ST ANDREWS HOUSE

Anglo American and De Beers

UNIT 1 : ACCESSIBLE APARTMENT
DESIGN & ACCCESS STATEMENT

SAH-AUK-ZZ-ZZ-RP-A-07005

08.07.2021

REV. P01

aukett
swanke

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NOTE : THIS REPORT IS TO BE READ IN CONUNCTION WITH THE FOLLOWING :

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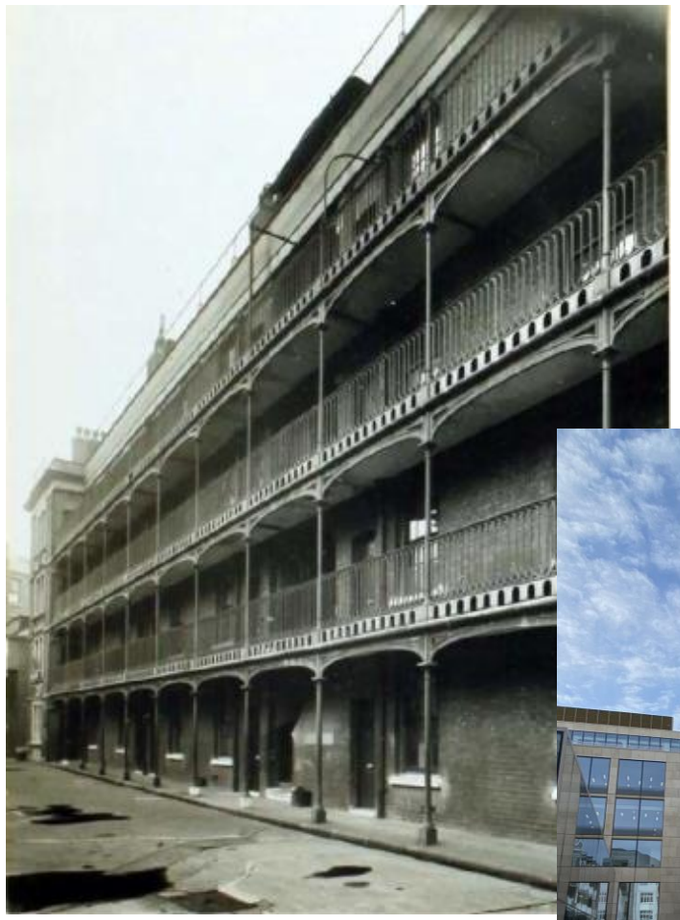
ISSUE	DATE	BY	APPROVED
P01 - Draft	08/07/2021	DS	SvB

1. Introduction & Scope

This document has been prepared as part of the Planning and Listed Building Applications to London Borough of Camden on behalf of our client, Anglo American DeBeers (AADB) for the refurbishment Unit 1 of St Andrews House, Saffron Hill and its upgrade to an Accessible Apartment.

The document includes an overview of the proposed interventions, selected layout drawings reproduced at A3 size, as well as key visuals of specific interventions.

This report is further to the applications 2021/2891/P & 2031/3116/L for the rest of the building.



ST ANDREWS HOUSE FRONTAGE, 1943
SOURCE : HISTORIC ENGLAND

ST ANDREWS HOUSE FRONTAGE, PRESENT DAY

St Andrews House is a Grade II Listed building (Grade II awarded 30/12/99), constructed in 1875, which has been owned by AADB (formally the Diamond Trading Company) since 1973. The five-storey building is currently divided into apartments for use by corporate guests and employees, for short and medium-term stays.

The building is located on the existing Anglo American DeBeers campus at Hatton Garden, Farringdon. It comprises of 27 units over 4 (G+3) floors, with provision for meeting and entertainment in a 4th floor penthouse suite, and on-site estates and security accommodation on Ground Floor. The total GIA is approximately 22,000 sq. ft, and the building is accessed through a paved courtyard which is part of the AADB main campus, adjacent to the recently upgraded headquarters.

The main project brief is to bring the standards of St Andrews House (SAH) up to the same standards of the adjacent corporate headquarters. The core requirements of this specific upgrade are to upgrade the space standards of Unit 1 out of the 27 to be suitable for Assisted Living, focusing on access into and manoeuvrability within the apartment.

An earlier upgrade in 2006 re-configured the apartments to the current arrangement. (No original features of the early interior remain.) As part of this current proposed stream of work, it is proposed to replace all internal finishes within an adjusted configuration, including a new kitchen and bathrooms, appliances and fittings.

Note that the M&E infrastructural upgrades required to tie this unit into the main project works are not specific to the modifications proposed in this application, and are therefore covered in the separate applications 2021/2891/P & 2031/3116/L.

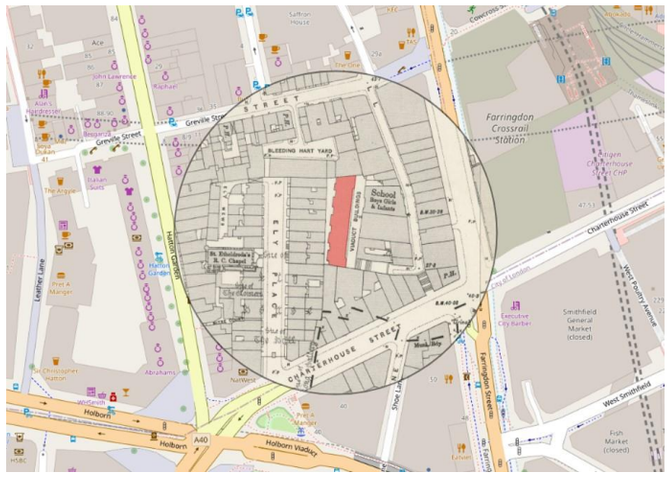
Based on input from Camden council during the pre-application discussions of those applications, it was felt that the modifications required to Apartment 1 warranted a separation application. Therefore the modifications to apartment 1 were not part of the Planning application of 11/06/2021, but form part of this separate application.

CONTEXT

2. Site and Context

The earliest history of the St Andrews site can be traced back to records of 1779. Further conveyances in 1868 and 1872 by means of a plan clearly indicated that the buildings shown in Union Court are of a different building than the present St Andrews House.

An article in Building News 17th September 1875 describes the Artisans' Dwellings constructed on the site, the building currently known as St Andrews House. The article also describes the obtainment of the site by the Corporation of the City of London as part of the Holborn Valley Improvements. The site was described as 'situated in the rear of the New Charterhouse Street, crowded with tumble down houses and filthy courts, but building on the site formerly occupied by the gardens and vineyards of the Bishops of Ely'.



OVERLAY OF AN 1880'S OS MAP WITH CURRENT OS DATA

The current building also received a mention in the Architect 02/05/1874 under Tenders and was described as a block of improved dwellings for the labouring poor on the site of the late Union Court in the rear of Ely Place, Holborn, for the Worshipful Improvement Committee of the City of London. It named Horace Jones as the Architect.

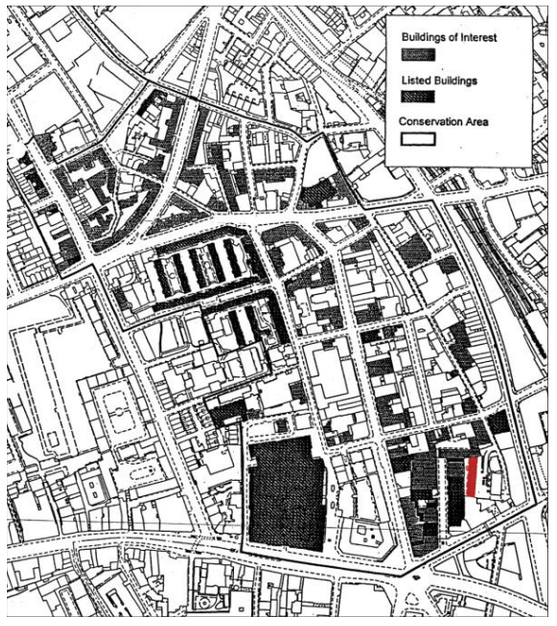
St Andrews House (also formerly known as Asfil House, refer Planning History section for more information) was built as municipal housing and was known as the Viaduct Buildings at the time. It is the oldest surviving purpose-built public housing in London and one of the oldest schemes in Britain. The building is yellow brick faced with painted stucco details, sash windows and decorative cast iron galleries which provide access to the upper floors.1

St Andrews House is situated on Saffron Hill, which is within the Hatton Garden Conservation Area. Hatton Garden is located in the southern part of the Borough of Camden, bordering Islington to the east and the City of London to the South.


POSITION OF ST ANDREWS HOUSE ON THE CURRENT ESTATE.
WORKS TO 17 CHARTERHOUSE STREET SEEN UNDERWAY.

Hatton Garden was first identified as part of the "Royal Courts of Justice, Inns of Court Area of Special Character" in the Greater London Development Plan of 1976, which was then the Statutory Structure Plan for the London Borough of Camden. It also stated that the preservation of these areas "is essential to the retention of the character of London as a whole". 2

The Hatton Garden area has a long history of development, dating back to the medieval period and possibly before. The area has seen substantial waves of change, new investment and development, resulting in a built environment containing many buildings dating from different periods of time. A large number of buildings have fallen into disrepair or have been substantially altered and therefore the origin, architectural quality and history of buildings is not immediately evident. However, on closer inspection, a clear indication of the past does remain and a large number of buildings of national and local architectural or historical importance are to be found within the area. 3



The character and special interest of the Hatton Garden area is defined largely by the quality and variety of buildings and uses, as well as the unique pattern of streets. The character is not dominated by one particular period or style of building, but rather by the combination of styles that make the area of special interest. It is often the case that buildings of different periods, architectural styles and functions exist together in the same street, creating contrasts in scale and character. Subsequently, where alterations have taken place, they usually respect the established character of the adjacent buildings as well as that of the street. 4

The Hatton Garden area is London's jewellery quarter and has long been associated with the jewellery and diamond trade, clock and watch manufacture, repair and retail. Many of these activities, particularly the jewellery and diamond trade remain today and are of national and international significance. These activities provide the area with a distinctive character, with its concentration of retail jewellers along Hatton Garden and a large number of manufacturing and wholesale activities in the area generally. 5 The commitment to these ideas remains in the current Camden Local Plan (2017)

1, 2, 3, 4 & 5 extracted from Hatton Garden Conservation Area Statement, DC Sub-Committee 1999

3. Listed Buildings & Planning History

Neither adjacent 6-6A Bleeding Heart Yard nor 17 Charterhouse Street is a listed building. However, 6-6A Bleeding Heart Yard is considered to be a building that makes a "positive contribution to the special character and appearance of the area" (Hatton Garden Conservation Area Statement 05.08.99).

6-6a Bleeding Heart Yard underwent a complete refurbishment by AADB in 2006. The existing character of the façade is being retained and all new work was on a like for like replacement basis.

The following details regarding the Planning History of St Andrew's House were obtained from project archives, originally sourced from the records of AADB :

- An application on 15.11.65 for a showroom building was met with refusal (presumably demolition and construction of a new building)- the reason given that the proposed use was contrary to the zoning as 'light industry'.
- An alternative application was approved the following day (16.11.65) for the 'use for a limited period' of the Viaduct Buildings as 'showrooms'.
- On 23rd October, 1967 the Mayor and Commonalty and Citizens of London transferred the ownership of the building to Afsil Ltd.
- In 1967 Planning permission was granted for the construction of the 4th floor 'Common Rooms'.
- On 1st April 1969 Viaduct Buildings were renamed 155 Saffron Hill.
- On 23rd March 1973 Afsil Ltd. was registered as a charity under Section 29 of the 1960s Charities Act.
- On 31st July 1973 Afsil Ltd sold Afsil House as it was then known to Diamond Properties Ltd with charity consent. It was then leased back to Afsil Trust for 5 years on a peppercorn rent.
- Following this, remodelling of the interior of the building was undertaken and some external repairs and modifications made to St Andrews House during the late 1970's/ early 1980's.
- The building then became known as 140 Saffron Hill.
- The building was Grade II Listed in its earlier configuration and condition, 30/12/1999.

The following historic applications are considered to be relevant to the proposals :

2005/5428/P & **2005/5430/L** (Application Approved 09-01-2006) : Conversion of the building involving the creation of 8 additional self contained units at ground and first floor levels, new canopies at roof level, installation of plant/machinery in roof enclosures and at ground floor level to the rear of the building, new lift overrun at roof level, insertion of new windows and doors, erection of new balconies to the rear at first floor level and the installation of new roof railings.

2007/3901/P & **2007/3897/L** (Application Approved 23-08-2007) : Amendments of listed building consent dated 5th April 2006 (ref 2005/5430/L) for internal and external alterations/works associated with the conversion of the building, involving alterations to existing windows, proposed location of new satellite dish and aerial at roof level, alterations to plant rooms at rear and roof level, new balcony rail on west (rear) elevation, proposed iron, brickwork and masonry cleaning, painted render and omission of awnings at roof level to St Andrews House.

2021/2891/P & 2031/3116/L (Application validated June 2021, yet to be determined) : Additional roof level plant, minor interventions to the rear façade and replacement of Gas Fired M&E systems to All Electric as part of a building refresh.

THE BRIEF

4. The Client Brief

Since its last upgrade in 2006, SAH has been the home to Anglo American DeBeers (AADB) Employees, used by the Group as overnight accommodation, for short, medium and long term visits.

AADB are completing the final phase of programme works to the redevelopment of the adjacent 17 Charterhouse Street (17CHS), their new corporate headquarters; alongside this upgrade, a building re-fresh has been proposed and has been submitted to planning. That project proposed to bring the standards of St Andrews House (SAH) up to the same standards of the corporate headquarters.

As part of the Anglo American DeBeers corporate responsibility obligations, and recognising the diversity of their many potential guests form across the globe, the client has also identified the **need to provide 'assisted living' accommodation within its corporate accommodation provision on the site**.

In summary, the key requirements for this upgrade of the building are :

- Wider Access through the front door
- Wider Access through an existing interleading door
- Level access into the apartment at the front door
- Improved manoeuvring space within the apartment
- Provision of the appropriate Assisted Bathroom and Kitchen Amenities within the apartment

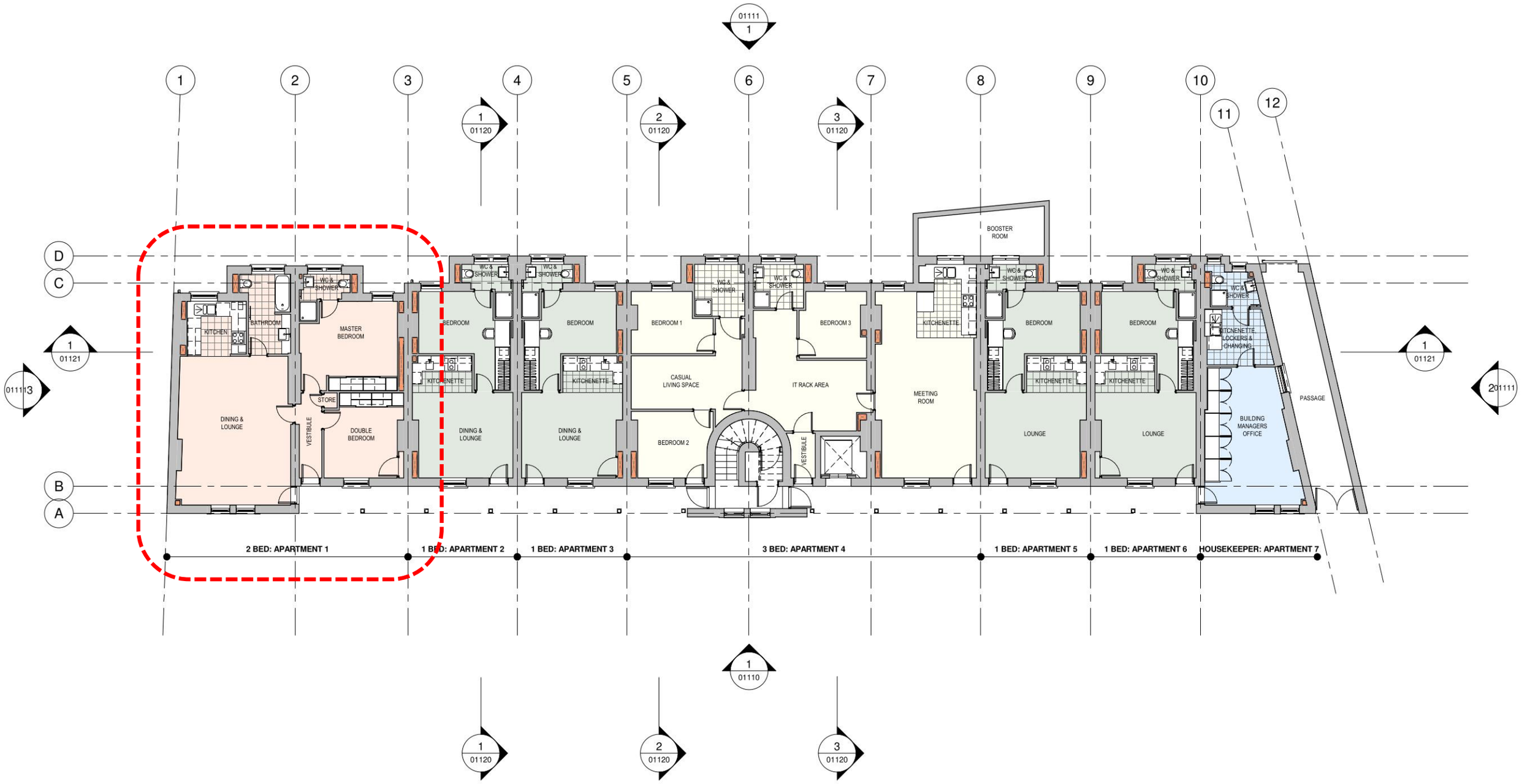
These interventions are expanded upon further in the sections that follow.

THE EXISTING BUILDING

5. Existing Unit Mix

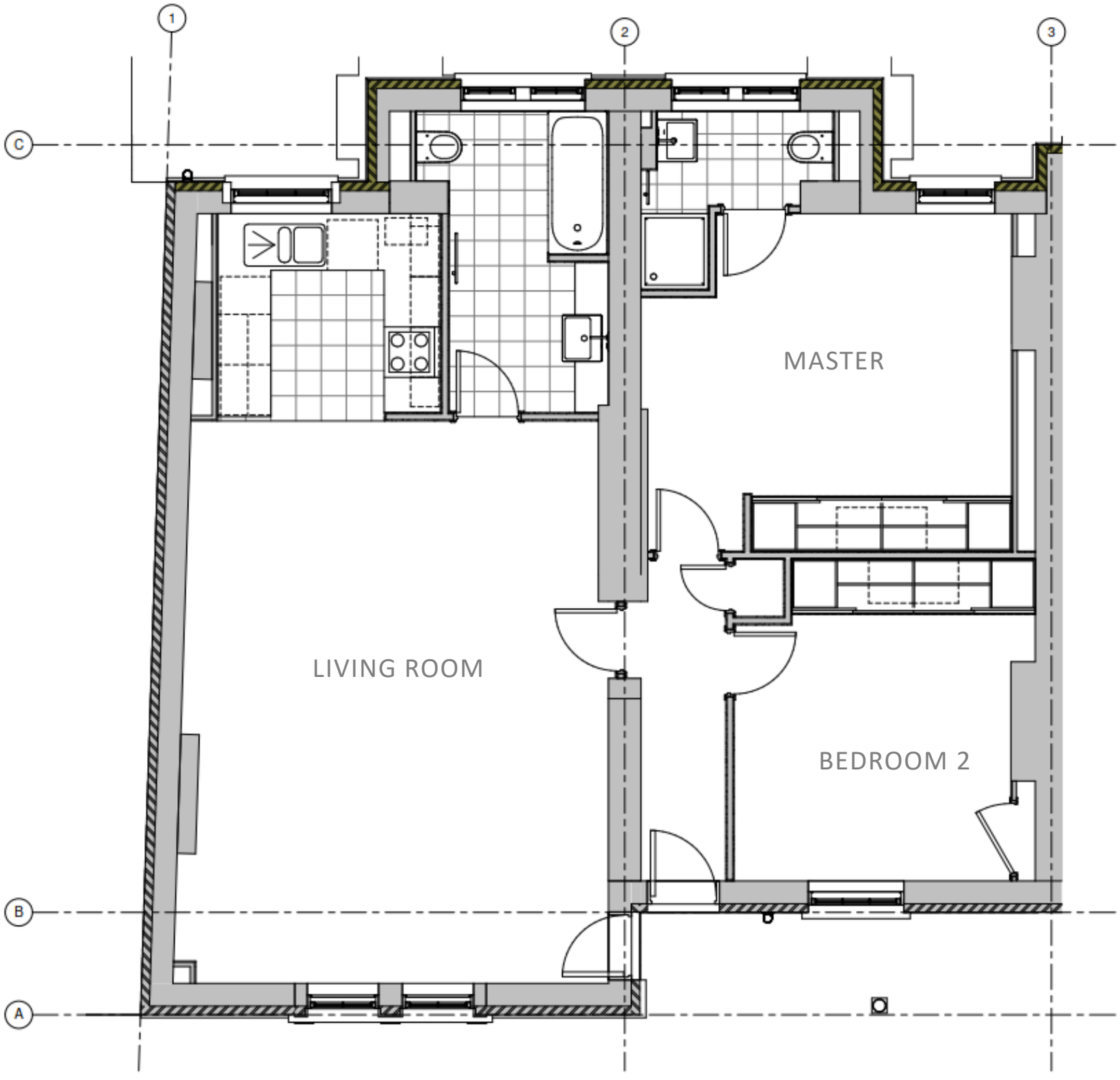
- **Unit 1** : Proposed Assisted Living Apartment.
- 26 Standard Units (not in this application)

6. Existing General Arrangement



EXISTING FLOOR PLAN : **GROUND FLOOR**

7. Existing Layout



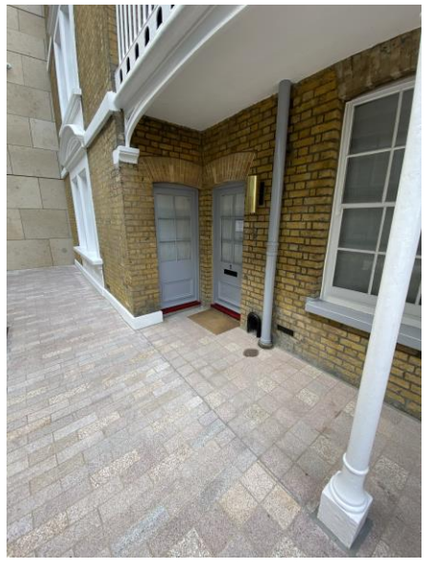
EXISTING LAYOUT OF EXISTING 2-BED APARTMENT NO.1

8. Existing Facade

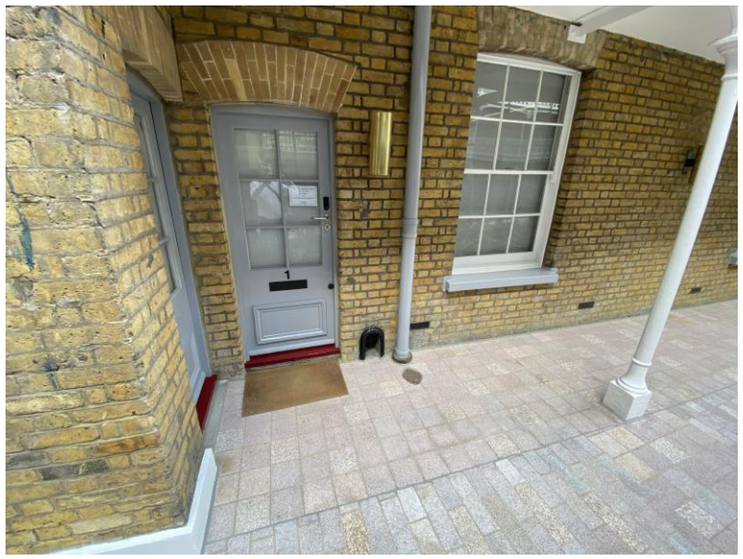
EXISTING ELEVATION: **EAST**

VIEW OF FRONT (EAST) FROM THE COURTYARD, NEAR THE TOP OF THE RAMP.

VIEW OF SOUTHER END OF THE FRONT (EAST) FAÇADE, LOOKING WEST



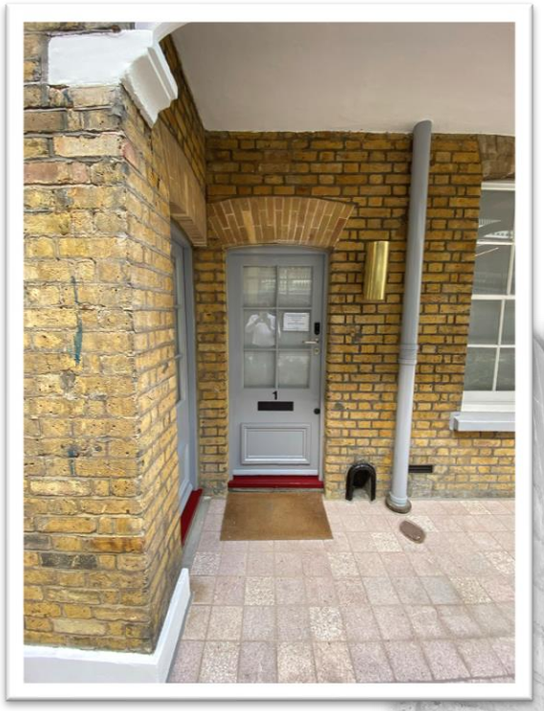
VIEW OF THE FRONT DOORS OF THE EXISTNIG APARTMENT 1

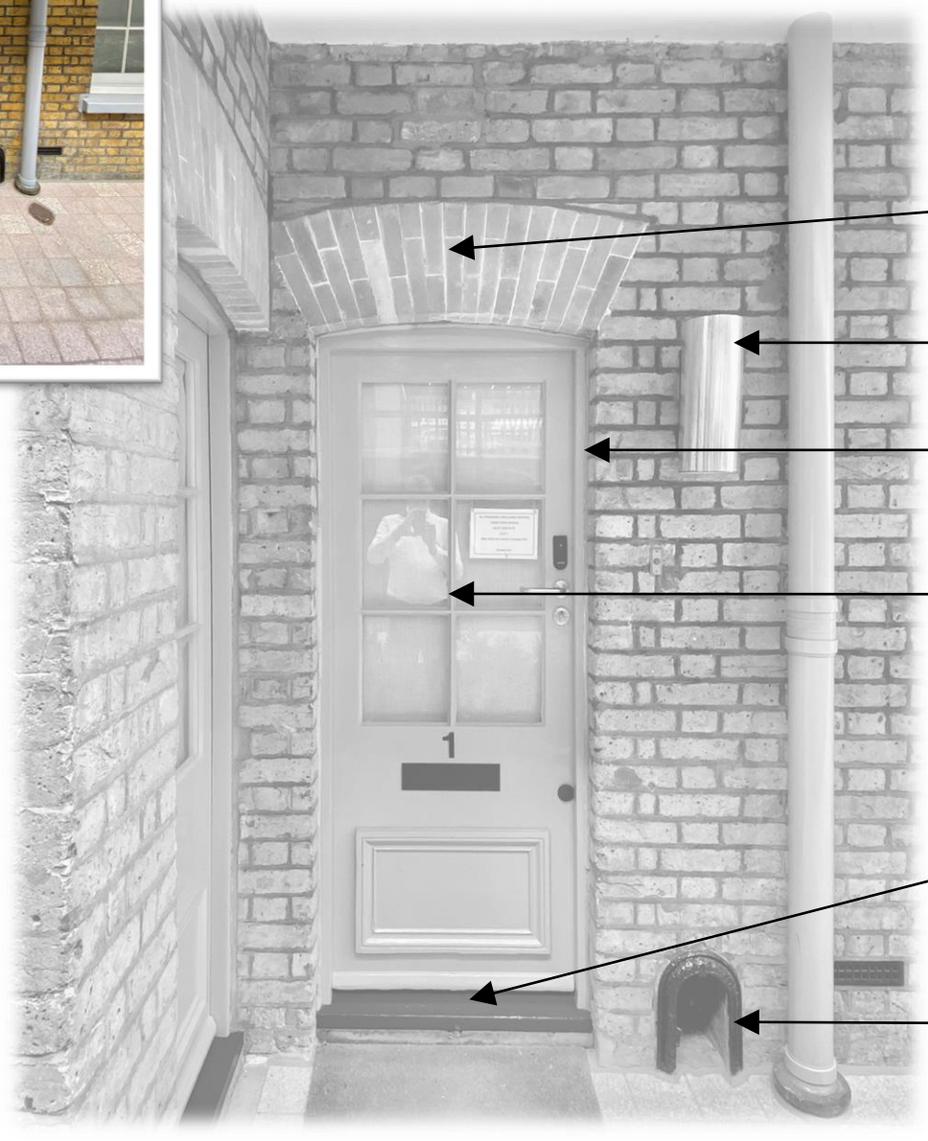


VIEW OF THE FRONT DOORS OF THE EXISTNIG APARTMENT 1

EXISTING FRONT FAÇADE, AND GROUND FLOOR APARTMENT NO.1

9. Existing Entry





Existing Original Arched Brick Lintel

Existing Modern Light Fitting

Existing Brickwork reveal

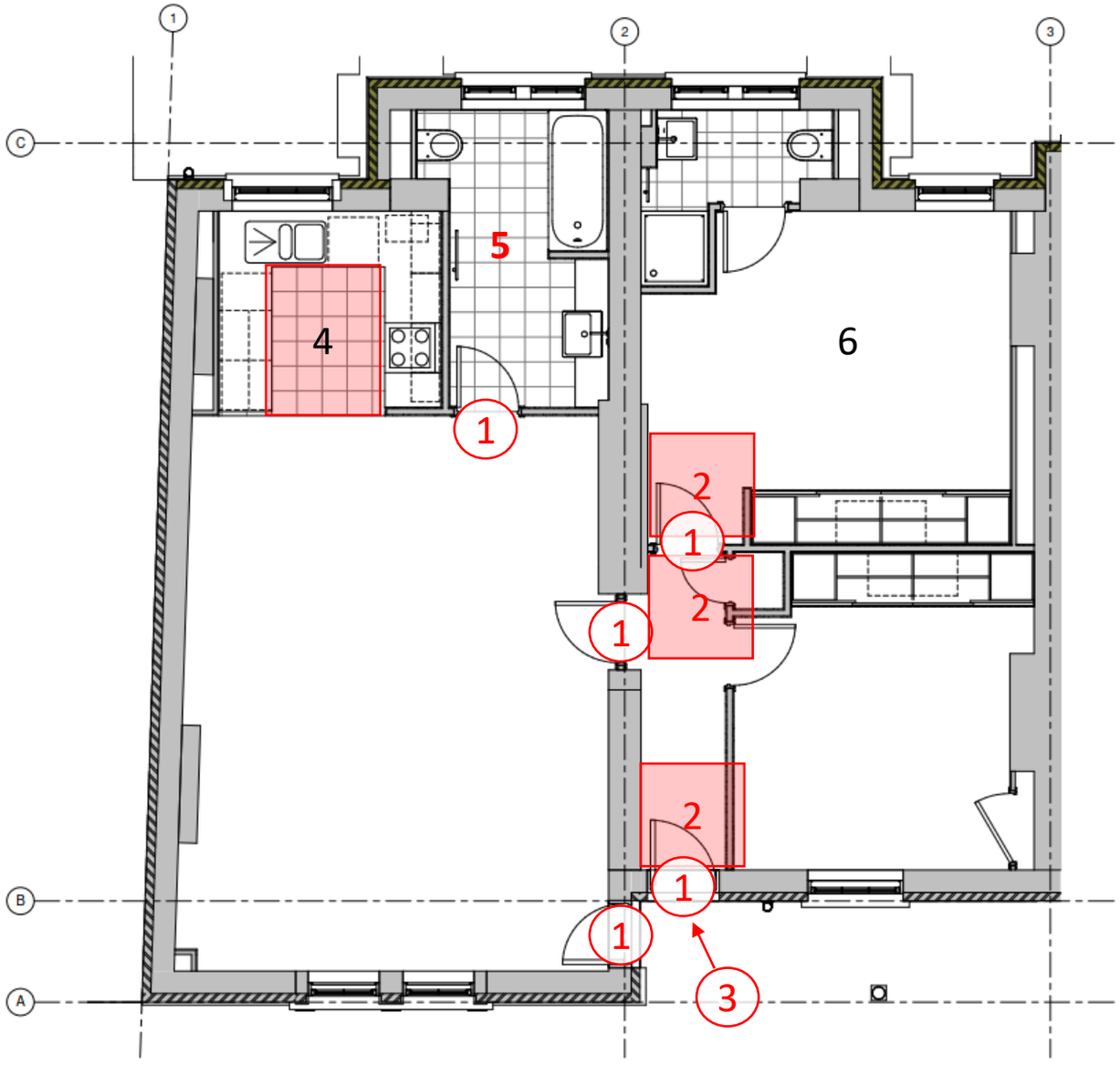
Existing Original Door

Existing Raised Threshold

Existing Original ‘Boot Scraper’

EXISTING FRONT DOOR OF APARTMENT NO.1

ANALYSIS & DESIGN OPTIONS



10.1 Assisted Apartment Requirements

As Part of the design development, and as noted at the conclusion of Stage 2 and at the time of the main project planning application, it was agreed by the team to consider the provision of an assisted apartment into the mix of 1, 2 & 3 bed apartments at St Andrews House. This proposal was also discussed in principle with the Approved Inspector, and while there is no mandate to provide such accommodation, it was felt by the design team and client teams that such provision was appropriate for inclusivity.

Based on its Ground Floor location, and size, it was agreed to review the current Flat 1 as the unit to be modified. Aukett Swanke have since considered the options for these modifications, and have reviewed these with the input of an Access Consultant. This section summarises the key requirements.

In order to be able to function as an assisted unit, a basic set of minimum space standards needs to be met. (Note : The current Unit 1 layout does not yet meet these requirements and it is understood that the modifications will carry with them the burden of Listed Building Permission where existing fabric has to be modified to accommodate the interventions.)

Other units were considered, and have comparable space to adapt, but Unit 1 is still believed to be the best one to adapt to accessible as it is on ground floor, meaning that there are also fewer emergency evacuation complications. From a layout perspective the space is also perfectly adaptable.

A desktop study was undertaken at STAGE 3 of the design process and the key issues that were identified were:

1. Doors too narrow
2. Insufficient manoeuvring space at key locations.
3. Raised thresholds present at the entrance
4. The current kitchen design is also to small (minimum space and worktop heights) – however, with a redesign, a suitable solution can be arrived at.
5. The bathroom layout is congested; the space and utility of the key sanitary items from a disabled perspective is an issue. In addition, a ‘wet room’ / floors to fall solution will need to be considered.
6. Master bedroom layouts is slightly under-sized.

Following the Stage 3 design development, the key principles above and technical challenges and changes were discussed with the client team and a design in principle was reviewed and agreed. The basic principles were also discussed with Camden Council during the pre-application meeting of 06/05/2021 on site for the corresponding main St Andrews House Project. Feed-back from those discussions has been taken on-board, specifically, ***that no further new openings need to be made into the fabric, and that the primary issue of access can be accommodated through modifications to existing openings only.***

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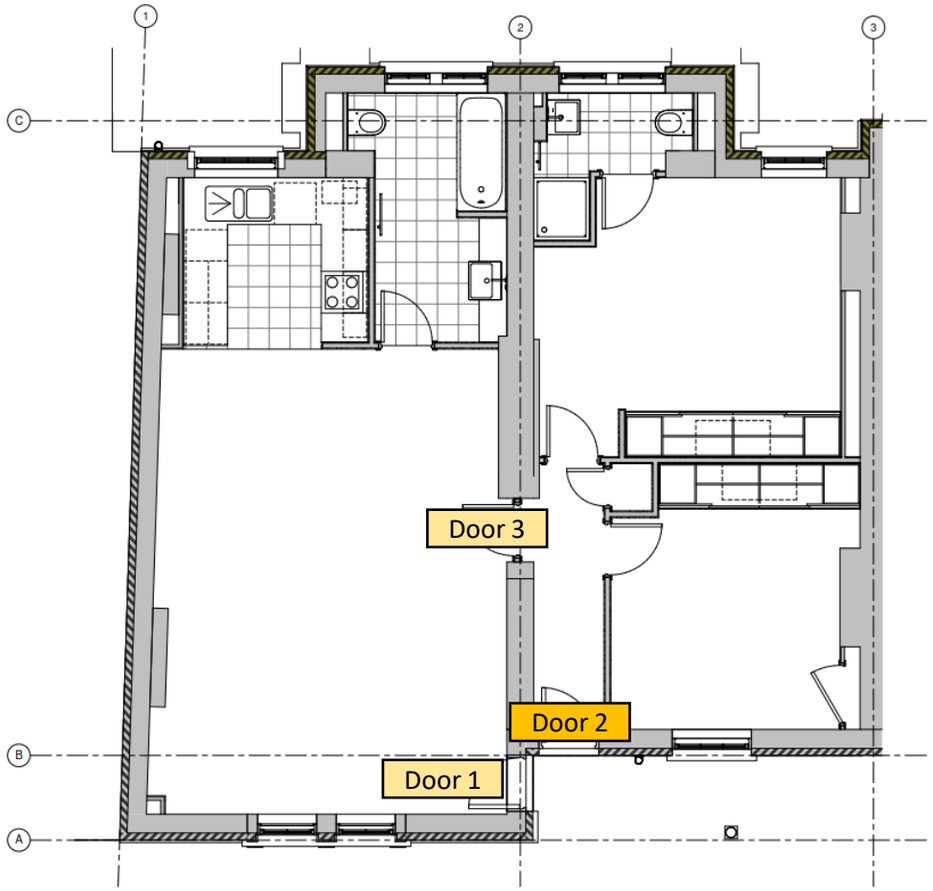
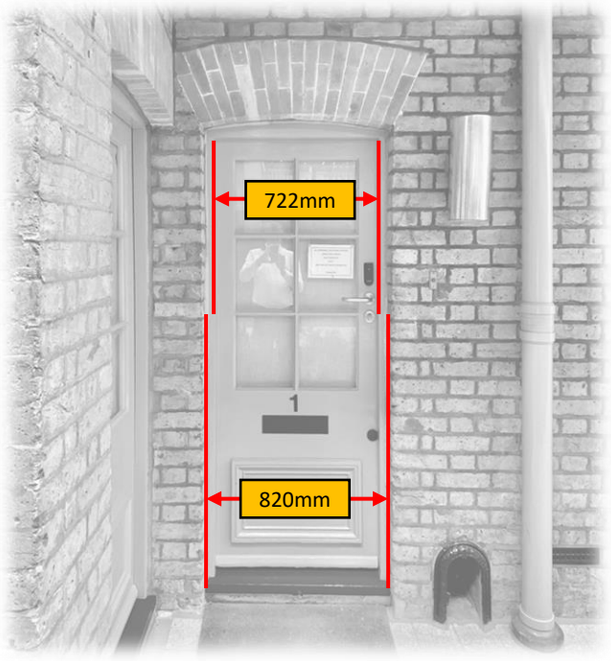
10.2 Door Widths





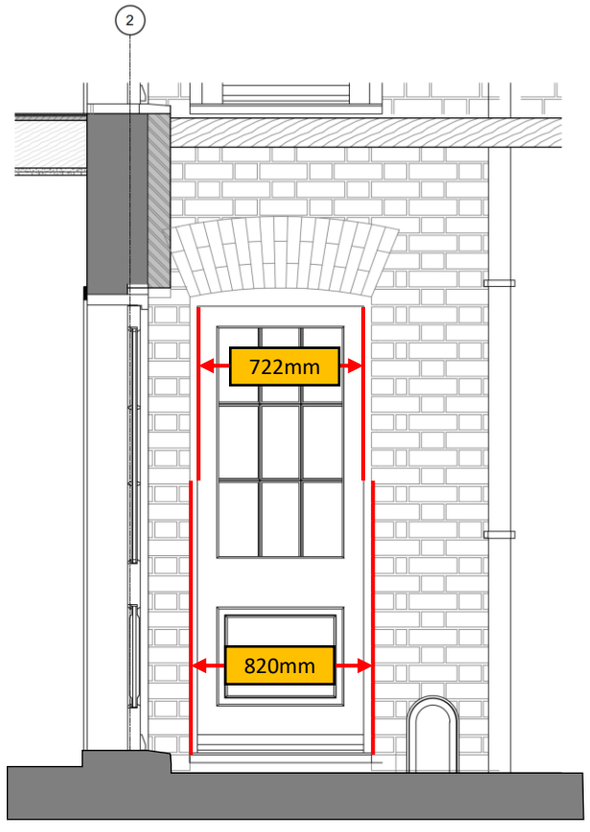
The ideal door width for an assisted apartment is 850mm clear. In a worse case, as advised to us by the access consultant, one could go down to 750mm (based on non-residential standards) but a minimum of 800mm or more is preferred.

To upgrade Apartment 1 adequately, one entry and one interleading door inside the unit would need to be improved. The remaining doors in the apartment would be improved as part of the re-fit. **Door (2)** will remain the primary entrance door. (**Door (1)** is an historical entry door which is active but not in use.)

1. The minimum CLEAR opening width of the entry door (2) would therefore need to be at least 750mm.

2. At present, the S/O is around **820mm**, and the available clear opening space (frame) is **722mm**. This suggests that the door will need to be modified – and this cannot be done within an 820mm S/O. (the same would apply to Door (1).

3. Similarly, the internal interleading **door (3)** has a S/O of **840mm**, but a clear width of only **670mm**. A 750 clear opening in unlikely to be achieved if the door is replaced, adjusted to open fully – or a combination of measures; therefore the S/O would need to be modified to accommodate a bigger door.



EXISTING FRONT DOOR DIMENTIONS

10.3. Threshold

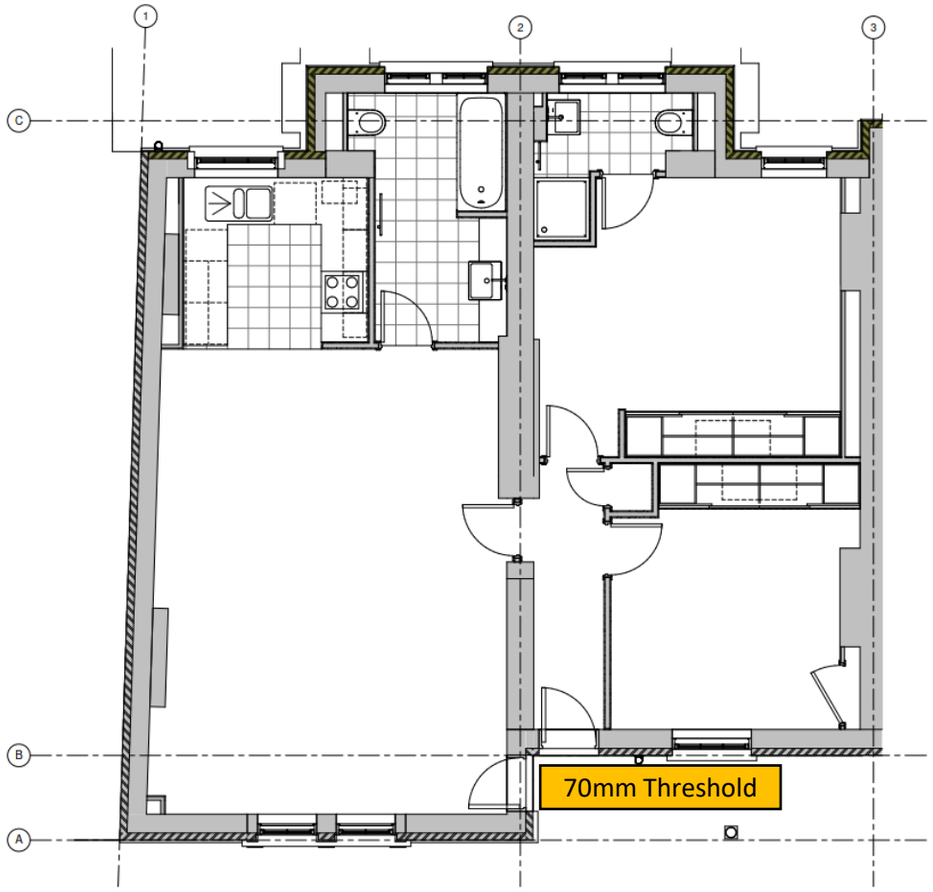
The current points of entry (doors 1 and 2) are limited by a **70mm high threshold**.

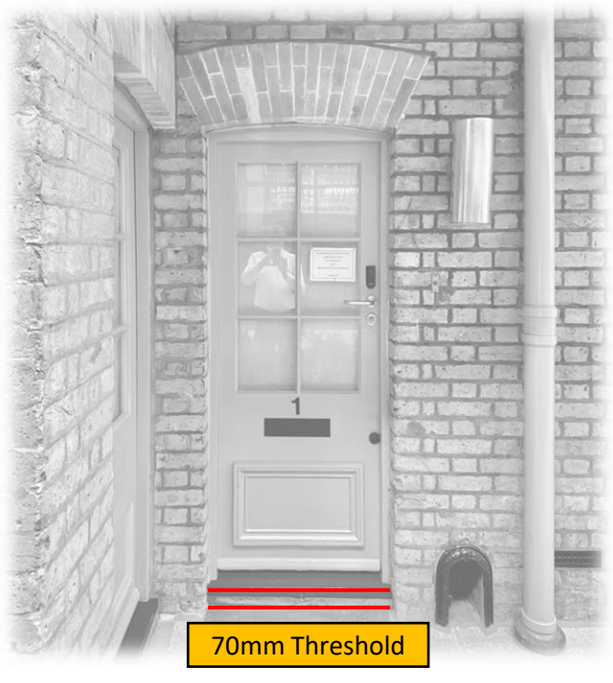
The recommended threshold should be flush or chamfered. The maximum recommended threshold height is max 25mm and chamfered whenever its over 5mm, and if higher the threshold not removable, or a ramp should be provided. As noted above, this will require a 1200mm level area which is 1200mm clear of door swings.

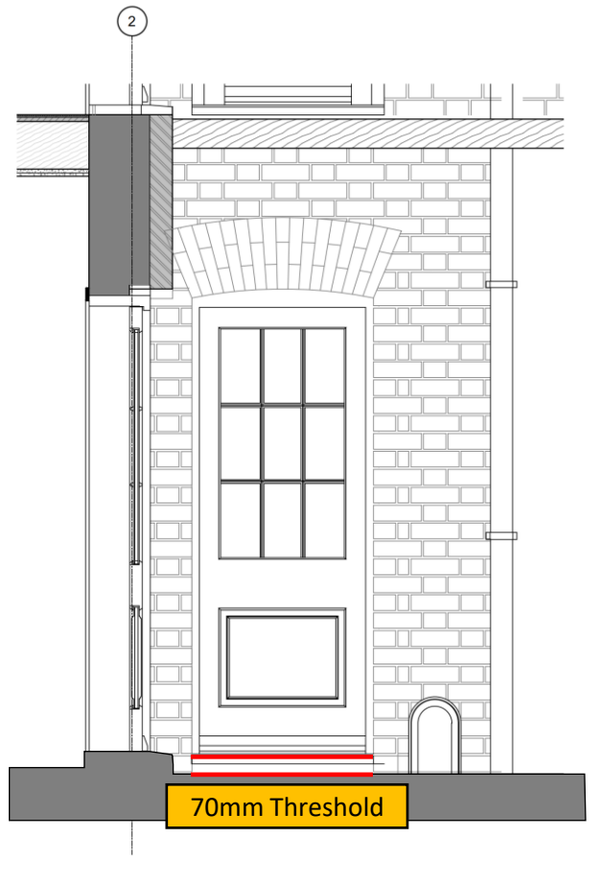
Rather than internal ramps, consideration has been given to raising the floors throughout, which can facilitate the resolution of other technical limitations such as the 'wet room' floor falls, for example.

On this basis, the proposal is to raise the floors throughout. The existing floor will be stripped back to its substrate; essential modifications will be made to the unit in terms of services and repairs. Thereafter new 50mm battens and a new deck of 2x12mm ply will be laid throughout the unit to achieve the new level.

Externally, the paving local to the door will be lifted, and the levels feathered up by 60mm to form the compliant entry level.



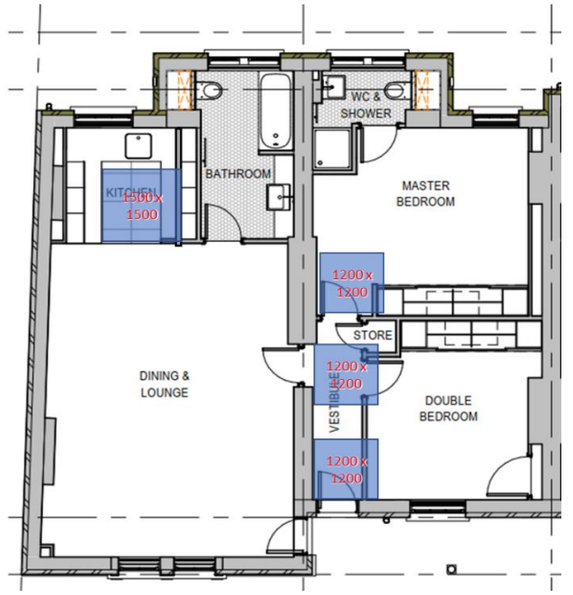




10.4. SPACE

The adjacent diagram indicates the key locations where a 1200x1200 manoeuvring space has to be created to facilitate mobility in a wheel-or, or other modes of assistance. In order to achieve this, the internal partitions are proposed to be completely re-configured to accommodate the extra space.

Similarly, a 1m clear space needs to be maintained around the bed, while an ideal depth of 1500mm in needed in the kitchen.



KITCHEN

In terms of space, a minimum of 1500mm is recommended in front of all units. We have also considered knee space below the worktop at the sink and any hob.

Housing standards require 2m length of height adjustable worktop with hob and sink built in – but it was felt that an adjustable worktop was not necessary for this kind of accommodation. Approved Document M housing standards require 6530mm for fully accessible unit which would require extending from current provision; this option is not mandatory, provided there is suitable access at a convenient level, and therefore the kitchen space will be made larger, within reason.

High level cupboards will be mounted lower, with specific consideration for door furniture (horizontal grab type, etc)

Note : a preferred high level fridge freezer and a high level oven are not counted in worktop length. Since housing standards do not have to be met, and this is temporary accommodation only, a shorter length is probably more practicable

BATHROOM

The following are the key requirements for an accessible shower-room :

- The WC pan needs to be located in a corner to accommodate grab rails on side wall. The WC pan itself needs to be minimum 700mm deep with adequate space in front and to the side.
- The Depth of the room forwards from back of cistern is recommended to be 2200mm minimum.
- Provide a 1200mm space to side of WC pan from the centreline of the pan.
- The shower to be wet room type, 1200mm x 1200mm, with clear access zone of 500mm on both sides.
- Basin to be located at least 750mm (C/L) from front of WC pan.

Regarding the floor – we have considered the falls for the 'wet-room' shower. At present, there is little depth to the floor build-up, so the creating a fall would effectively mean notching into the joists. However, as noted in 22.2, here there is a benefit to raising the floors throughout , which is the agreed solution.

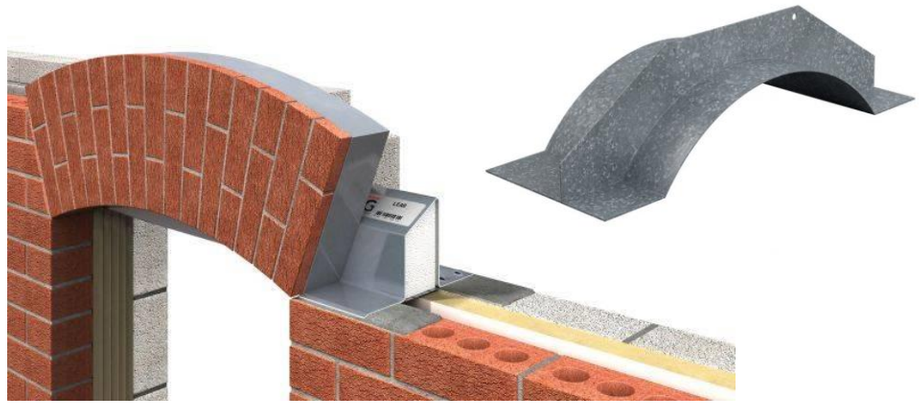
BEDROOM

The existing master bedroom size does not meet housing standard and falls slightly short of accessible hotel room standard. If wardrobes were removed, both standards are likely to be possible; but as this is not practical. Therefore the partition layout of the rooms is proposed to be simply modified. Regarding furniture and space, Approved Document M(Vol1) suggests:

- Double bed, bedside units, 1200 x 600mm wardrobe, a desk/dresser and drawers.
- Bed could be reduced to small double, though larger preferred.
- The en-suite could be retained (useful for other guests staying who aren't wheelchair users)
- If following housing standards, provide 1000mm round all sides of bed plus a 1200 x 1200 square to both sides and in the doorway.
- The Bedroom door width should have a clear opening of 850mm clear.
- We will consider alarm systems in the bedroom reachable from the bed and in the bathroom
- We will also consider the door intercom system which is remote and can be operated from the bed
- While discussed with the AADB team, a track and hoist system was not deemed necessary

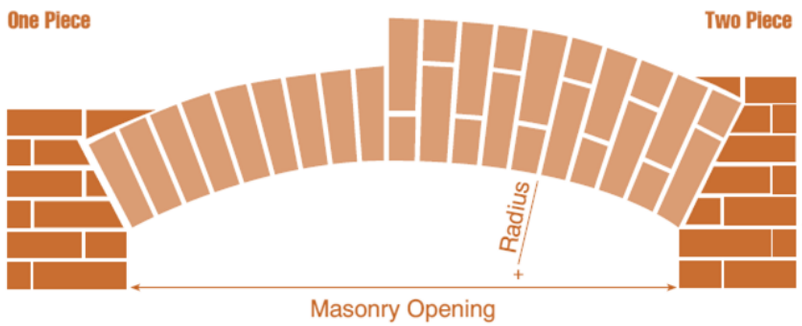
Regarding the access to the bathroom : given the pushback from the planners for a new opening, while a direct route is preferred, in these circumstances a route via the dining area is likely to be acceptable to users, given the low occupancy expected. This has been discussed with the AADB team and this is acceptable.

11. DOOR WIDENING OPTIONS



OPTION 1 : USING A ROLLED CATNIC TO FORM THE NEW ARCH

OPTION 2 : USING A PROPPED ARCH METHOD



OPTION 3 : FORM A TRADITIONAL SEGMENTED ARCH

In order to effect the changes to the front door that are set out in 10.2 above, we have considered several options and methods of widening the front door opening.

The key feature, and the most important element of the works that needs to be most carefully managed, is the arched brick lintel, that has been formed in shaped units to match the adjacent brickwork, and is pointed in a white lime mortar. Due to the condition of these, it would seem that these have been maintained over the years.

While the width of the structural opening can be reasonably easily widened to the nearest vertical mortar joint, the brick lintel needs to similarly modified to span the wider opening. As the arch it forms is bespoke to the door, this is focus of the works for this intervention.

There are three ways in which to form an arched brick lintel :

1. Using a Rolled Catnic, bespoke to the form required. The disadvantage of this method is that it introduces a new element into the works which – if an arch is properly supported, is not necessary.

2. A propped arch method : Maintaining the current arch but casting pads to maintain the support and spread of load. The disadvantage of this method is that the padstones / supports tend to be of a different material, and even in matching brick or stone, are protrusions into what is a neat and uniform opening. As is also clear from the adjacent mock-up, the opening would need to be symmetrically widened; as we wish to widen the opening to correspond to the nearest vertical mortar joints, the slight asymmetry may not be appropriate.

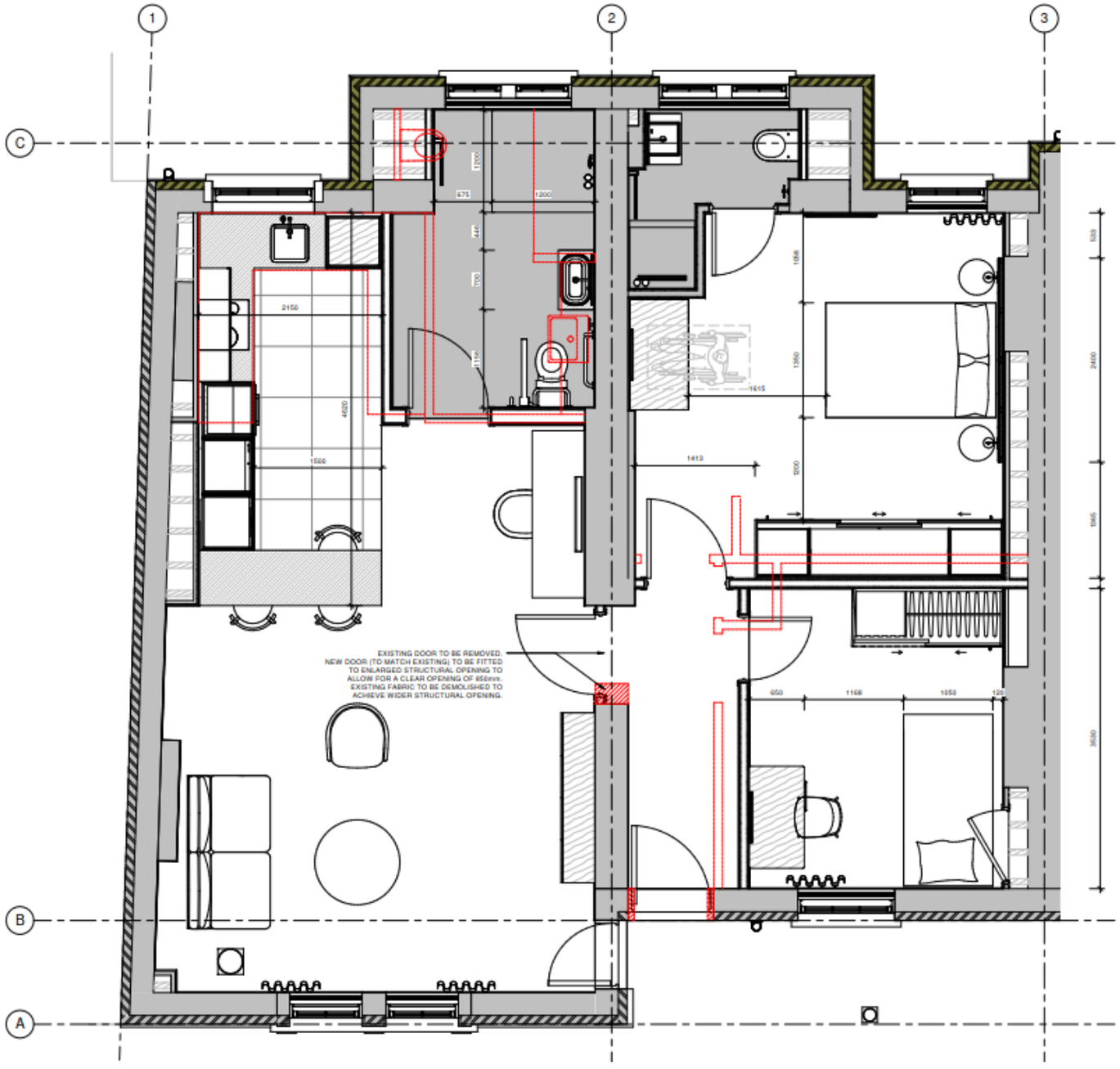
3. Traditional method, effectively propping and extending the arch in line with the new structural opening width.

The adjacent images illustrate these options.

Based on the sensitivity of the building, accounting for its listing, and to ensure the most appropriate and detailed intervention, we are proposing that the works are carried out using traditional methods.

These are illustrated in 13.0 in the next section.

PROPOSALS



12 : REVISED APARTMENT LAYOUT

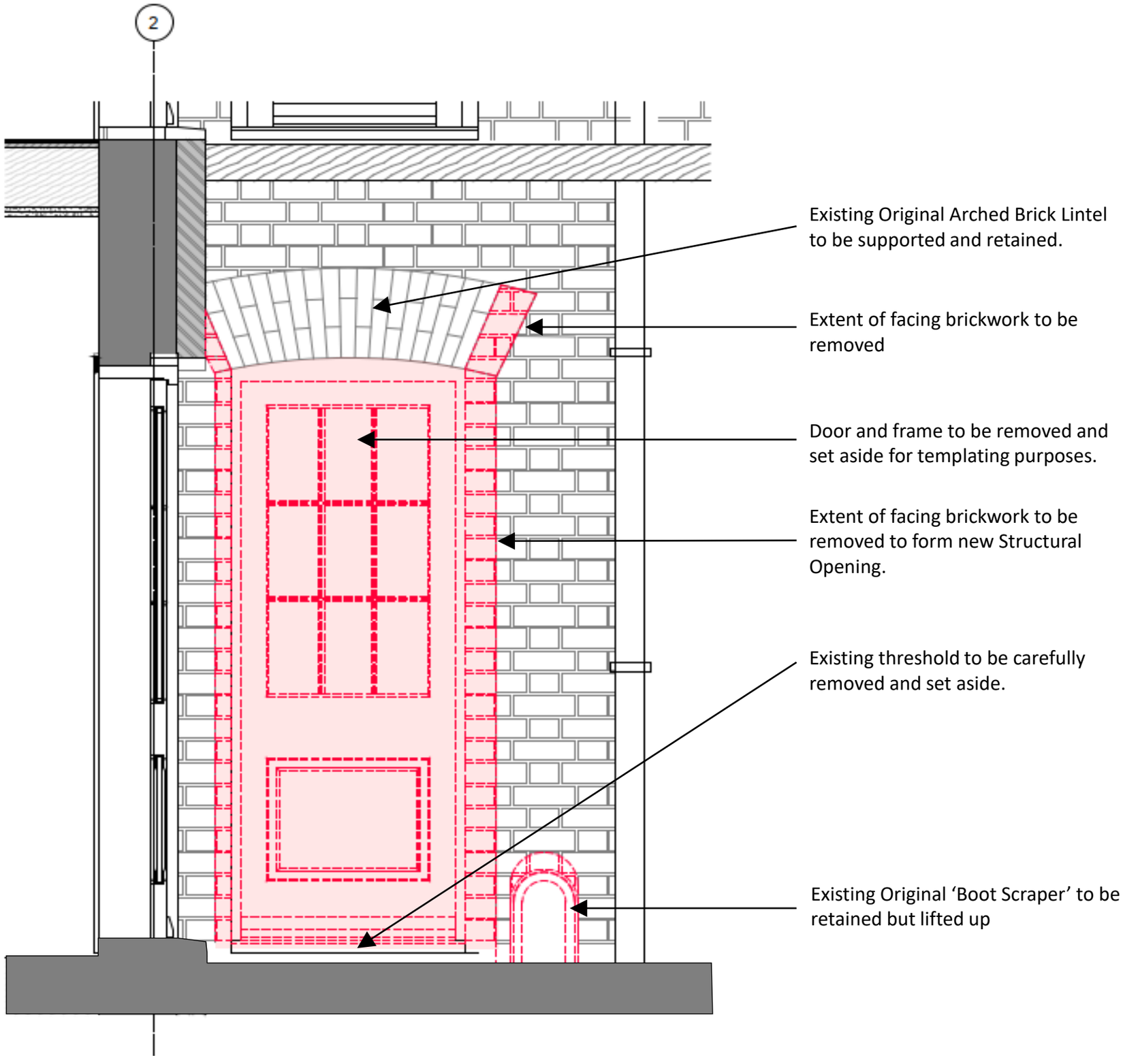
Taking into the account the analysis and required space standard, the internal existing modern fit-out is to be removed to make way for the adjusted configuration.

- All electrical, data, sanitary and plumbing fittings are proposed to be removed and all connections temporarily blanked and made safe.
- Remove and make safe all existing lighting connection wiring
- Existing wiring to be tied back and retained.
- All Existing identified modern doors, partitions, ceiling linings, fitted units and surface finishes, carpets are proposed to be stripped out. The Floor build-up to be stripped back to original boards, or base layer ply substrate.
- The retained space to be fully cleaned and vacuumed and missing floorboard gaps filled to leave a clean an even new substrate
- All identified openings and apertures to the external walls and floor void to be fully sealed for airtightness and vermin control.

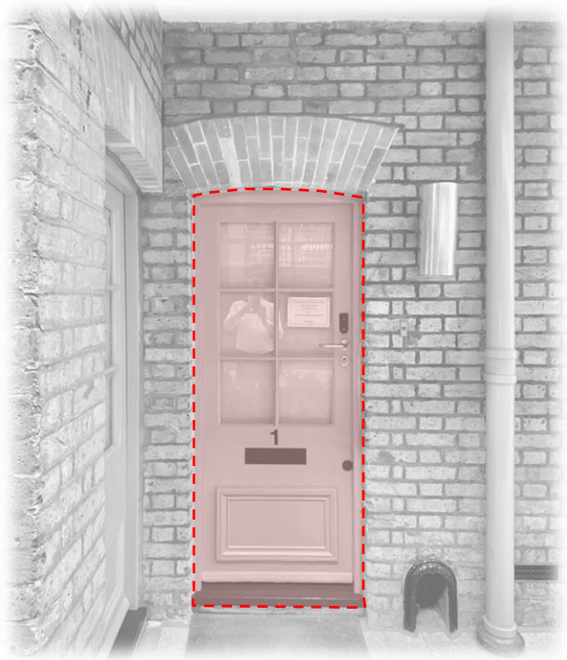
Once all essential works are completed and the any base-build M&E adjustments are made, the new layout will be installed into the existing shell, and the fit-out completed to match the remaining 26 units which are planned to be refreshed in the future.

A PLAN ARRANGEMENT OF APARTMENT 1 SHOING THE KEY REQUIREMENTS & MODIFICATIONS PROPOSED.

13 : ADJUSTED FRONT DOOR : EXTENT OF WORK



14. : ADJUSTED FRONT DOOR : SEQUENCE OF WORK

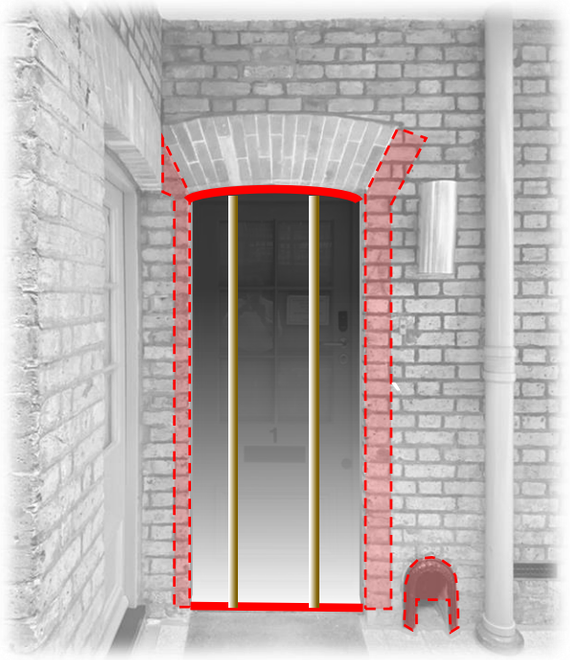


STEP 1 :

- Carefully break-out and remove and set aside the existing entrance door and frame identified for widening.
- Door frame to be removed from the inside – no external brickwork is to be damaged or removed in the operation.
- Door and Frame to be retained for template purposes.
- Carefully remove and set aside the timber threshold, to be retained for template purposes.

STEP 2 :

The existing arched brick lintel is to be propped carefully in place, ensuring full support and no damage to individual brickwork.

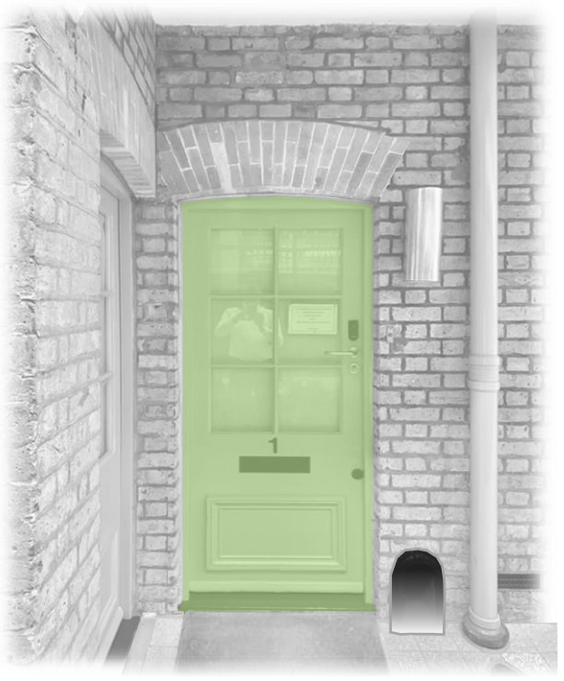


STEP 3 :

- Existing outer brickwork skin to be neatly saw-cut to the nearest visible ½ brick module based on the required new Structural opening size.
- Existing brick reveal to be finished neat and square, fairfaced, to match the original. All joints to be raked out and repointed to match the existing.

STEP 4 :

- In-place, extend the brick archway, using matching shaped brick units, to align with the new vertical S/Opening dimensions and the curvature of the existing arch.
- In-fill any necessary adjacent brick with retained bricks. Repoint in Lime mortar to match the existing.



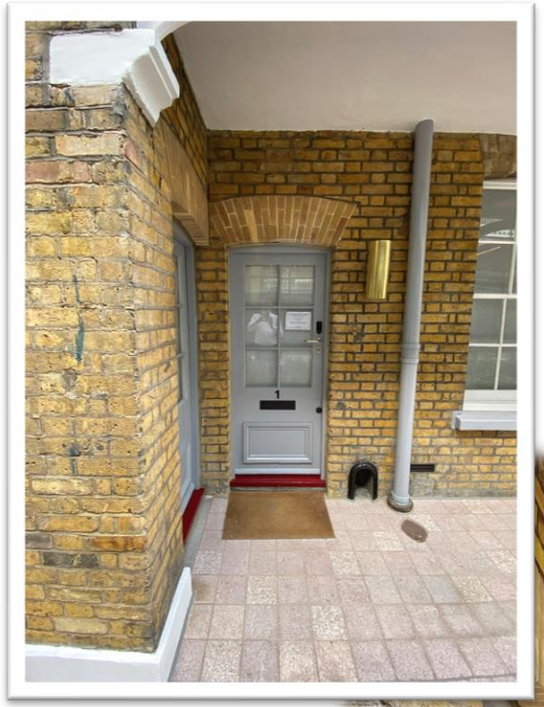
STEP 5 :

Replace the opening with a new door, made up to match the original

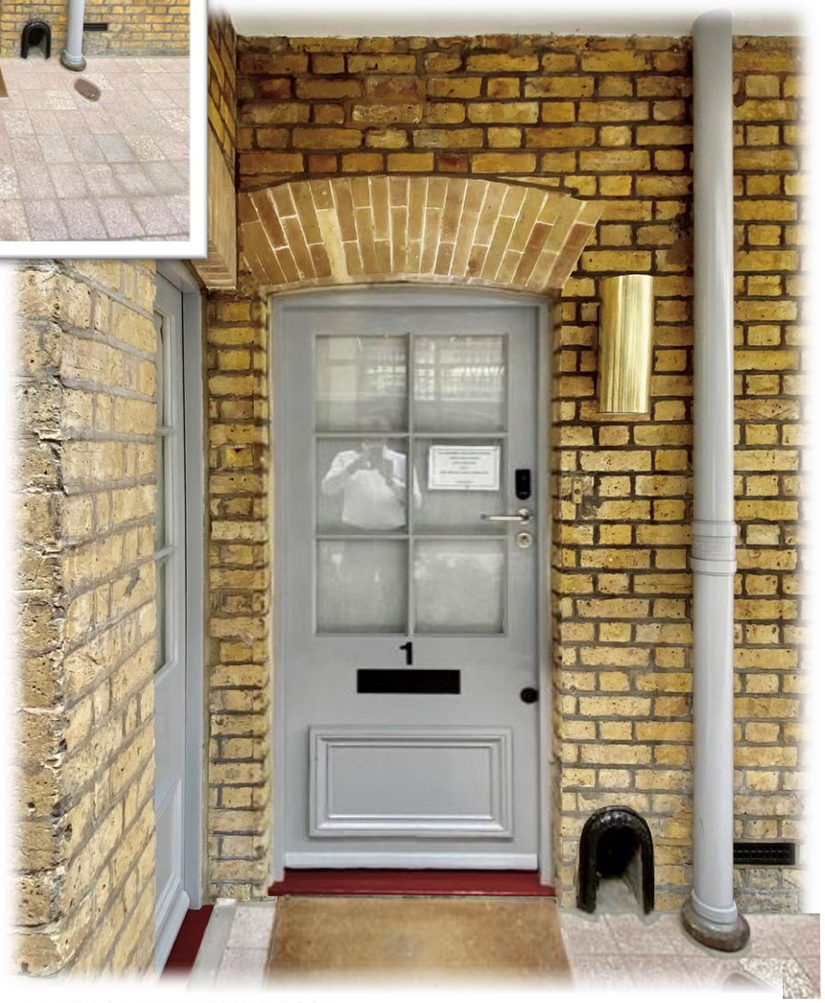
STEP 6 :

- Existing brick arch joints to be raked our and new and existing arch brick to be re-pointed in Lime to match the existing.
- External level to be raised up by 55-60mm to form new level surface at entry; levels to be feathered into existing.
- Existing Boot-scraper to be repaired and reinstalled

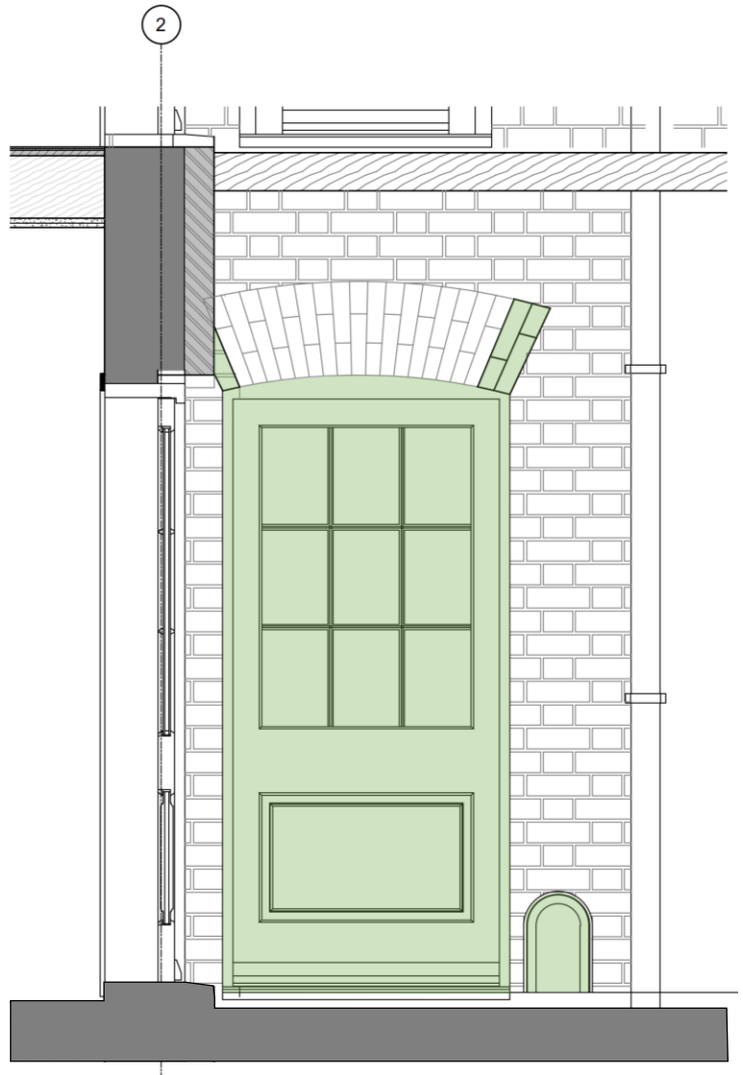
15. : ADJUSTED FRONT DOOR : VISUAL



A VIEW OF THE EXISTING FRONT DOOR



A VIEW OF THE WIDENED DOOR



A VIEW OF THE WIDENED DOOR, HIGHLIGHTING THE NEW / MODIFIED ELEMENTS