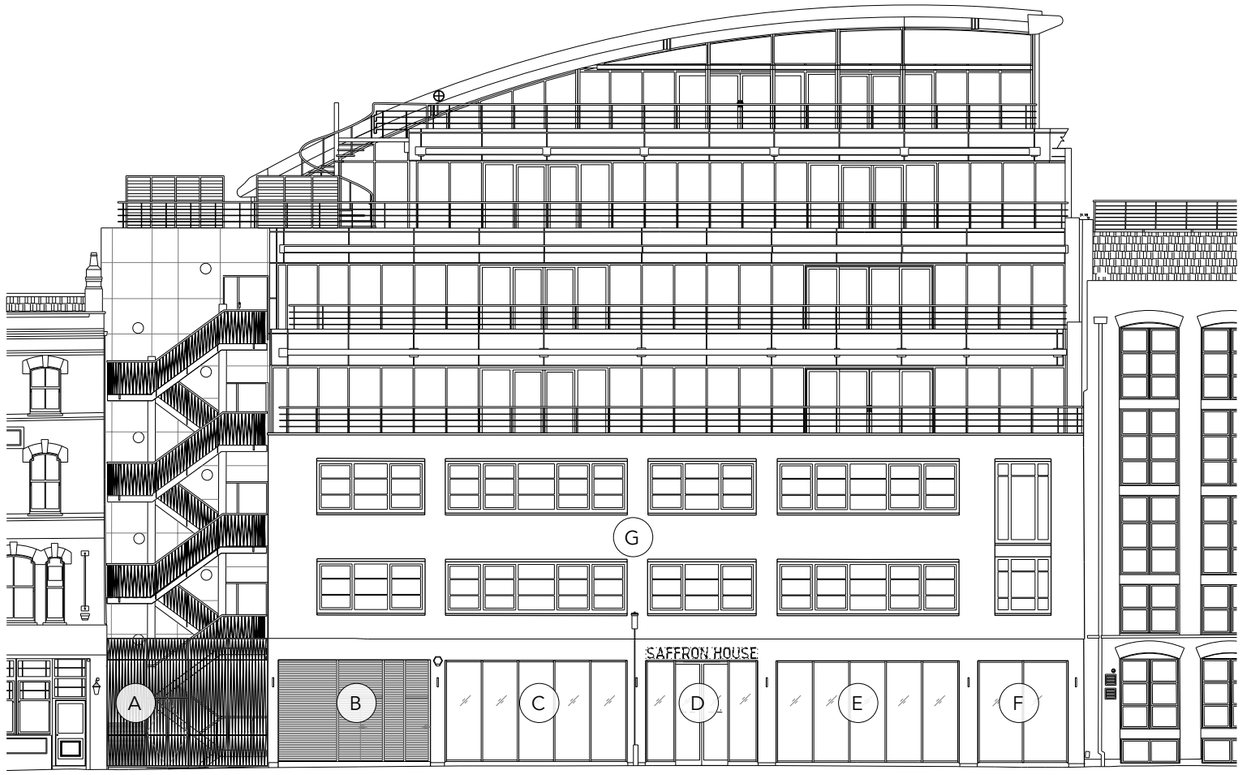
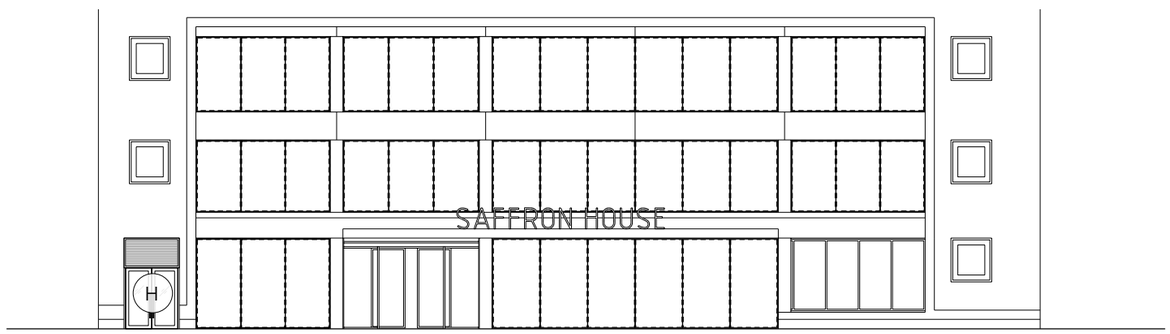


Proposed Saffron Hill elevation



Proposed Kirby Street elevation

3.3 Approach Summary

A
- External stairwell refurbished, balustrade infill panels replaced. Stair repainted;
- Cladding removed and replaced on rear wall;
- Fire exit door removed;
- Replacement screening to align with render datum, containing exit doors with direct access from the escape stairwell;
- Air intake/extract ducts concealed behind louvred screening - clad to match screening.

B
- UKPN substation louvres retained and repainted.

C
- All glazing replaced at lower ground floor with solar control glazing/ doors in black framing. (C, E, F)

D
- Dedicated entrance with level access to the lower ground floor office space.

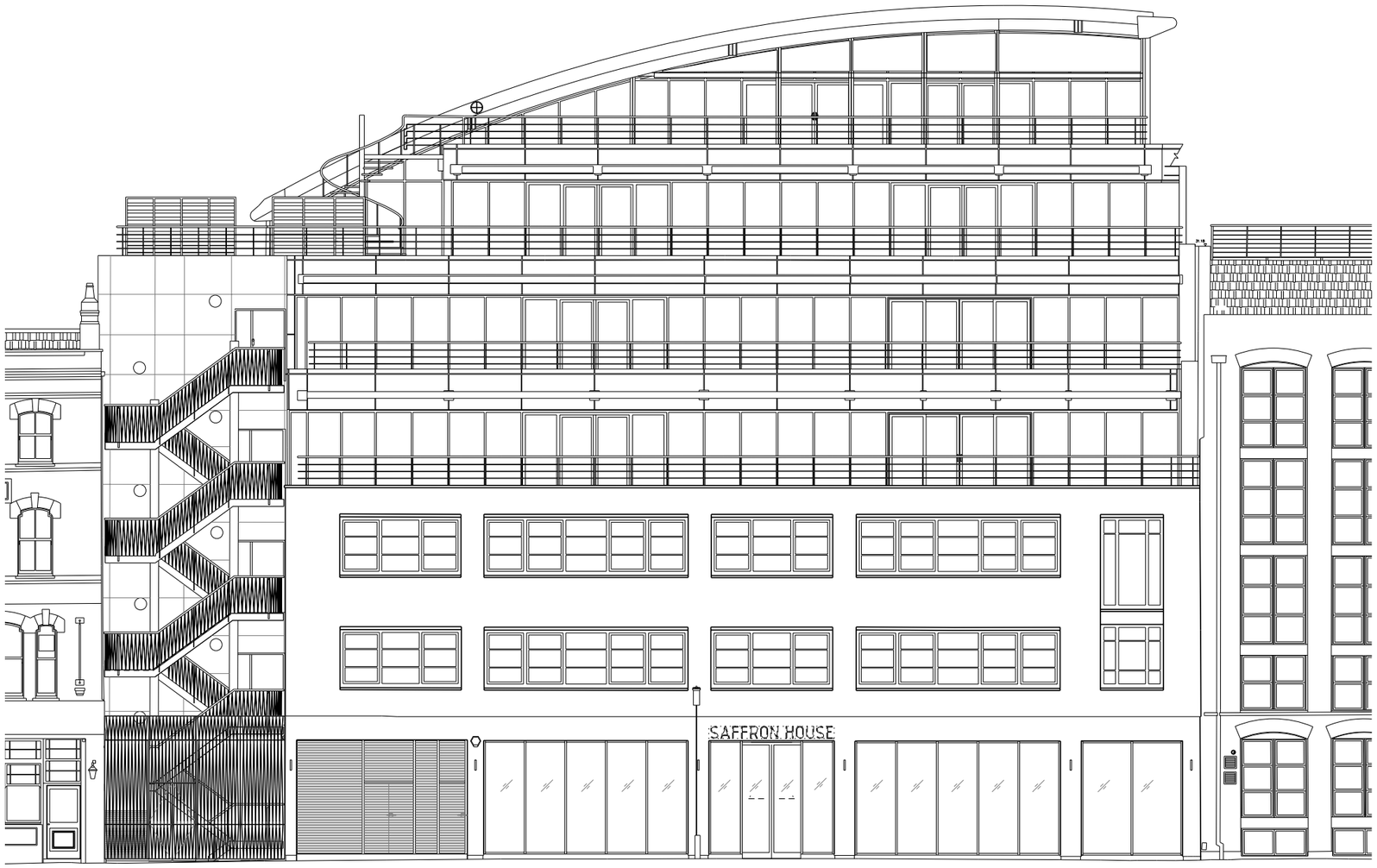
E
- All glazing replaced at lower ground floor with solar control glazing/ doors in black framing. (C, E, F)

F
- Door removed and existing brick infill widened to match width of other piers. New fixed window.
- New solar control glazing/ doors in black framing. (C, E, F)

G
- Glazing at upper ground floor/ first floor painted to match glazing colour at lower ground.
- Brick maintenance

H
- Replacement doors to cycle entrance with a new louvred over-panel. Colour and frame to match existing adjacent.

Section 4.0
Proposals



Proposed Saffron Hill Elevation

4.1 Saffron Hill

Staircase:
The scale of the staircase remains unchanged between existing and proposed. New railings will be provided, to improve the visual appearance of the existing stair and enclosure. Replacement cladding is to be installed within the stairwell as the existing cladding has reached the end of its life.

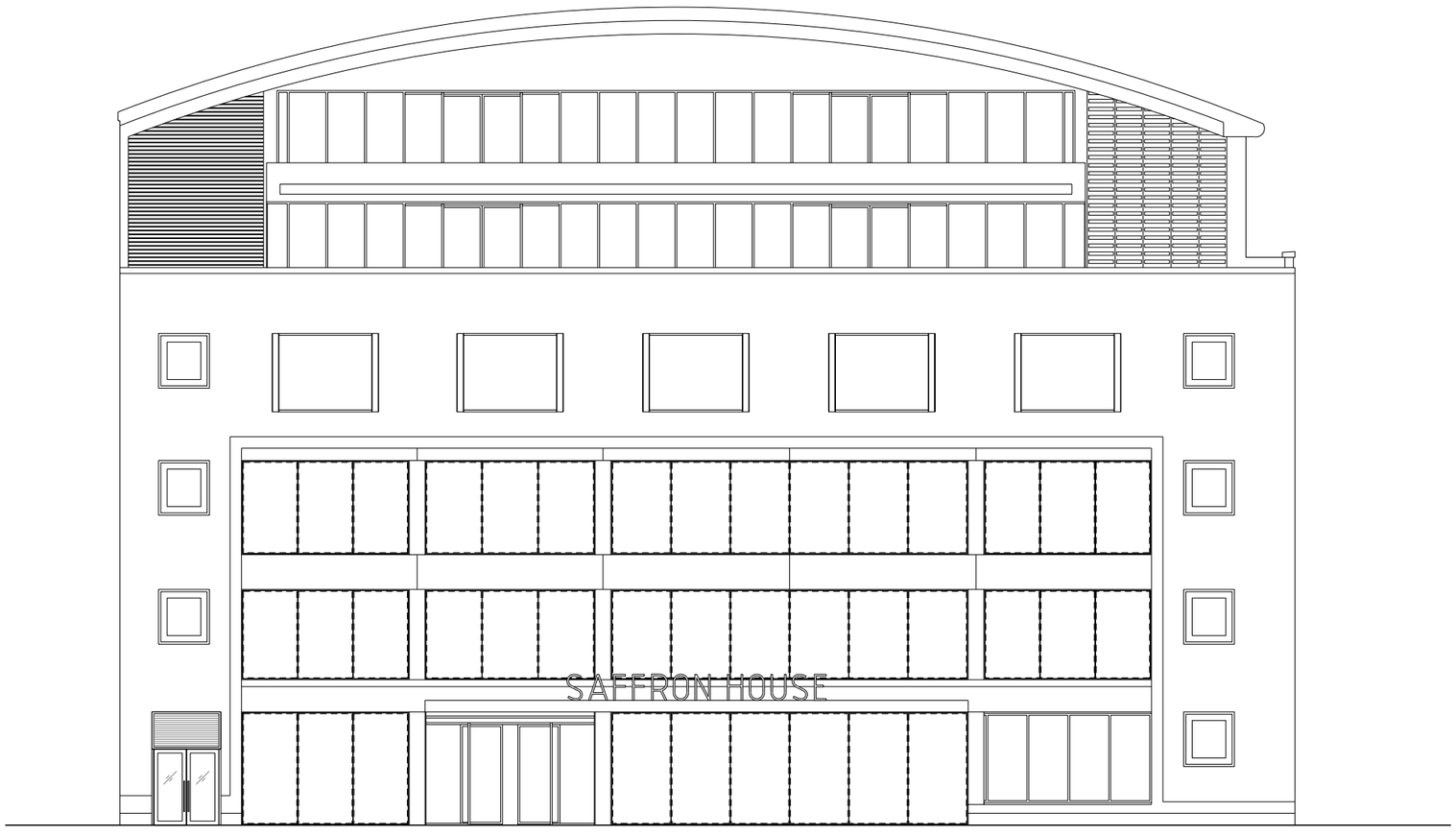
Replacement screening/railings:
The screening to the fire escape has been increased in height. This is to align with the existing retained render band on the facade. This harmonises with the existing building and the adjacent pub of local historic significance. The doors from the fire exit are slightly inset so that they do not open over the footpath. This mimics the existing condition. The doors are moved to one side to accommodate some external equipment. The screening will also conceal an exhaust louvre, clad to match the screening.

Street level:
The amount of glazing has been slightly increased to the right hand side of the facade at street level. This is to improve daylight penetration to the office area.

The main entrance door has been relocated and is now centralised on the facade. This is to improve access to the floorplate and create a little hierarchy to the facade. The new door provides level access to the floor plate as currently there is none directly off the street. All the doors are now full height giving a sense of grandeur to the street level fenestration.

New external lighting is provided between the rendered piers at street level.

Upper floors:
Glazing at upper ground floor/ first floor will be painted to match the glazing colour at lower ground. The brickwork will be refurbished as a part of ongoing building maintenance.



Proposed Kirby Street Elevation

4.2 Kirby Street

Cycle Entrance:
The solid doors and glazed overpanel to the cycle entrance are to be replaced with a glazed doorset with louvred over-panel.

The louvred overpanel is required to get ventilation into the building.

The solid doors have been replaced with opaque glazed doors to allow light penetration and facilitate safe access, but to restrict the view into this back of house space.

Section 5.0
Appearance

5.1
Saffron Hill Frontage Summary

Far right opening is widened and door replaced with window. Window/door frames replaced and render repainted at lower ground floor. Window frames at upper ground floor and first floor repainted to match.

5.1.1 Saffron Hill Frontage Summary

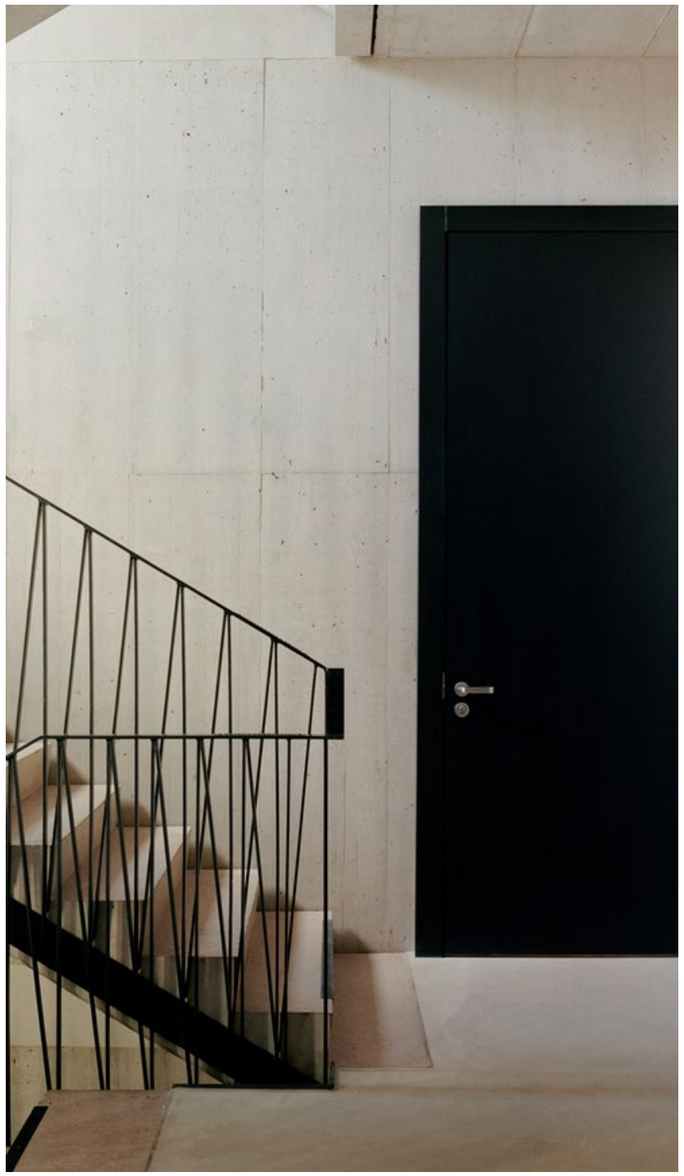
Materials have been selected that enhance the existing streetscape (as identified in the context survey) and enhance the existing character of the building.

The material and colours have been selected to make subtle enhancements to the existing facade whilst also improving the wider streetscape. The material and colour selection can be summarised as follows:

- re-paint existing render, dark grey
- new metal framed doors / windows at lower ground floor
- re-paint existing windows at upper ground floor & first floor, dark grey
- repaint existing UKPN plant screening, dark grey
- new metal screening to stairwell, dark grey

5.1.2 Saffron Hill Frontage Finishes

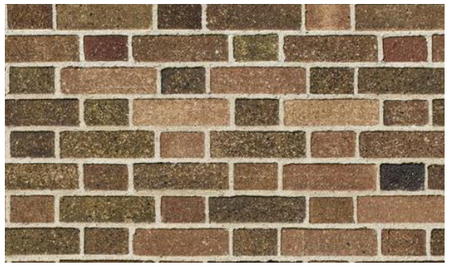
Examples of the proposed materials are shown here:



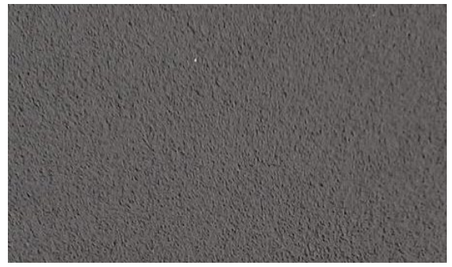
Tapered central balustrade (example image)

1. Existing render to the interior of the stairwell painted mid grey

2. Proposed tapered metal balustrade paintd dark grey



3. Existing flemmish bond brickwork



4. Existing render to the facade painted dark grey

5. Proposed woven metal screening painted dark grey

6. Proposed metal framed window, dark grey

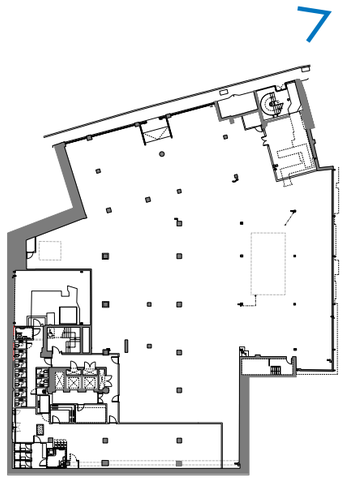
5.2
Key Townscape View

5.2.1 Key Townscape Views

The following key views have been selected to illustrate the proposals in context

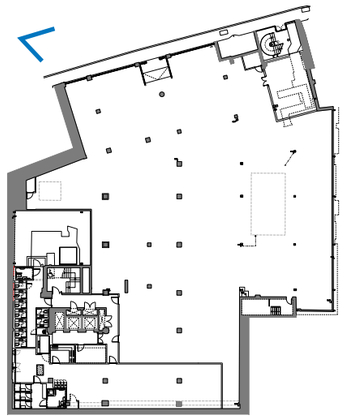
Existing view of Saffron Hill from Greville Street

Proposed view of Saffron Hill from Greville Street



Lower Ground Floor

5.2.2 Key Townscape Views



Key Plan

Existing view from Saffron Hill looking South

Proposed view from Saffron Hill looking South

5.3 Proposed External Stairwell

As noted in the Existing Building section of this document, the existing external stair detracts from the original features of the Saffron Hill frontage. The stair cladding is dated and in a poor state of repair. The cladding to the rear wall is at the end of its lifespan.

Stair

The proposed refurbishment of the stair includes the installation of a new tapered balustrade that references the building's mid-century origins.

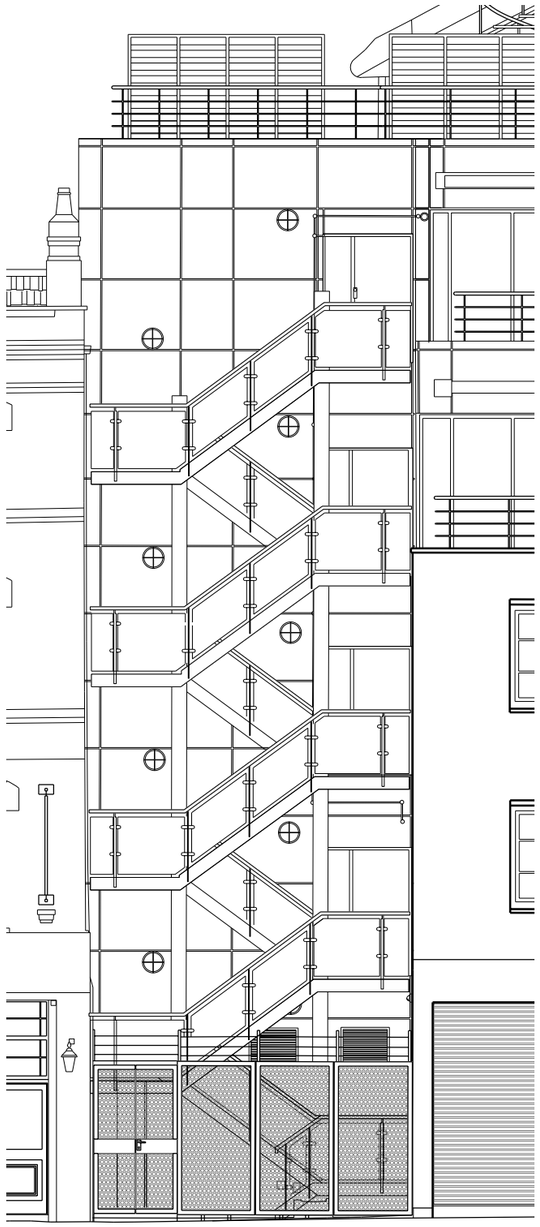
The slim metal balustrade will improve the visual appearance of the stairwell from street level. It will be painted a uniform dark grey to match the proposed glazing frame colour and will also tie in with the painted render. This will provide a consistency of appearance with the existing building.

Ground floor screen/railings

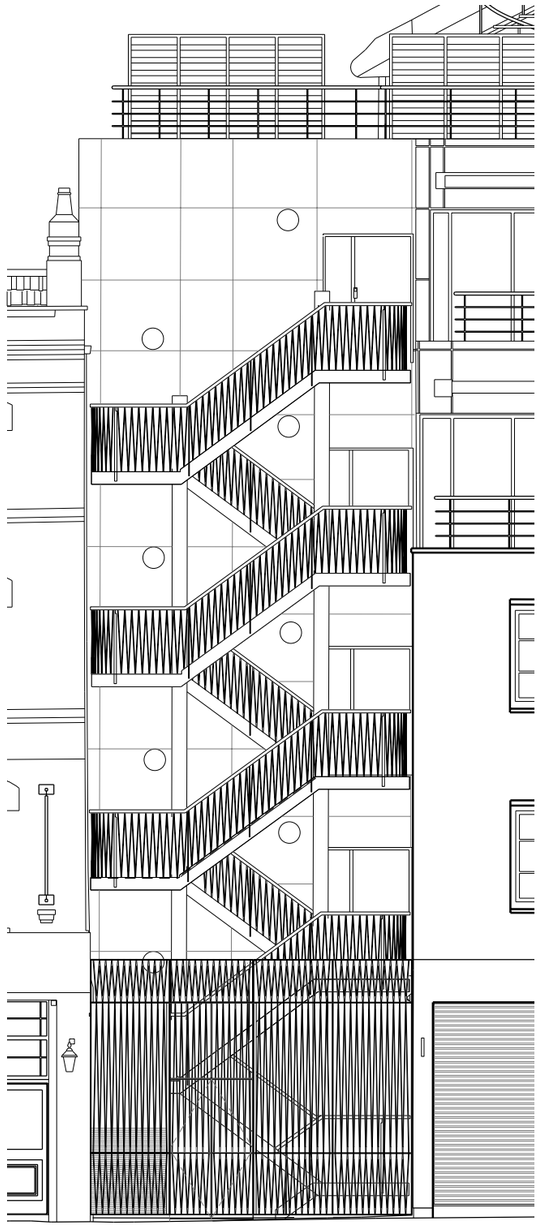
It is proposed to replace the ground level railings/screening. The height of the screen will be raised to align with the datum of the render of the existing building. This will enable the removal of the horizontal metal wires above the existing screening. An intermediate rail is also required for stability. This will be introduced at a datum to integrate with the adjacent pub.

Replacement cladding

It is proposed to replace the existing cladding which is located behind the stair. Access to this area is constrained due to the confined nature of the existing construction. It is proposed to install fire rated cementitious panels to comply with building regulation. The colour will be selected to match that of the adjacent retained render.



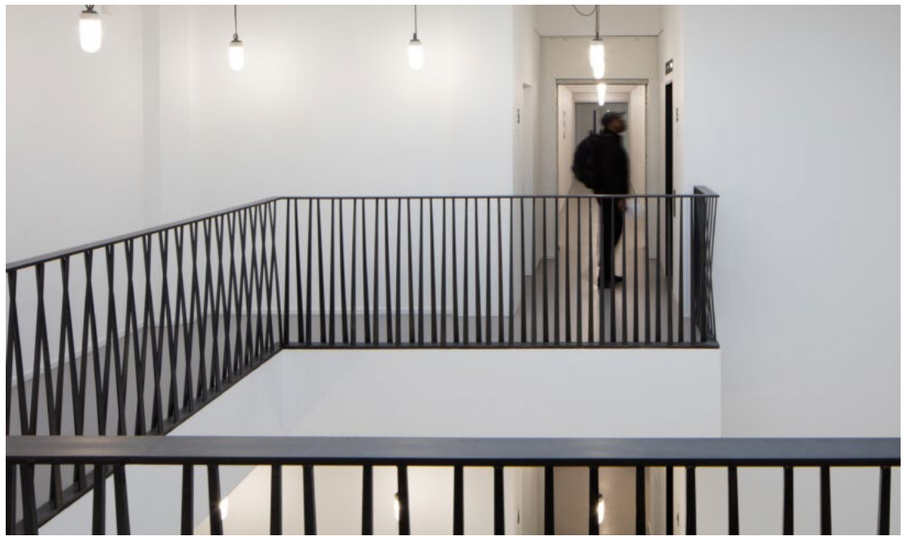
Existing stairwell balustrade with screening and exit doors at ground level



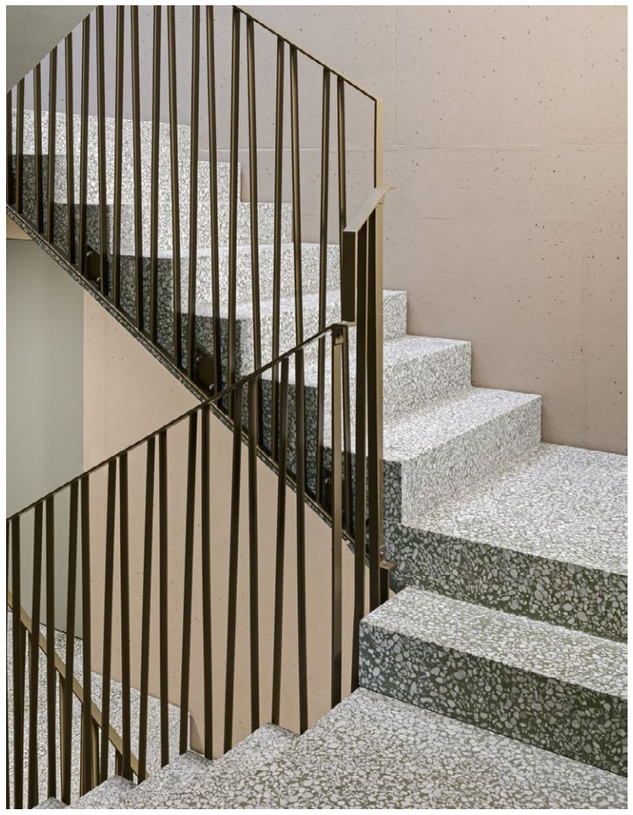
Proposed stairwell balustrade with replacement screening and exit doors at ground level

5.4 External Stair - Aspirations

Examples of the proposed arrangement and materiality of the balustrade are shown here:



Woven Balustrade



Tapered Balustrade

Metal Balustrade

Woven Metal Screening

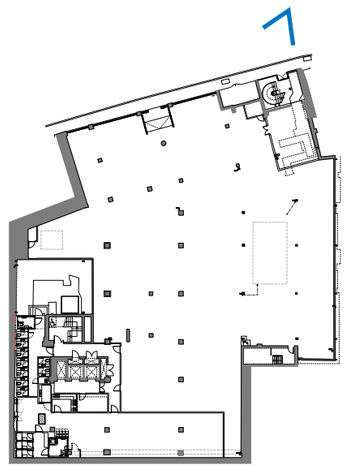
Tapered Balustrade

Proposed streetscape, Saffron Hill

Refurbished stairwell, Saffron Hill

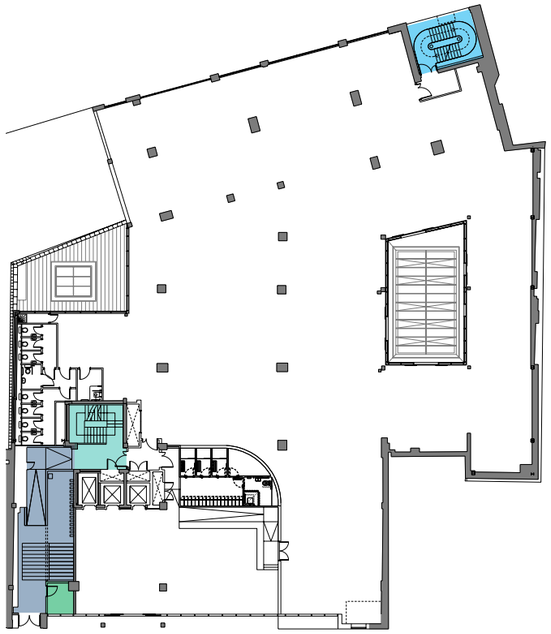
5.4 External Stair

The proposals to the external staircase are illustrated here. The colours, materials and arrangement of the screening and stair balustrade have been designed to respond to and enhance the surrounding context and wider streetscape as noted in section 5.3.



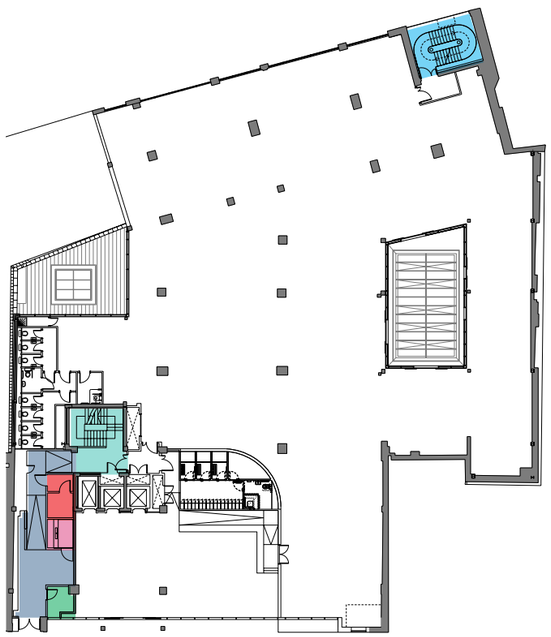
Key Plan

Section 6.0
Use & Layout

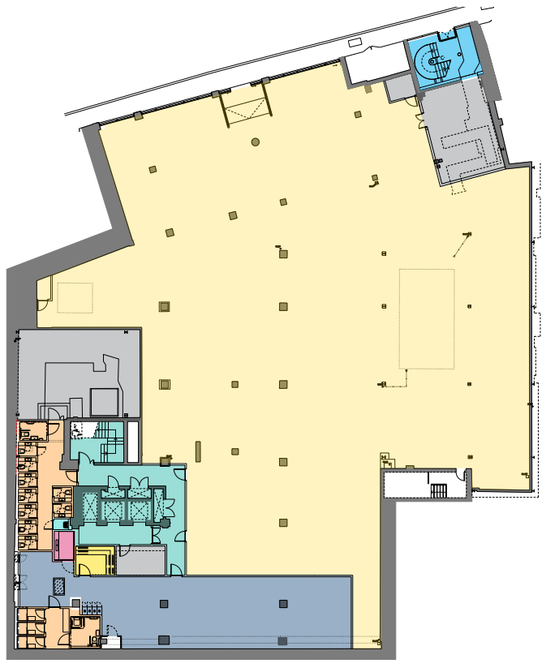


Existing Upper Ground Floor Plan

Existing Lower Ground Floor Plan



Proposed Upper Ground Floor Plan



Proposed Lower Ground Floor Plan

6.1 Overview

The internal plans associated with the planning application are shown here for illustrative purposes to indicate the context in which the planning proposals are made.

The coloured zones denote areas within the project scope. This is the whole of the lower ground floor and a small area on the upper ground floor.

All of the proposals are made to improve the lower ground floor as the internal workspace is poor quality and dark. The proposals also benefit all building users, by creating a new bike hub at lower ground floor for the whole building as well as better and ian increased number of commuter facilities.

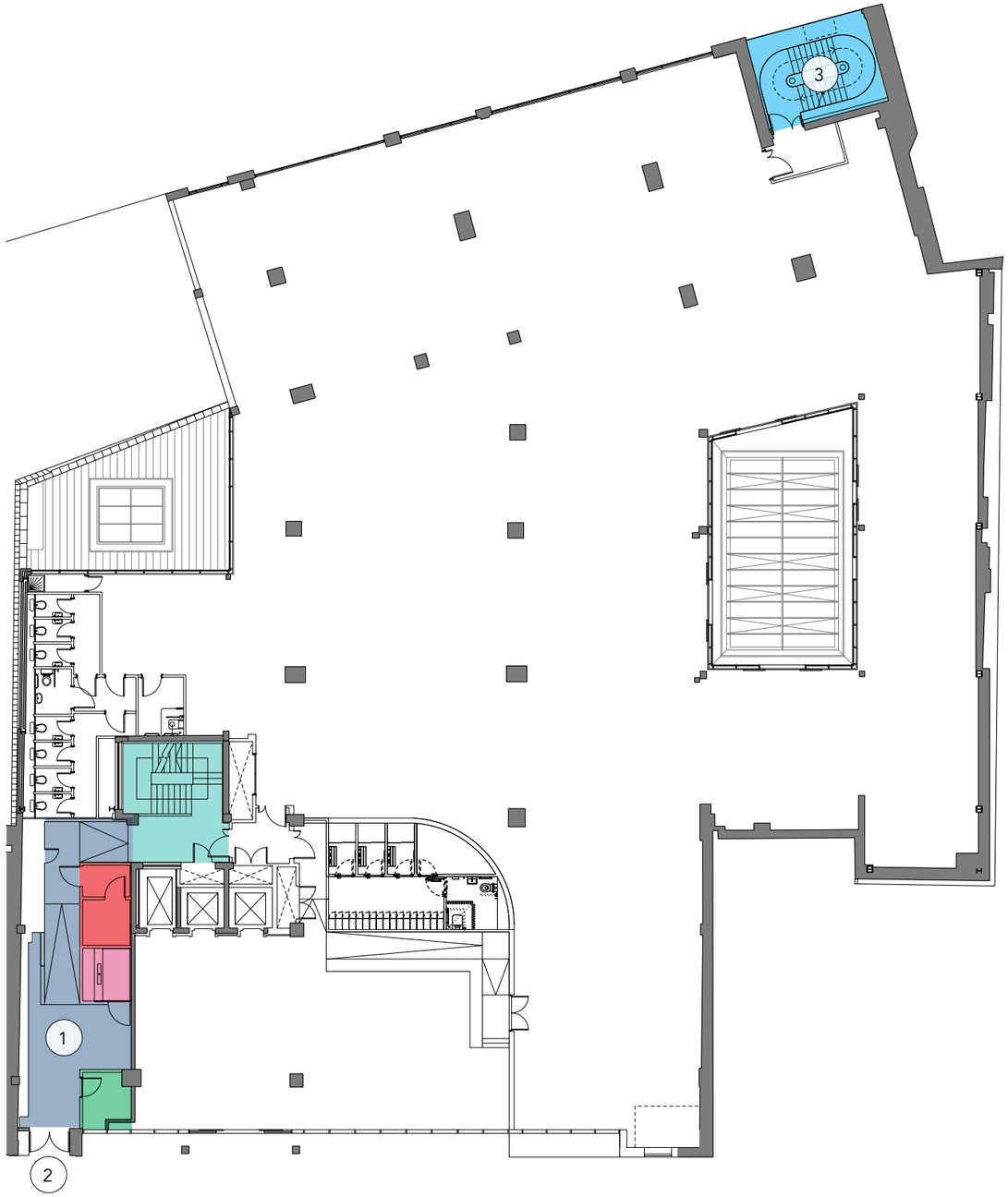
The electrical switch room is removed from the facade of the building and the fenestration on the facade is increased to improve internal daylighting.

At upper ground floor, a cycle lift is added to the existing Kirby Street cycle entrance to allow level access to the cycle hub at lower ground floor.

There is no proposed change of use.

N

- Office
- Bike Lift
- WCs
- Bike Store / Entrance
- Bin Store
- Drying Room
- Building Manager's Room
- Core
- Escape stair
- Not in scope



Upper Ground Floor Plan

6.2 Upper Ground Floor Layout

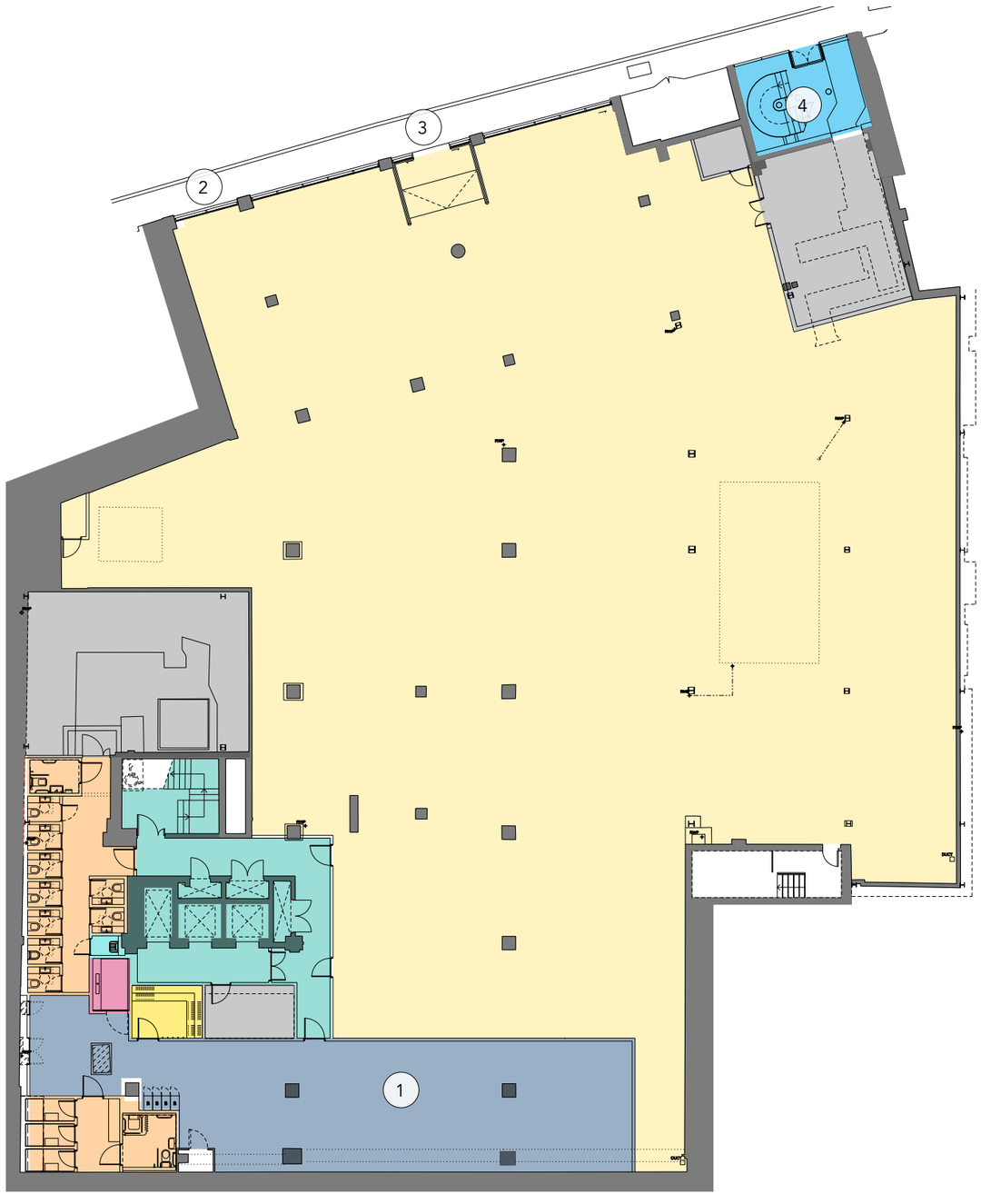
Only coloured areas are included in scope at upper ground floor.

The adjacent plan identifies the following key areas:

1 Cycle Entrance
2 Replacement external doors
3 External Escape stair with replacement screening at street level

Bike Lift
WCs
Bike Store/ Entrance
Bin Store
Drying Room
Building Manager's Room
Core
Escape stair
Not in scope

N

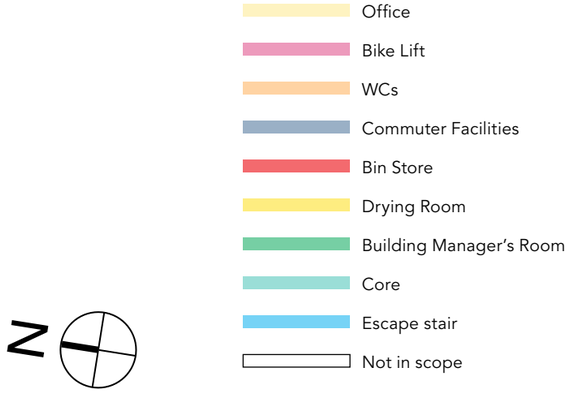


Lower Ground Floor Plan

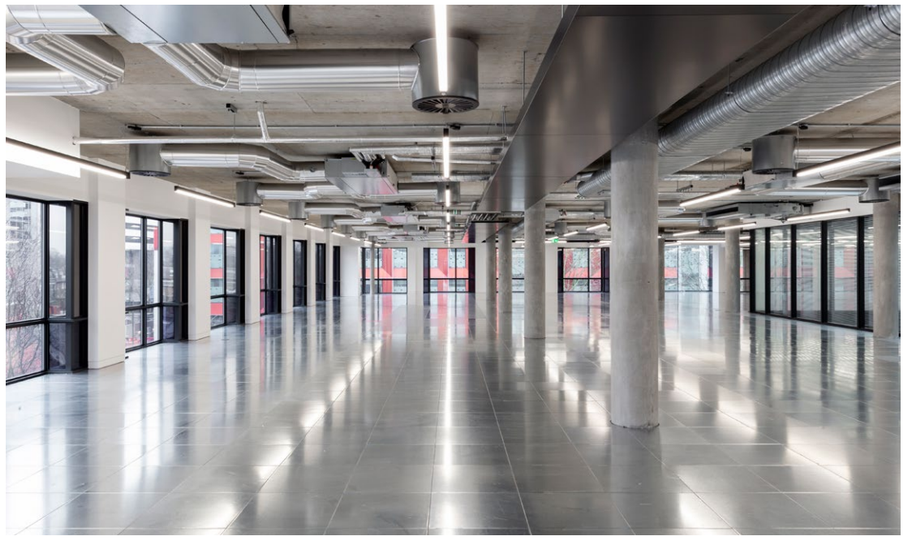
6.3 Lower Ground Floor Layout

The adjacent plan identifies the following key areas:

1 Cycle Hub
2 New glazed pier
3 Replacement entrance door - new position and level access
4 External Escape stair with replacement screening at street level

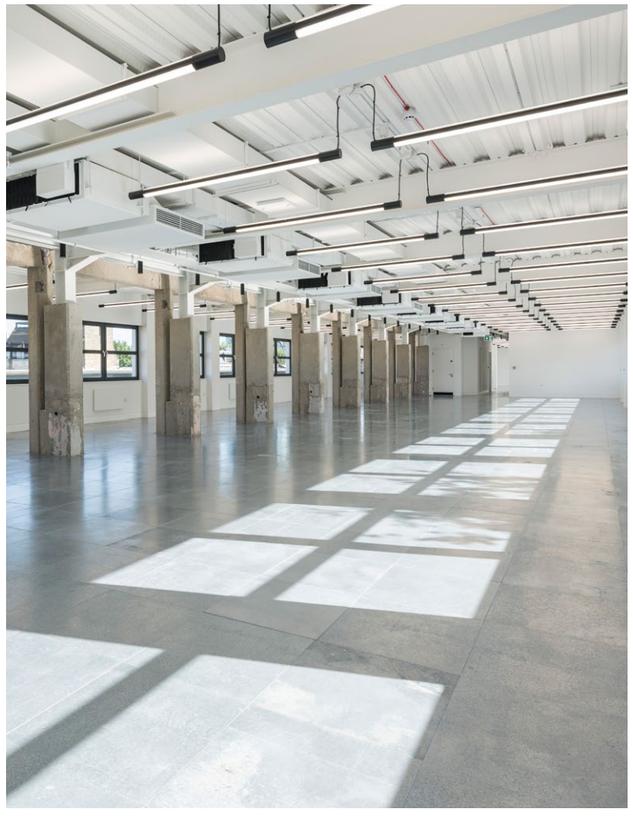


6.4 Lower Ground Floor Office - Aspirations



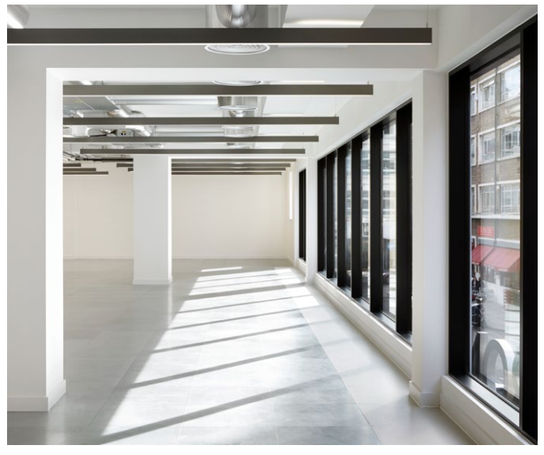
200 Hammersmith Road, Hammersmith

Jamestown Road, Camden



Fjord Building, Kings Cross

Wells Mews, Westminster



Saffron House, upper floors

Level	GEA (sq. m)		
	Extg.	Prop	Change
LGF	1,720	1,720	-
UGF	90	90	-
1	-	-	-
2	-	-	-
3	-	-	-
TOTAL	1,810	1,810	-

6.5 Proposed Amount

Measurements comprise areas forming project scope only.

Notes:

1 These areas have been prepared for our client, BlackRock, are approximate only and have been measured from survey information completed by Sumo and historic drawings for upper ground floor. The base for these drawings is record information prepared by others, whose accuracy cannot be verified. Do not scale from drawings.
2 All areas are approximate and subject to survey verification by RICS accredited measurement professionals.
3 Gross External Area (GEA), Gross Internal Area (GIA) and Net Internal Area (NIA) are measured and calculated generally in accordance with the RICS Code of Measuring Practice. These areas should, however, be verified by an RICS accredited measurement professional.
4 Areas have been calculated in metric units to the nearest square metre and converted to square feet using the conversion factor 10.7639, rounded to the nearest 100sqft.
5 Construction tolerances, workmanship and design by others may affect the stated areas.
6 The existing building may present anomalies in relation to surveyed/drawn plans that may also affect the stated areas.

All these factors should be considered before making any decisions on the basis of these predictions, whether as to project viability, pre-letting, lease agreements or otherwise, and should include due allowance for the increases and decreases inherent in the design development and construction processes.

Section 7.0
Amenity

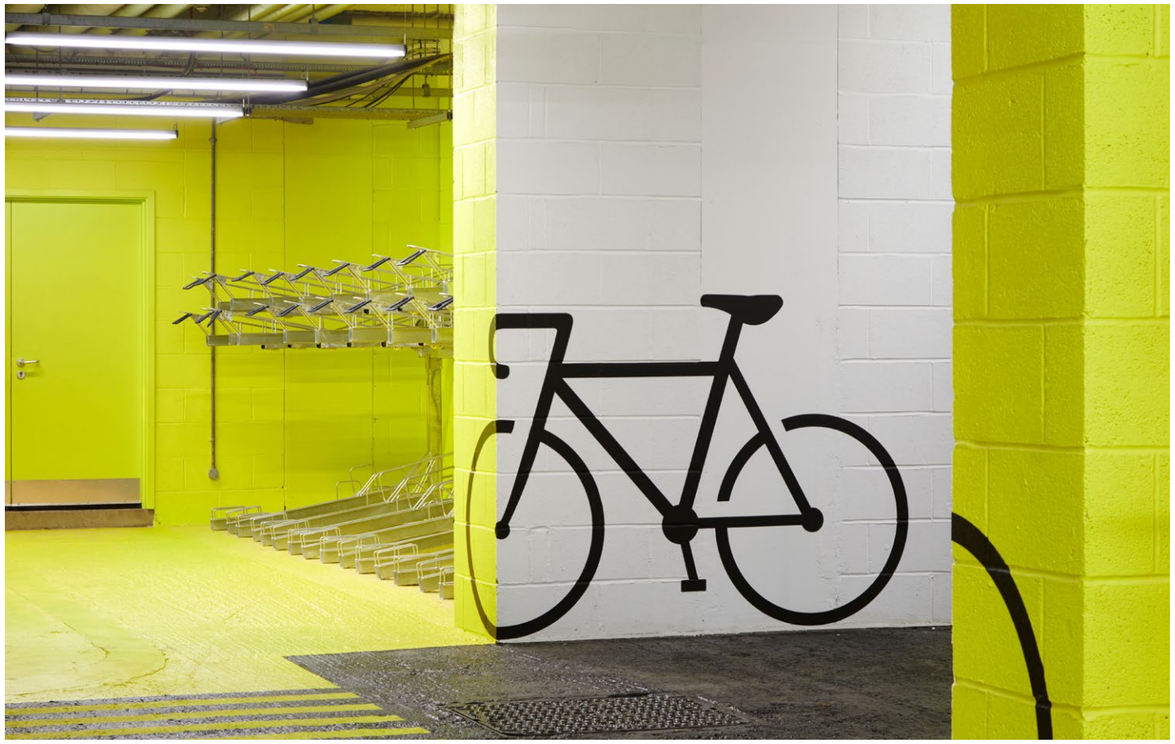
7.1 Bicycle Hub

Bicycle storage will be designed to mirror the London Plan 2021 requirements and London Cycling Design Standards.

The facilities are also designed against the criteria set out in BCO Guide to Specification 2019.

The new bicycle hub is to be located at lower ground floor with a dedicated entrance on Kirby Street at upper ground floor with lift access.

Cycle store with lockers and changing facilities at 80 Clerkenwell Road, Ben Adams Architects



Cycle parking at 200 Hammersmith Road, Ben Adams Architects

Section 8.0
Access

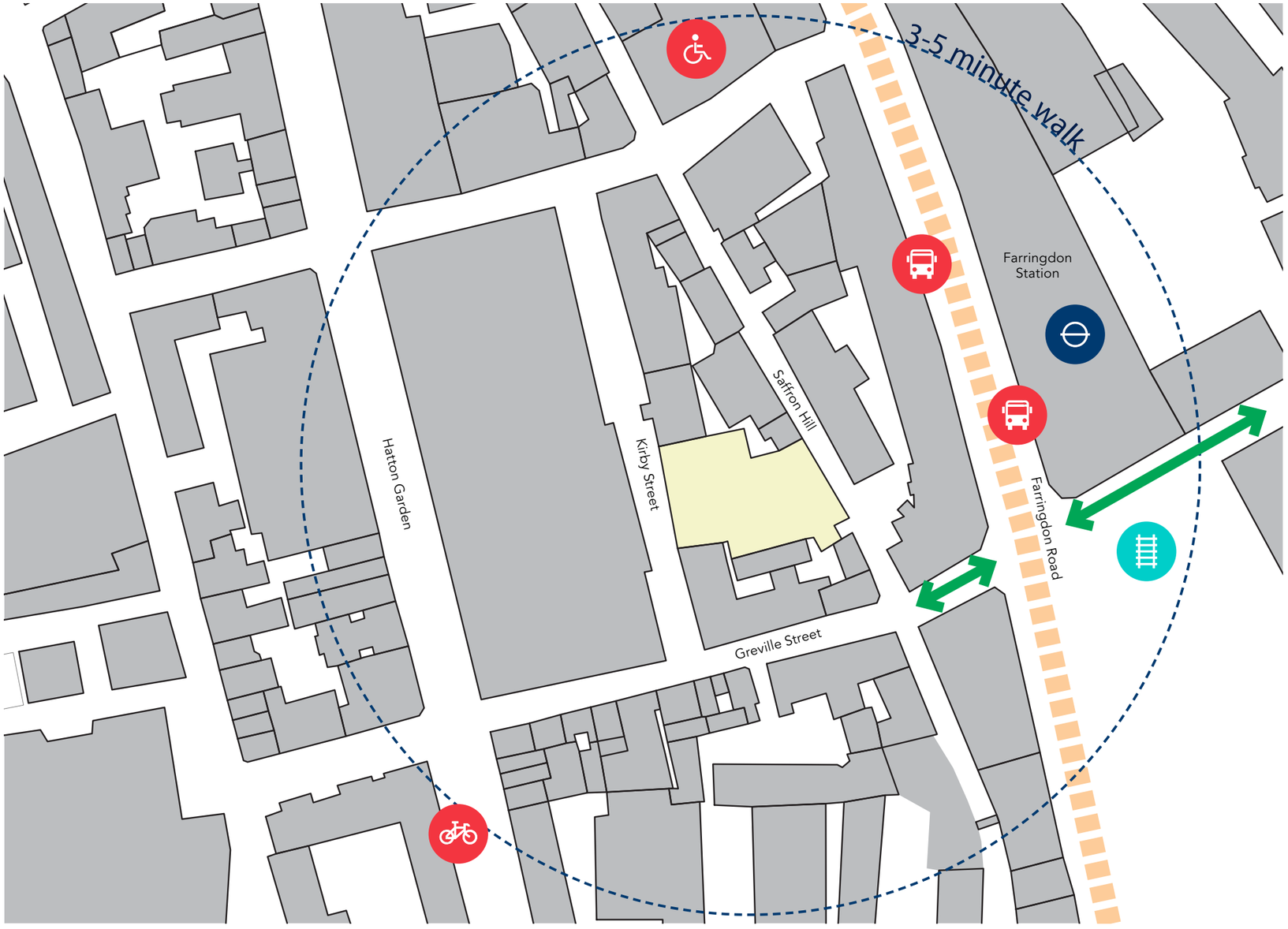
8.1 Site Access

The site is highly accessible, with a public transport accessibility level (PTAL) of 6B which is the best rating. The map shows the various modes of transport located within five minutes walk from the site.

The site has exceptional transport links being in close proximity to Farringdon Station.

There are TfL bus stops on Farringdon Road and a Santender cycle docking station on Hatton Garden.

There is a NCP car park on Saffron Hill with 353 parking spaces including 2 accessible spaces.



Site Location Plan (not to scale)

8.2 Access to the Building

Pedestrian Route

The main access to the building is via the main building entrance on Kirby Street, with access to all floors including lower ground floor which includes the new 'cycle hub'.

There is an existing dedicated entrance to lower ground floor on Saffron Hill which is to be replaced.

A new accessible entrance is also to be installed along the Saffron Hill frontage.

Cycle Route

Cyclists can enter the building via a dedicated cycle entrance on Kirby Street located at upper ground floor. This is existing and will be retained in this location.

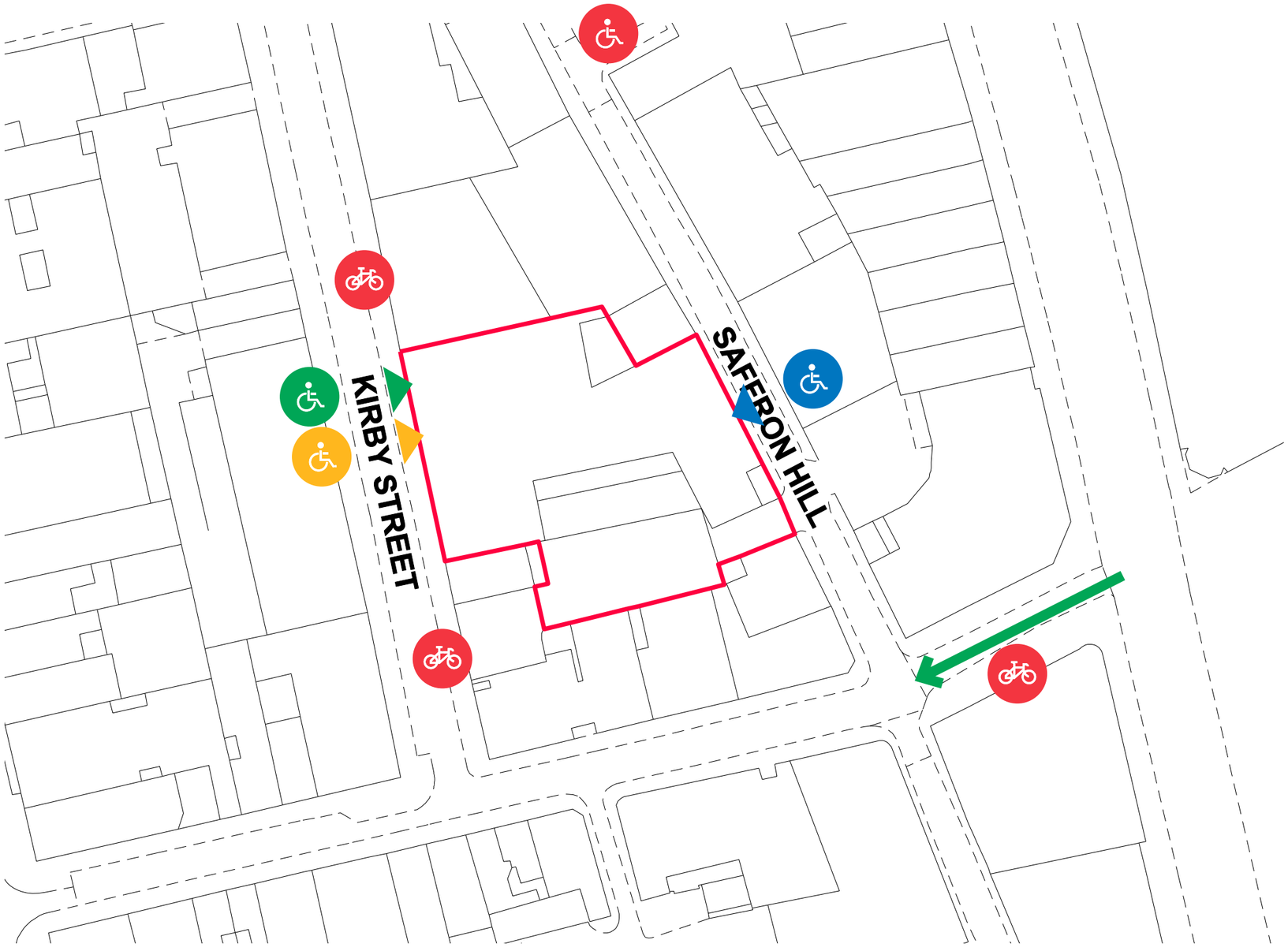
From this entrance, cyclists can access a new bike lift to the 'cycle hub' at lower ground floor, complete with cycle parking and changing/ washroom facilities. Additional non-standard bike spaces are provided.

Vehicular Route

Neither the Kirby Street or Saffron Hill entrance has a vehicle drop-off point, both having double yellow lines. There are car parking bays by 116-117 Saffron Hill (neighbouring building).

There are dedicated disabled bays in an NCP car park along Saffron Hill.

There are no proposed changes.



Location Plan (not to scale)

External Cycle Parking Spaces

Disabled Parking Spaces

Accessible Entrance - New

Accessible Entrance - Existing

Cyclist Entrance - Existing retained

Cycle Route

N

8.3 Access Within the Building

The Equalities Act 2010 is based on reasonable provision with respect to the physical environment, and so within this context, two of the main references used in the development of the proposals for Saffron House are BS8300 and Approved Document Part M. Opportunities have been taken where possible to enhance mobility within the constraints of the existing structure.

Horizontal access

Doors and thresholds will be level throughout lower ground floor and designed in line with Approved Document Part M.

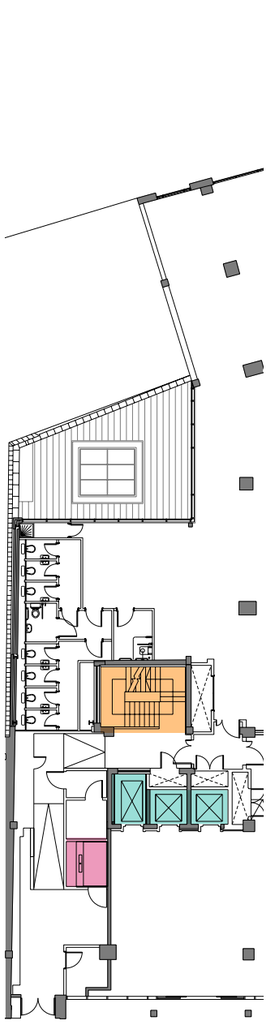
The new cycle hub will have a fully-accessible WC and shower room.

Vertical access

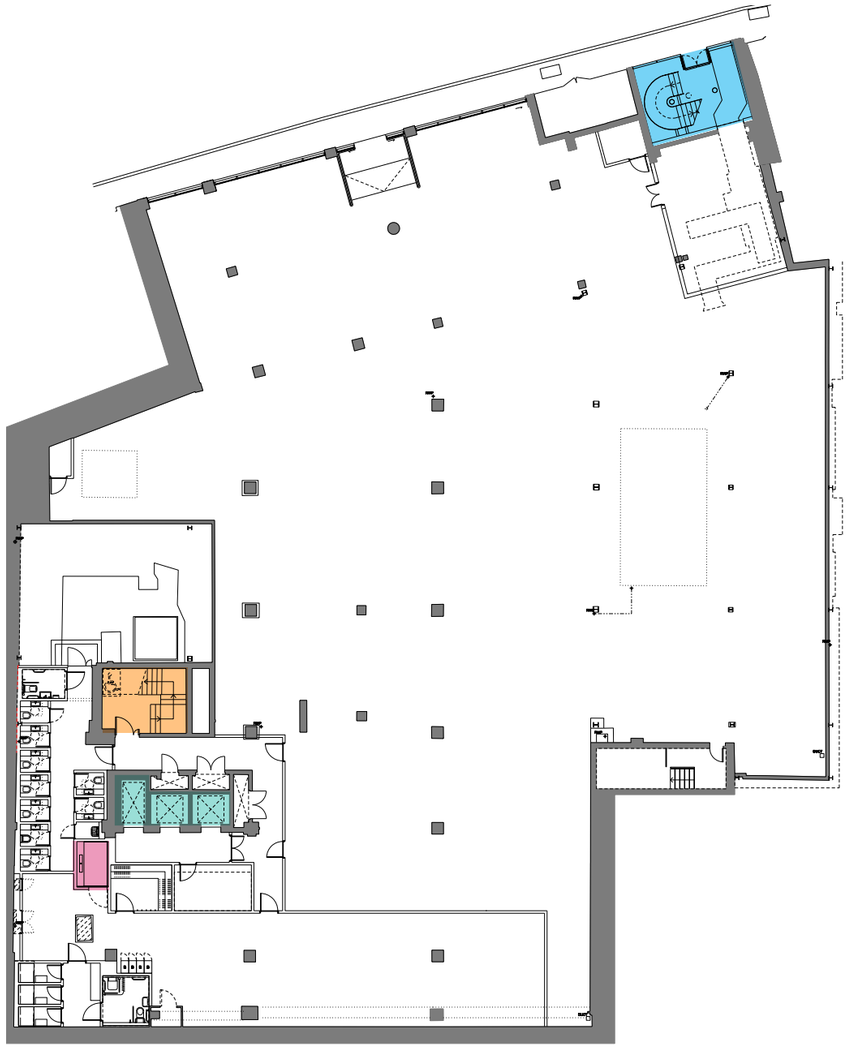
The existing core is being retained with the lift lobby being refurbished at lower ground floor to improve the appearance and functionality of this space in line with Approved Document: Part M.

A new cycle lift is being installed between the dedicated cycle entrance at upper ground floor and the new 'cycle hub' at lower ground floor.

There are two escape stairs; the internal stair + core serving all levels and the external stair on Saffron Hill serving upper ground level and above.



Proposed Upper Ground Floor Plan



Proposed Lower Ground Floor Plan

Internal Stair

External (escape) stair

Bike Lift

Lift Core

N

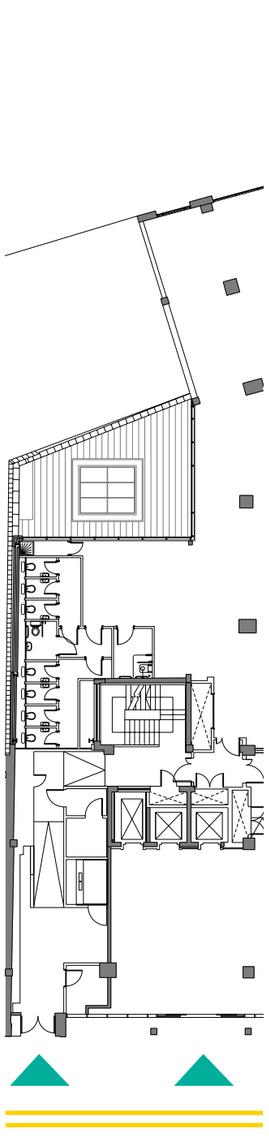
8.4 Service Access

The existing building is currently serviced on street with deliveries and collections via Kirby Street main entrance and lower ground floor via Saffron Hill entrance. There are no proposed changes.

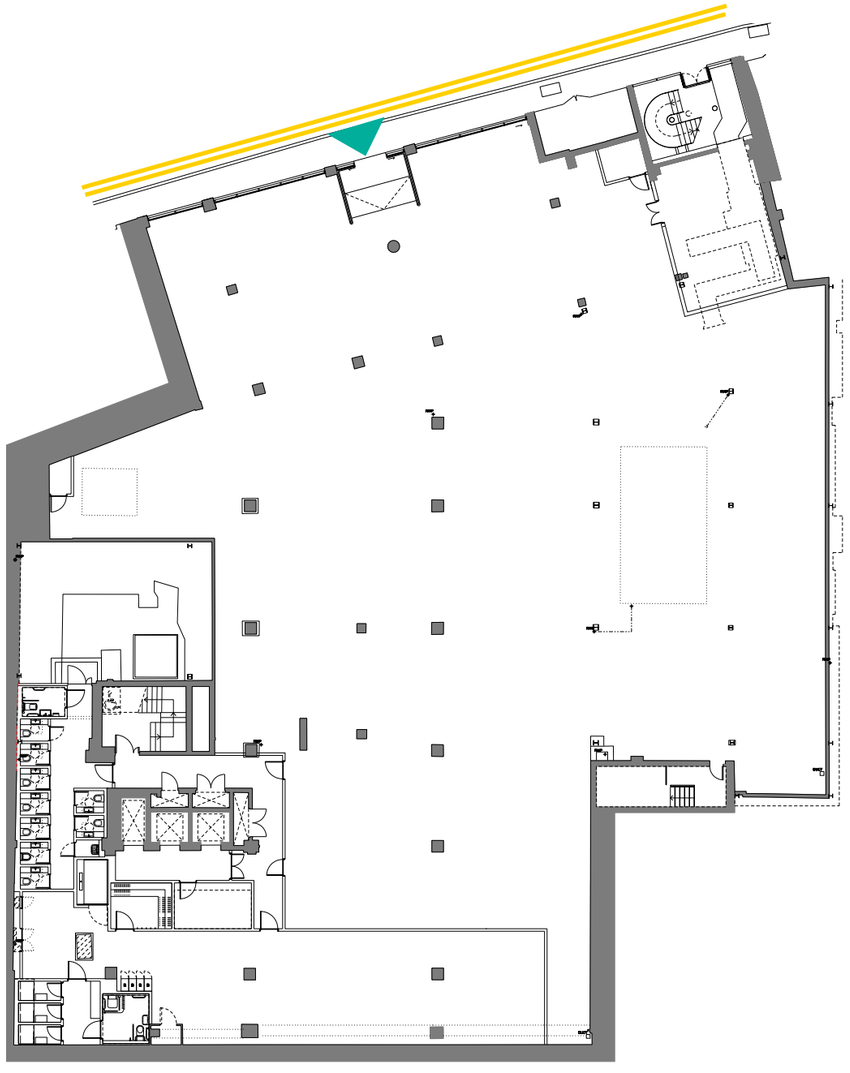
Refuse and Recycling

The building currently has no internal waste facilities, with daily street collection taking place from the pavement on Kirby Street.

The scheme includes internal building enhancements including the provision of an improved waste arrangement.



Proposed Upper Ground Floor Plan



Proposed Lower Ground Floor Plan

Services Entrance

Double Yellow Line

N

Section 9.0
Sustainability Statement

9.0
Sustainability

9.1 Assessment

The proposals include:
– replacement cladding to Saffron Hill stair alcove, to updated U-values in Approved Document: Part L
– new thermally broken, solar-control, double-glazed windows at lower ground floor
– repairs to damaged pavement lights on Kirby Street

9.2 Relevant Standards

The following standards are being met as part of the scheme:

- BREEAM rating
- EPC 'A' rating
- Considerate Contractor's Scheme

We note that the National Planning Policy Framework (NPPF) makes a presumption in favour of sustainable development.

9.3 Aspirations

- ESG integration is at the core of Blackrock's sustainability aspirations. The company ethos is that 'incorporating financially material environmental, social, and/or governance information into investment research and decision-making, sustainability-integrated portfolios can provide better risk-adjusted returns to investors.'
- Staff well being within the office space is a key concern for the client, with methods to enhance the daylighting integral to the brief.
- Ben Adams Architects have extensive experience in the refurbishment of commercial buildings in London and have undertaken BREEAM on several past refurbishment projects. They are an ISO 14001-accredited company with an externally-audited EMS.
- Project documentation and correspondence amongst the client and design team is paperless.

9.4 Building Fabric

- Fabric first approach - improving the thermal performance of glazing and making existing pavement lights/ rooflights water-tight.
- The existing fabric is being reused as much as possible and the external stair is being retained and refurbished.
- The cladding in the stair alcove is to be replaced to suit updated Part L U-values.
- The materials selected for the cladding are to be in keeping with the original 1940s massing to enhance the character of the Conservation Area.
- Materials to be UK-sourced wherever possible.

9.5 Form and Orientation

- Saffron Hill is a narrow street at 7m wide outside Saffron House.
- The active frontage on Saffron Hill is increased with the removal of a plant room and replacement of solid doorway with glazing. This increases daylight to the office space.

9.6 Shading and Overheating

- Solar control glazing is being used at lower ground floor on Saffron Hill to avoid overheating.
- The glazing at lower ground floor is east facing so the office floorplate will experience morning sunlight but not excessive glare or overheating.
- Glare from the rooflights will be controlled with a diffused film being applied to the glass.
- Existing concrete slabs and columns mean the building has good thermal mass, storing heat and releasing when temperatures drop.

9.7 Lighting

- The proposal maximises daylight within the floorplate by using thin profiled glazing,
- Maximised daylight by demolishing an existing plant-room on the facade and widening the doorway into this to allow for an extra glazed pier along the Saffron Hill frontage.
- LED lighting used throughout
- New wall-mounted LED external downlights to Saffron Hill columns.
- Internal lights to use a smart Circadian system

9.8 Waste and Recycling

- Internal building enhancements include the provision of an improved waste arrangement.

9.9 Drainage and Flooding

- The site is at low risk from surface water and very low risk of flood from rivers and sea water - information from gov.uk flood risk summary.
- Pavement lights on Kirby Street are being replaced and made water-tight to avoid instances of water damage to lower ground floor if flooding does occur on Kirby Street.

9.10 Light and Noise Pollution

- A background noise analysis has been carried out to understand the affect any external plant may have on the existing condition. Please refer to acoustic report by Anderson Acoustics.
- External wall lights will emit low level lighting to the pavement on Saffron Hill.

9.11 Security

- Integrated security by design
- Entrance doors on Saffron Hill to have one-way access out-of-hours
- Passive surveillance - large glazed frontage improves security of lower ground floor entrances.
- Loitering space is eliminated along Saffron Hill frontage, with removal of inset door to plant room.