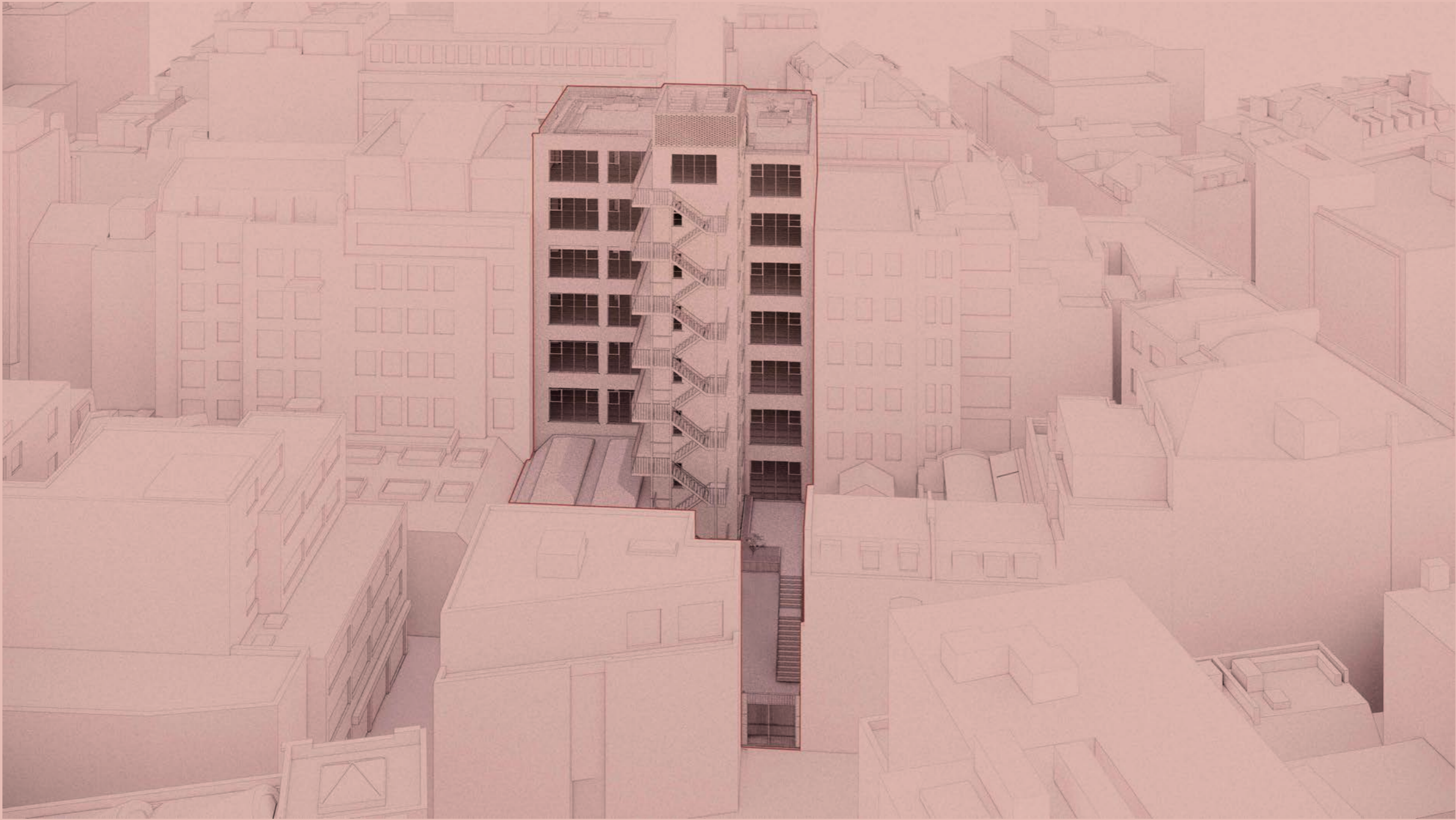


51-53 HATTON GARDEN

ALTERATIONS TO ROOF TOP & REAR YARD



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Piercy&Company have been instructed by Dorrington Midtown Limited to explore the potential for the refurbishment of 51-53 Hatton Garden. This Design and Access Statement seeks approval for the following alterations to the property:

- Removal of existing plant equipment at 7th floor level;
- Consolidation and relocation of new plant equipment to be located on top of the existing core at the rear of the property, which will be screened;
- Provision of a terrace and landscaped area at 7th floor level;
- Provision of a terrace and landscaped area at 6th floor level, with the following alterations required: removal & replacement of two windows belonging to the central two bays of the 6th floor on the front elevation in order to provide access to the proposed east facing terrace. The windows are to be replaced with matching factory style windows & double hinged doors. White metal railings to be installed on the existing Portland stone parapet & in between the existing Portland stone piers;

- Removal & replacement of windows on the rear core wing with incorporated ventilation grilles;
- Proposed new window on the rear stair core wing on the 6th floor. Fenestration style to match existing windows;
- Provision of a landscaped area at ground floor level at the rear of the building;
- Replacement of windows at ground floor level at the rear of the building to provide access doors to proposed landscape area;
- Creation of an additional storage area to the rear of the property at lower ground floor level, with a terrace and landscaped area to be provided above; and
- Replacement of an existing metal gate at the rear of the property.

Note: a landscape design report prepared by Andy Sturgeon Design accompanies this Design and Access statement and provides further detail for the proposed amenity spaces at L00 and L07.

Alterations & replacement of some of the windows on the rear elevations (evidenced later) are required in order to upgrade the buildings' servicing as part of interior refurbishment works.

Existing view

1.0 INTRODUCTION

- 1.0
DESIGN TEAM
- 1.1
PIERCY & COMPANY
- 1.2
ANDY STURGEON DESIGN
- 1.3
SITE LOCATION

1.0
DESIGN TEAM

Client



14 Hans Road,
London, SW3 1RT

Architect



The Centro
Building,
39 Plender street,
London,
NW1 0DT

Planning
Consultant



100 Pall Mall,
London,
SW1Y 5NQ

Structural Engineer



4 Pear Tree Court,
London,
EC1R 0DS

Daylight Consultant



17 Slingsby Place,
London,
W2CE 9AB

M&E Engineer



Damaso House, 31
Islington Green,
London,
N1 8DU

Landscape Design

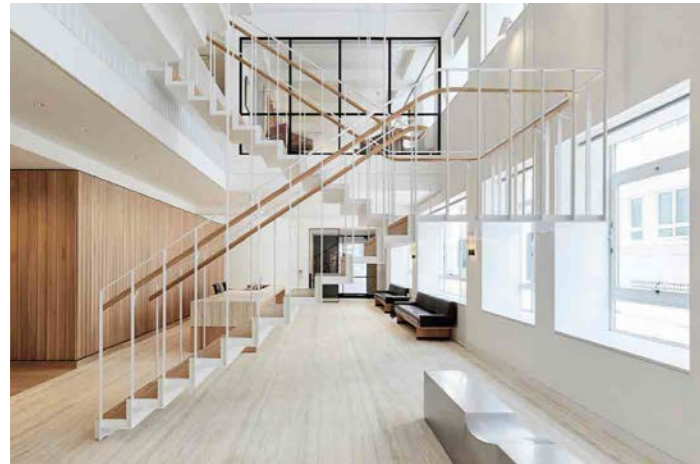


7 Marlborough Pl,
Brighton
BN1 1UB

25 Savile Row,
Internal atrium,
Westminster

Millenium Bridge House,
City of London
Piercy & Company with
landscape design by
Andy Sturgeon Design

Piercy&Company



King's Cross, R8,
Camden

25 Savile Row,
New shopfront
Westminster

Turnmill,
Islington

Piercy&Company has established a reputation for bold ideas, strong forms and carefully crafted buildings.

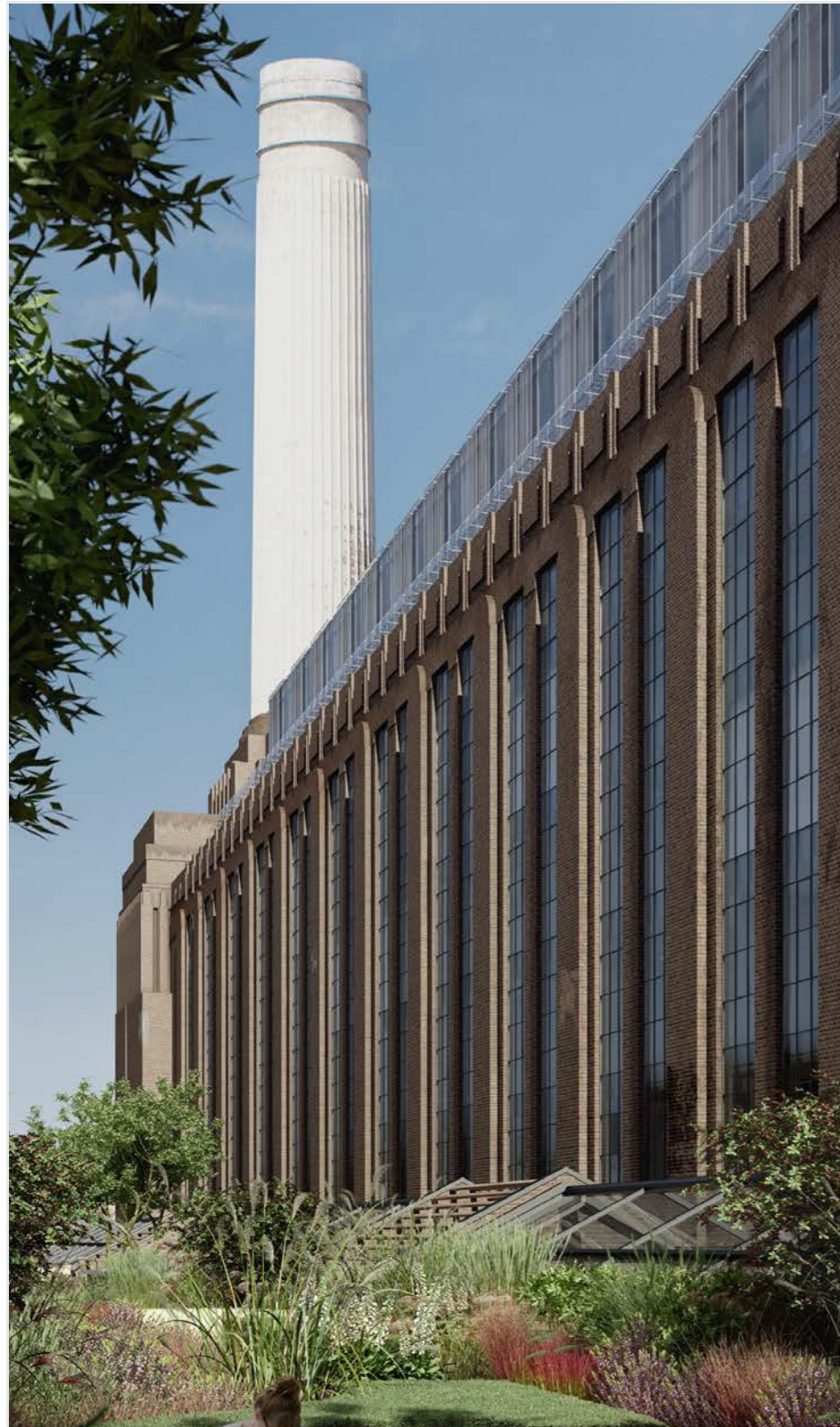
Our work continues British architecture's traditional affinity with making, craftsmanship and inventiveness. We reinterpret vernacular architecture and traditional forms preserving emotive links to the past while still being progressive and pertinent to the conditions of contemporary cities and technologies.

We approach each project analytically; testing and pushing the design through digital media, exploratory models and precision mock-ups. This rigorous method ensures clear, confident design and is a compelling tool in negotiating the complexities of the building process. This commitment to craft, continuity and methodology creates responsive, characteristic buildings that both contribute to and respect the context.

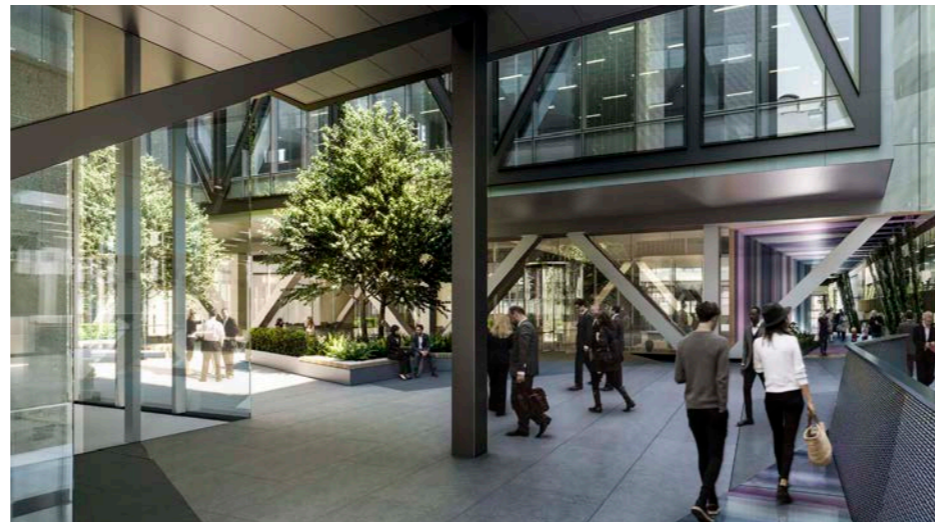
A number of key recent planning consents in Camden include:

- Camden Goods Yard: Two buildings (new build) totalling c. 160,000sqft, on a Residential Led Mixed Use masterplan. Consented in November 2017.
- 5-17 Haverstock Hill: 95,000 sqft Residential scheme. Consented in December 2016.
- Camden Lock Market: Regeneration of the historic Camden Lock Market including new buildings, refurbishments and public realm improvements. Consented in February 2016.
- Spring Place: 48,000sqft of new build co-working space, on a site bisected by the overground railway line in Kentish Town. Consented in December 2016.
- King's Cross R8: Reserved Matters Consent as part of the King's Cross Masterplan). 300,000 mixed used plot including residential (market and affordable), offices, Section 106 Small Business space and retail. Consented in July 2016.
- Millennium Birdge House: Rejuvenation and re-clad of existing office building, featuring roof top terrace landscape design by Andy Sturgeon Design.

Battersea Power
Station, Battersea,
London



Top, Great Ormond
Street Hospital,
London
Middle, Battersea
Power Station,
Battersea, London



21 ,Moorfields,
City of London,
London



Andy Sturgeon Design is a landscape architecture and garden design consultancy offering a comprehensive service throughout the UK and overseas. Established in 1988 the practice encompasses a wide ranging set of skills and expertise to produce innovative and practical solutions for private, commercial and international clients.

Founded on a passion for design excellence and meticulous attention to detail, our work ranges from the classical to the contemporary.

“Underlying all our work is the belief that gardens and landscapes improve not just the environment but the quality of life for all who experience them on whatever level.”

We pride ourselves on working closely with our clients to produce unique schemes, bringing a fresh and individual approach to each and every project. We thrive on opportunities to work in partnership with other professionals to deliver integrated cohesive solutions.

The practice is large enough to handle complex long term projects yet remains small enough to maintain a very personal approach with Andy remaining closely involved with every single project from start to finish.

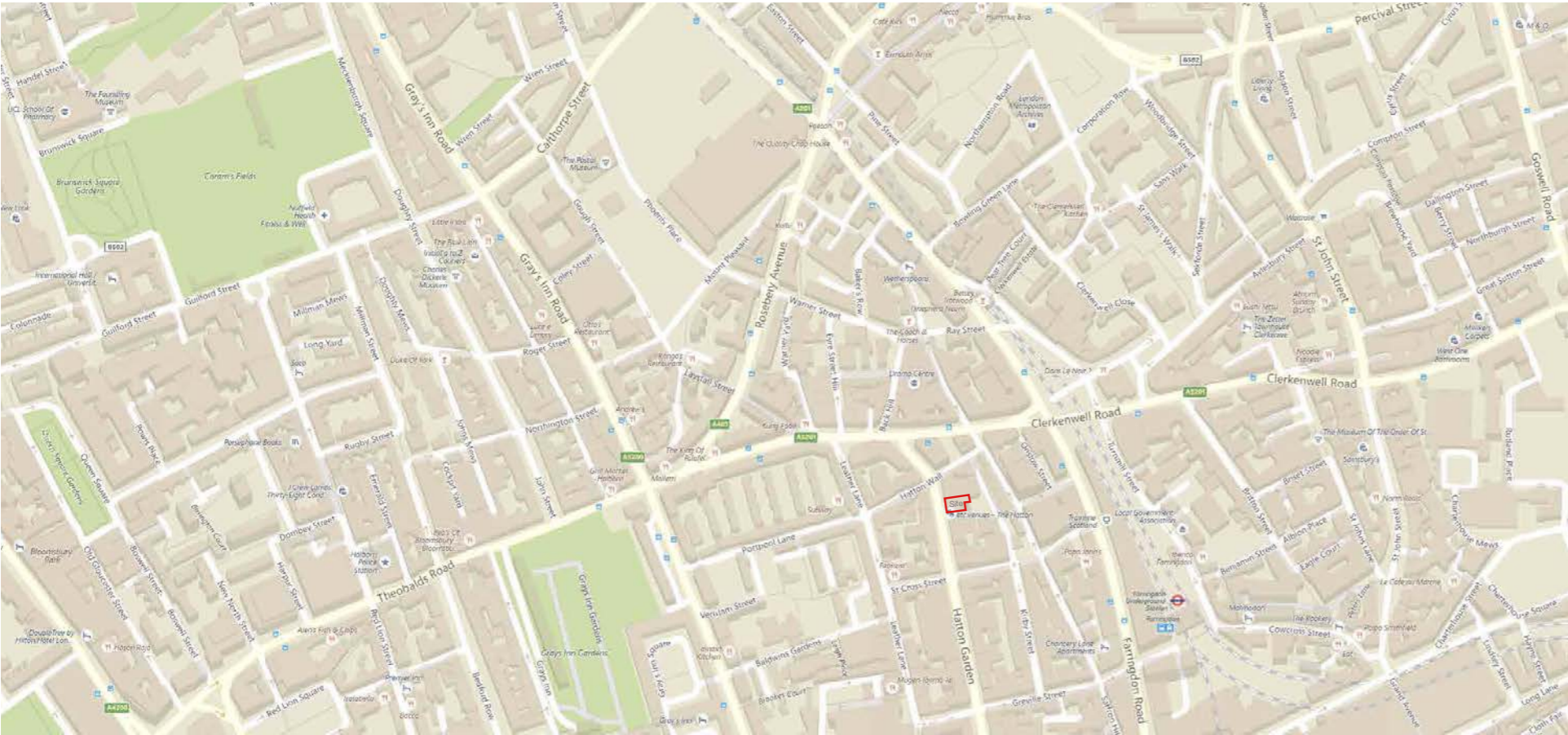
Key projects that Andy Sturgeon Design has been engaged in providing innovative landscape design solutions for complex setting on Roof Terrace and Podium are:

- 21 Moorfields, Deutsche Bank HQ in the City of London
- Battersea Power Station, Battersea, London: On top of the iconic Battersea Poer Station three vast, horticulturally rich roof gardens are sensitive to the building's heritage and unique setting.
- Great Ormond Street Hospital, London: An award winning, contemporary staff roof garden at the world renowned Great Ormond Street hospital.



2.0 SITE ANALYSIS & STRATEGY

- 2.0
LOCATION & CONTEXT
- 2.1
HATTON GARDEN CONSERVATION AREA
- 2.2
BUILDING HEIGHTS & VIEWING CORRIDOR
- 2.3
CLERKENWELL ROOF TOPS
- 2.4
EXISTING ROOF TOP
- 2.5
KEY DESIGN INTERVENTIONS
- 2.6
EXISTING REAR YARD & ENTRANCE



Clerkenwell is one of London’s most diverse and thriving districts; an area of mixed uses favoured by an ever growing list of office occupiers including the creative, technology, media and fashion industries who seek out converted historical buildings and industrial warehouses. Alongside this are Michelin starred restaurants, historic pubs and street food markets which when combined with theatre and design showrooms, create a good balance between the business and entertainment sectors.

Clerkenwell has been the subject of significant development activity in recent years, with the delivery of a number of high quality office and residential schemes.

This change has largely been driven by occupational demand from the TMT and creative sectors who have sought to relocate and establish themselves in this lively, fashionable and diverse location. As a result, Clerkenwell continues to thrive and evolve as one of Central London’s most vibrant and established live / work neighbourhoods.

With this part of London set to benefit considerably from the arrival of the Elizabeth Line (Crossrail), there has been and continues to be significant investment in the area which will further transform and evolve the immediate locality of the site.



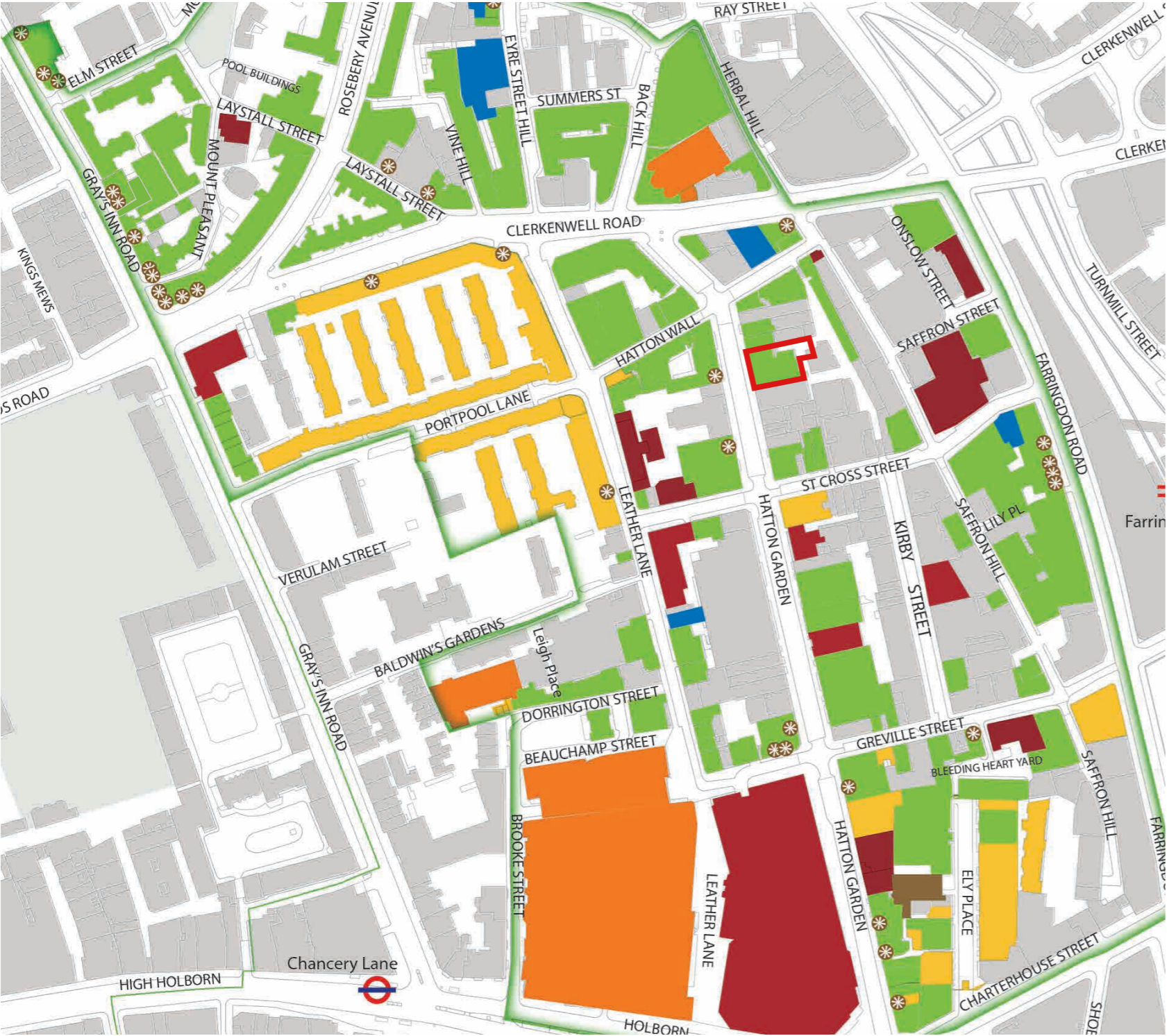
Design Event:
Clerkenwell Design
Week



Theatre:
Sadlers Wells



Restaurant:
St John

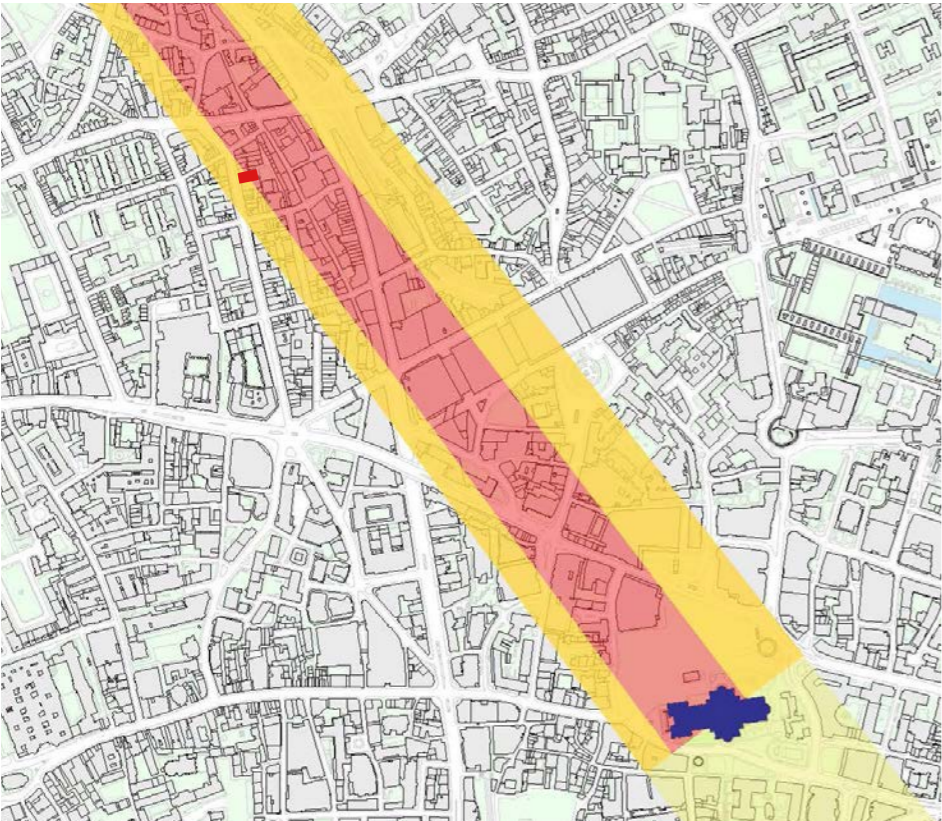
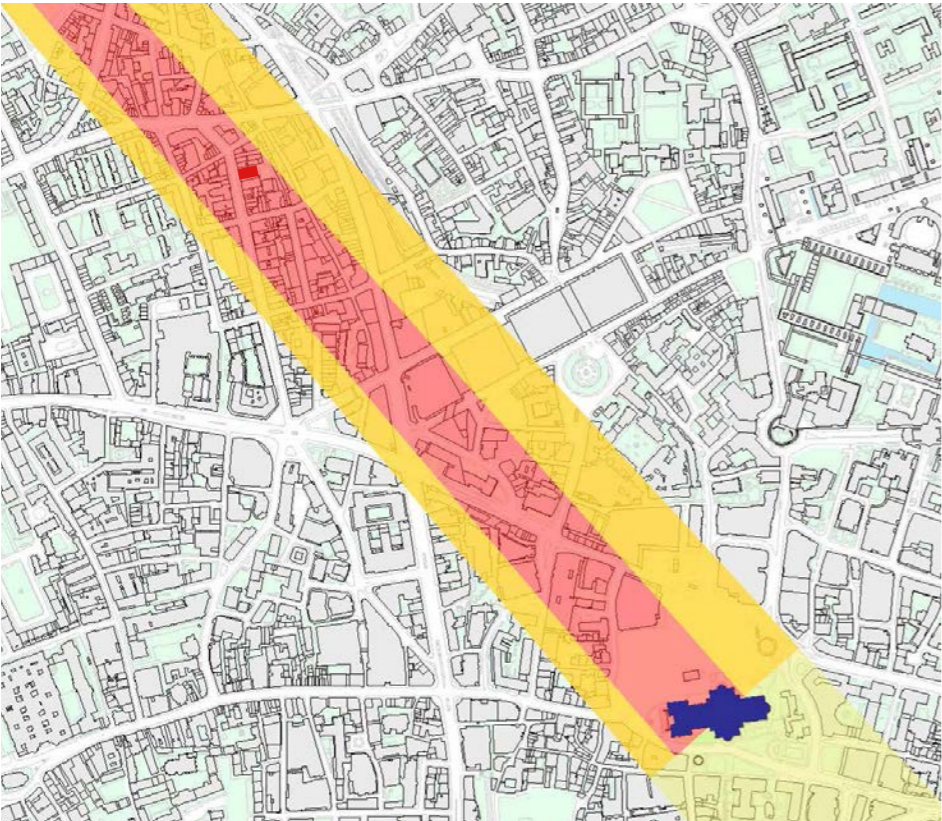


51-53 Hatton Garden sits within Hatton Garden East Conservation Area. The Conservation Area comprises an eclectic mix of architectural styles from various periods including Victorian former warehouses and twentieth-century commercial buildings and a smattering of Georgian houses.

The building is not listed but is considered as a building that makes a positive contribution in the Conservation Area Appraisal.

The straight street of Hatton Garden is smooth flowing, retained throughout the years. The survival of many original plot widths creates the smooth flowing rhythm to the east side of Hatton Garden. However, as per the commentary in the conservation area appraisal the west side of Hatton Garden and both sides of Kirby Street have a weaker character owing to the amalgamation of many of the original plots.

Annotated map of Protected Vista from
Assessment Point 2A.1: Parliament Hill to
St Paul's Cathedral

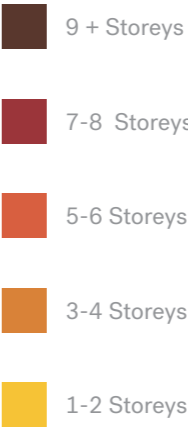


Annotated map of Protected Vista from
Assessment Point 3A.1: Kenwood to St
Paul's Cathedral

Height of
Surrounding
Buildings



2.2
BUILDING HEIGHTS & VIEWING CORRIDOR



The 51-53 Hatton Garden site falls within the Viewing Corridor of two Protected Vistas.

- From Assessment Point 2A.1 : Parliament Hill to St Paul's Cathedral.
- From Assessment Point 3A.1 : Kenwood to St Paul's Cathedral.

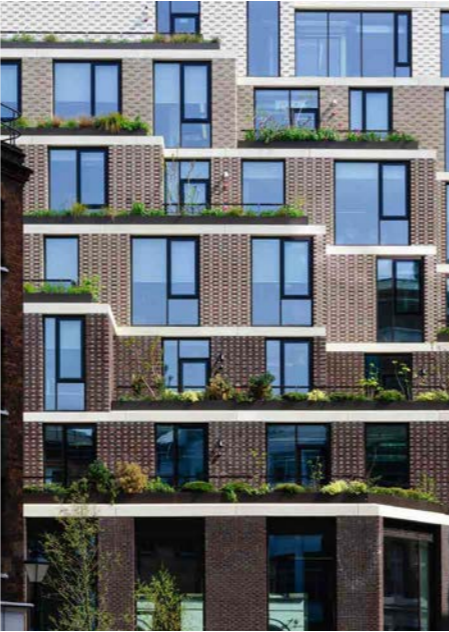
The site is closer to Assessment Point 2A.1 and more centrally positioned within the viewing corridor however, research suggests that the existing building sits approximately 15m below the 60m maximum height for this part of the protected view.

The site's location within the protected view is not considered contentious. It is deemed that the proposed new plant screen will not cause harm to these protected views.

Cloister Garden,
Museum of the
Order of St. John ,
Clerkenwell



Terraces at The Ray
Building, AHMM



Courtyard at Vine
Hill, Piercy &
Company



2.3
CLERKWENWELL ROOF TOPS & YARDS



Roof terrace,
Turnmill, Piercy &
Company

Cloister Garden,
Museum of the
Order of St. John,
Clerkenwell

Clerkenwell Close,
Amin Taha

A key driver for the following proposal is to maximise the opportunity for external amenity and planting to the property.

In a busy urban environment external amenity spaces are essential for well being. The team feels strongly that opportunities should be taken wherever possible to provide external green spaces for the occupants of buildings.

The images on this page are examples of the numerous planted roof terraces and courtyards present in the area.

Images below,
Existing L07
terrace and plant
machinery



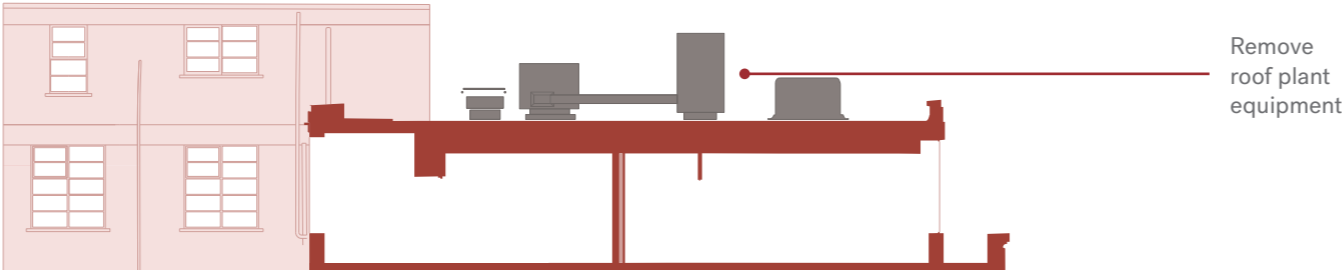
Opportunity:
New more efficient
plant can be
consolidated in an
enclosure on top
of the existing stair
core

2.4
EXISTING ROOF TOP

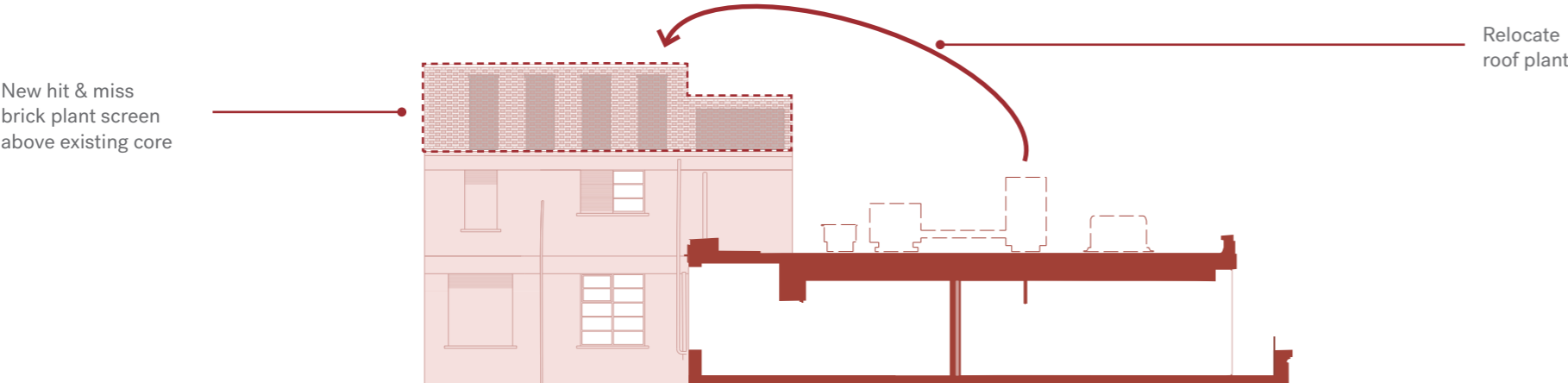
In its current state the L07 terrace is being used to house plant equipment that serves the property.
The result of this is an unusable and unattractive space. With the advent of new technologies, the team feels that a consolidation and relocation of the plant machinery is opportune. This would create an opportunity for a greener, biodiverse and usable roof top space.

2.5
KEY DESIGN INTERVENTIONS:
ROOF PLANT RELOCATION MAKES WAY FOR
PLANTING OF L07 TERRACE

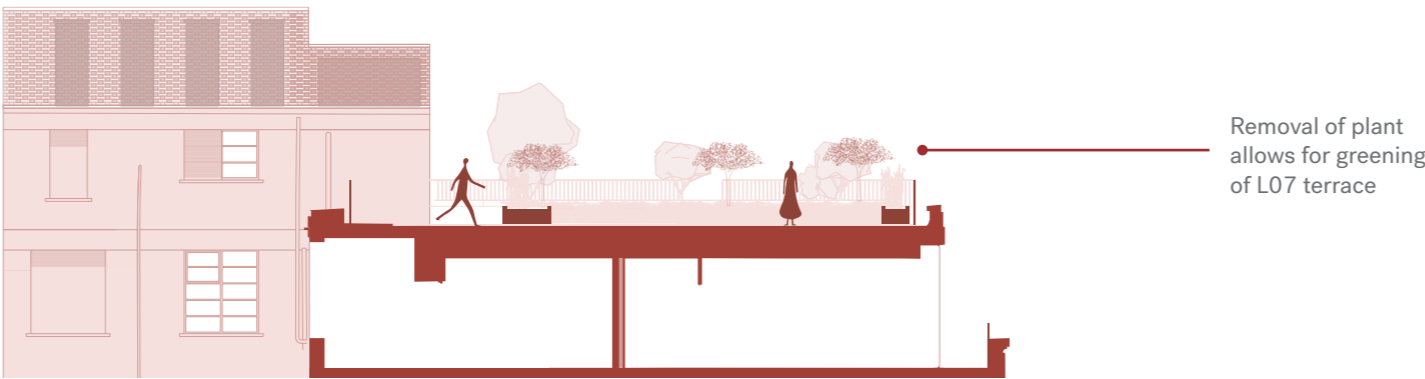
EXISTING



RELOCATION OF ROOF PLANT



PROPOSED: RELOCATED ROOF PLANT & ROOF TERRACE



The proposed alterations to the top of the building can be summarised in the key moves depicted on this page. The key aspiration is to relocate the existing plant equipment in order to free up the L07 terrace for amenity space and greenery.

The new plant equipment is relocated above the existing core shaft and is hidden by way of a new hit and miss brick screen.

New more efficient plant is consolidated in an enclosure on top of the existing stair core pulling it away from neighbouring roof terraces and the Hatton Garden elevation to reduce it's impact from the streetscape. The enclosure is envisaged as an extension of the current core block to ensure a unified composition.

Opportunities for outdoor amenity space and green space have been taken wherever possible on the scheme.

ROOF TERRACE
With the existing core structure already extending to the 7th floor it is possible to provide access to the expansive roof for use as a communal terrace without the need to add significant mass to the building. The stair within the core and one passenger lift are proposed to be extended to provide DDA compliant level access to the roof.

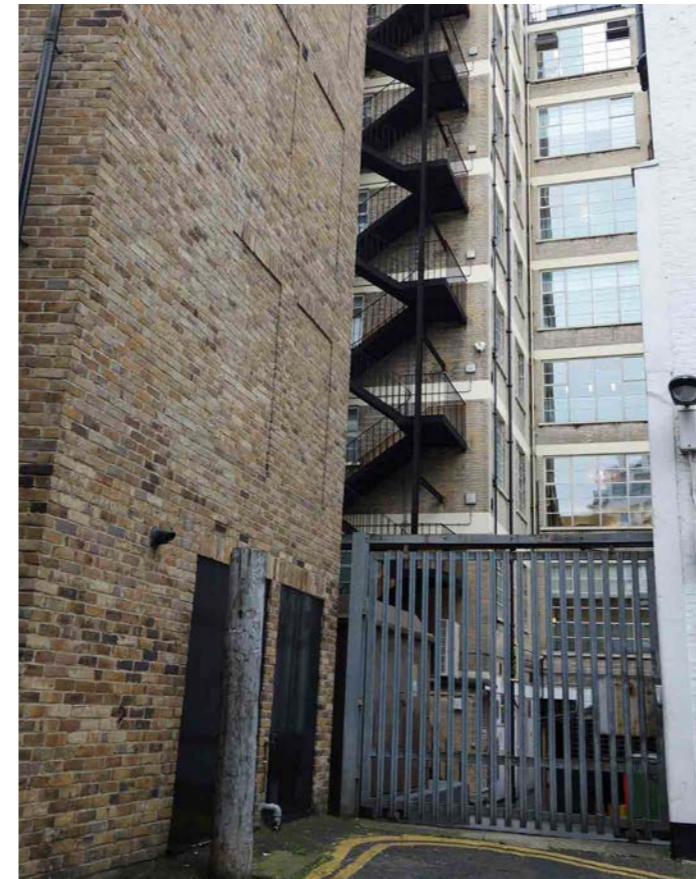
REAR CORE WING
Replacement & infilling of some windows required in order to support an uplift of the buildings' mechanical & electrical performance. The windows are to be replaced with matching style windows with incorporated ventilation grilles or infilled with matching brickwork.



View 01 of existing
lower ground yard



View 02 of existing
lower ground yard



Hatton Place
sliding galvanised
steel entrance gate

To the rear of the building is a private yard, accessed from Hatton Place.

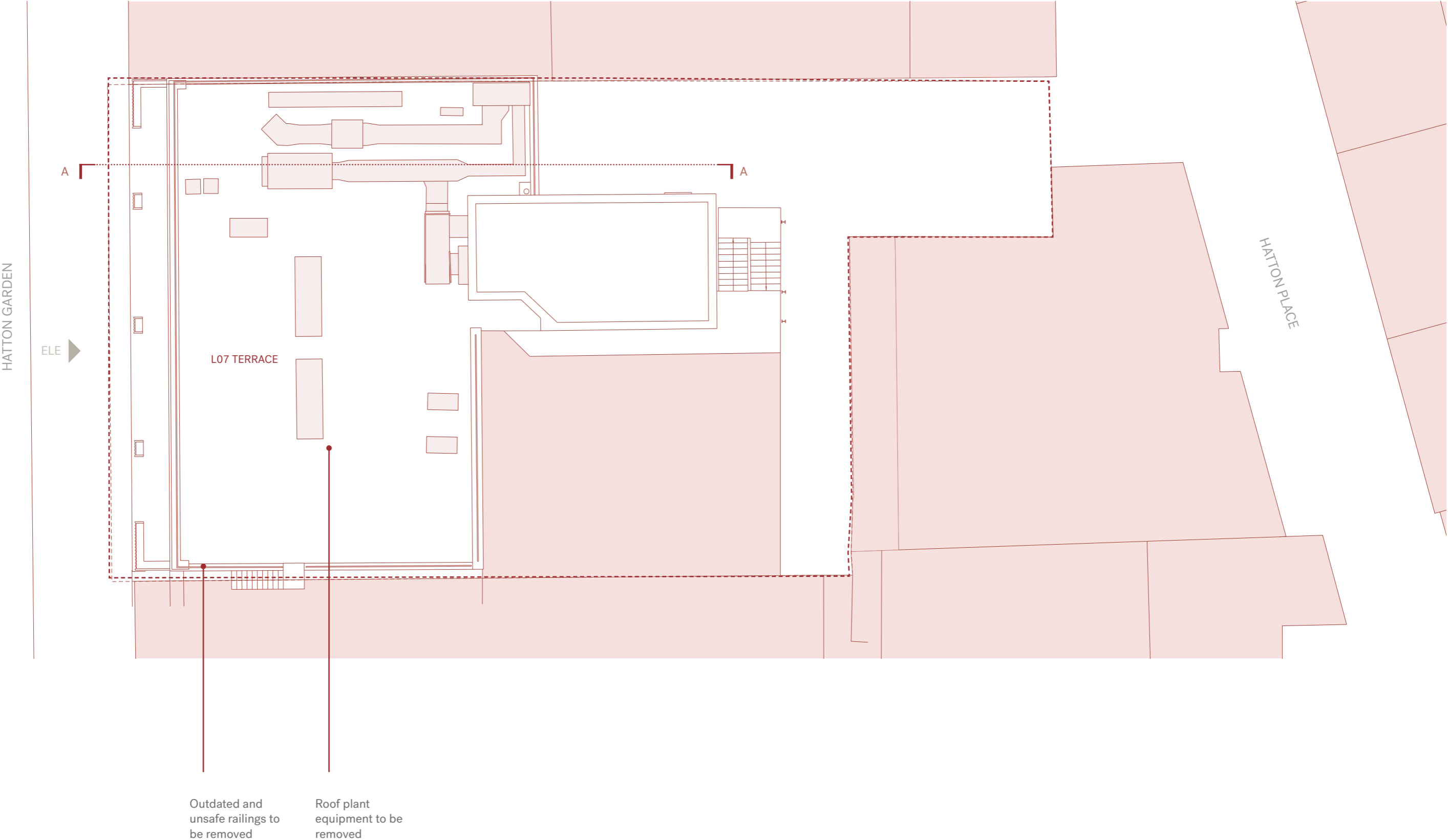
In its current state the yard does not offer high quality amenity space due to outdated materials and storage facilities, and so there is an opportunity to improve this.

The entrance to the Yard is currently defined by a large galvanised sliding gate. It is proposed to replace this gate with a new gate that allows easier pedestrian access and security with the option to open fully to allow access for servicing.

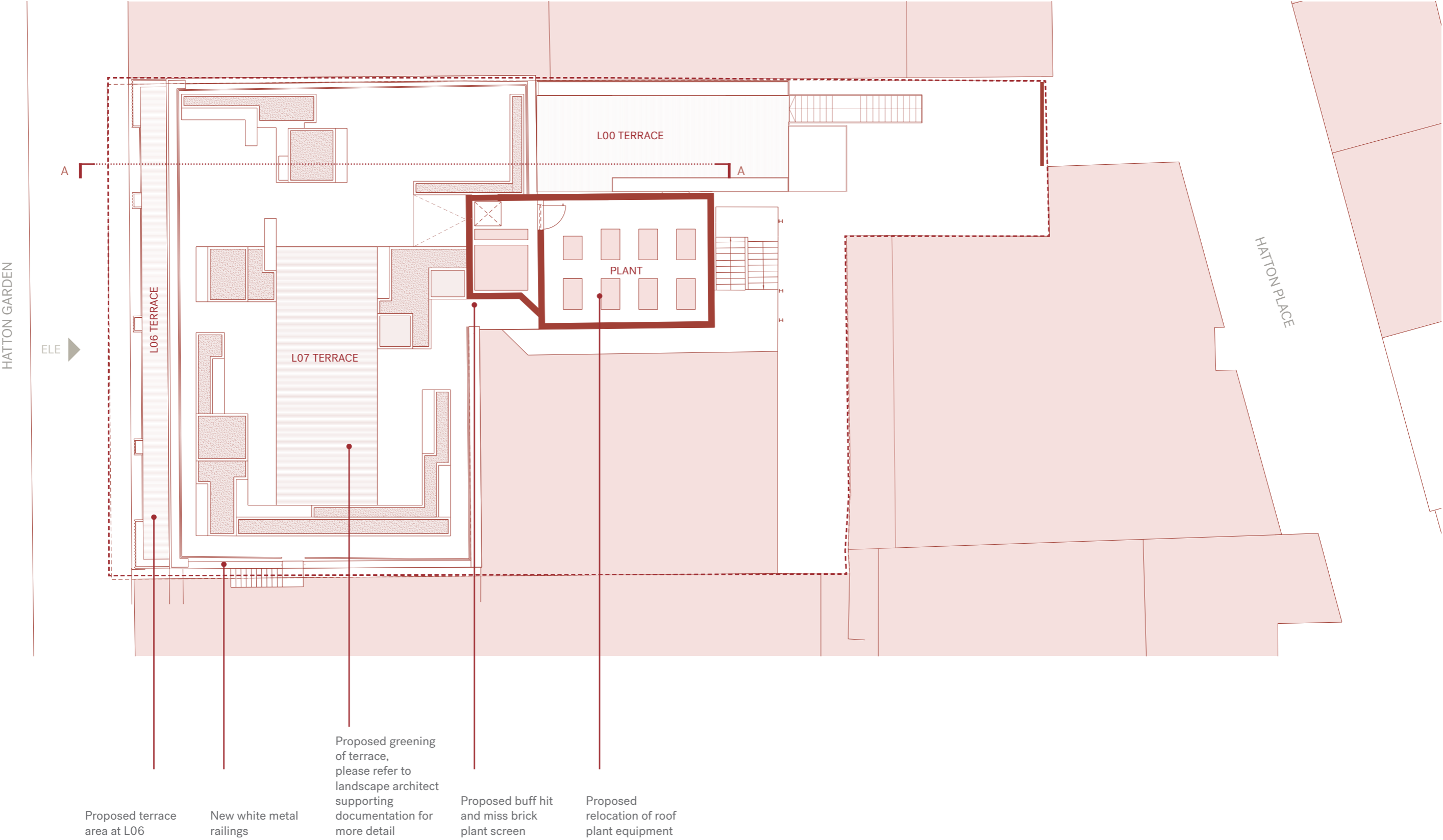
3.0 PROPOSED ALTERATIONS

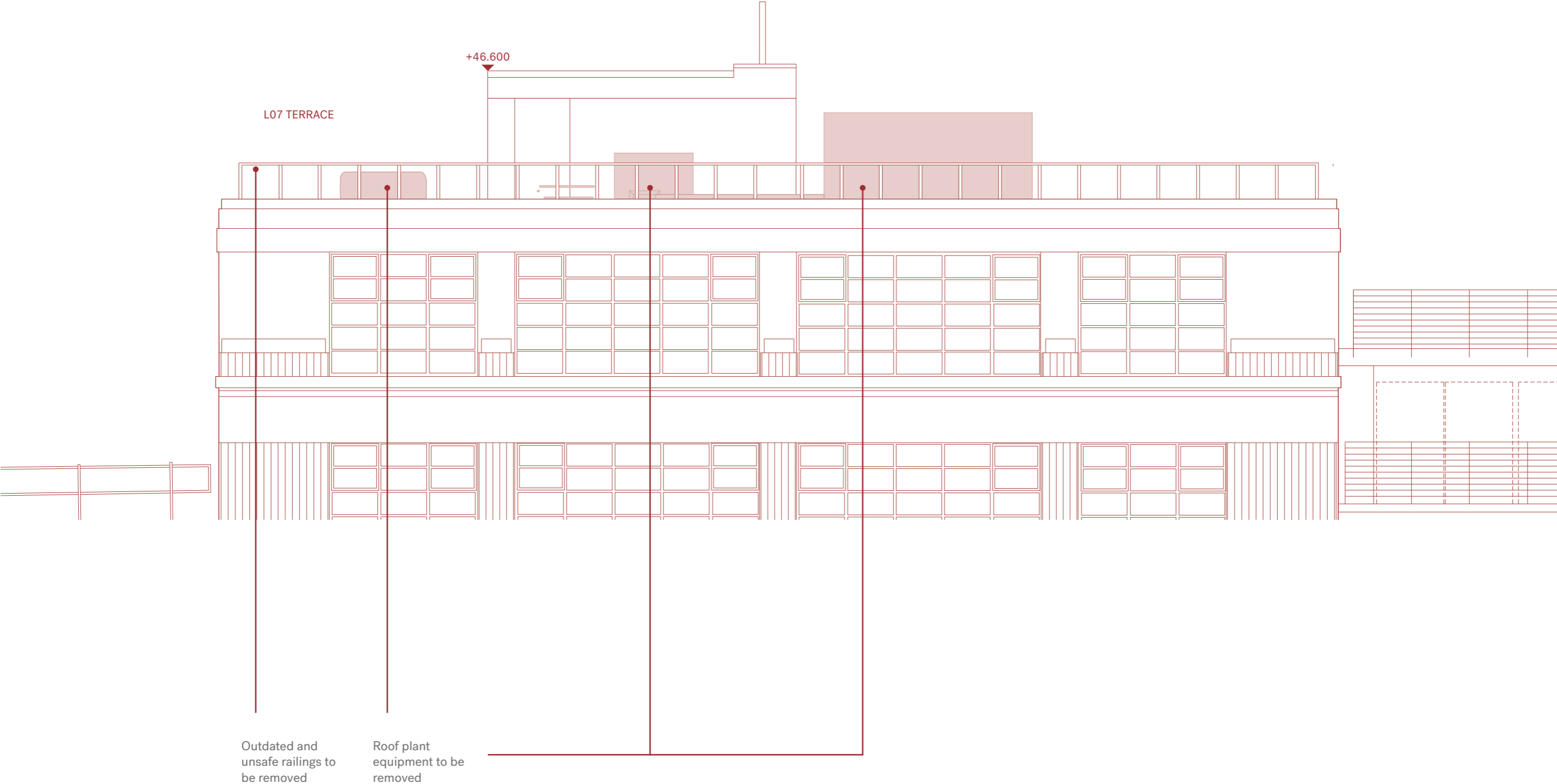
3.0	EXISTING ROOF PLAN
3.1	PROPOSED ROOF PLAN
3.2	EXISTING FRONT ELEVATION
3.3	PROPOSED FRONT ELEVATION
3.4	EXISTING SECTION AA
3.5	PROPOSED SECTION AA
3.6	SUMMARY OF PROPOSED ALTERATIONS: FRONT ELEVATION
3.7	SUMMARY OF PROPOSED ALTERATIONS: REAR ELEVATION
3.8	SUMMARY OF PROPOSED ALTERATIONS: REAR CORE WING
3.9	EXISTING & PROPOSED 6TH FLOOR TERRACE PLAN
3.10	SUMMARY OF PROPOSED ALTERATIONS: REAR AXONOMETRIC
3.11	PROPOSED LOOK & FEEL
3.12	3D VIEW 02: EXSITING REAR YARD
3.13	3D VIEW 02: PROPOSED REAR YARD
3.14	HATTON PLACE GATE

3.0
EXISTING ROOF PLAN



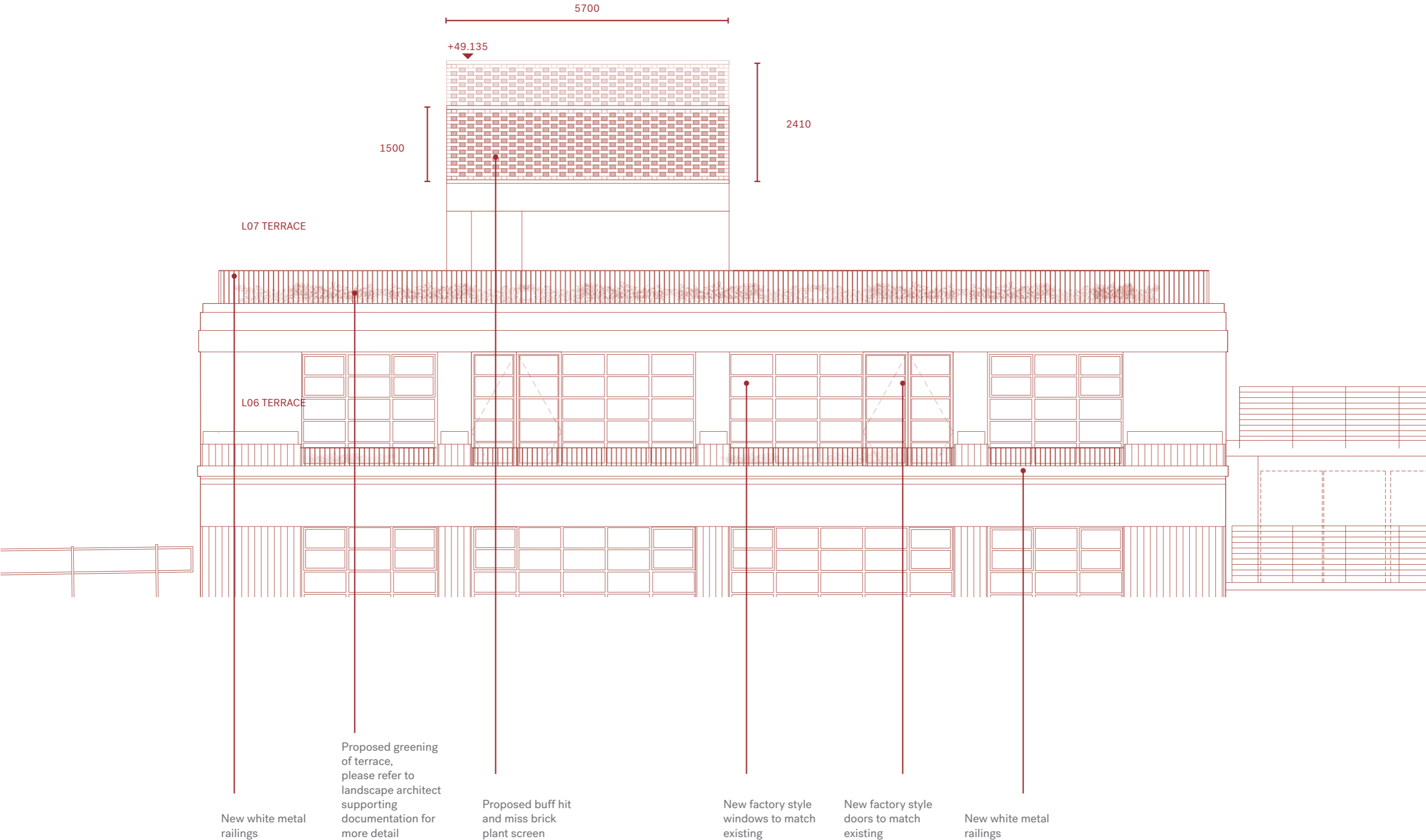
3.1
PROPOSED ROOF PLAN





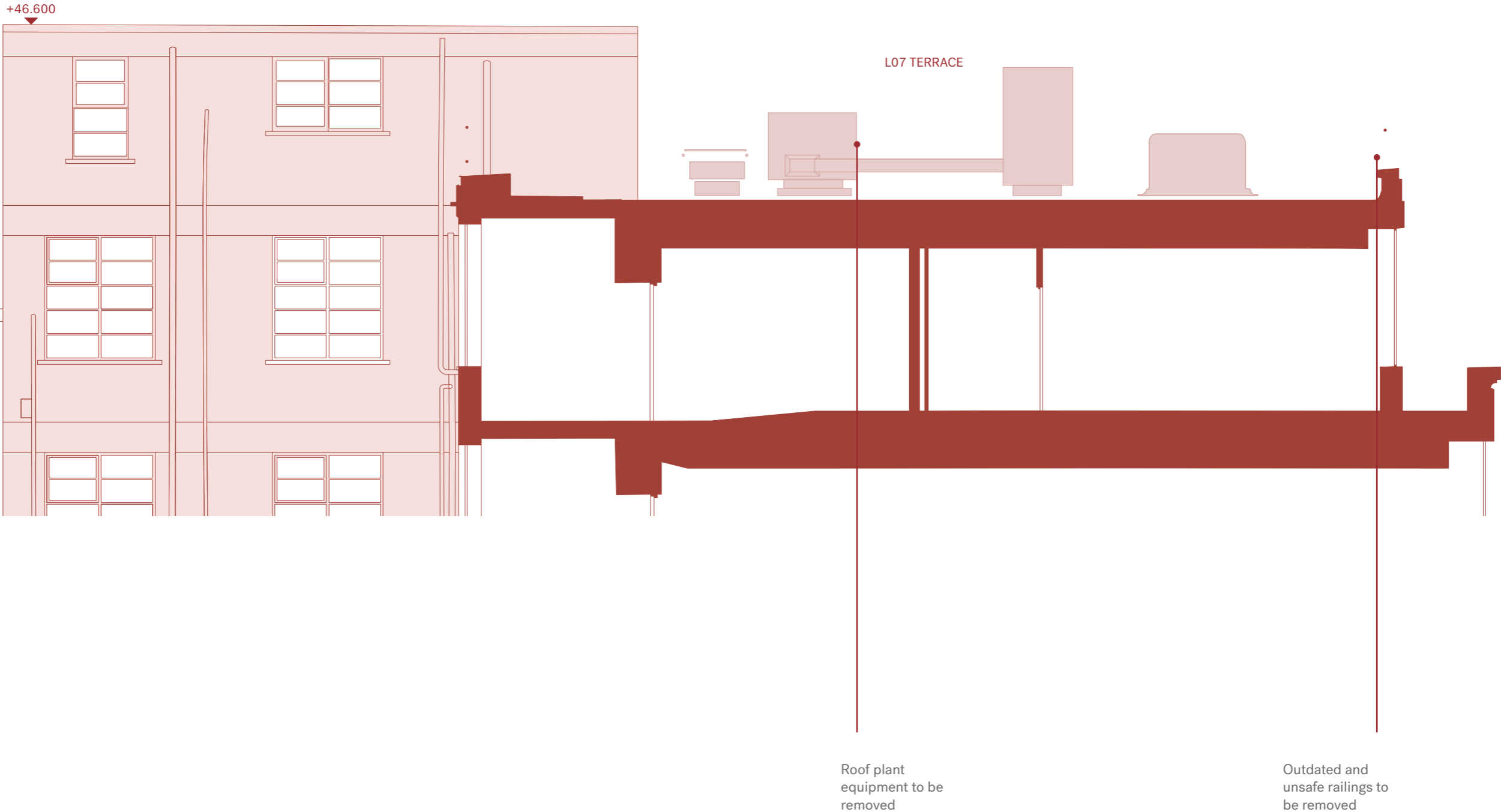
Note: Dimensions
are in millimeters

3.3
PROPOSED FRONT ELEVATION



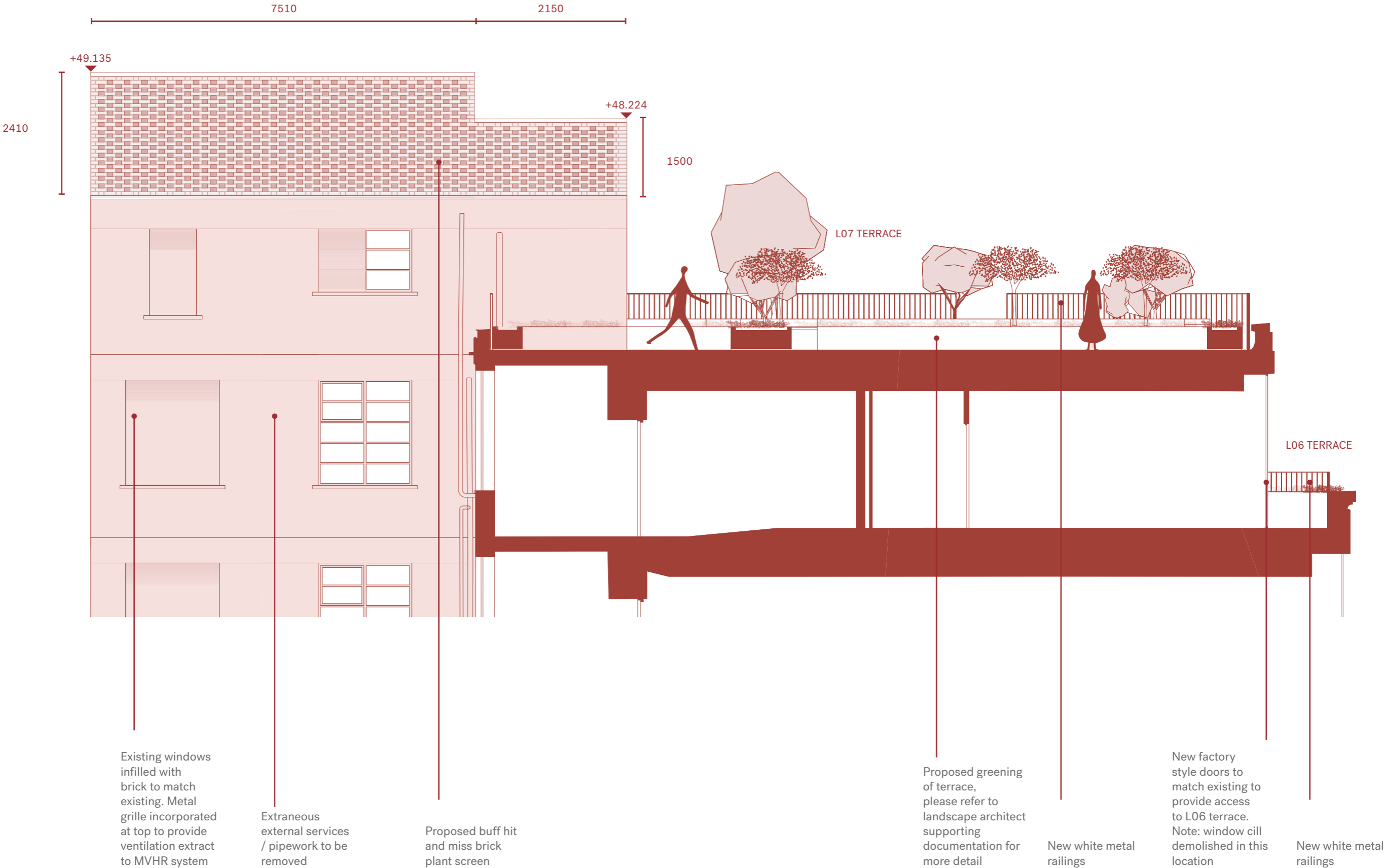
Note: Dimensions
are in millimeters

3.4
EXISTING SECTION AA

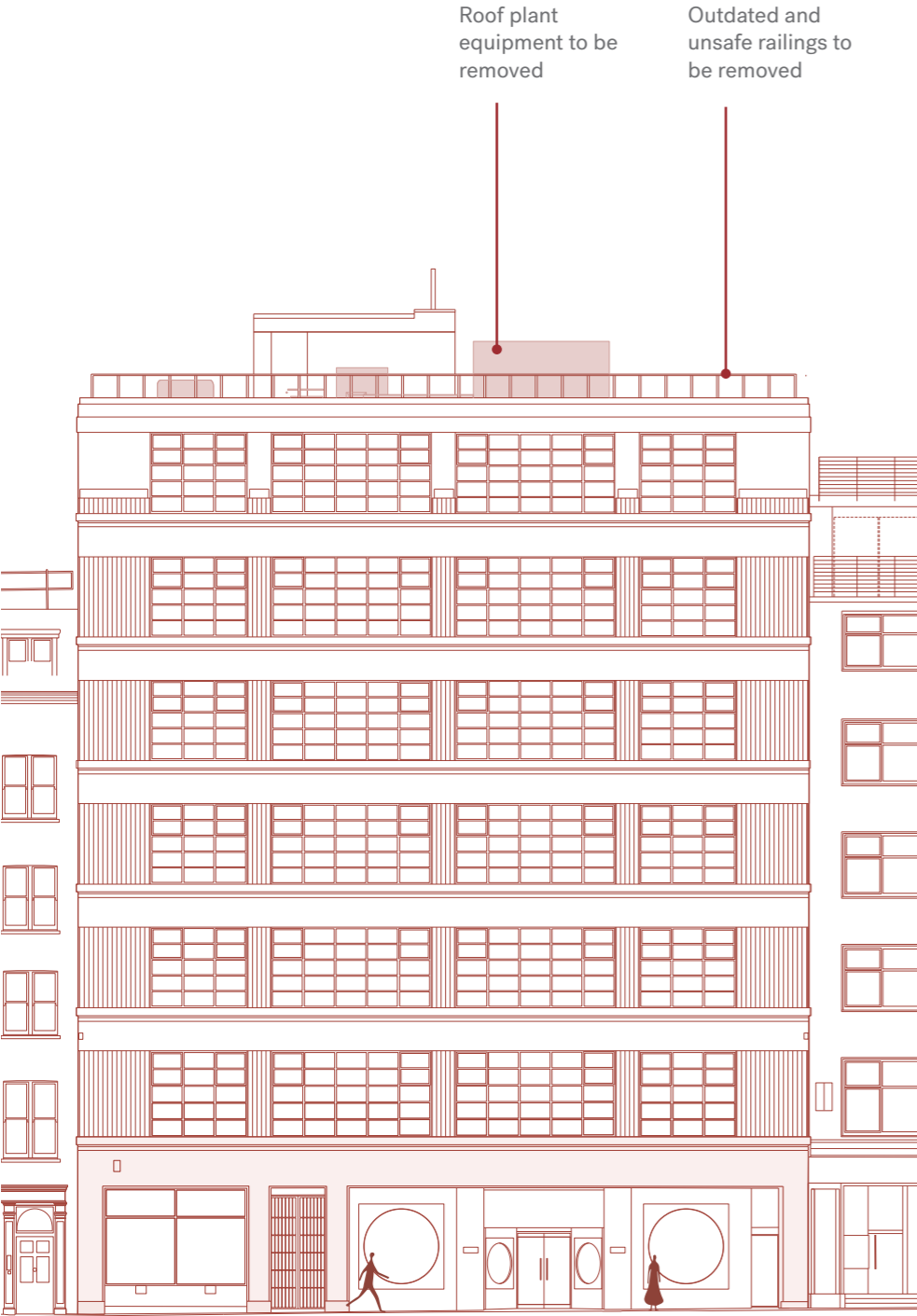


Note: Dimensions
are in millimeters

3.5
PROPOSED SECTION AA



Existing elevation



Proposed elevation



3.6
SUMMARY OF PROPOSED ALTERATIONS:
FRONT ELEVATION



3.7
SUMMARY OF PROPOSED ALTERATIONS:
REAR ELEVATION



Rear core,
Existing north
elevation



Rear core,
Proposed north
elevation

Extraneous /
obsolete building
services &
pipework removed

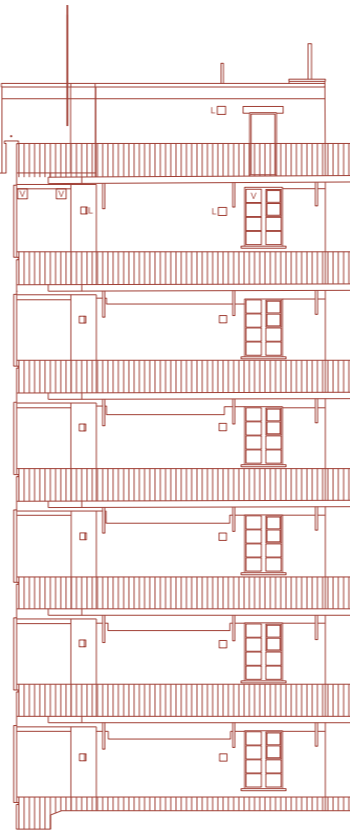
Proposed
ventilation panel



Existing line of
windows infilled
with brick to match
existing and metal
ventilation grille
incorporated

Existing windows
removed &
replaced with
matching doors to
provide access to
proposed terrace
area. Window cills
dropped in these
locations to provide
level access

Rear core,
Existing south
elevation



Rear core,
Proposed south
elevation

Extraneous /
obsolete building
services &
pipework removed

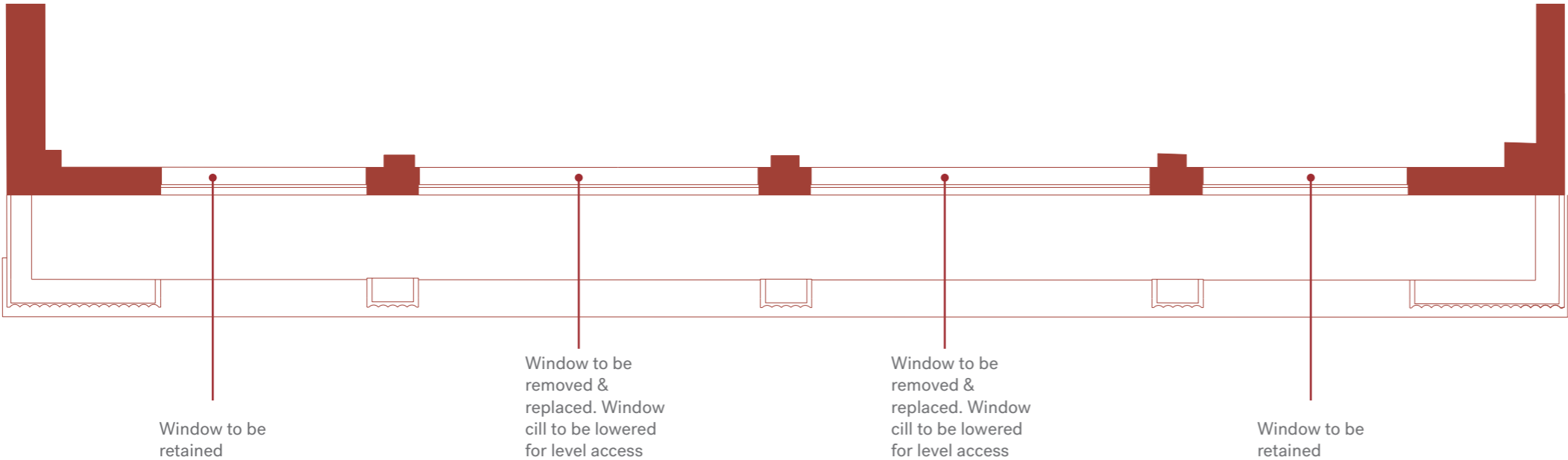


Existing windows
removed &
replaced with
windows to match
existing. Metal
ventilation grilles
incorporated in
window head

3.8
SUMMARY OF PROPOSED ALTERATIONS:
REAR CORE ELEVATIONS



L06 TERRACE EXISTING PLAN



L06 TERRACE PROPOSED PLAN

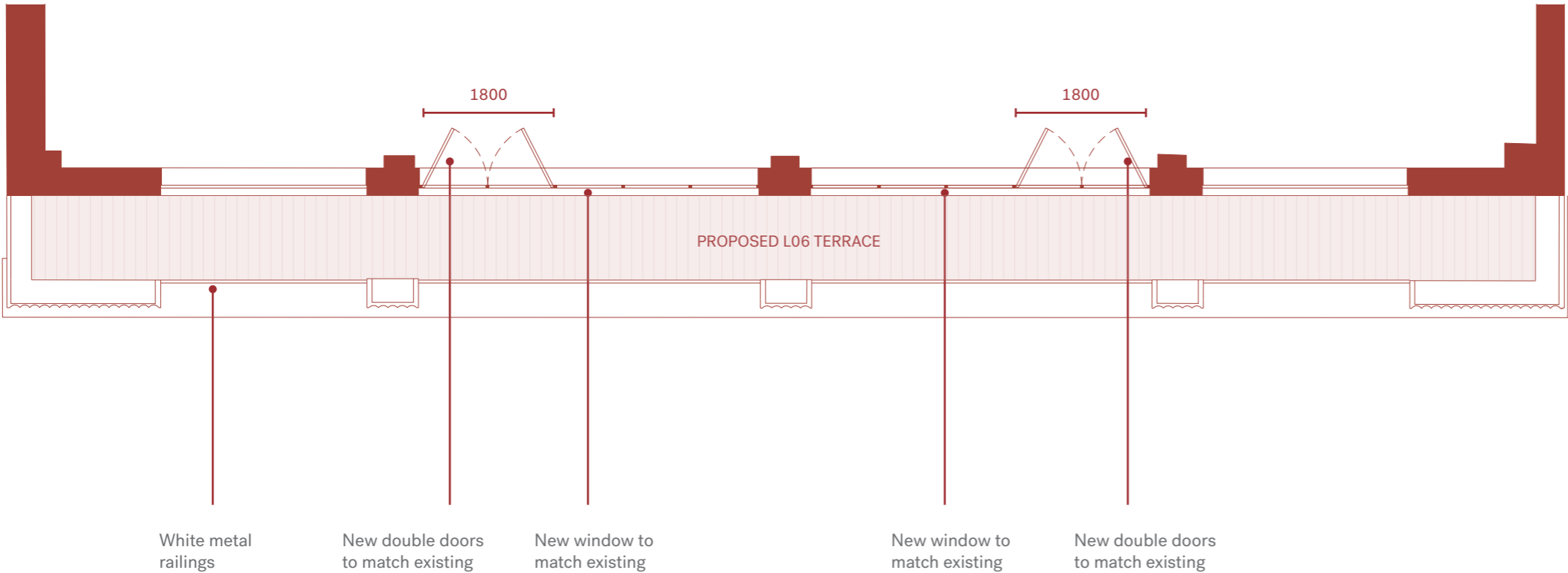
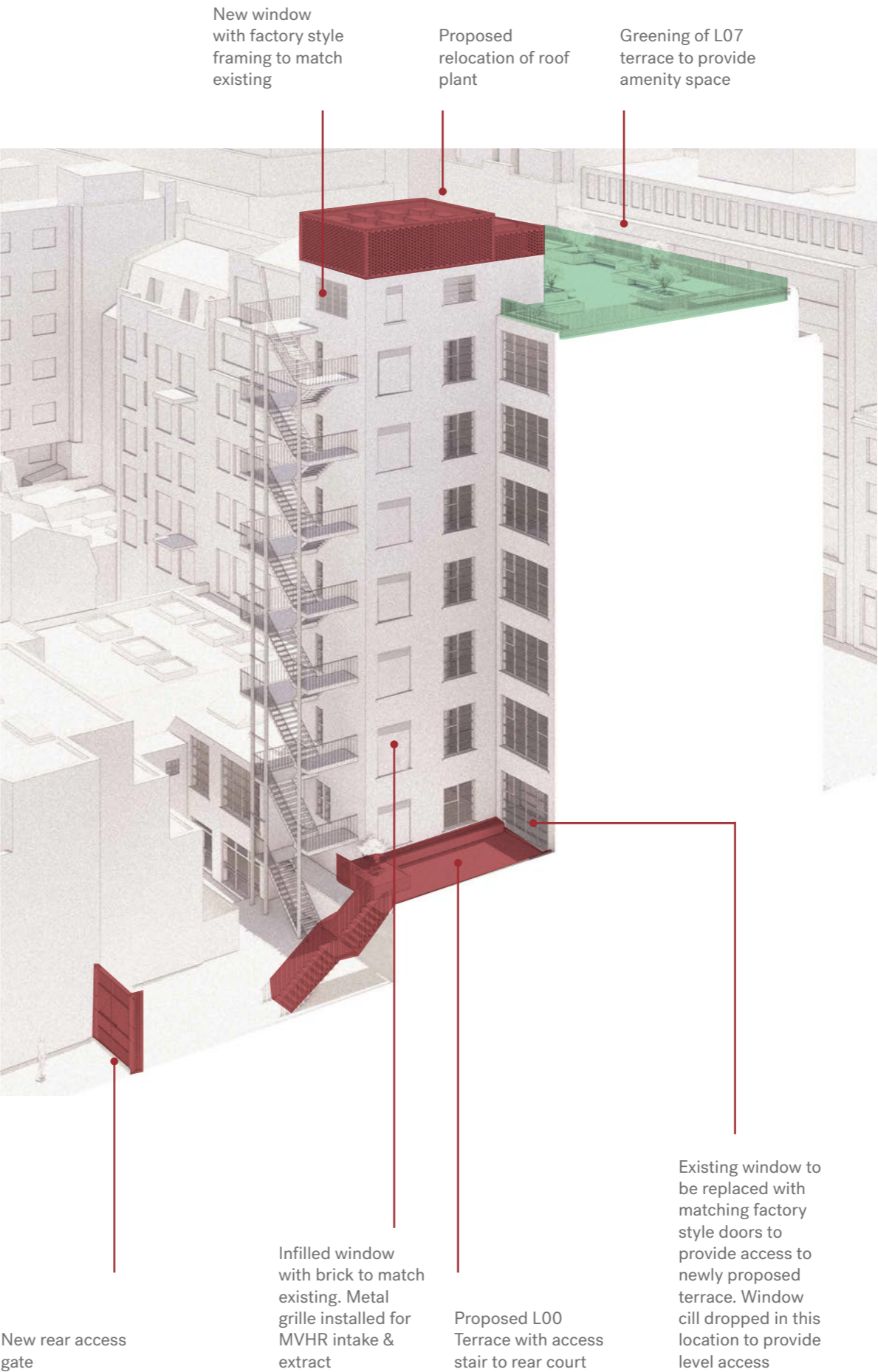


Image caption
seque volles .



Image caption
seque volles .



3.9
SUMMARY OF PROPOSED ALTERATIONS:
REAR AXONOMETRIC

White metal
railings,
Piercy&Company



Hit & miss
brickwork,
Piercy&Company



Dark grey metal,
Duggan Morris



Roof top greenery,
Andy Sturgeon
Design

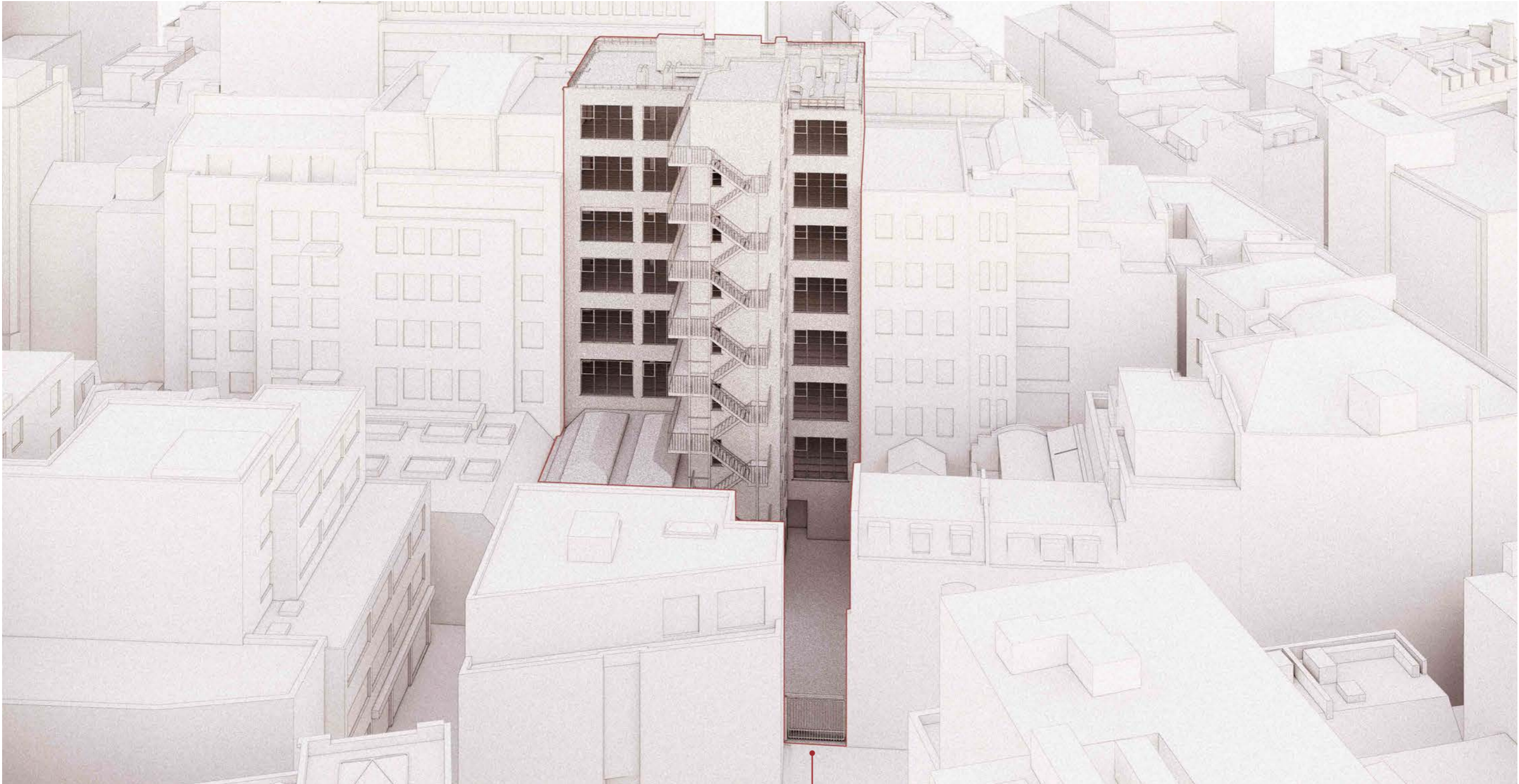


Roof top greenery,
Andy Sturgeon
Design

3.10 LOOK & FEEL

The materials used will be high quality and in keeping with the local surroundings.

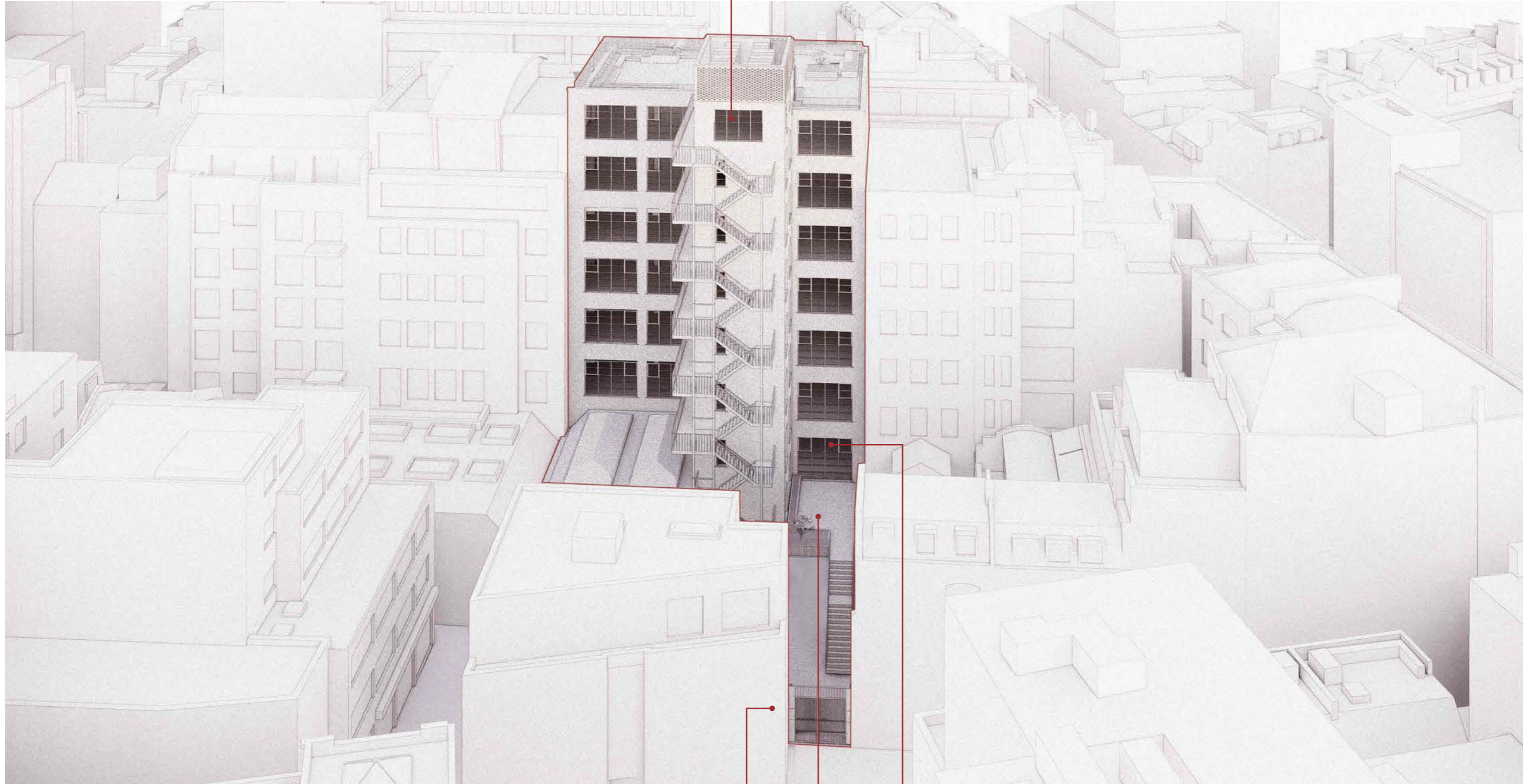
Depicted on this page are images which are suggestive of the proposed look and feel which include: New white metal railings on L07, a hit and miss brick plant screen above the existing core, a new dark grey metal gate at the rear and planting on the proposed L00 & L07 terraces.



Outdated rear
access gate to be
removed

New window
with factory style
framing to match
existing

3.12
3D VIEW 02:
PROPOSED REAR YARD



New rear access
gate

Proposed L00
Terrace with access
stair to rear court

Existing window
replaced with
factory style doors
to access newly
proposed L00
terrace

Detail view of proposed rear access gate



Existing rear access gate to be removed



3.13
HATTON PLACE GATE

As the secondary entrance for the building it is proposed to replace the current gate into the Yard off Hatton Place with a new gate more in keeping with the proposed aesthetic for the building and reflective of the scheme's aspirations.

The entrance to the Yard is currently defined by a large galvanised sliding gate. It is proposed to replace this gate with a new gate that allows easier pedestrian access and security with the option to open fully to allow access for refuse collection, maintenance and deliveries.

The new gate is proposed to be of dark metal construction in keeping with the window frames and balustrades of the rear facade. It will be designed to provide a higher level of solidity towards it's base to give a level of visual privacy and security to the Yard.

The gate will incorporate building signage helping to give the building a presence on Hatton Place and a sense of entrance for tenants using the Yard as their primary entrance.

The gate will consist of a smaller pedestrian leaf to be used by building users and a larger secondary leaf used for deliveries, maintenance and waste collection. The gate will include an access control and intercom system to provide additional security to the building.

4.0 STREET VIEWS

4.0
HATTON GARDEN VIEW
4.1
HATTON PLACE VIEW

Hatton Graden
street view,
Existing



Hatton Graden
street view,
Proposed



4.0
HATTON GARDEN VIEW



As evidenced on this page and as detailed in the heritage report, the alterations to the roof top will have a minimal effect on the perception of the building as seen from Hatton Garden.

This view is from North of the site looking South from near the junction with Clerkenwell Road. This point provides the longest view of the building from Hatton Garden.

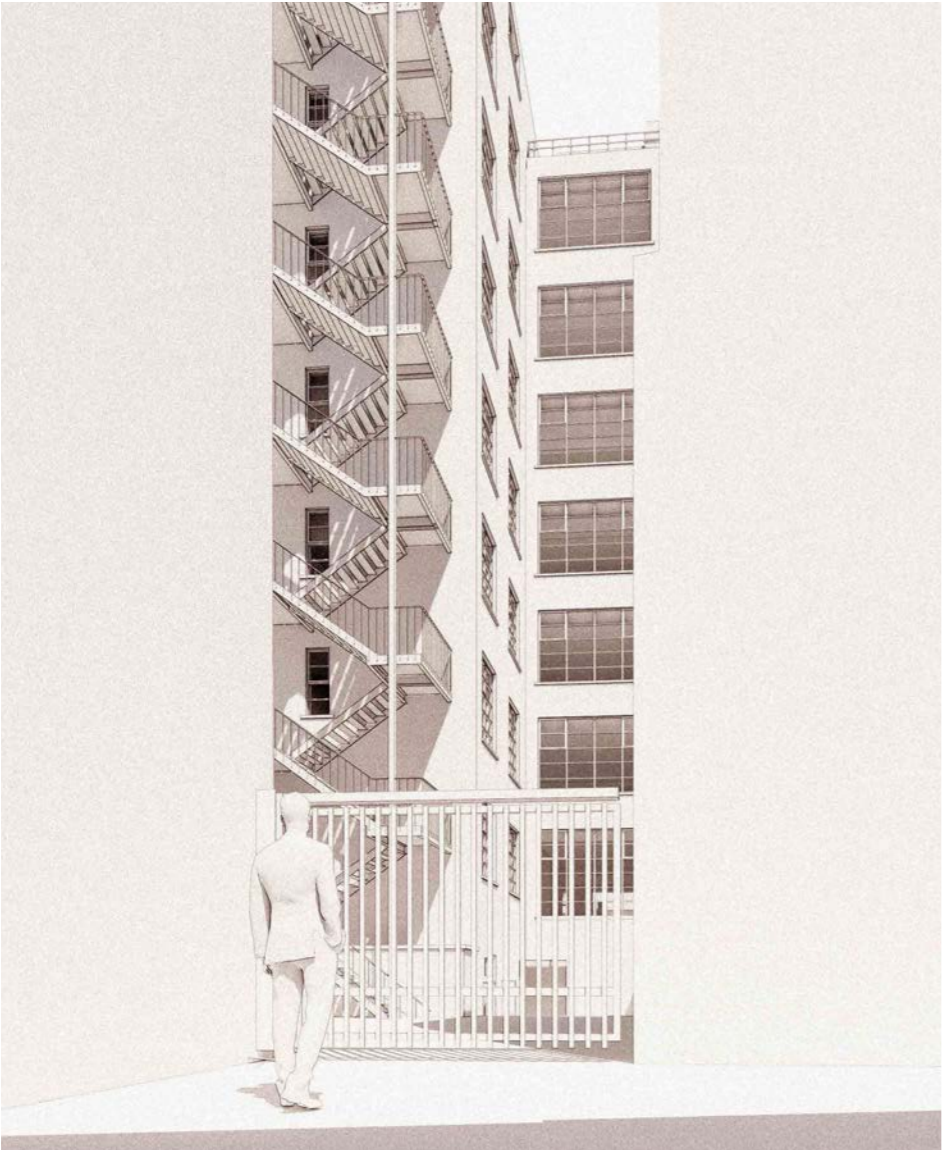
The white metal railings have a slim profile so they appear as a delicate addition to the roof parapet. The removal of the existing roof plant equipment is also beneficial to the view.

On the 6th floor terrace the two central bays are proposed to be replaced with matching windows & doors so there will be minimal perceived difference. The white metal railings are set back on the inner line of the parapet, thus having minimal impact on this view.

Care has been taken in the positioning of the new plant equipment above the existing core to limit it's impact on neighbouring properties and by positioning to the rear of the building ensuring its visiblty from Hatton Garden is minimal.

The work to consolidate the plant equipment means the currently visible ductwork, apparent in this view, will no longer be visible. The currently visible plant guard rail is proposed to be replaced by a fine metal balustrade to the perimeter of the new roof terrace area.

Hatton Place street
view,
Existing



Hatton Place street
view,
Proposed



4.1
HATTON PLACE VIEW



The effects of the proposed alterations at the rear have a minimal effect as perceived from Hatton Place. The proposed entrance gate has a much finer grain to improve privacy concerns.

