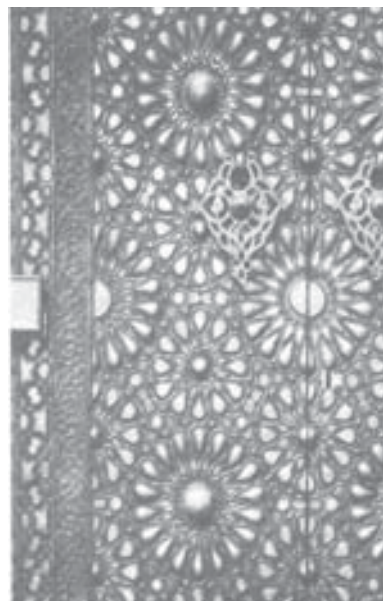


Fig. 69. Bronze door from an Egyptian mosque, inlaid with gold and silver (14th century).



Fig. 70. Finished small moulds for casting of exterior doors for the Boston Public Library.

4.4 Key Element 1 – Restoration –

Approach to Materials

Brass/Bronze

An initial proposal is to form the ‘replica’ building with a veiled metal facade with a brass or bronze weathering finish, a tried and tested high quality material finish capable of withstanding the elements, developing a patina fixed to a preferred aesthetic or allowed to evolve in tone and appearance over time.

Brass and bronze have been commonly used as external building elements as well as public sculptures and monuments due to its stable nature to hold architectural detail and relief. The use of bronze as a means of detailing an identity dates back to the bronze age, through the fabrication of ornate battle helmets, armour, tools and decorative tiles.

A stunning example of Renaissance architecture, The Baptistery South Doors in Florence, Italy were fabricated from bronze to form an ornate and iconic portal of entry and in the example of Rodin’s Gates of Hell in Paris, narrative is transformed into a stunning relief of detail and shadow. As a cast or worked material, it was commonly used in European and North American buildings well into the 20th Century. These examples along with selected architectural details are shown to the left.

The design of the facade pattern, its scale and density ratio maintains solidity for the purpose of the buildings form within the streetscape and definition of detail.

The bronze or brass finish can be left in its initial state which over many years would weather to a darker tone or frozen at a particular point in the spectrum by treating the metal with a patina solution at its fabrication stage, making it maintenance free.

As a veiled representation of contextual detail, our design at Greville Street proposes a unique and contemporary solution with strong ties to its local and wider context.

Developments in the fabrication and use of bronze and brass have led to further architectural applications as fixed and operable panels, its longevity as a finish bolstering its strong quality of appearance. As an exposed material, bronze and brass as a finish are maintenance free and when panelised and laser cut with perforations. It provides an attractive and ornate facade allowing for ample light penetration while alluding to ephemeral memories, a ghost of what once stood; seemingly solid from a distance but at close inspection a semi-transparent shroud representing the past.



Fig. 71. 168 Upper Street, Amin Taha Architects.



Fig. 72. 168 Upper Street, Amin Taha Architects.



Fig. 73. Perforated brass detail test panel.



Fig. 74. Solid brass detail test panel.

4.4 Key Element 1 – Restoration –

Skeuomorphism

To ensure the 'restoration' isn't an attempt to perfectly mimic the past nor part of an incremental development and representation of the neoclassical language, but a critique of that process and the nature of memory the choice of construction and fabrication processes is key.

The external wall construction is a 1:1 hollow cast of the original buildings formed of perforated metal mesh fabricated to echo all original details. Whilst this presents a complex and technical construction challenge, the process itself brings opportunities to explore and enhance the notion of representation of past traditions. The monolithic nature of the material and construction methodology becomes a conscious simulacrum of standalone elements and component assembled to make the whole, namely pilasters, capitals, pediments, cornices etc.



Fig. 75. D/Vision, Ferruccio Laviani, 2017.



Fig. 78. D/Vision, Ferruccio Laviani, 2017.



Fig. 76. Good Vibrations and D/Vision, Ferruccio Laviani, 2017.



Fig. 77. Good Vibrations and D/Vision, Ferruccio Laviani, 2017.



Fig. 79. Good Vibrations and D/Vision, Ferruccio Laviani, 2017.

4.4 Key Element 1 - Restoration -

Digital Inaccuracies

The digital fabrication process, whilst critical in the production of accurate construction information, introduces traces and imperfections of the manufacturing process. For instance, folds in panels for stability and occasional mechanical fixings to the sub structure disguised from a distance become visible upon closer inspection.

Understanding that on occasion, the translation of the CAD information into the manufacturing equipment could result in lost and distorted details, areas likely to 'fail' can be encouraged to do so. Sometimes, over simplifying details or even skewing, or losing them altogether. This digital manufacturing process having as many opportunities for 'failure' as the physically manhandling and carving of materials reinforces the notion of misremembrance intrinsic to the building's construction and our understanding of the past. It needs scrutiny, questioning before understanding.

Proposal



Fig. 80. Proposed Greville Street elevation.

In accordance with our 'Design Points of Reference', we have considered how the research above can be applied to the site. Our approach of 'explore' is to accurately re-create the detail and architectural style of the previous building facades in a contemporary and modern way, breaking up the street frontage as a whole, while at the same time achieving a well detailed and environmentally efficient design for Greville Street and the wider Conservation Area.

Ghost Veil

We proposed to replace the 1970s appearance with a perforated folded metal skin in a patinated brass finish to follow the original design by Spencer W. Grant, reintegrating the building with the Conservation Area.

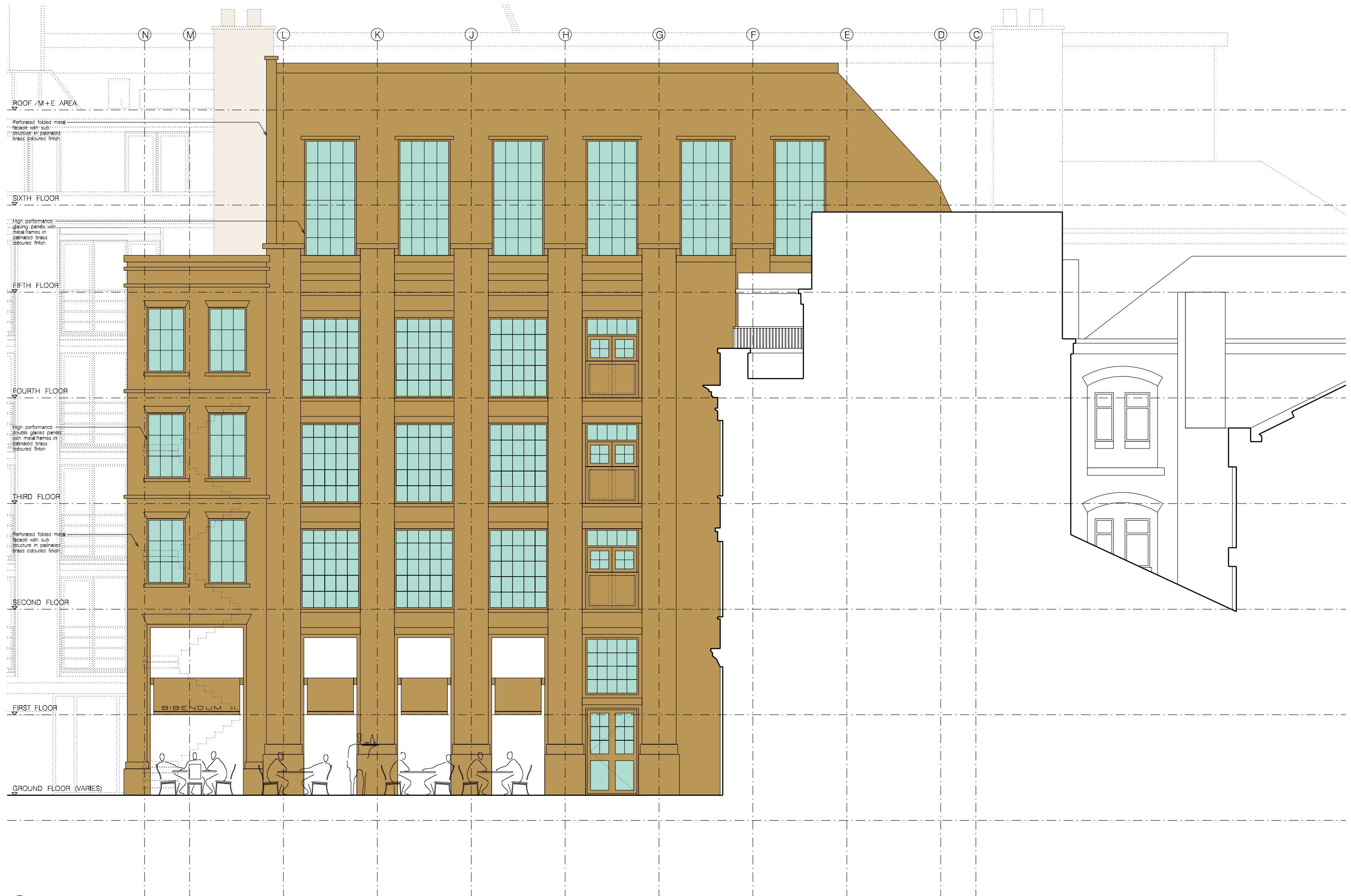
A thin folded metal building skin with a controlled laser cut pattern will be designed specifically to allow as much natural light as possible as well as preserve an overall solidity, a mask of contextual detail and delight. This mesh skin will preserve the form and retain the coherency of the detailed facade. Perforating the skin will allow clear views from all levels, introduce natural daylight into all interior spaces and act as a sunshade in summer months. Furthermore, the perforation pattern, density, frequency and size can be altered to reduce the impact on the surrounding area and streetscape.

Material finishes for the perforated cladding material will be sympathetic to the character of the Conservation Area. Brass, bronze or cor-ten are options to all match the surrounding palette with strong weathering abilities. We are keen to discuss the final material finish of the proposed with Camden that is felt to best suit the Conservation Area.

Existing floor plates will sit behind and detached from the detailed facade which at levels not necessarily aligning with the window positions. As with a net curtain, the semi-transparent facade acts as sun shade and privacy screen. In this way heightening and expressing the difference between old and new, activating an overall building form that otherwise sits as a monument to the past.



① PROPOSED NORTH ELEVATION



① PROPOSED SOUTH ELEVATION

1 PROPOSED WEST ELEVATION



Access to lift
Access to sub-station



① PROPOSED EAST ELEVATION

Facade Testing

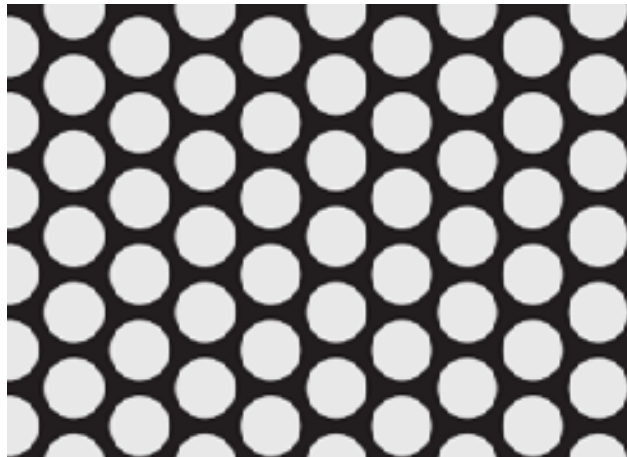


Fig. 81. Sample A - 8mm DIA x 10mm pitch - 50%

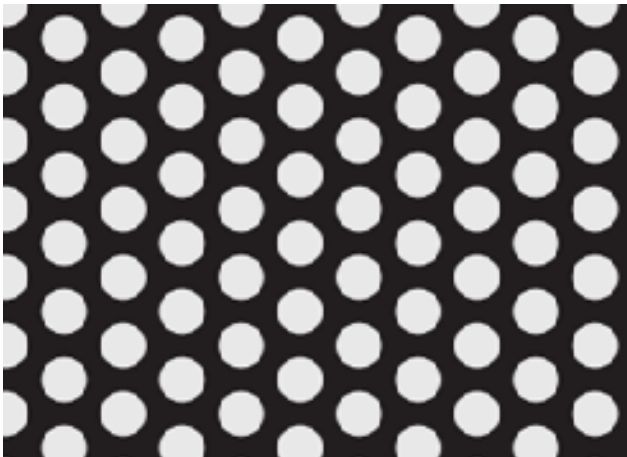


Fig. 82. Sample B - 6mm DIA x 10mm pitch - 35%



Fig. 83. Sample A - Computer generated scale image of mesh over brick.



Fig. 84. Sample B - Computer generated scale image of mesh over brick.

The facade material has been investigated to ensure what is proposed will be an accurate representation of what can be implemented.

Working with metal fabricators Eastnor, round perforated metal sheets of varying opacities have been investigated for their workability, cost, availability and visibility when set against the brickwork.

A computer generated scale rendering of sample perforation sizes to scale held over existing brickwork highlights the effect the proposed facade will achieve.

The two tested perforations are as follows:

Sample A

8mm diameter perforation
10mm pitch
50% open area

Sample B

6mm diameter perforation
10mm pitch
35% open area

Following the testing of both against brickwork, sample B provides greater solidity and therefore veiling of the host building. The addition of a 50mm void between brick and veil facade will add greater depth and shadow, hiding the brickwork behind.



Fig. 85. Mesh test panel shown over existing brick wall.



Fig. 86. Mesh test panel shown over existing brick wall.



Fig. 87. Previous mesh test panel shown over existing brick wall. This is a test sample only and does not represent the finish/pattern of the proposed facade material.



Fig. 88. Previous mesh test panel shown over existing brick wall. This is a test sample only and does not represent the finish/pattern of the proposed facade material.

4.4 Key Element 1 – Restoration –

Facade Appearance and Material

When applied over a larger scale or with addition of details, the 35% opacity round perforated patinated metal sheet provides adequate covering of the host building and 1970s brick skin beneath. A computer generated model was created to test and highlight the difference in finish between the existing brick and proposed facade covering.

In addition, a sample panel was fabricated using a similar opacity level with different shaped perforations to test how details would appear when set against the existing brickwork. In areas with greater depth, the brickwork remains relatively unseen due to the increase in shadows.

Both samples have been constructed from perforated metal sheet with a patinated brass finish. The patinated brass finish darkens the metal whilst maintaining its inherent weathering characteristics and colouring.

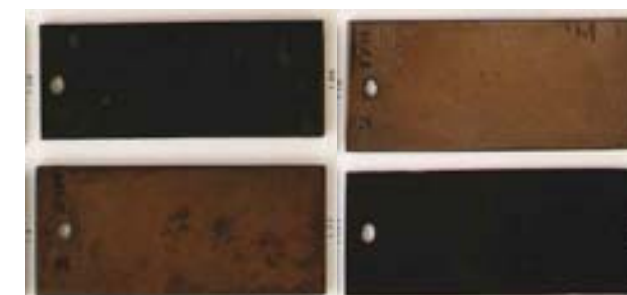


Fig. 89. Brass finish sample colouring.



Fig. 90. 24 Greville Street material palette example

Facade Sample Panel

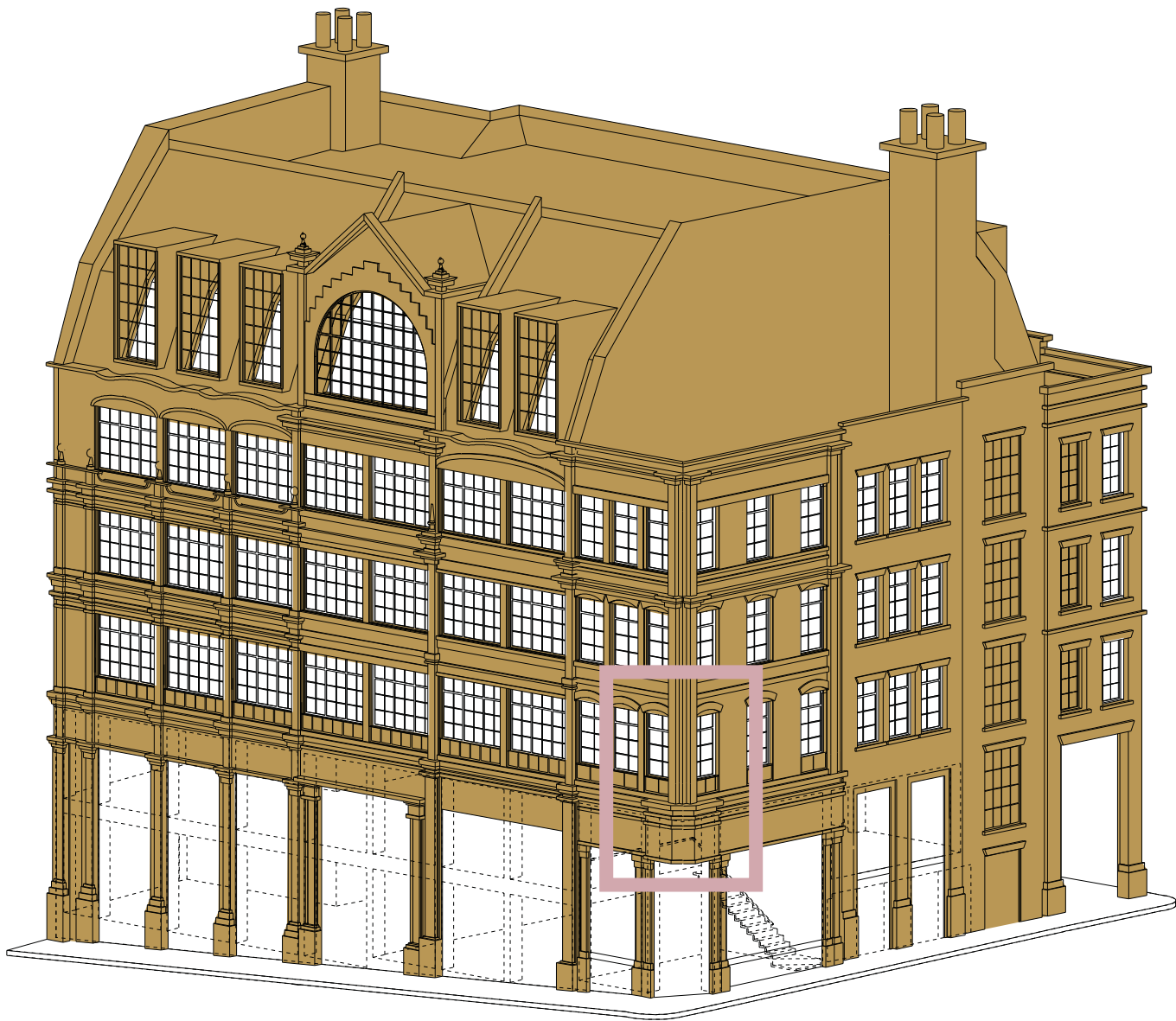


Fig. 91. Sample panel location shown on proposed computer model.

Further to Design Review Panel feedback, we have developed a sample panel currently under fabrication to be installed on the corner of Greville Street and Bleeding Heart Yard. The sample panel has been designed to showcase the following:

- Large areas of perforated folded metal with a patinated brass finish against the brickwork.

This will indicate how visible the existing brick appears behind the mesh facade.

- Integration with existing window openings.

This will highlight typical details where the facade integrates with the existing window openings. The existing window openings are to be used with replacement high performance windows in the proposed design. The facade panel will be folded into the existing window surrounds.

- Typical fixings

This will indicate how the facade is fixed back to the main RC structure and how visible such fixings are. The design has been developed with structural engineer Atelier One to be minimal and discreet whilst high performing. A black aluminium primary frame will be fixed between RC slabs vertically with secondary horizontal members at 450mm centres. This will provide reinforcement of the existing brickwork.

- Panel joints

The sample panel will show how panels are joined together where large areas are proposed. The panel joints will occur at areas of bending or details to minimise any visible breakages in large areas of the facade. Facade panels are bent into manageable sections divided at fold lines. Joints between these panels will be unseen.

The sample panel will be installed on the corner of Greville Street and Bleeding Heart yard in January 2018.

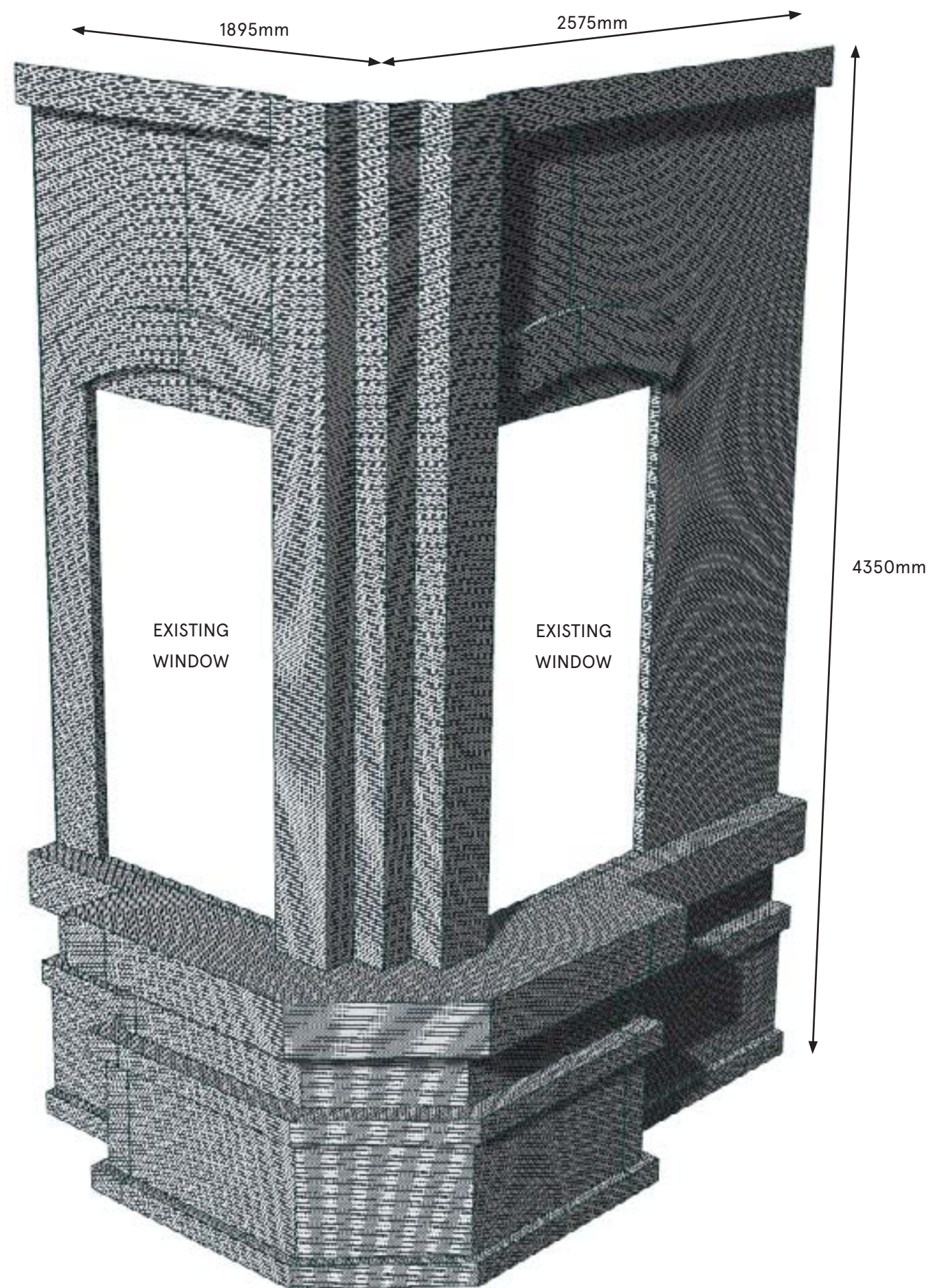


Fig. 92. Sample panel computer model.



Fig. 93. Sample panel location shown on proposed computer model.



Fig. 94. Sample panel location shown on existing building.

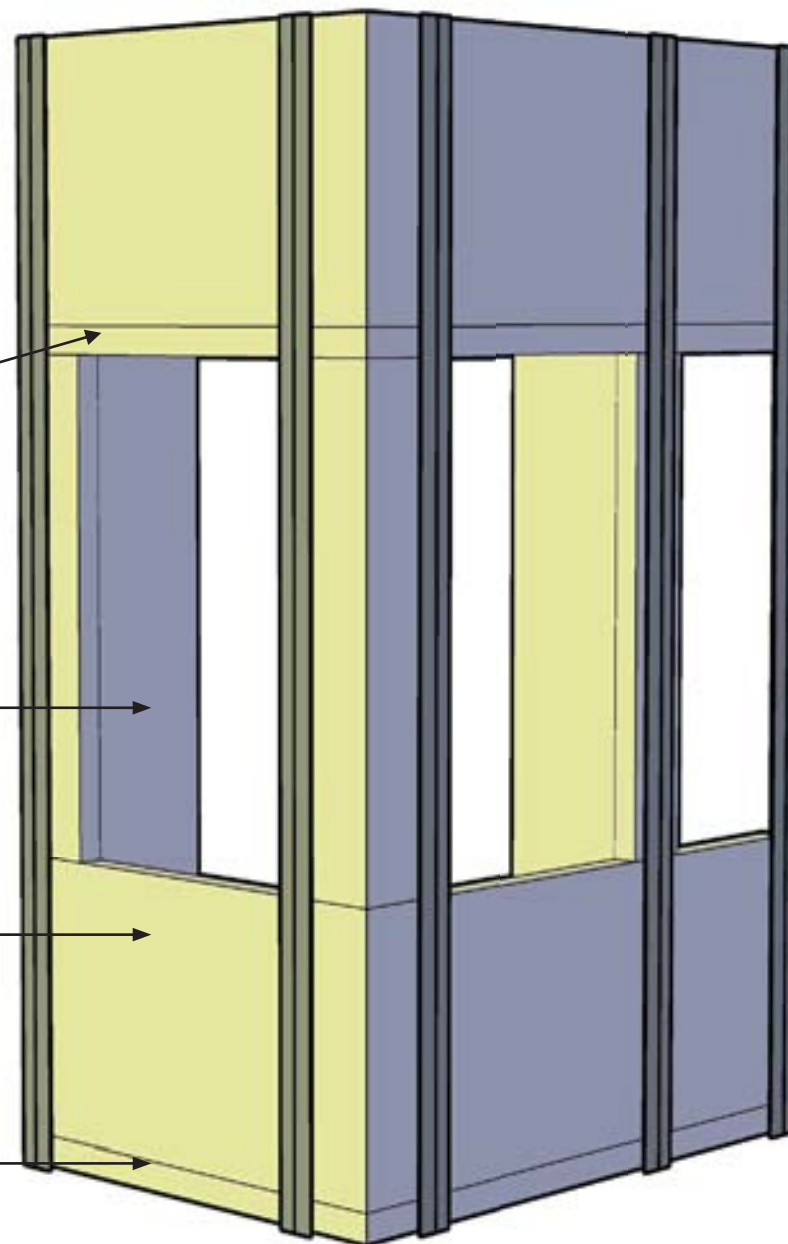
Primary framing members:
NVELOPE T60-140-2.2

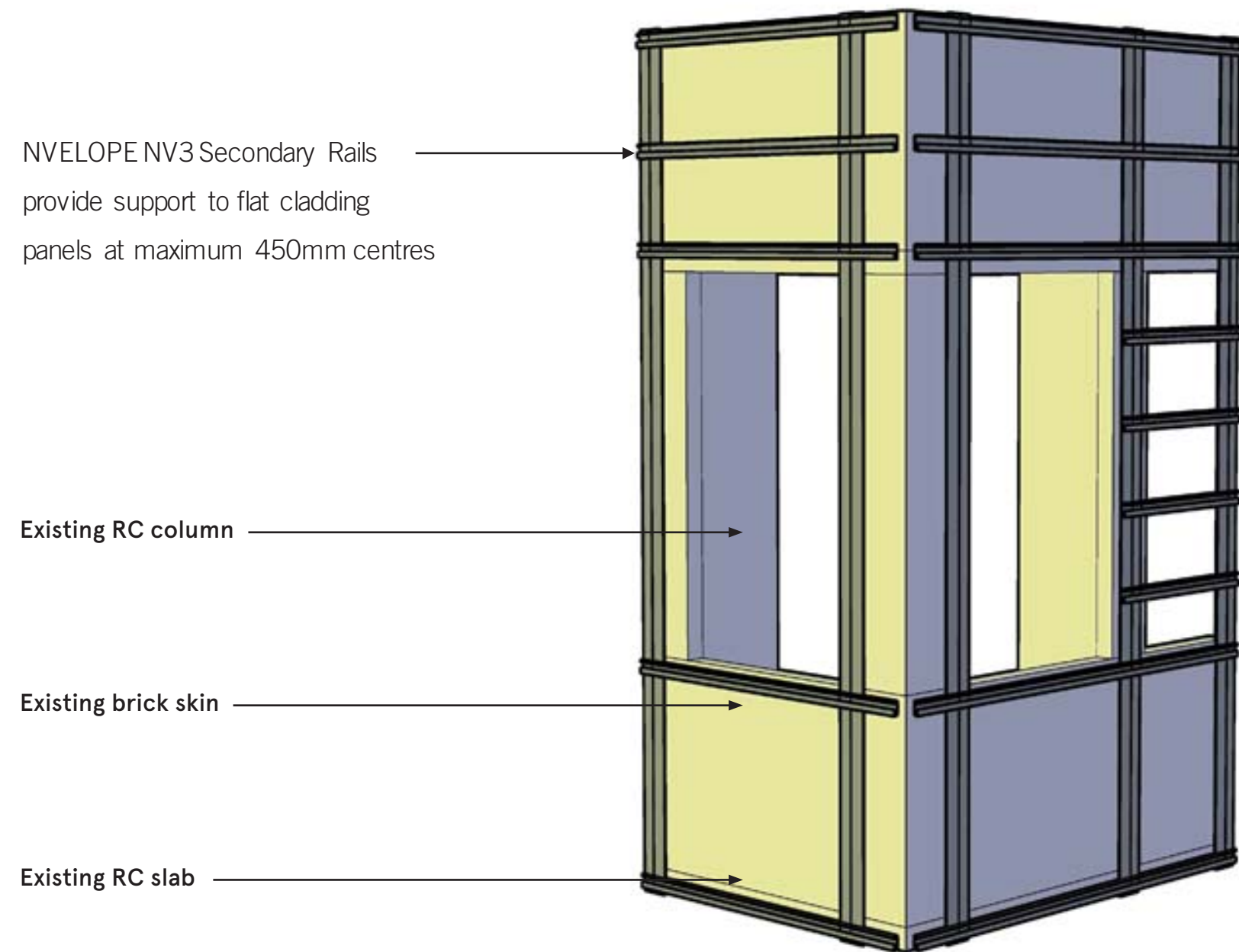
Structural slab positions.
Primary rails span between
structural slabs.

Existing RC column

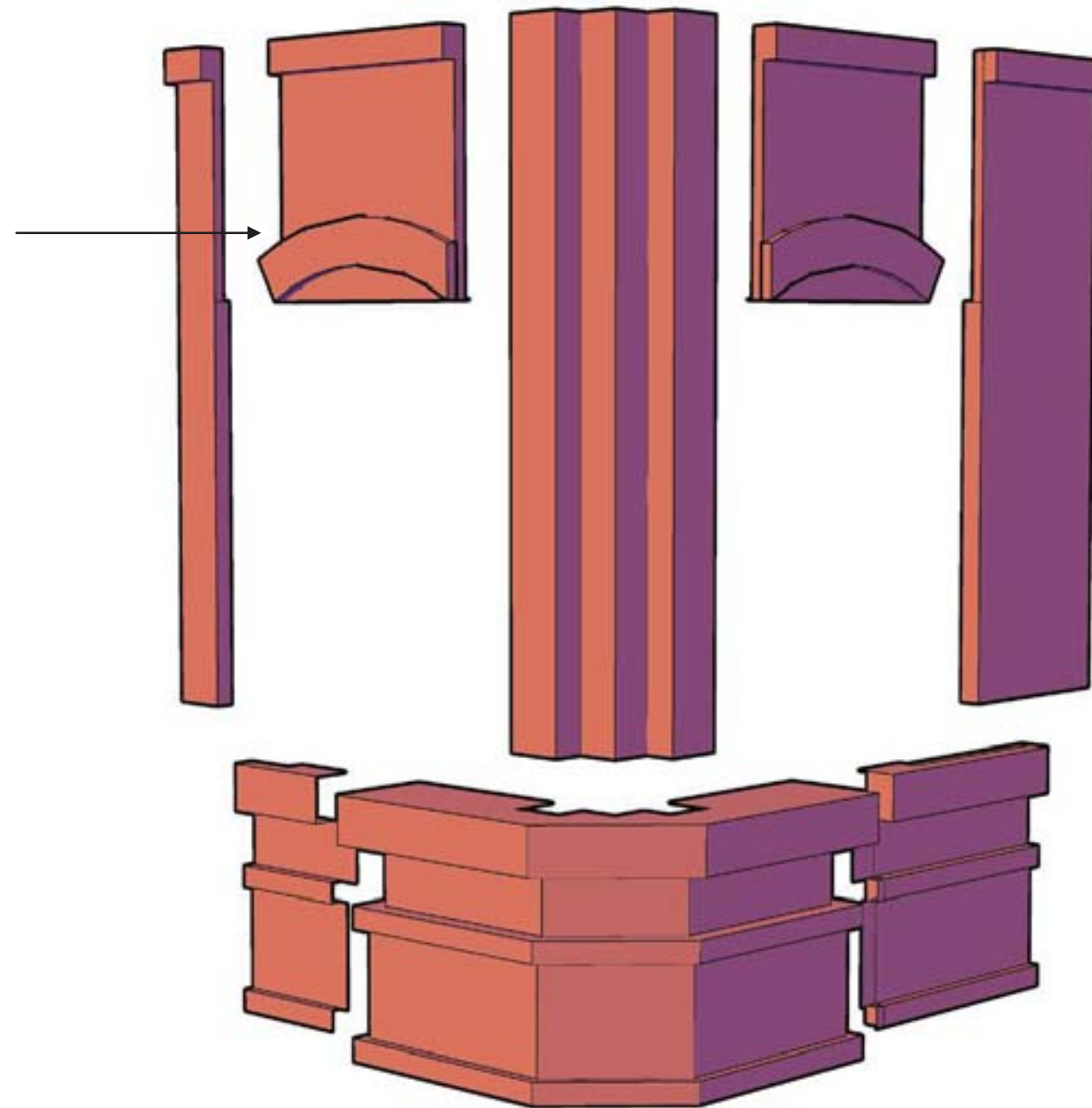
Existing brick skin

Existing RC slab

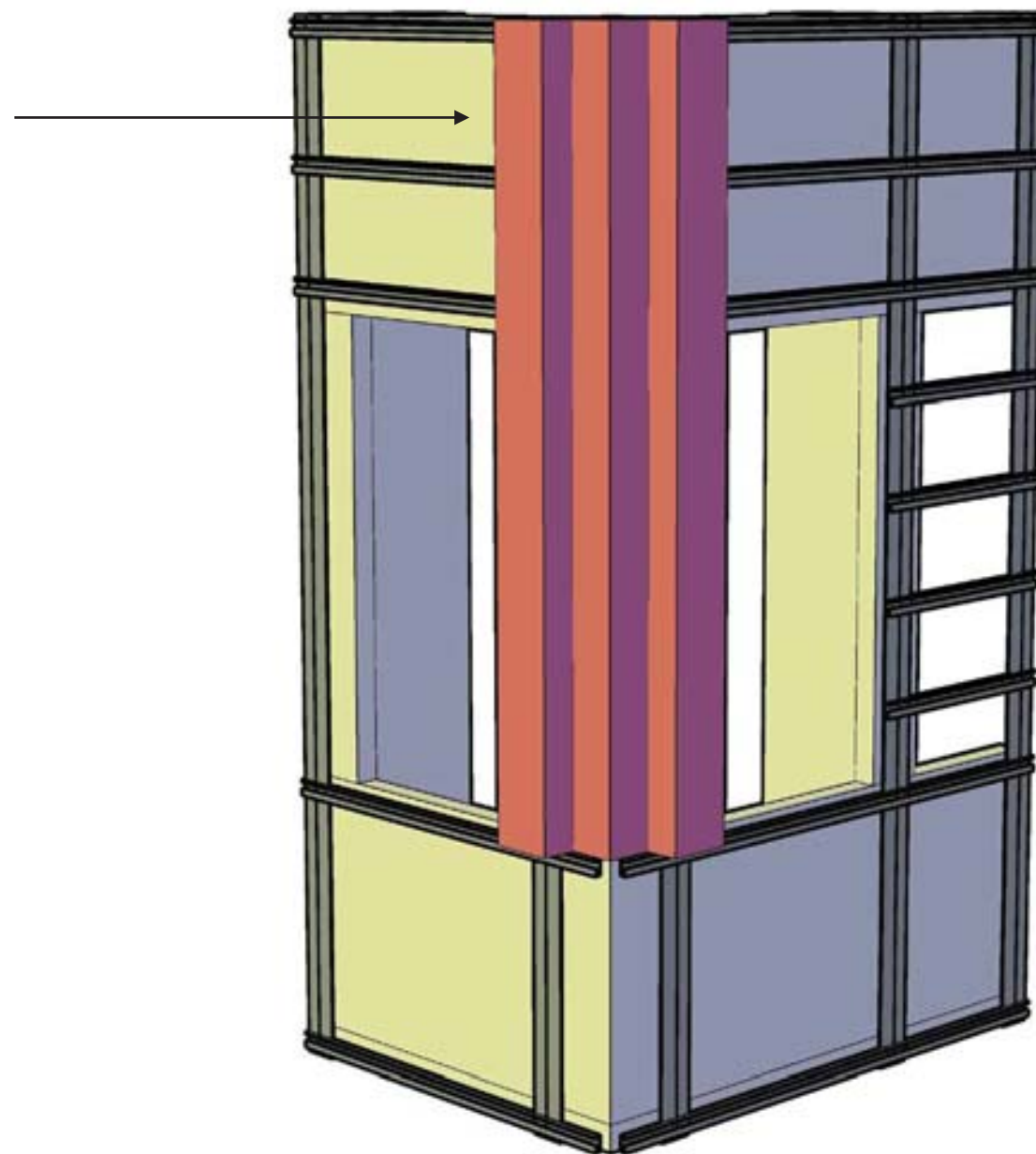




Brass CZ121 Perforated brass cladding panels are bent into manageable sections divided at fold lines.



The brass units are progressively
clipped to the secondary rails.



The installation order is designed to minimise visible fixings.

