

Welcome

Welcome to our Virtual Exhibition for 20-24 Kirby Street. We are currently developing proposals for the future of the site and would welcome feedback from the local community to help shape the plans.

We hope that these exhibition boards provide some useful information. Please fill in our feedback form, as your thoughts and feedback will be helpful as we develop our proposals ahead of the submission of a planning application to the London Borough of Camden.

Get in touch

If you have any additional comments or questions, please don't hesitate to contact us:

✉ 20-24KirbyStreet@kandaconsulting.co.uk

☎ 0203 900 3676



The Site

The existing site is located at 20–24 Kirby Street in the London Borough of Camden, facing Kirby Street, St Cross Street, and Saffron Hill.

It is a 1970s, concrete frame office block that is very similar to the neighbouring buildings, most of which are mid-to-late 20th-century office blocks.

The site sits in the Hatton Garden Conservation Area that forms part of the Camden Local Plan and the Hatton Garden business district.

The existing building is in need of upgrading to meet the needs of modern office occupiers.

The existing site

The Proposals

The proposals include the refurbishment and roof extension of the existing office building to create a high-quality, modern, and sustainable workspace.

We want to deliver:



Enhanced and modern office spaces, with improved natural light and access to the new external terraces.



High-quality design that includes alterations to the facades of the existing building and new windows, to enhance its appearance and respond to the surrounding Hatton Garden Conservation Area.



Affordable Jewellery Workspace on the Lower Ground Floor, available to jewellers at a discounted rate.



Improved sustainability credentials; the proposals will enhance the energy efficiency of the building; targeting BREEAM Excellent and providing greening on the external terraces.



Design

The building is formed out of red brick and stone, materials that characterise the Hatton Garden Conservation Area.

The proposals for the building have been designed to be sympathetic to the palette of materials associated with the host building, incorporating brick, concrete and reconstituted stone in the facade. The retained vernacular will be repaired and cleaned as necessary.

The entrance and the rooftop extension will reflect the material palette and expression of the host building.



Views from East, North and West



View of building with proposed material palette

Height and Massing

Our proposals include a roof extension as part of delivering modern office accommodation. The proposed roof extension of the building has been sympathetically designed in response to the surrounding Hatton Garden Conservation Area and immediate built context.

As part of this approach, the top floor is proposed to be set back alongside all the edges of the site to minimise any impact on our neighbours and in key townscape views.

Small-scale stepping of the façade has also been introduced to reinforce the terraced form typical of the surrounding built environment. This sits comfortably alongside neighbouring buildings that are also terraced, such as 44 Saffron Hill (Da Vinci House).



View of proposed massing, which has been carefully stepped back on the upper floors

New Spaces

Proposed Affordable Jewellery Space

As part of the proposals, an affordable jewellery workspace will be provided at the lower ground floor which will be available to businesses in the vicinity.

Sustainability

We aim to be sustainable in our approach. The proposed development will:

- Retain the existing building structure, enhancing the energy efficiency of the building.
- Targeting BREEAM Excellent.
- Incorporate much-needed greenery on the external terraces.



Proposed Lower Ground Floor Plan



Next Steps

Thank you for taking the time to look through our proposals for 20-24 Kirby Street.

We hope you found this Virtual Exhibition informative and useful.

If you have any questions or know someone who requires support accessing this information and may require physical copies, please do get in touch with the project team on the details below:

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 **0203 900 3676**