

G P
A D General Practice
Architecture + Design

Black Bull Yard Design and Access Statement

August 2021

Contents

Introduction	3
Site and Context	3
Existing Courtyard	3
Proposed Courtyard	4
Conclusions	4
Material Schedule	5
New and Existing	6
Specification	7

ISSUE DATE	DOCUMENT NAME	REVISION	ISSUED BY	CHECKED BY
18/08/21	Black Bull Yard DAS	03	JAB	GW

Introduction

This Design and Access Statement accompanies the application for minor alterations to Black Bull Yard. The site is located to the rear of Hatton Wall and is a private courtyard, accessed by the residents and office users only.

The proposals include remedying water ingress issues to the entrance by relandscaping using the same stone flooring as existing. Wayfinding will be improved (new wayfinding to be in a similar style to the existing signage) and additional security measures provided to the cycle store whilst maintain the fire escape routes through the courtyard. Finally additional seating, bollard lighting, additional planting, recreational activities (table tennis table for the office users) and a defined seating area are detailed within this document.

Site and Context

The site is situated in the Hatton Garden conservation area and is a private courtyard space which can be accessed by the tenants of Black Bull Yard from the adjoining road, Hatton Wall.

Existing Courtyard

The existing courtyard comprised of paved surfacing with two benches and planters adjacent 83 Clerkenwell. The proposals include the demolition and replacement of the existing planters / benches.



Existing Entrance Gate



Existing Courtyard



Existing Courtyard

Existing Courtyard Materials



Proposed Courtyard Materials



Bronze PPC



Paving



Concrete



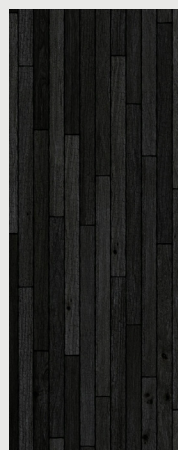
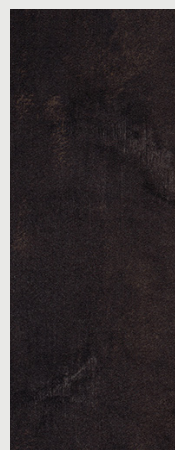
Bronze PPC



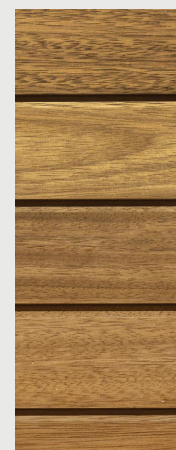
Paving



Black PPC

Black Painted
Timber

Black PPC

IROKO
Timber

Proposed Courtyard

This application aims to utilise the underused courtyard space for the tenants of Black Bull Yard. The current courtyard is unwelcoming, and the current seating is not used. Careful thought has been put into a more generous and welcoming planting / seating arrangement including a partially sheltered seating area with and adjacent table tennis table. New bollard lighting and signage will improve the users experience during winter months.

Appearance

The appearance of the proposed courtyard is in line with the existing. A palette of materials has been picked to blend in with the existing context. The existing courtyard, as seen in the photograph adjacent, is underused and cold due to the exposed concrete seating and planters. The proposals include timber to overclad the concrete elements and bring warmth to the courtyard. Improved wayfinding will help establish the entrance. The new seating and planting will create a more inviting environment for the building users. The subtle re-landscaping will be similar to existing, but ensure water does not ingress into the building.

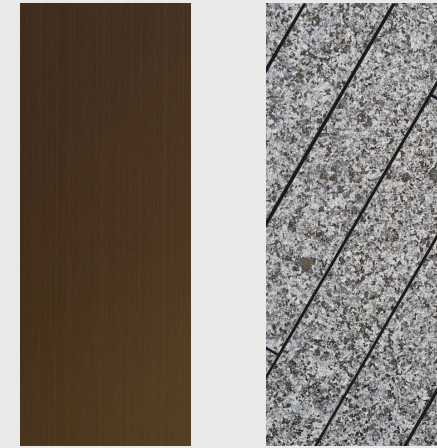
Access

Access to the site will remain unchanged. However, due to the lack of security to the cycle store, new gates to the rear are proposed. The gates materiality will match the existing entrance gate. The gates will include access control and panic hardware to ensure the fire escape route through the site is maintained.

Conclusion

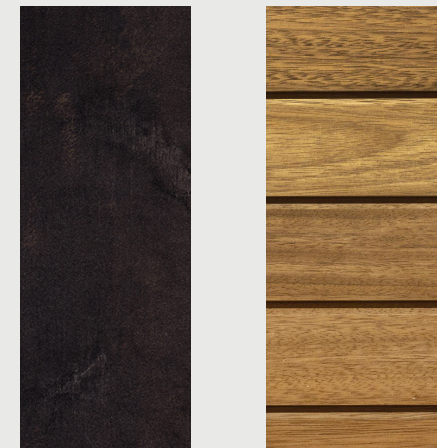
This proposal aims to improve the quality of external space of the courtyard. We hope the application will be considered for approval.

Sample Schedule



Bronze PPC
01

Paving
02



Black PPC
03

IROKO
Timber
04

00 Existing

00 Proposed

Existing and Proposed



Existing Courtyard



Proposed Courtyard



Existing Courtyard



Proposed Courtyard

Specification



PING PONG TABLE

Product: Concrete Tennis Table

Colour: Concrete grey



EXTERNAL LIGHTING

Product: Fixed Standing Lighting

Colour: Black



EXTERNAL TABLE

Product: IROKO Timber Table

Colour: Timber and metal trims to match signage totem and lighting



EXTERNAL BENCHES

Product: IROKO Timber Bench

Colour: Timber and metal trims to match signage totem and lighting.



PLANTERS ADJACENT TO LIGHT BOLLARDS

Product: Black Calgary Polystone Tall Planters.

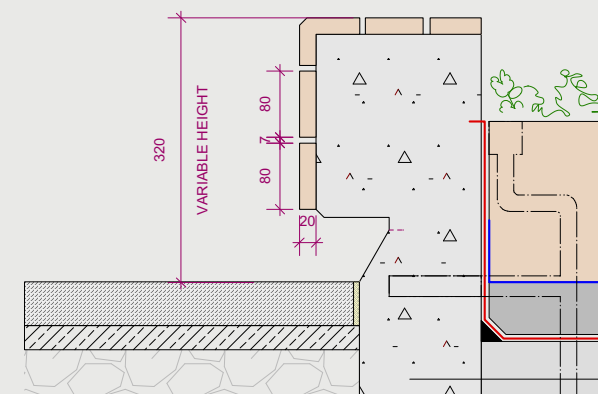
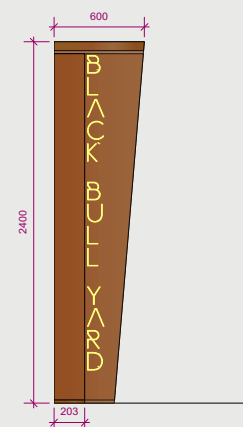
Colour: Black



NEW CANOPY

Product: Metal Clad Entrance Canopy.

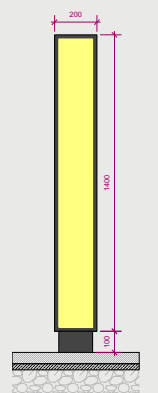
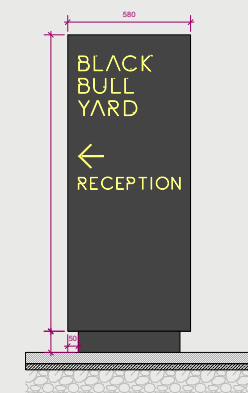
Colour: Bronze to match existing cladding.



NEW BENCH TO EXISTING PLANTERS

Product: IROKO Timber Bench

Colour: IROKO Timber



SIGNAGE TOTEM

Product: PPC Black metal

Colour: Black

G P
A D General Practice
 Architecture + Design

2nd Floor
130 Old Street,
London EC1V 9BD

T: 020 75492133
www.gpadlondonltd.com