

Saffron House

Design and Access Statement

Ben Adams Architects



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Section 1.0

Project Particulars



1.0 Project Particulars

1.1 Introduction

This design and access statement has been prepared by Ben Adams Architects on behalf of Avison Young for their client BlackRock. This document details the proposed external works to the fire escape stair and building frontage on Saffron Hill.

The development takes account of the context in which the building is set in terms of its massing, its fabric, its use and its situation within a mixed use location within the Hatton Garden Conservation Area in the London Borough of Camden.

This statement is submitted as part of an application for planning permission to compliment refurbishment of the lower ground floor that better provides high quality office space and a high quality urban realm in Farringdon.

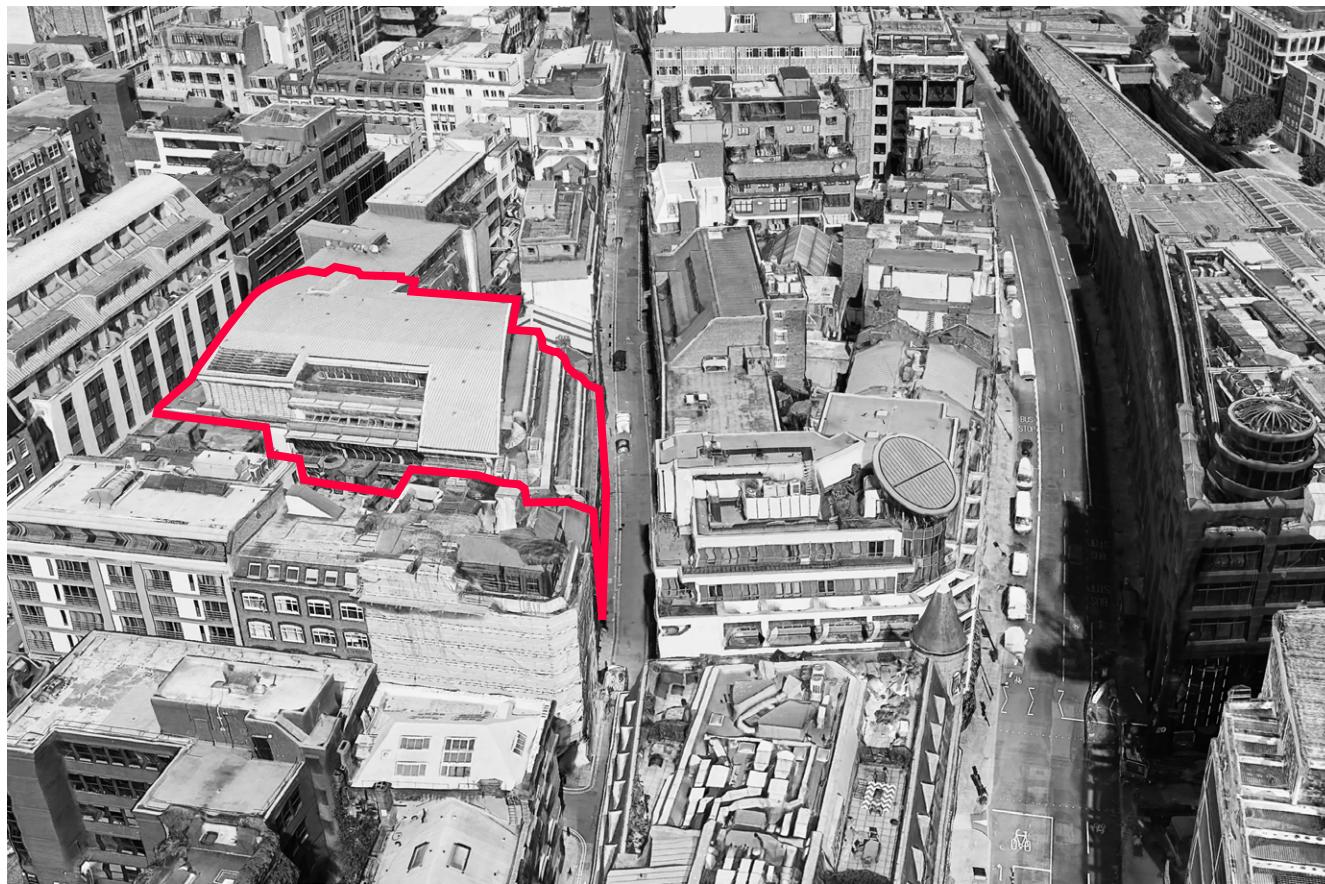
In order to do this the following works are required to the unlisted Saffron House, 6-10 Kirby Street:

- Refurbishment of existing external escape stair on Saffron Hill, including the replacement of balustrade infill panels and repainting of stairwell.
- Removal of metal composite cladding system within stair alcove and replacement with cladding in keeping with adjacent building fabric.
- Replacement of street level glazing to create a more design-led frontage in keeping with the locale;
- New level-access building entrance within glazed frontage along Saffron Hill to replace building exit removed in stair alcove;
- Retained render cladding at lower ground floor made good and repainted;

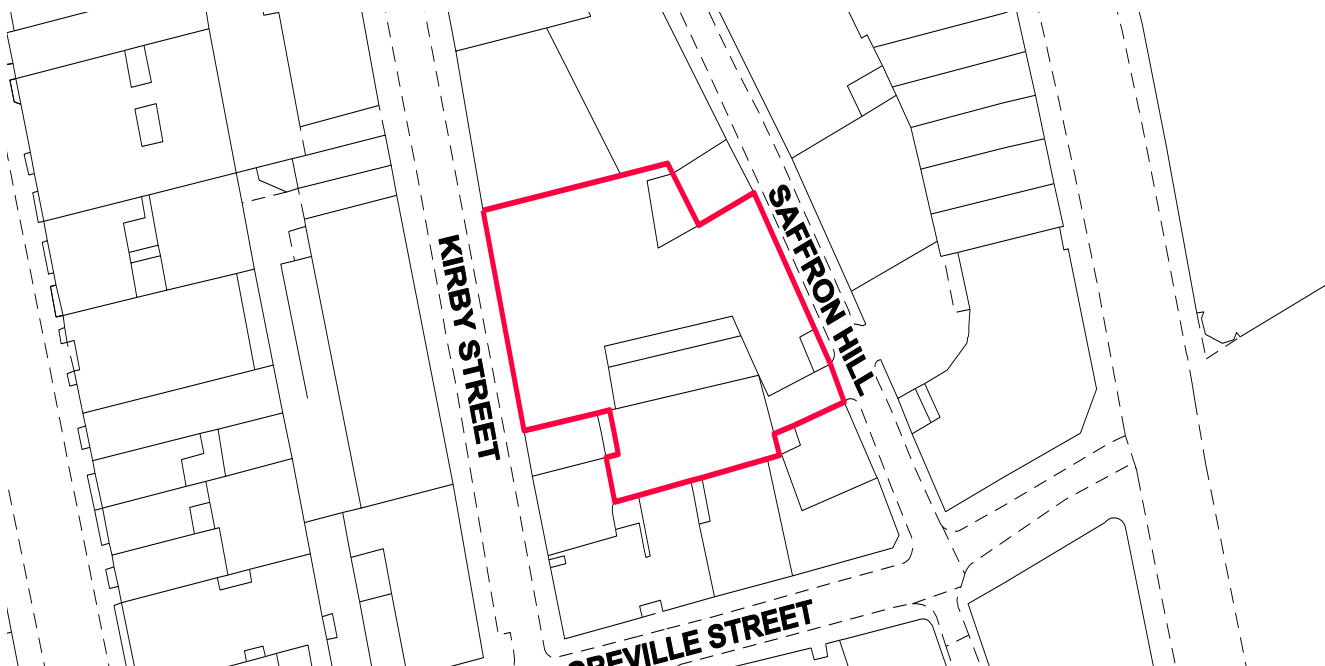
- Widening of one existing door opening to allow more light to the internal office space;
- Windows at upper ground floor and first floor on Saffron Hill facade painted to match lower ground floor glazing;
- UKPN screening repainted to match glazing at lower ground floor.
- New wall-mounted external lighting to Saffron Hill facade;
- Rearrangement of door within existing opening at Kirby Street for bike enclosure.

1.2 Supporting Documentation

This statement is supported by an acoustic report completed by Anderson Acoustics, to determine existing background noise levels and provide analysis of proposed external plant ductwork.



Aerial view of site looking North with site in red
(Bing Maps)



HM Land Registry Plan - site ownership in red line boundary

Section 2.0

Site Analysis



2.0 Site Analysis

2.1 Location

6-10 Kirby Street, London EC1 is located in the London Borough of Camden.

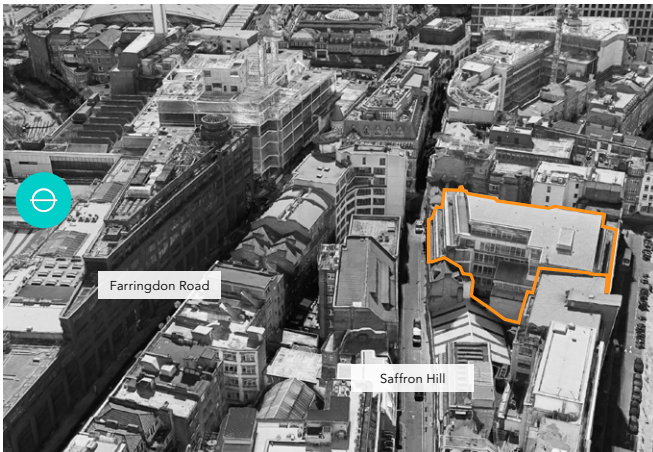
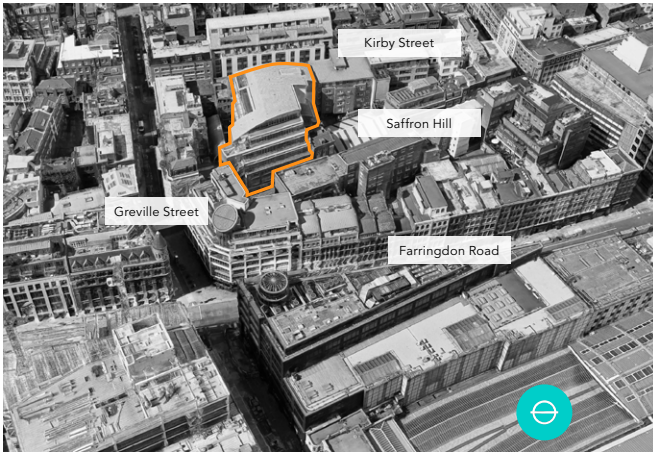
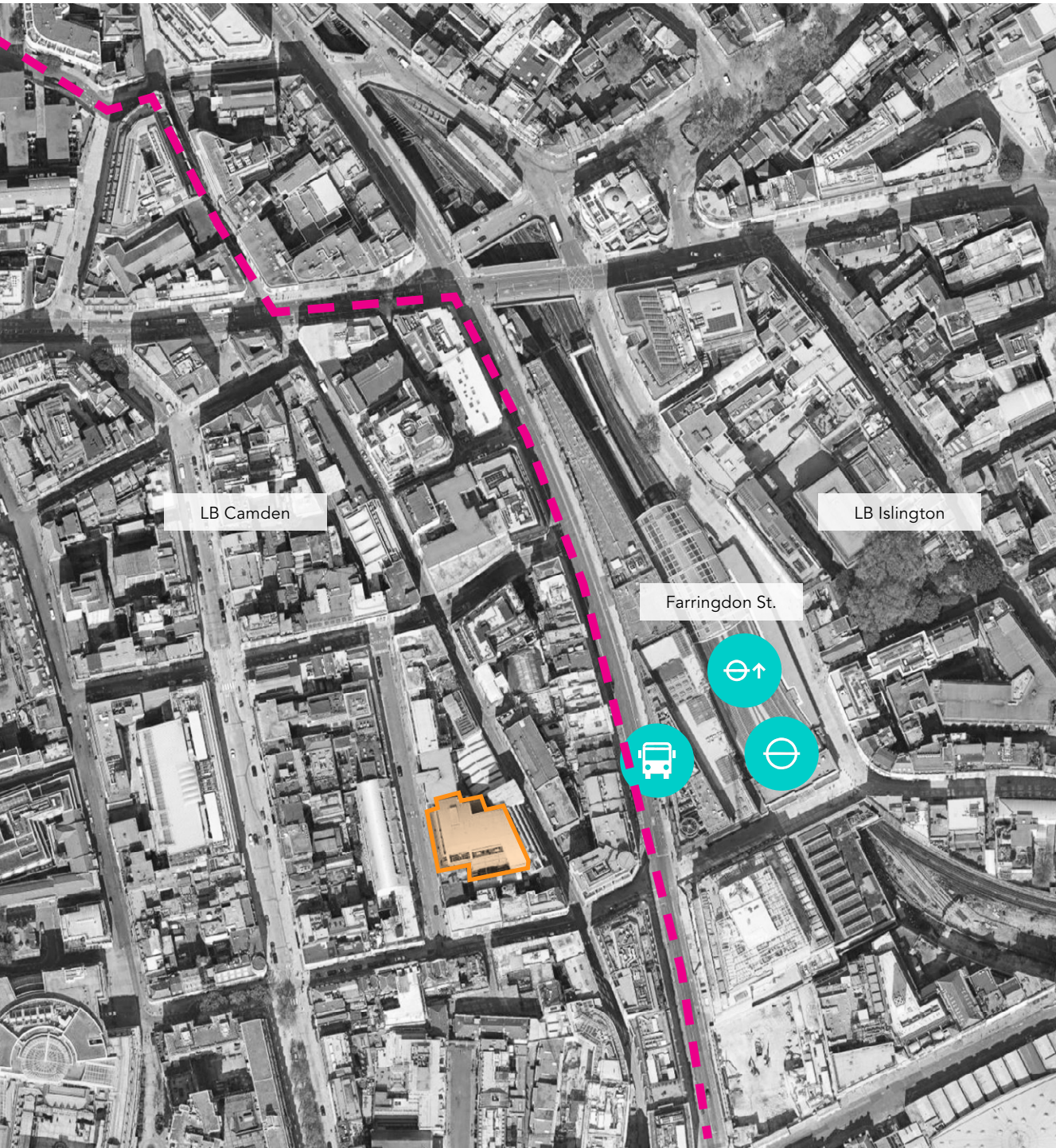
Farringdon is one of the most significant and well-connected transport hubs within Central London.

The site is 3 minutes walk from Farringdon crossrail, tube and train station.

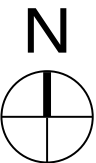
2.2 The Site

The adjacent photographs show the position of the site located on the intersection of Greville Street and Saffron Hill and Kirby Street. The images show the densely developed nature of the site, which is a result of the former industrial use of the area.

Saffron Hill is a narrow thoroughfare measuring 7m wide at Saffron House.



1



- 1 Site location plan (google earth)
- 2 London Map (LB of Camden highlighted pink)
- 3 Aerial view looking West
- 4 Aerial view looking South

2

3

4



Map of the Hatton Garden Conservation area within orange boundary, site highlighted in yellow

- Saffron House
- Listed Buildings
- Building of Interest

2.3 Conservation Area

The building falls within the Hatton Garden Conservation Area. The building is not listed although there is a Grade II listed building in close proximity:

- 25 & 27 Farringdon Road

The Conservation Area status mean the area is ‘designated as being of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.’

The Planning (Listed Building and Conservation Areas) Act 1990 creates special controls for areas designated as conservation areas. Conservation area controls apply in addition to normal planning controls.

- Conservation area controls:
- Article 4 directions remove the right to permitted development for ‘minor alterations’. Full planning approval must be sought for all works.
 - Proposed developments must preserve or enhance the special architectural or historic character of the conservation area. This does not specifically exclude innovative proposals but they must be sympathetic to their context.

The proposals are being proposed to enhance the character of the existing building and the conservation area in which it sits.



Cycle parking on Greville Street



Saffron Hill facing North



Lily Place off Saffron Hill



Saffron Hill facing South

2.4 Context Survey

Greville Street, the road linking Saffron Hill to Farringdon Road and the threshold into Hatton Garden has a sharp incline when approaching from Farringdon Station. This is noticeable with Saffron House itself having building entrances located on two ground levels.

The area is characterised by its Victorian-era Industrial heritage with many buildings having characteristics reflective of their former use: tall panelled metal windows and cast iron jib cranes mounted to the facade, as seen on Greville Street.

Saffron Hill is a narrow one-way, one-lane road with slim pavements meaning the building entrance is tight against the road. However the road does not experience heavy vehicular traffic, with access to Farringdon Road being blocked from Greville Street.

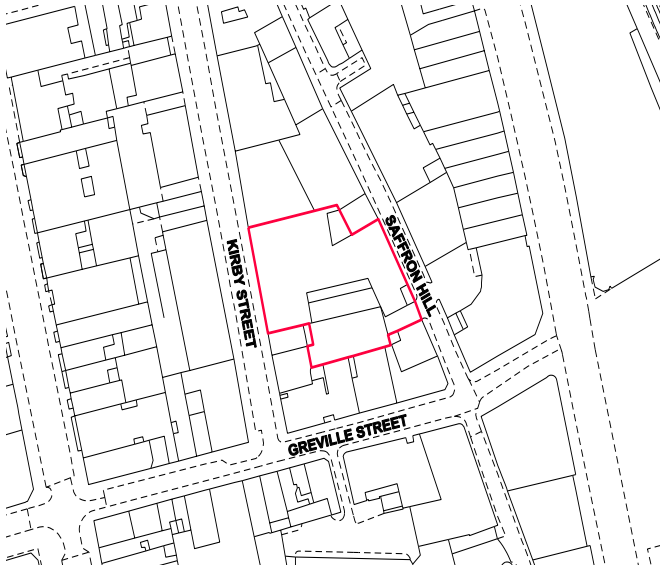
Materiality of the local area is brick and render with metal accents in the form of jib cranes and crittall windows.



The Office Group, Greville Street



Saffron Hill - buildings opposite Saffron House



2.5 Existing Building



2.5.1 Kirby Street

Saffron House has been assembled through consolidation of smaller land parcels (plan below).

The building has five upper levels with a building entrance on two separate ground levels: Saffron Hill at lower ground floor and Kirby Street at upper ground level.

The building has also been undergone a series of phased refurbishment works in recent years. The most significant building update completed by Ben Adams Architects in 2016, involving refurbishment of the building entrance on Kirby Street.

On Kirby Street the entrance is open and transparent, with clear bold signage.



Block Plan, HM Land Registry 1963

2.5.2 Saffron Hill

The Saffron Hill elevation provides direct access to the lower ground floor office unit from the street. This facade provides an opportunity for a high quality direct entrance on to this floor.

The buildings on Saffron Hill were mostly destroyed in WWII: The One Tun pub (125 Saffron Hill) and 116-117 Saffron Hill neighbouring Saffron House being an unusual remnant of the Victorian era. The One Tun, is not listed however it is classified in the Conservation Area Statement as a building that makes a significant contribution to the special character and appearance of the area.

The Saffron Hill facade was built in the late 1940s. The building steps back from second floor upwards on Saffron Hill, to link the Saffron Hill block with the taller buildings of 6-10 Kirby Street.

The facade has a render base and brick upper parts with simple panelled fenestration. The existing windows acknowledge the 1940's construction period and are modern double glazed units in a good state of repair. The street level glazing and entrance doors detract from the original character of the building. The existing elevation is simple and slightly anonymous. It does not enhance the streetscape.

The facade on the lower three levels is a simple post war design that is lost in the existing medley of adhoc changes and additions that have been made to the facade over time.



Contemporary stairwell addition borders The One Tun Pub. The silver metallic cladding can be seen behind the stair.



Saffron Hill entrance, with rendered lower band and brickwork above. Glazing at ground level with secondary building entrance installed in 2002. Primary entrance situated on Kirby Street.

2.5.2 Saffron Hill continued



Stairwell screening and escape doors. Metallic cladding behind.



Saffron Hill glazed frontage

In 2002 a metal fire escape stair was installed. Although set back from the street it is quite prominent and unsightly, especially in relation to the adjacent historic pub. It relates poorly to the 1940’s constructed building and has fallen into a state of disrepair. In addition, the stair railings are dated and in a poor state of repair.

The existing screening to the staircase on Saffron Hill is unsightly and detracts from the setting of adjacent The One Tun Pub. The height of the top of the screen is lower than the surrounding context and additional height has been introduced by way of three lines of horizontal wire. This is to prevent unwanted ingress into the stair enclosure.

Silver/metallic external cladding was also installed to the rear wall of the staircase at this time. The cladding is now at the end of its life and needs to be replaced. This can be seen behind the stair in the following images and on the previous page.

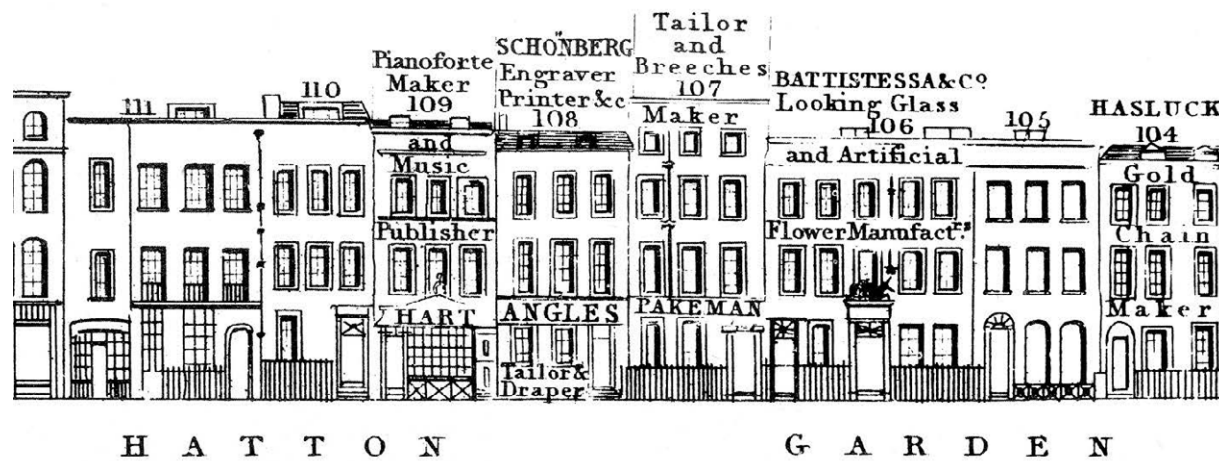


Inset plant room door which is unsightly and infrequently used



Escape Stair with panellised cladding & original Saffron Hill Frontage. Metallic cladding behind.

There is an existing inset door to the plant room which is unsightly and infrequently used leading to fly-tipping.



John Tallis's London Street Views, 1838-40



Jewellery workshop, Hatton Garden, c.1940

2.6 Planning Context

A number of policies are relevant to the proposed refurbishment of the lower ground floor of 6-10 Kirby Street and have been considered in the development of designs including:

- The London Plan 2021
- Camden Local Plan 2017

Policy D1: Design

Policy D3: Shopfronts

Policy E2: Employment premises and sites

Policy T1: Prioritising walking, cycling and public transport

Policy T3: Transport Infrastructure

- Camden SPD: Employment sites and business premises - January 2021
- Camden SPD: Design - January 2021
- Camden SPD: Transport January 2021
- London Cycling Design Standards - Chapter 8: Cycle Parking
- Hatton Garden Conservation Area Appraisal & Management Strategy - August 2017

The above policies have been referred to during the design process

Section 3.0

Design Approach



3.0 Design Approach



80 Clerkenwell Road



Top: Tower House
Bottom: Harella House by Piercy & Co.



Saffron House (Kirby Street)

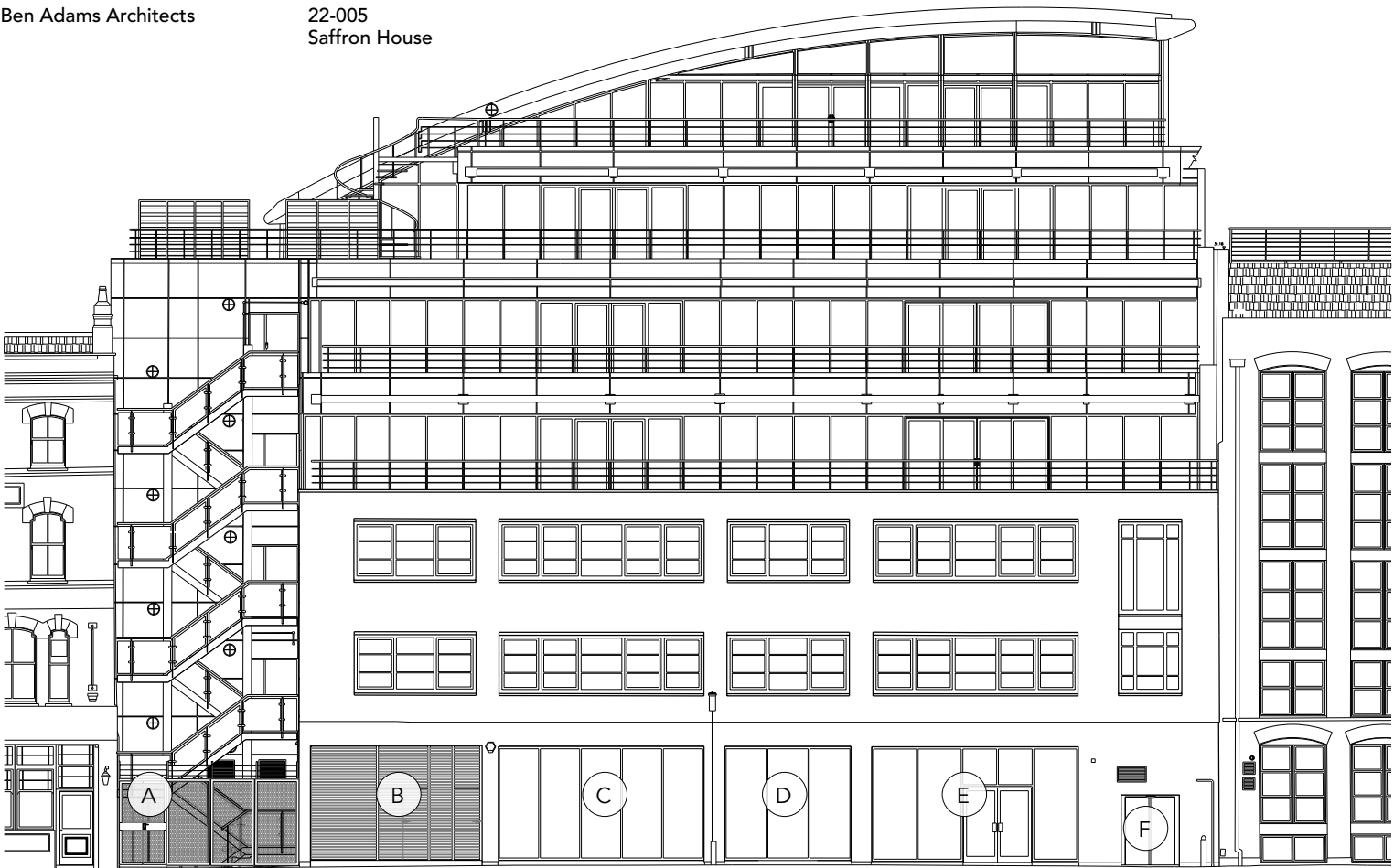


Jamestown Road

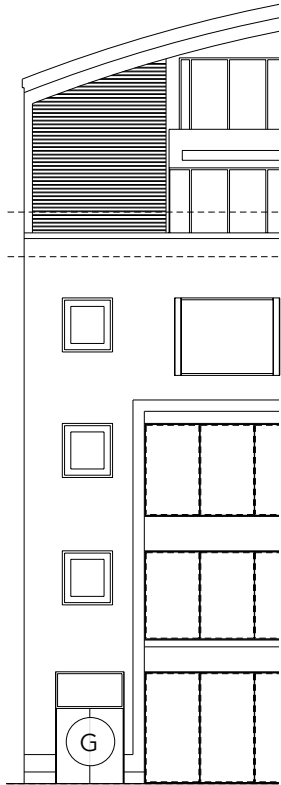
3.1 Project Brief

The design approach is to improve the Saffron Hill elevation and associated street-scape by making small enhancements to the existing building. This will be done by improving the design and appearance of the external stair and railings, making small but significant improvements to the fenestration and doors and by replacing some external cladding. The proposals are made to address the whole elevation correcting the piecemeal approach formerly taken. There are several key items that will be addressed:

1. The external stair: this will be refurbished and upgraded with new balustrade. It will be painted to complement the existing building whilst remaining a compliant escape stair. New cladding will be installed behind the upgraded stair
2. Existing fenestration: This will be painted to complement the whole facade
3. Street level fenestration and doors: new upgraded doors and windows will be inserted into existing openings. Daylight penetration will be maximised as the lower ground floor only has light ingress from Saffron Hill.
4. Accessible entrance: replacement doors and new internal ramp along Saffron Hill frontage will provide level-access to the lower ground floor.
5. Kirby Street: One door will be replaced to provide better access and mechanical ventilation to the bike store area.



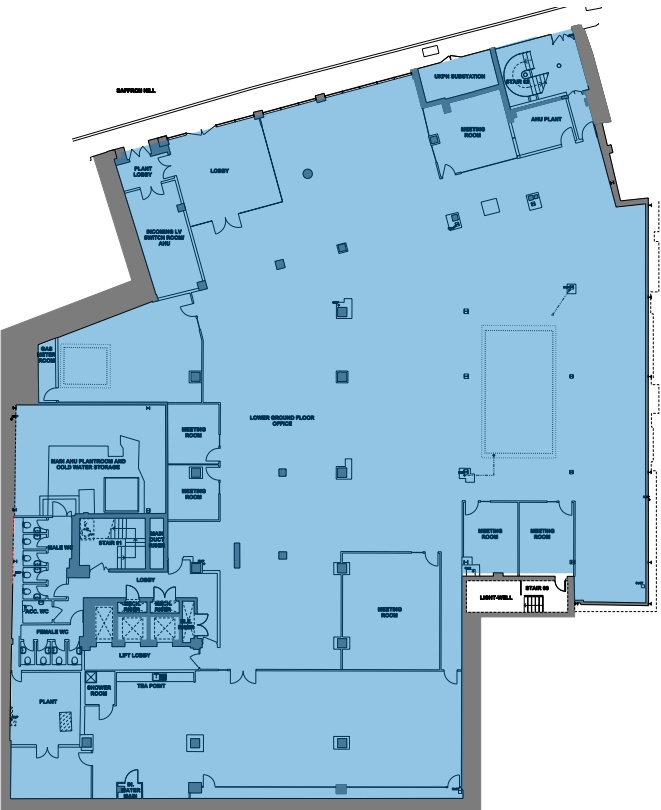
Existing Saffron Hill elevation



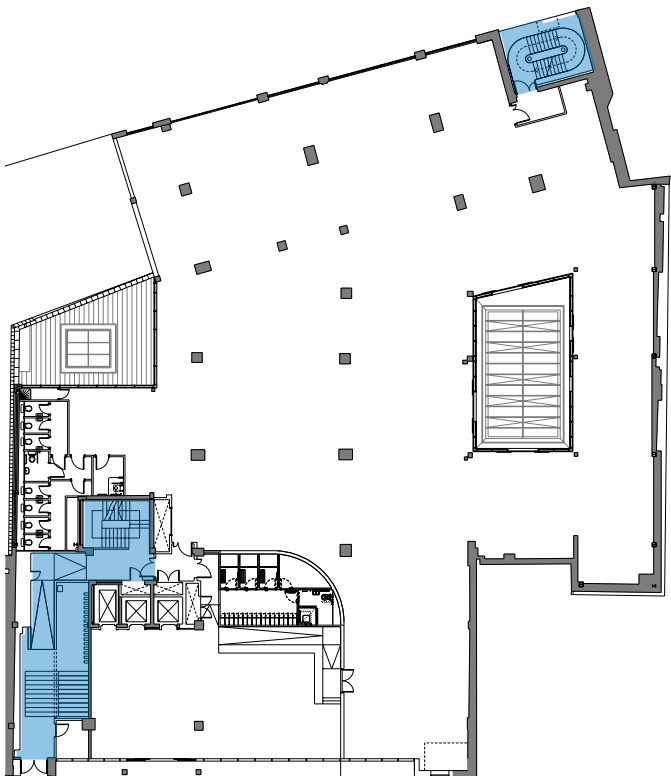
Existing Kirby Street elevation

3.2 Scope Areas

- A
 - Metal escape stair
 - Perforated metal screening with final exit doors opening outwards
 - Fire exit from lower ground floor
 - Cladding behind the stair
- B
 - Existing UKPN louvred screening and entrance doors
- C, D, E
 - Glazed curtain walling
- E
 - Dedicated entrance to lower ground floor - also acting as a final exit.
- F
 - Recessed door way that allows services access to the plant area.
- G
 - Entrance to bike store/ building manager’s room and final building exit.



Existing Lower Ground Floor Plan



Existing Upper Ground Floor Plan

Scope areas