

Saffron House: Replacement Plant & Enclosure Design and Access Statement

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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 BlackRock, to support the proposals for replacement plant and the associated enclosure at Saffron House, Kirby Street.

1.2 Associated Planning Application

A planning submission has been made for the refurbishment of the lower ground floor. This includes some external alterations to the elevation on Saffron Hill. The planning reference number is: 2022/4287/P.

The replacement plant and enclosure have been proposed as a separate application, as the replacement of plant equipment in this location are essential works and proposes extremely limited physical changes to the external appearance of the building.



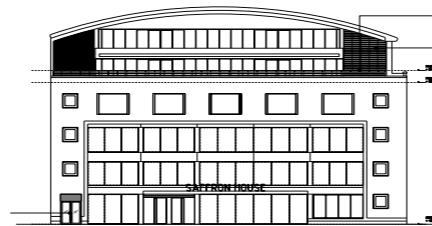
Front elevation on Kirby Street



Main entrance on Kirby Street



Main entrance on Kirby Street



Existing elevation

Section 2.0

Existing Building



2.0 Existing Building

2.1 Location

6-10 Kirby Street, London EC1N 8TS is located in the London Borough of Camden, within the Hatton Garden Conservation Area.

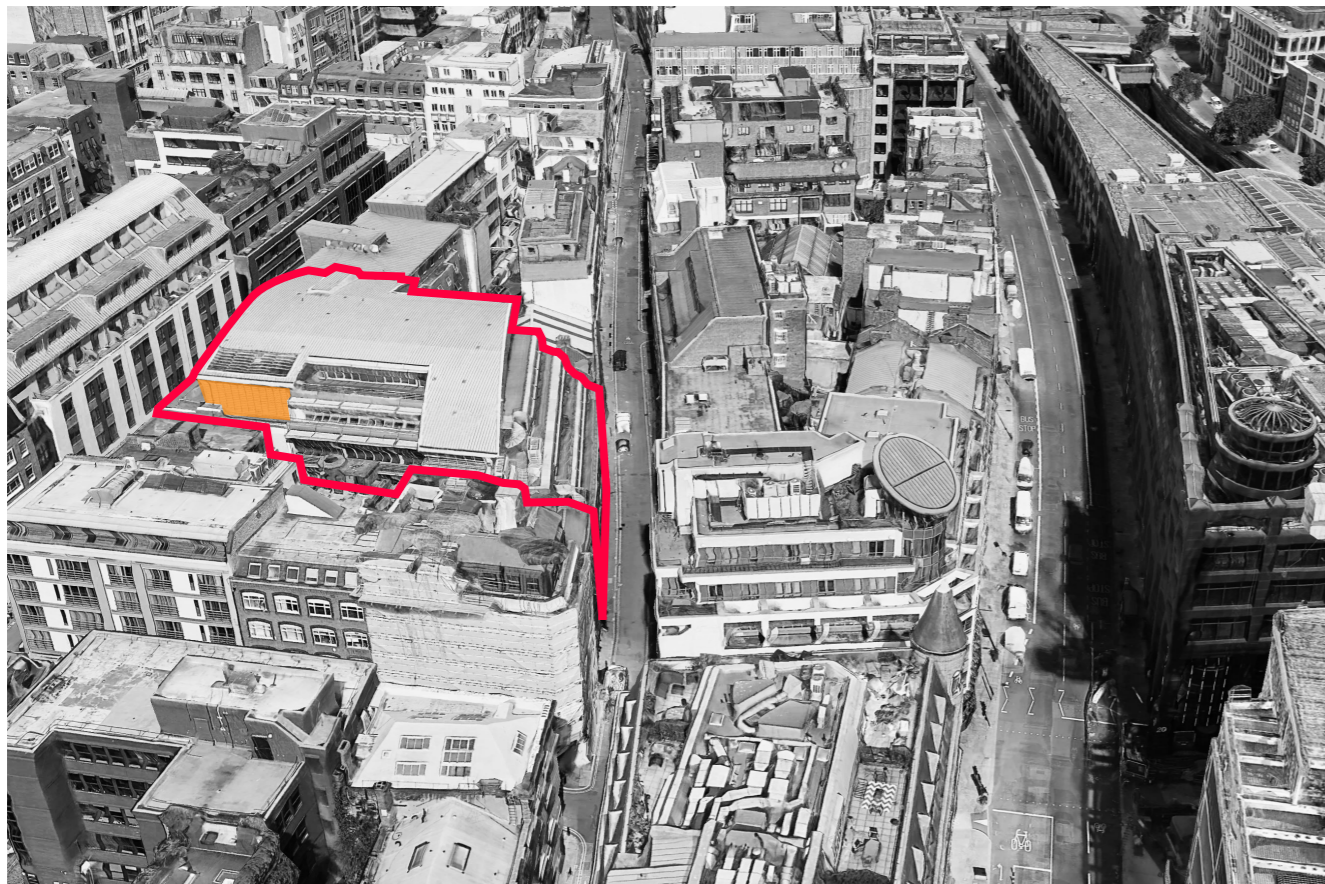
The building is not listed.

2.2 Existing Building

Saffron House is a seven-storey building, with a dedicated building entrance on upper ground floor on Kirby Street and a dedicated tenant entrance on Saffron Hill.

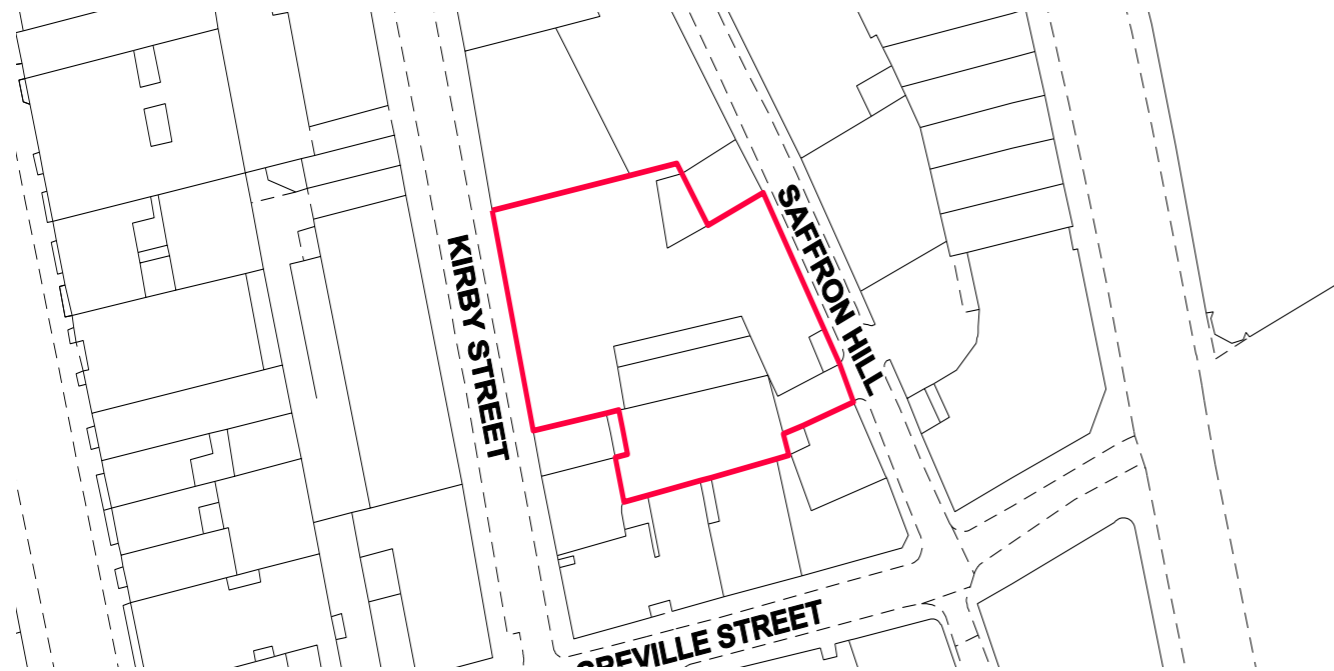
On the Saffron Hill side of the building, the building form steps back at each level from second floor upwards providing a terrace at each level.

The Kirby Street building side has a terrace at fourth floor which wraps around the South side of the building. This terrace allows access to the plant compounds at opposing ends of the Kirby Street facade.

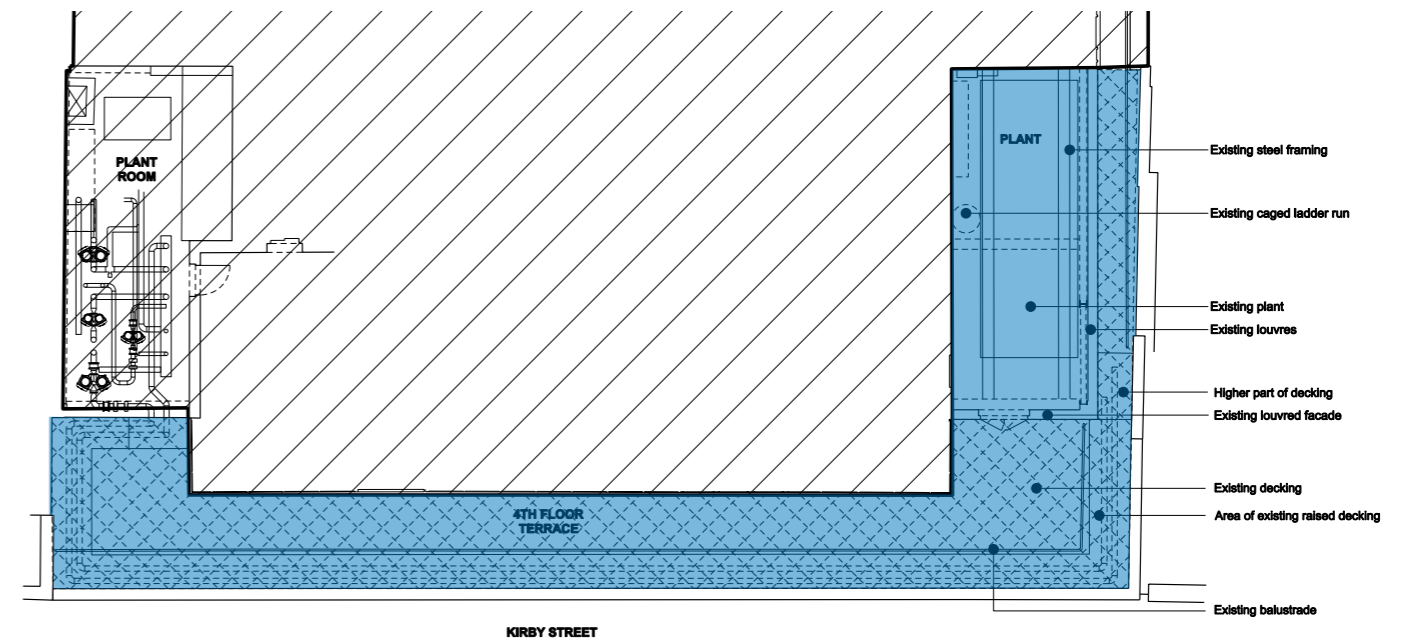


Aerial view of site looking North with site in red (Bing Maps)

- site boundary
- Location of existing plant enclosure of this application



HM Land Registry Plan - site ownership in red line boundary



Existing Fourth Floor Plan - scope area highlighted blue

Section 3.0

Design Approach

