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JERSEY FUTURE HOSPITAL DESIGN PRINCIPLES



Prepared for Department for Infrastructure
11 April 2018

HASSELL

Front cover image: Jersey Future Hospital,
St Helier, Jersey.
Illustrative sketch by HASSELL

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Document control

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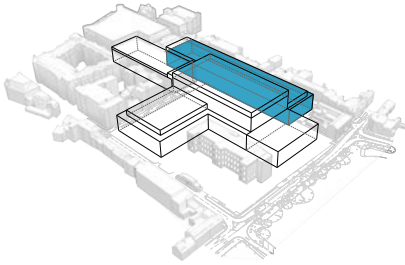
1.1. This document sets out the Design Principles for the Jersey Future Hospital with the intention that they become the framework which informs all reserved matters planning applications. These Design Principles are both holistic and attributed specifically to buildings and public realm elements.

These Design Principles are referenced within the Design & Access Statement (DAS) and relate to the 'illustrative scheme' contained within this document. The illustrative scheme depicts one way in which the Parameter Plans may be built out, whilst reserving flexibility for the design to vary within the parameters and principles stated. This document also contains, where relevant, illustrative material, as presented within the DAS.

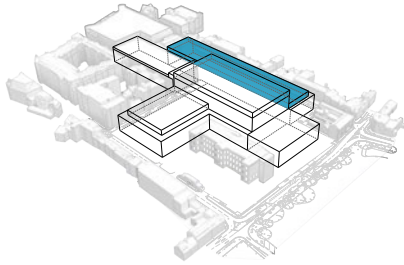
For the avoidance of doubt, the illustrative scheme is not a final design for which approval is sought, but is provided to aid interpretation of the Parameter Plans and Design Principles which are submitted for approval.

i. Introduction, Mix and Parameter Volumes

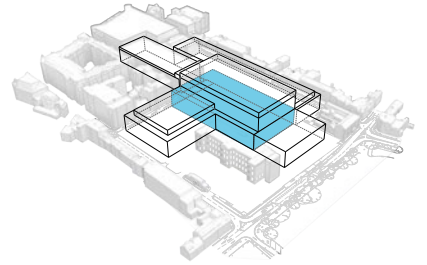
- 1.2. The main scheme is sited in the existing Jersey General Hospital campus and extends to 4 relevant boundaries formed by the Parade Gardens, Gloucester St, Newgate St and Kensington Place. Westaway Court is located on the existing Westaway Court site.
- 1.3. The parameter volumes referenced in this document are described below
- A) Kensington Place Podium
 - B) Kensington Place Set Back Roof Level
 - C) Central Block Podium
 - D) Central Block Wards
 - E) Central Block Roof Plant Level
 - F) Gloucester St Podium
 - G) Gloucester St Set Back Roof Level
 - H) Entrance Block
 - I) Patriotic Street Carpark Upgraded Existing
 - J) Patriotic Street Carpark End Bay
 - K) Patriotic Street Carpark Link
 - L) Westaway Court



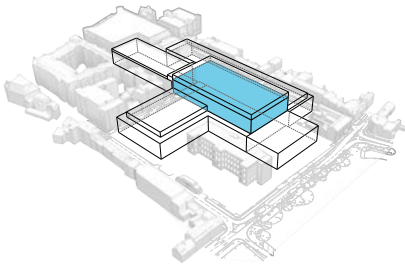
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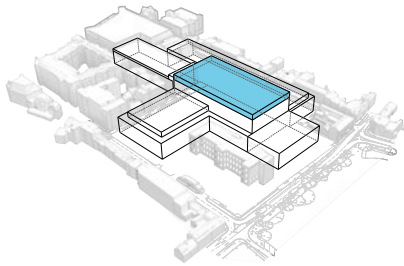
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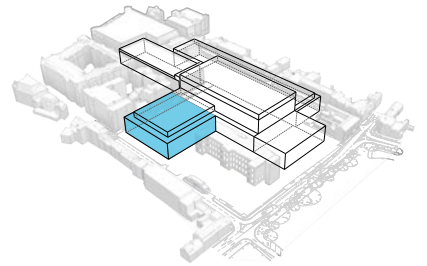
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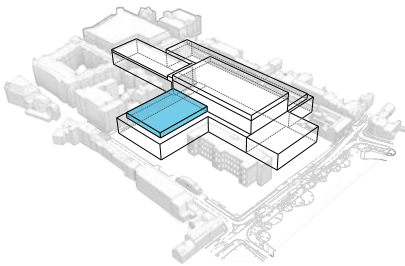
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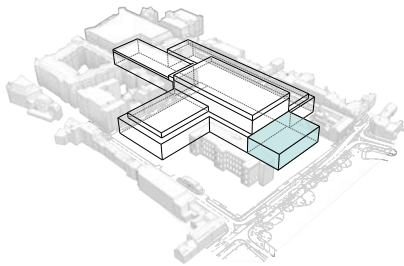
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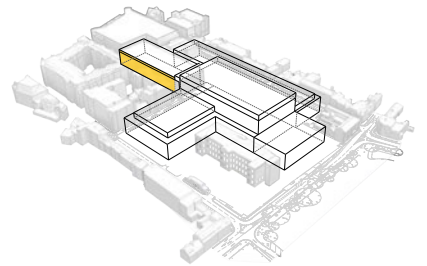
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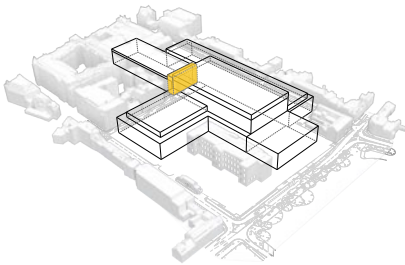
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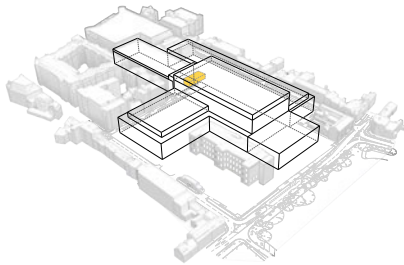
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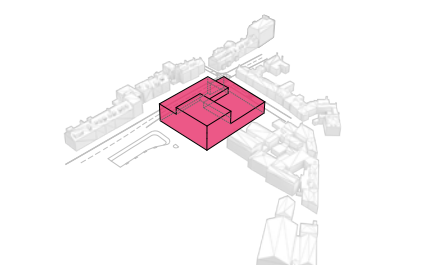
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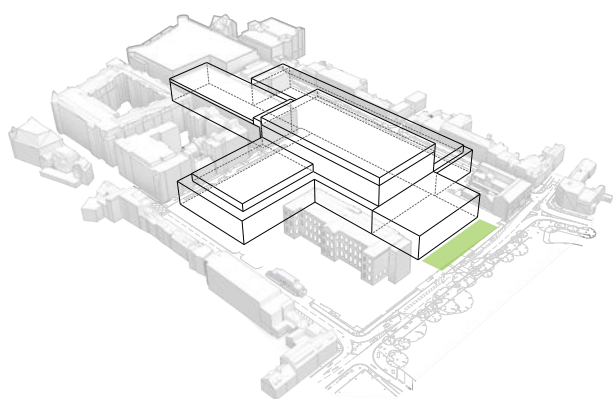


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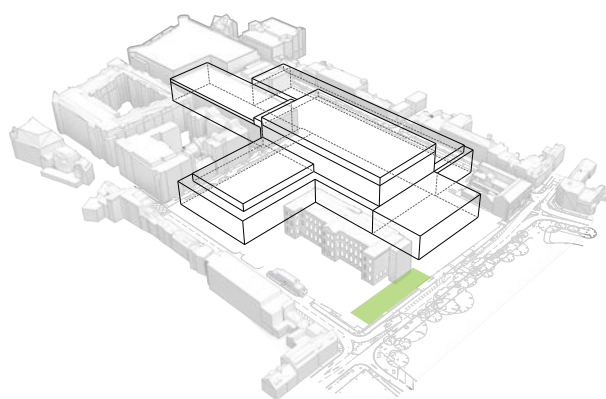
Jersey Future Hospital Design Principles

1.4. The parameter landscape zones referenced in this document, relating to public realm and landscape treatment are described below

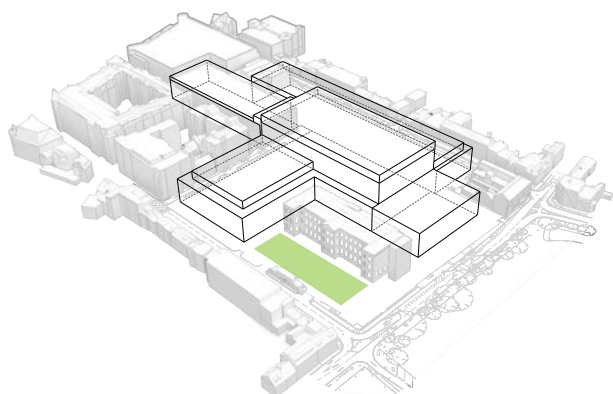
1. Zone 1 Parade Gardens Forecourt (Main Entrance)
2. Zone 2 Hospital Gardens
3. Zone 3 Heritage Forecourt
4. Zone 4 Landscape Link



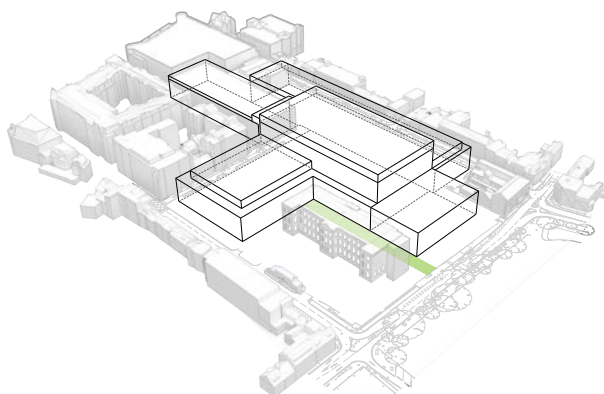
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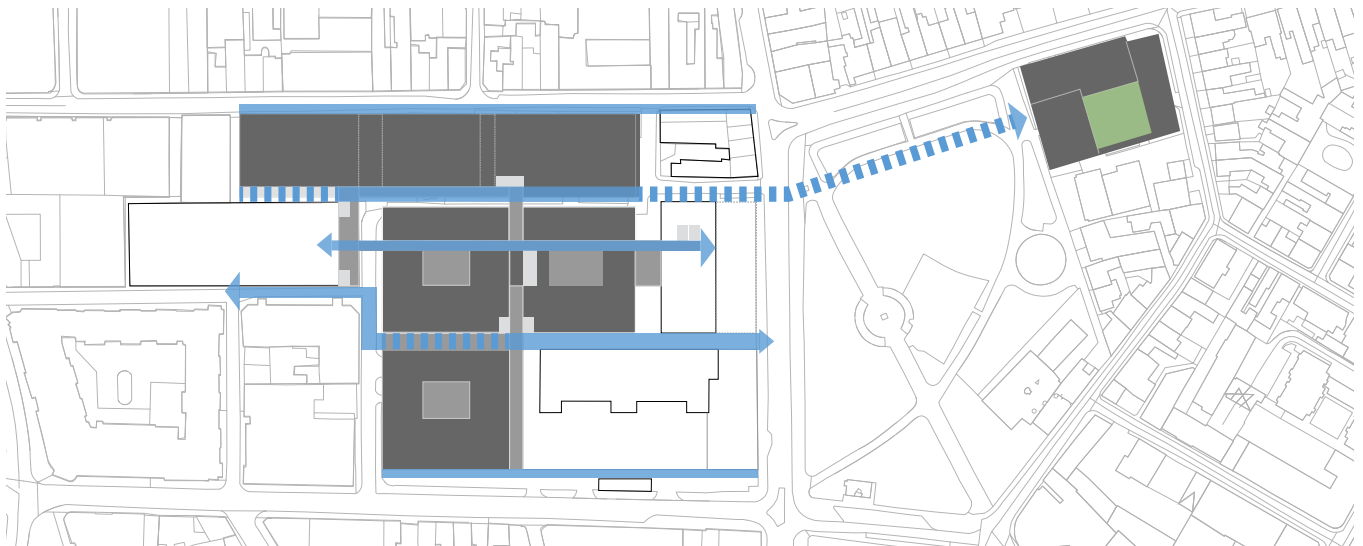


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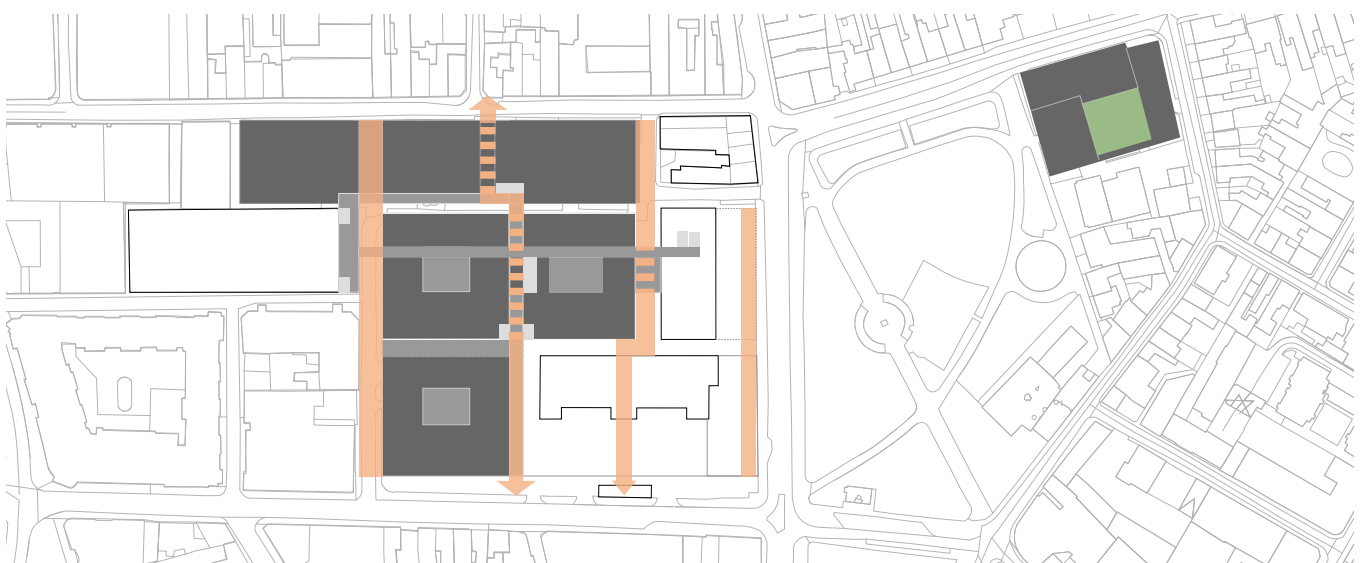


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- 1.5. The Main Hospital consists of a number of building volumes connected via internal and external streets which link to a public realm which prioritises primary entrance nodes at The Parade (Volume H) at street level and the Multi-Storey carpark link at level 1 (Volume K).
- 1.6. Ground floors (Volumes A, F & H) are to include uses such as retail, restaurants, cafes and shops to key frontages, namely Gloucester Street and Kensington Place, as well as outward looking hospital functions such as entrances and waiting areas.
- 1.7. Upper floors to the scheme (Volumes B, D & G) will be predominantly for hospital use only, however level 1 is intended to provide a public concourse connection from Newgate Street to The Parade.



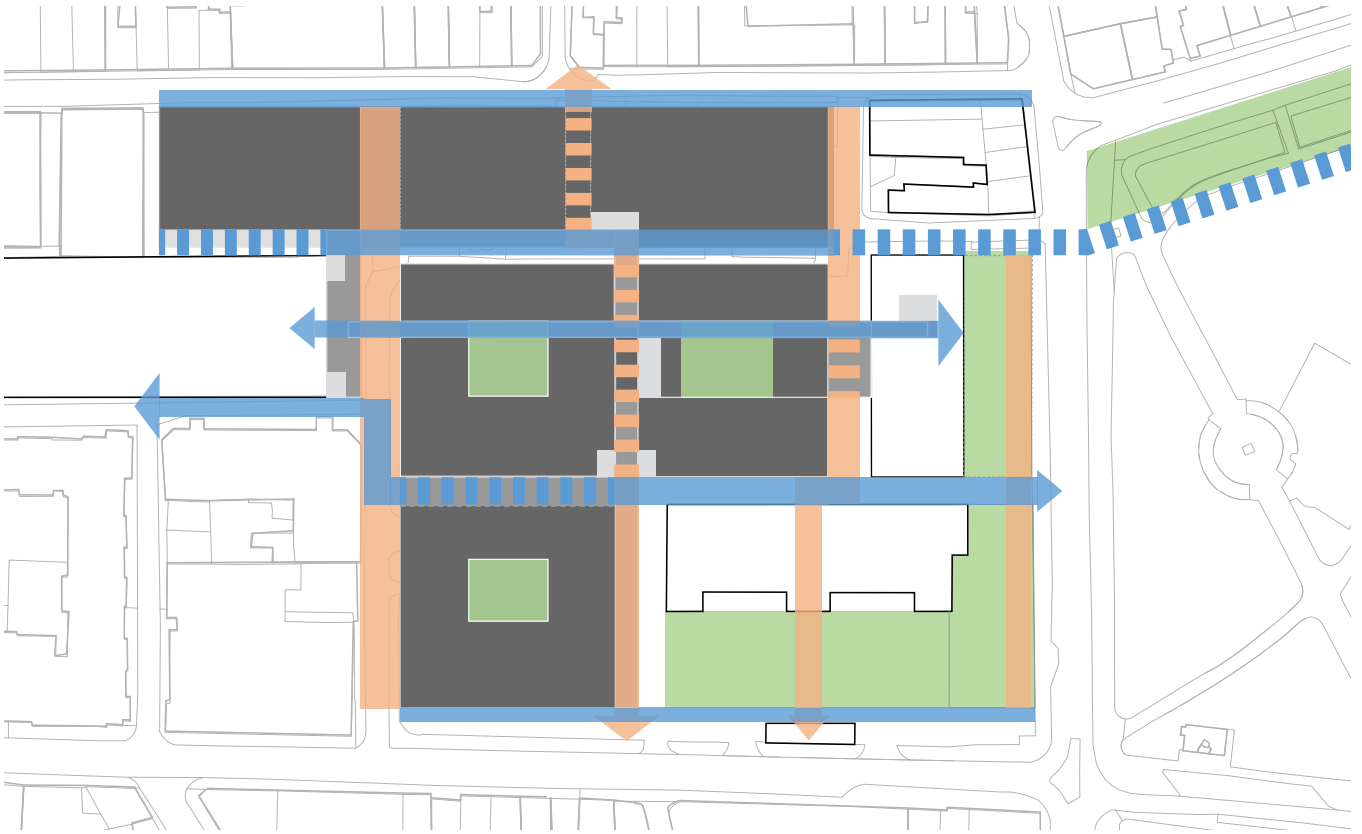
Streets East - West



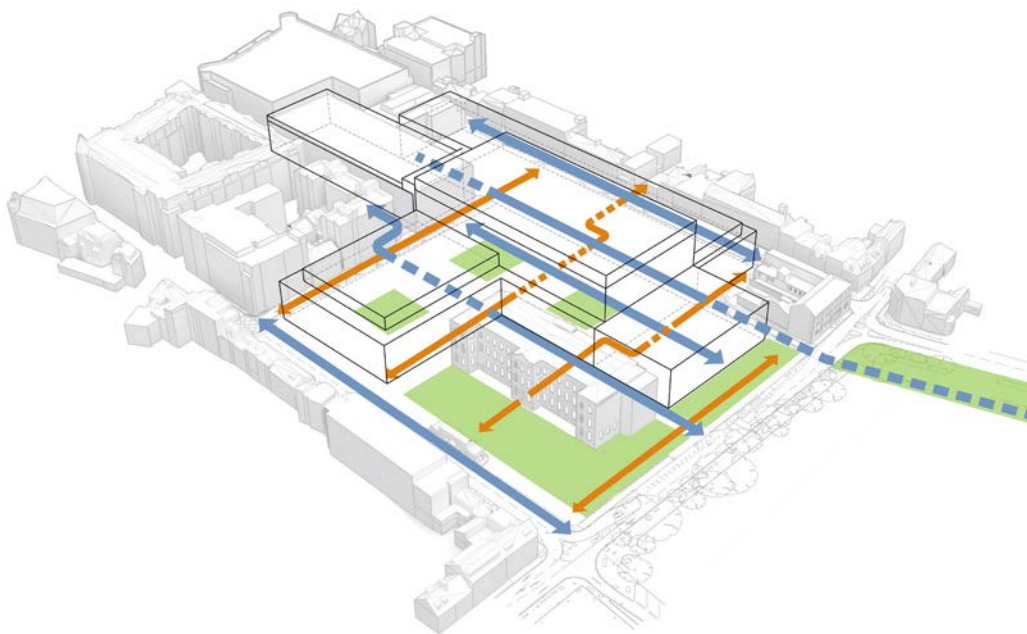
Streets North - South

ii. Connections, Layout & Access : Access

- 1.8. The scheme is to provide primary public entrances to the Parade Gardens frontage (Volume H) and to the Patriotic Street Carpark (Volume K).
- 1.9. The Emergency Department entrance will be located on Newgate Street (Volume A).
- 1.10. The scheme is to provide secondary public entrances to Kensington Place (Volume A), Newgate Street and to the hospital internal perimeter (Volume C).
- 1.11. Permeability through the scheme is to facilitate the connection from the Parade entrance to the Newgate Street frontage and Patriotic Street Carpark. This will be achieved through the insertion of new internal connections (accessible to the public).
- 1.12. The scheme will provide for a new road link between Gloucester Street and Kensington Place - Newgate Street.



Streets & Squares (Plan)



Streets & Squares (Isometric View)

iii. Connections, Layout & Access : Standards

- 1.13. The proposal will comply with relevant Standards for Accessibility (with Department of Health HTM / HBN taken as a minimum benchmark standard).

iv. Connections, Layout & Access : Levels

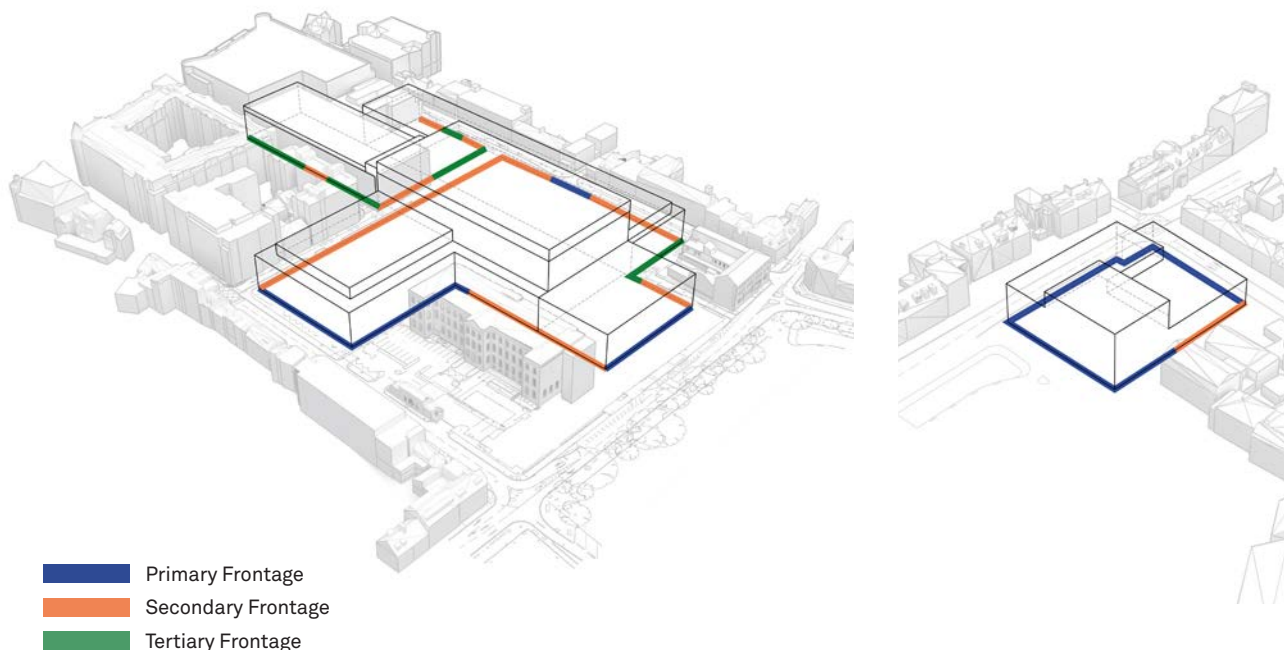
- 1.14. Where ground floor entrances to the scheme meet the existing street conditions, these entrances should be design to have level entrances from the street.
- 1.15. Level changes are to be absorbed within the ground floors of buildings with level access from pavement provided at all times.

v. Connections, Layout & Access : Environment

- 1.16. The main hospital buildings and frontages are to be further assessed at Reserved Matters stage with a micro-climate wind conditions review to ensure that the building façades provide comfort and safety at street level. In particular, the review should focus on building massing and façade treatment and material to determine the suitability of each area for the proposed use, assessed against the Lawson Criteria.
- 1.17. Robust and appropriate wind mitigation measures shall consider the use of canopies, façade wind screens and the use of recessed entrances and colonnades at ground level. These are considered in more detail in EIS Volume 1 – Chapter 13 Wind (in support of this application).
- 1.18. Outdoor activity is to be further assessed at Reserved Matters stage with a micro-climate wind conditions review to ensure that the public realm adjacent to various building facades is suitable for the expected usage and provides pedestrian comfort and safety. In particular, the review should take focus on amenity areas, thoroughfares, entrances and terraces to determine the suitability of each area for the proposed use assessed against the Lawson Criteria.
- 1.19. Robust and appropriate wind mitigation measures within the public realm shall consider the use of low level planting, raised planting, tree planting, sculptural or barrier wind screens, and heightened or solid balustrades to elevated balcony locations. These are considered in more detail in EIS Volume 1 – Chapter 13 Wind (in support of this application).

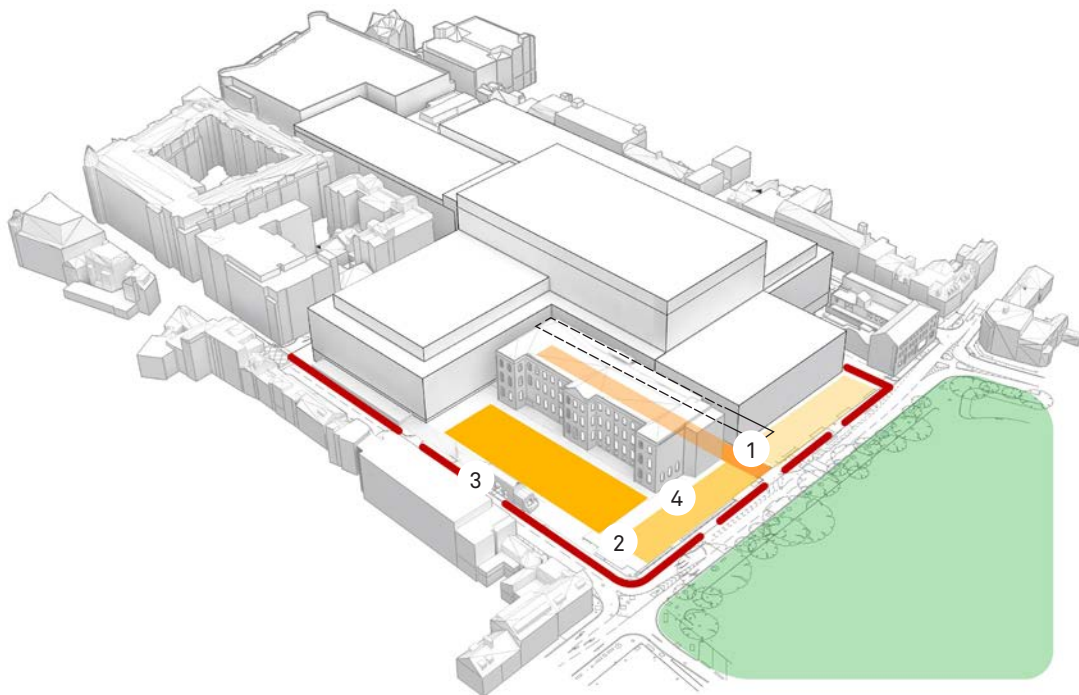
vi. Connections, Layout & Access : Active Frontage

- 1.20. Public realm and entrances are to be overlooked, active, visible, safe and well lit, providing colour and life to the facades at all times.
- 1.21. Retail frontages and access should prioritise the Gloucester Street and Kensington Place frontages, and encourage pedestrian movement through and around the scheme. All ground level frontages shall be of high visual quality material and sensitively incorporate servicing and plant.
- 1.22. Ground floor frontages are to be highly visible and active. Active frontage is intended to be frontage that provides activity through pedestrian movement to entry/exit points of building uses along with views into ground floor uses that animate the public realm throughout the day and evening and should be considered to work together with the active uses of neighbouring buildings to create an appropriate address to each adjacent street frontage.



Illustrative Aerial View - Siting (Building Parcels)

vii. Connections, Layout & Access : Landscape & Public Realm



Illustrative Aerial View - Gardens and Thresholds

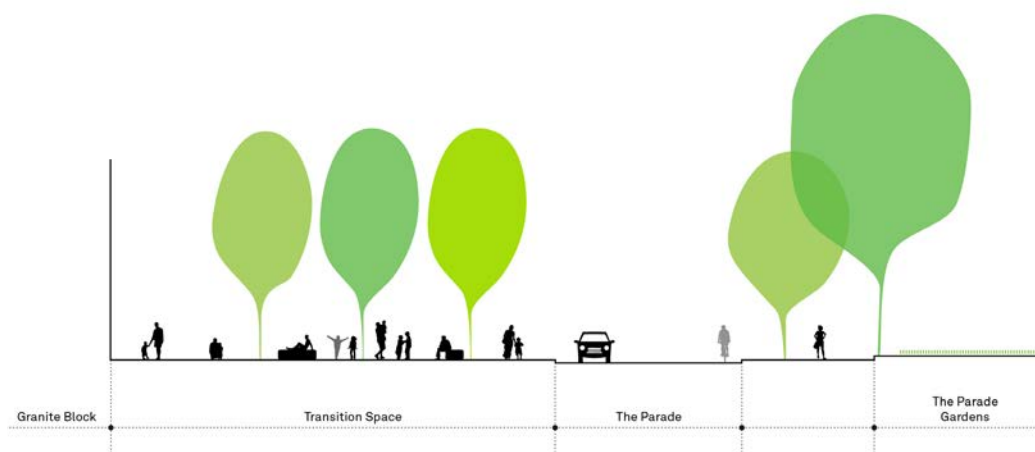
1.23. Landscape Zone 1 – the Parade Gardens forecourt (main entrance) shall

- _ Provide a pedestrian friendly zone as an extension to a wider landscape frontage to Parade Gardens.
- _ Provide for the integration of planting, trees and green space in conjunction to vehicular routes and pedestrian walkways.



1.24. Landscape Zone 2 – the hospital gardens shall

- _ Provide a transition space between the new ‘active’ main entrance (Zone 1) and the historic formal entrance (Zone 3).
- _ Provide a buffer from the busy streets adjacent, with extensive planting allowing for a sense of separation from the roads, whilst retaining a sense of openness and permeability.
- _ Provide an extension of the amenity benefit of the Parade Gardens with a view to providing an enhancement experience of the Parade Gardens for members of the public and hospital users alike.



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1.25. Landscape Zone 3 – the Heritage Forecourt in front of the Granite Block shall

- _ Provide for the reinstatement of the heritage setting for this former entrance forecourt, as defined in Section xviii.
- _ Serve a relevant function as part of the daily activity of the hospital. It shall be a pedestrian entrance to staff administration and education facilities located within the Granite Block.
- _ Additionally provide a sheltered garden environment where patients can go to sit outside within the hospital grounds.



Illustrative View - Granite Forecourt

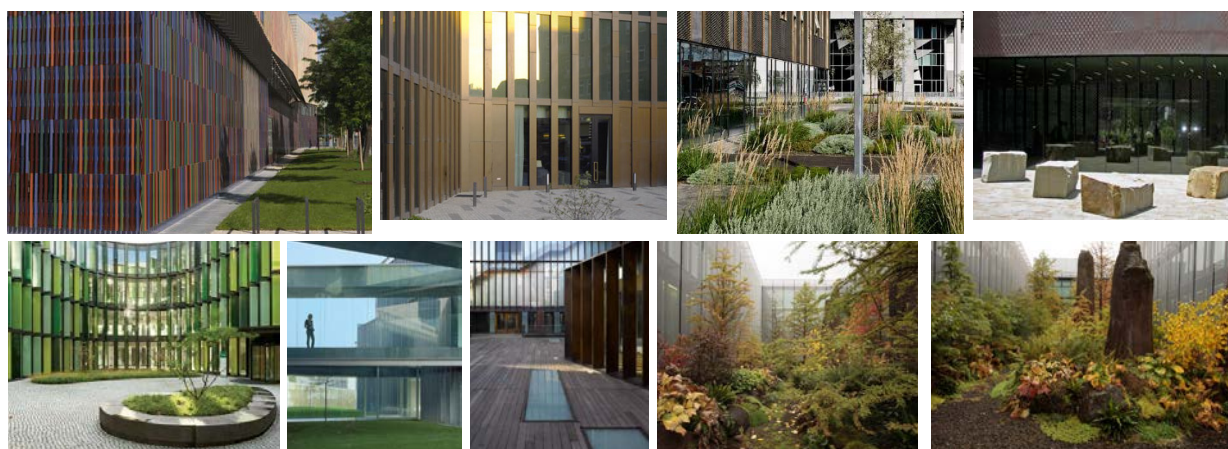


1.26. Landscape Zone 4 – the Landscape Link to the rear of the Granite Block shall

- _ Provide for an active link between the staff administration building and the heart of the hospital
- _ Provide a continuous zone of public realm to the rear and side flank of the Granite Block and shall ensure that this zone is accessible to public, subject to security policy approval.



Illustrative View - Landscape Wall



viii. Connections, Layout & Access : Wayfinding

- 1.27. Wayfinding strategies shall ensure visitors can adequately understand the spaces around and between buildings and navigate their way through the public realm to their required destination.

ix. Connections, Layout & Access : Building Services Integration

- 1.28. Where plant, refuse and cycle storage, servicing, serving yard access, car park access and ventilation outlets are required within frontages, these will be suitably integrated in the architectural elevations, with further development in the Reserved Matters controlled through a Public Realm and Frontages Design Guide to be considerate of all pedestrian and cycling safety / movement.
- 1.29. Plant equipment at roof level will be screened from view with the preference to have the majority internal (to protect it from sea air) and where external plant is required, screening and grillage will be inserted to reduce its visual impact to key townscape view and all streetscape views. Where possible plant screens will be set back from each roof edge where fronting a relevant street or important piece of public realm.
- 1.30. A servicing strategy at Reserved Matters will determine responsible parties for refuse and all other FM activities / controls.

x. Connections, Layout & Access : Security

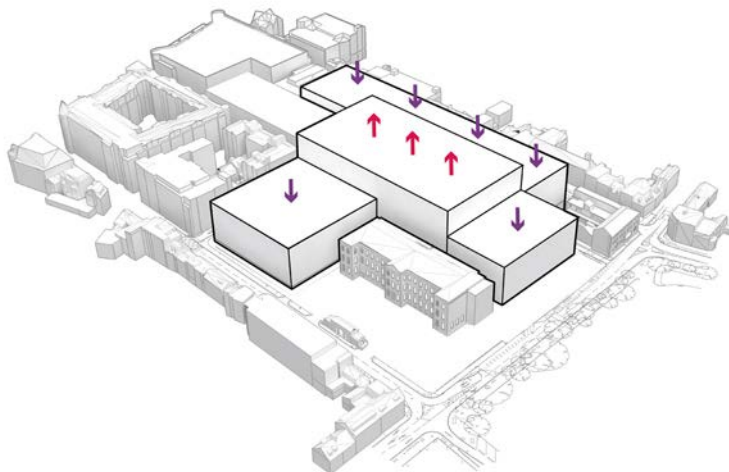
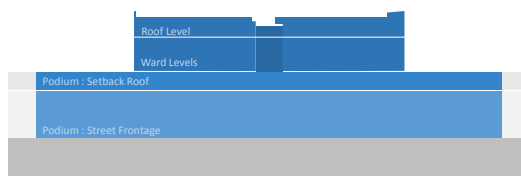
- 1.31. The scheme is to be developed where appropriate in accordance with the States of Jersey Supplementary Planning Guidance (SPG) Advice Note on Crime Impact Statements, and will reference UK guidance 'Secured by Design: Hospital (2005). Security design shall be addressed in detail through Reserved Matters.
- 1.32. Visual and physical security will be considered at entrances.

xi. Connections, Layout & Access : Maintenance

- 1.33. Maintenance and cleaning of building façades and windows is to be carried out from within the site where possible. With the extended datum (15.6m) of the podium accessible to all frontages it is envisaged that this zone will provide for maintenance access to street frontages below, and up to façades above this datum, so as to avoid road and pedestrian disruption as far as possible at all times.

xii. Scale & Massing : Heights

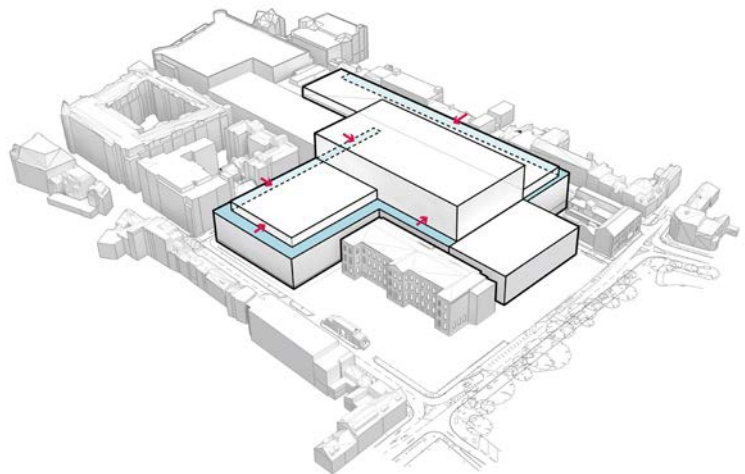
- 1.34. The building massing will be expressed in two parts, podium (Volumes A, C, F & G) and skyline (Volumes B, E, F & H).
- 1.35. The main acute facilities and clinical departments will be located within the podium (Volumes A, C, F & G) which will fit within the scale of the surrounding fabric and will form part of the streetscape of central St Helier.
- 1.36. The podium will comprise 3 street facing floors and a recessed 4th storey (see xiii. Setbacks).
- 1.37. A central ward block (Volume D) will rise an additional 2 occupied storeys above the podium.
- 1.38. To the top of the central ward block a single level of plant (Volume E) will be located with a roof scape to create a visible skyline and identity to the hospital within the townscape (see xiv Roofline).
- 1.39. The massing of Westaway Court (Volume L) steps up from a 2 storey massing to Savile Street, to a 3 storey massing to Elizabeth Place and a 3 storey + Roof Plant mass to the Parade Gardens.
- 1.40. The maximum building heights set out in Parameter Plan 03 – Building Heights exclude the heights of any protective handrails, harnessing equipment etc required for access and maintenance to roofs.



Illustrative Aerial View - Push and Pull

xiii. Scale & Massing : Setbacks

- 1.41. All floors above Level 2 (parameter datum 15.6m) will be set back when adjacent to a street edge or a key adjacency (heritage building) as defined below.
- 1.42. Massing at Level 3 will be set back to Kensington Street, Gloucester Street, Newgate Street, and to elevations facing the Granite Block flank facade and forecourt.
- 1.43. Additionally massing at Level 3, 4, 5 & 6 will be set back to Newgate Street, and to elevations facing the Granite Block rear façade.
- 1.44. Buildings are to use additional setbacks and chisels within their mass.
- 1.45. To the Parade Gardens frontage of Westaway Court a zone of deviation will be applied to Parameter Volume L to provide sufficient space through setback, inflection or break to facade, for the sustained growth of a Pendent Silver Lime Tree (located within 3.7m of Parameter Volume L and currently overhanging the boundary to Westaway Court).



Illustrative Aerial View - Setbacks

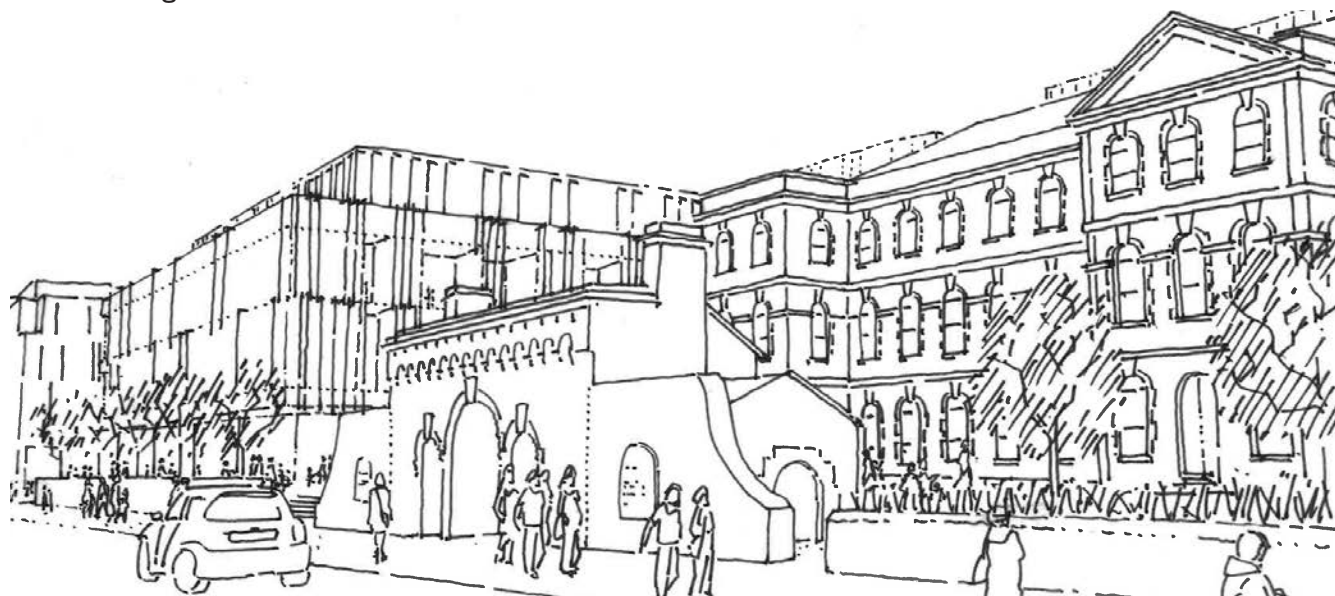
xiv. Scale & Massing : Skyline

- 1.46. The roofline of the JFH when approached from the North West (viewed across People's Park) will express a distinctive skyline elevation.



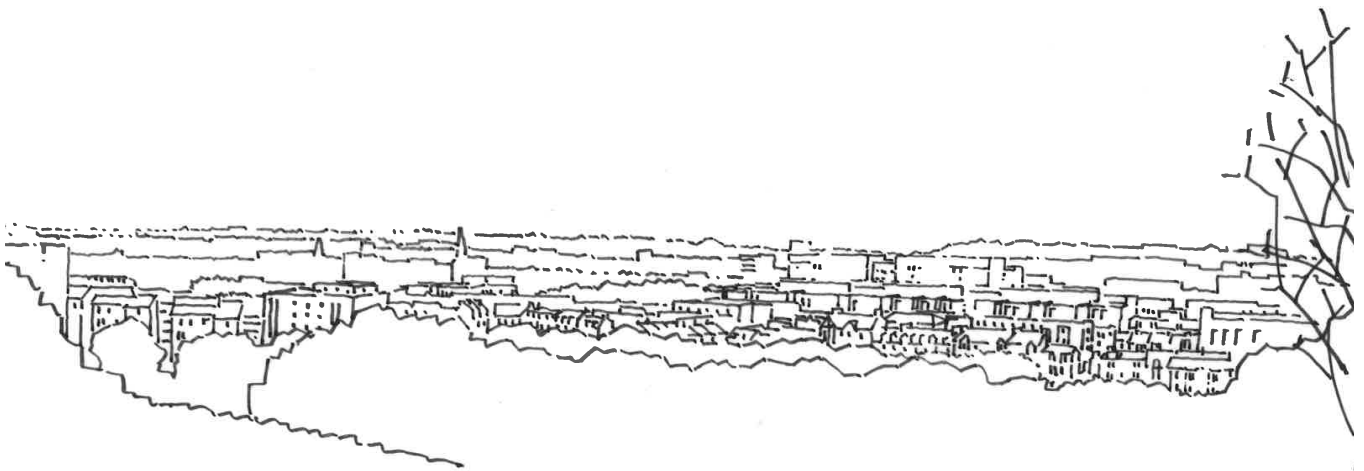
Illustrative View - Distinctive Skyline

- 1.47. The roofline of the JFH when approached from the South East (approach from town) is to be reduced in height to achieve a massing that is sympathetic to the Granite Block in the foreground.



Illustrative View - Sympathetic Facade

- 1.48. The roof-scape of the JFH will complement other modern buildings of this scale that have been inserted into the finer grain of St Helier's in recent years. The scale and form of its roofs shall reflect the larger footprint of the building and its internal function. Opportunities for breaking roof-scape down further will be considered at Reserved Matters stage.
- 1.49. The internal scale and mass of the JFH will be broken down by hospital "streets and squares".

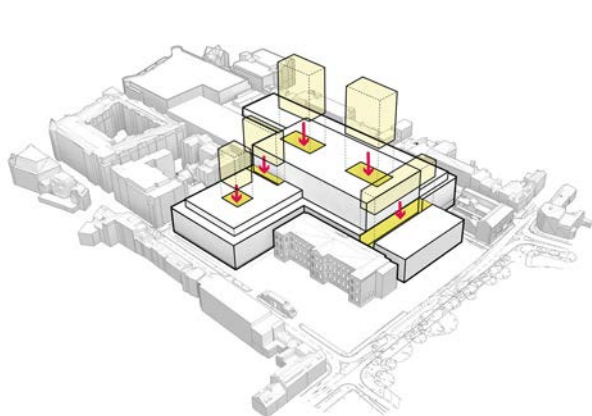


Illustrative View - Wide Aerial

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xv. Scale & Massing : Streets & Squares

- 1.50. The “streets and squares” concept will provide for porosity through the site, with “streets” allowing public and hospital users to navigate through this piece of St Helier.
- 1.51. Streets will extend wherever possible to the extents of the site boundary, or will impose a treatment / articulation to volumes aligned to their axis, with visual links to internal spaces.



Illustrative Aerial View - Courtyards



Illustrative View - Garden Wall



- 1.52. The “streets and squares” concept will allow for internal “healing spaces” to be inserted into the hospital main building and Westaway Court, designed specifically to allow for convalescence in sheltered internal spaces which shall integrate landscape (biophilic design) into the hospital precinct.



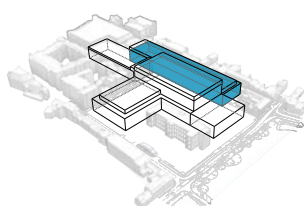
Illustrative View - Courtyard Space



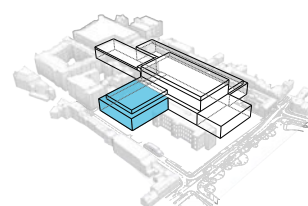
xvi. Appearance, Character & Materiality : Podium Facades

- 1.53. The podium façades will use a consistent palette of materials, with strong primary materials balanced with secondary materials to be further considered at Reserved Matters.
- 1.54. The material palette will respond to and reflect the character guidance for materials as set out in the St Helier Design Guide – reference Character Area 7 – but take a fresh look to colouration and texture in order to best integrate a modern proposal within the existing St Helier context.
- 1.55. Diversity is to be developed through the use of material, colour and texture to create distinctiveness and vibrancy between the constituent building parcels that make up the future hospital. These are defined as

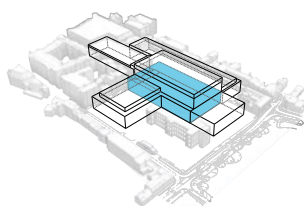
- _ Kensington Place (Volume A)
- _ Parade Entrance (Volume H)
- _ Gloucester Street (Volume G)
- _ Central Block (Volume C)
- _ Westaway (Volume L)



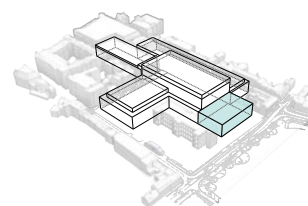
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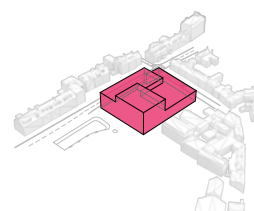
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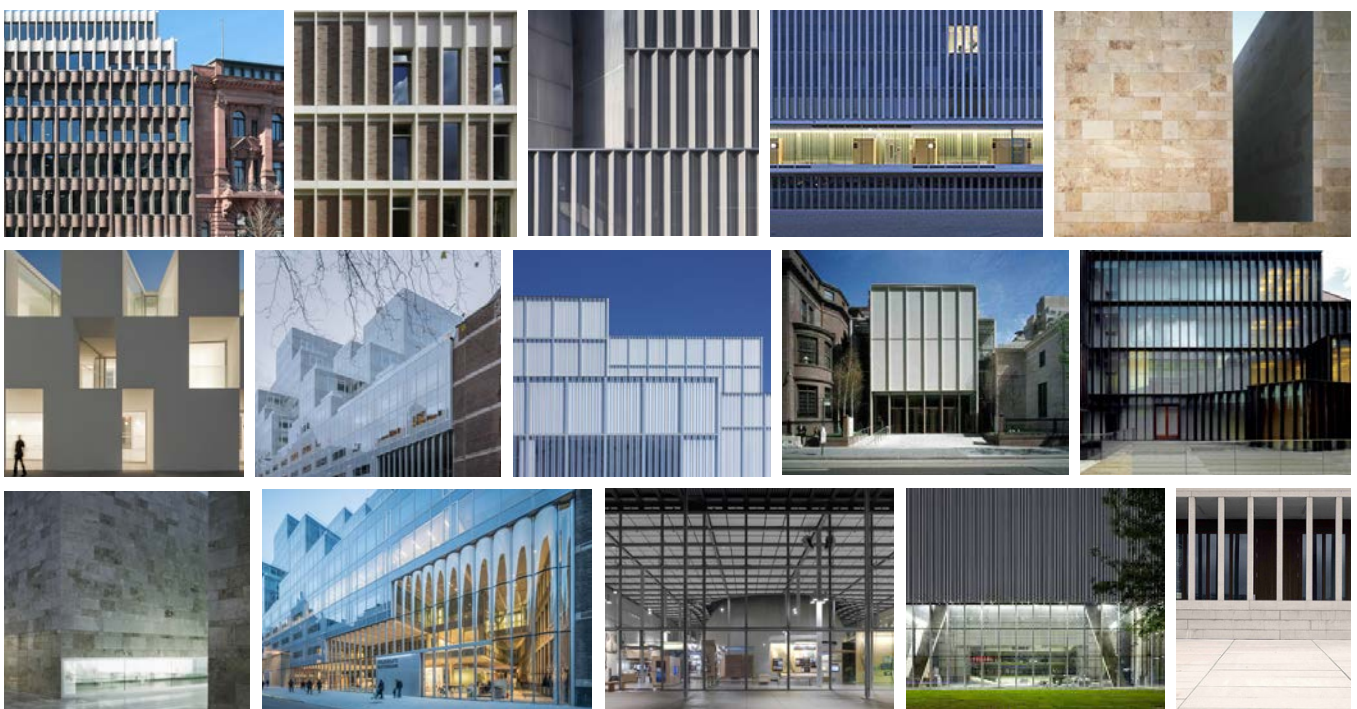


H



L

- 1.56. Façade articulation to the Podium will be achieved through the use of depth and layering through projections and setbacks to make use of shadow, depth and light.
- 1.57. Facades to the Podium will include a suitable level of openings/transparency that reasonably responds to the building's orientation, climate and internal layout requirements.
- 1.58. A "civic" edge will be established to podium facades to Newgate St, Gloucester St and internal facades facing the rear of Granite Block, extending to the Parade Entrance (Volumes C, F and G). This will have a strong horizontal datum introduced to express the ground level 'skirt' of the new hospital. This will allow ground floor facades to connect to the street through the introduction of openings and/or transparency that reasonably responds to the building's orientation, climate and internal layout requirements.
- 1.59. A "neighbourhood" edge to Kensington Place and continuing to Elizabeth Place and Savile Street will integrate frontages to the main hospital (Volume A) and Westaway (Volume L) with the finer grain of these streets.



Jersey Future Hospital Design Principles



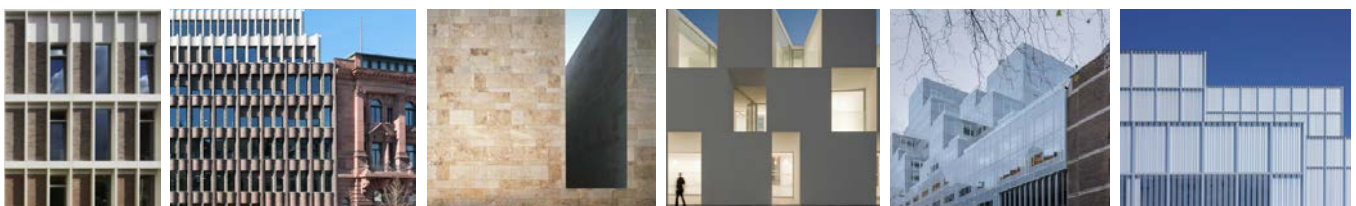
Illustrative View - Kensington Place

1.60. A common material language will address all podium frontages, with an articulation and control of massing imposed to achieve a distinctive character to each podium frontage as described below

- A) Kensington Place frontages will respect the “residential” scale of this street and through the use of articulation through material change, as well as local setbacks and slot reveals. The Kensington Place frontage shall be perceived as a series of buildings of relevant plot width to the existing grain of this street.



Illustrative Elevation - Kensington Place



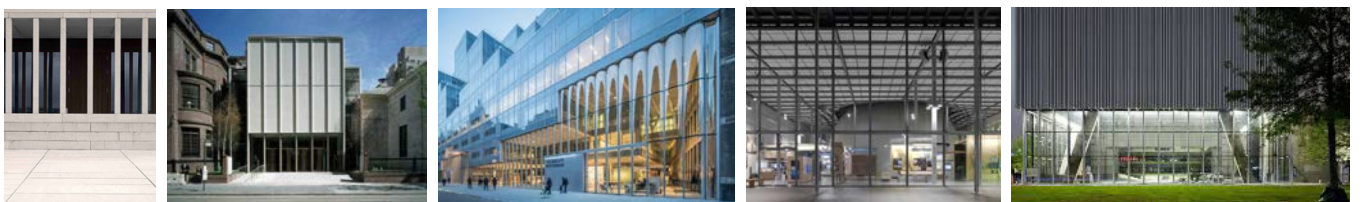


Illustrative View - Granite Block Forecourt

B) Newgate Street and Gloucester Street frontages will respect the more “civic” scale of these streets. A more consistent elevational treatment will allow for these façades to present a robust and coherent material language which respects the adjacent listed buildings of the Granite Block / Jersey Opera House and present a formal frontage to the Granite Block forecourt.



Illustrative Elevation - Gloucester Street

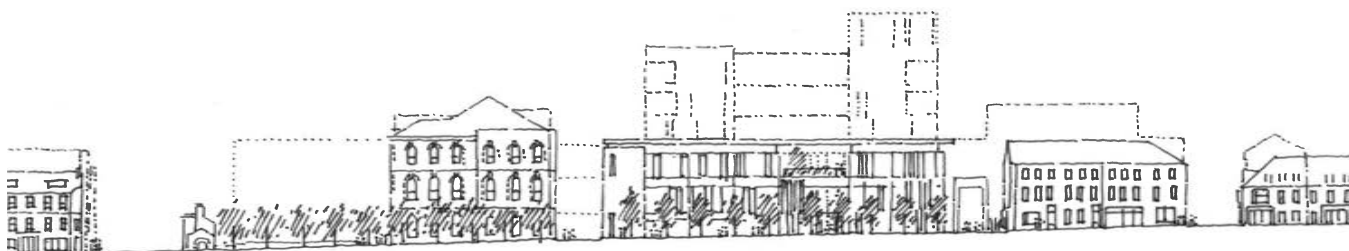


Jersey Future Hospital Design Principles

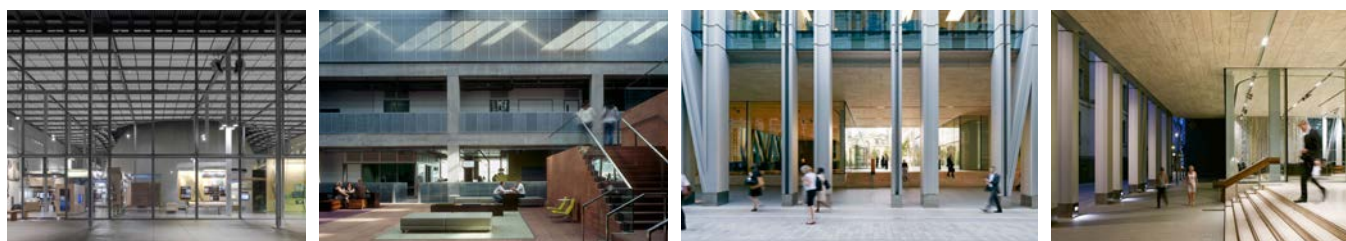


Illustrative View - Parade Frontage

C) The Parade frontage will present the new main entrance to the Future Hospital fronting the open public space of the Parade Gardens. Materiality for this frontage will prioritise openness and transparency to provide an active and welcoming ground floor street address. Materiality to the entrance building as a whole will ensure that it is a clearly identifiable and legible as the main entrance building to the future hospital.



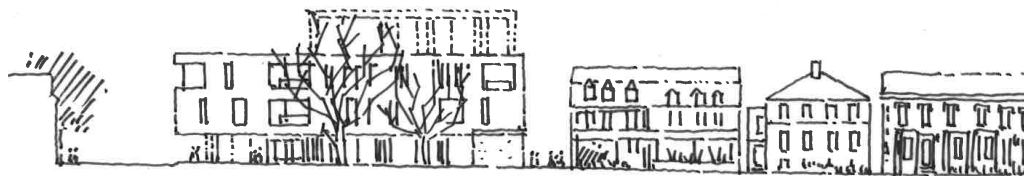
Illustrative Elevation - Parade Gardens





Illustrative View - Westaway

- 1.61. The three frontages to Westaway Court will respect their relevant streetscape. Savile Street will respect a tight, low scale residential grain, Elizabeth Place a larger height and grain, and Parade Gardens a “civic” frontage which will link to the main hospital and announce the entrance of this building in the setting of an important piece of public realm (the Parade Gardens).



Illustrative Elevation - Parade Gardens

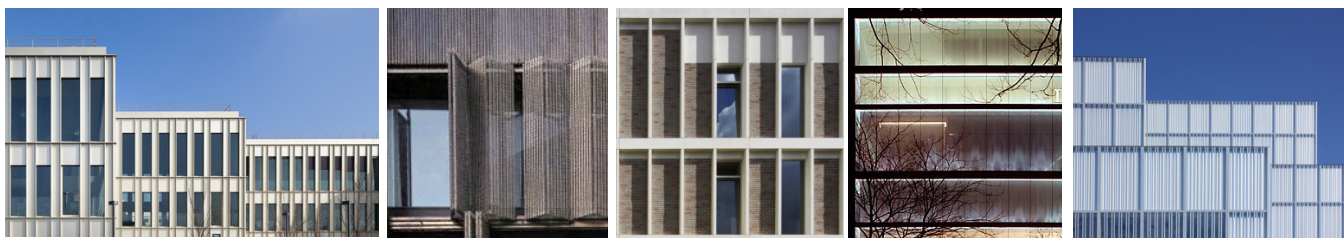


Illustrative Elevation - Elizabeth Place

Jersey Future Hospital Design Principles

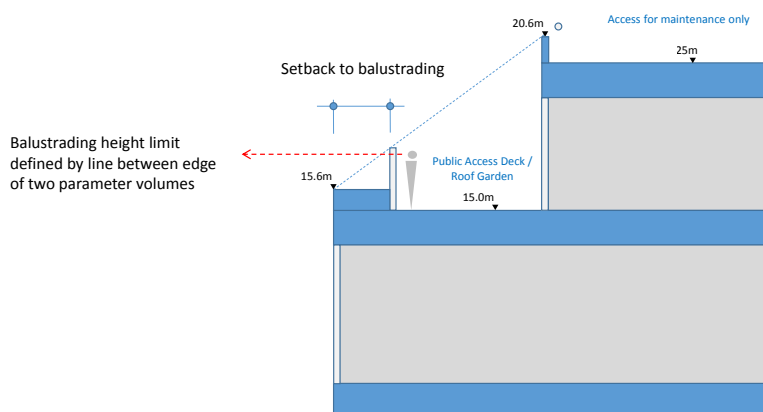
xvii. Appearance, Character & Materiality : Ward Level (Skyline) Facades

- 1.62. Façade articulation to Ward Levels will be achieved through the use of depth and layering with both horizontal and vertical emphasis to achieve a reduction in the perceived height and mass of the skyline component, through the use of shadow, depth and light.
- 1.63. Facades to Ward Levels will include a suitable level of openings/transparency that reasonably responds to the building's orientation, climate and internal layout requirements.



xviii. Appearance, Character & Materiality : Balustrading / Brise Soleil

- 1.65. In order to mitigate privacy issues related to patients with access to roof decks where adjacent to or facing residential windows (Kensington Place & Newgate Street) balustrading will be inserted which controls the extent to which access can be gained to the edge of roof decks such that opportunities for overlooking are avoided.
- 1.66. To circulation areas, break out spaces, terraces and balconies external brise-soleil may be used as a mechanism to control angles of view away from any windows where privacy is agreed to be a concern.



xix. Appearance, Character & Materiality : Privacy

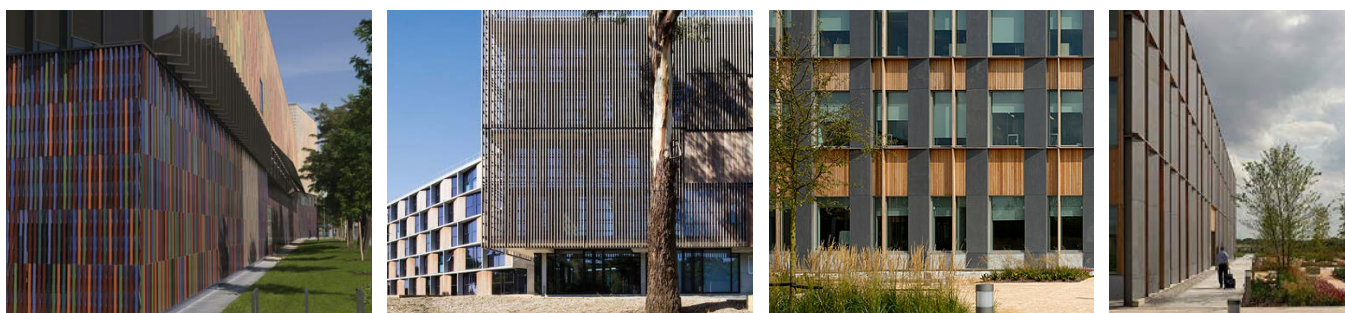
1.64. The podium and ward level facades will seek to mitigate issues related to privacy. Privacy of neighbouring residential properties and views from adjacent properties into the hospital are a relevant concern. This principally relates to three key adjacencies: Kensington Place; Newgate Street and to Westaway Court the residential properties on Savile Street. Design Principles defined below seek to establish an appropriate solution to ensure privacy based on locations / internal uses within the Future Hospital.

A) Ground Floor: Irrespective of internal use no restriction will be imposed on the extent of clear glazing at ground floor level.

B) Departmental Areas: All clear glazing will have interstitial blinds within the glazing systems which will be provided for solar control and for privacy.

C) Ward / Inpatient Rooms: All clear glazing will have interstitial blinds within the glazing systems which will be provided for solar control and for patient privacy.

D) Public Spaces: Where located in close proximity of a facing residential window obscured glazing, interstitial blinds, external brise-soleil and/or balustrading may be used to mitigate any impact on neighbours' privacy. To all other areas no restriction will be placed on extent of transparent glazing.



Jersey Future Hospital Design Principles

1.0 Design Principles

xx. Heritage: Design Principles

- 1.67. The Granite Block will be retained as a functioning part of the future hospital but for non-clinical uses, such as offices and meeting rooms.
- 1.68. All modern extensions and linking structures to the existing Granite Block will be removed to enable the historic facades to be fully revealed on all four sides.
- 1.69. The principal facades to the Granite Block will be restored to their historic appearance, so far as is practicable, including the northern extension dating from the 1890s.
- 1.70. Missing features to the Granite Block will be re-instated on the external facades where there is clear evidence for their former design and appearance.
- 1.71. The Granite Block and associated historic features shall be maintained in good condition throughout the construction of the Future Hospital project and protected from accidental damage.



- 1.72. A standing building survey shall be undertaken before, during and after the above works.
- 1.73. In conjunction with Landscape and Public Realm design principles outlined above, the future hospital design shall allow for the maintenance and enhancement of the historic sections of boundary wall along Gloucester Street.
- 1.74. The Granite Block forecourt shall be returned to a high-quality vehicle-free amenity space which is accessible to hospital users, staff and members of the public.
- 1.75. In conjunction with all the above Heritage Design Principles the design team shall prepare a Conservation Statement by September 2018. This will use archival research to explain the various stages of the site's development and will identify the key issues for the future conservation of the Listed Building. This will be developed into a Conservation Management Plan at a later stage of the project, likely to be following the vacation of the Granite Building.



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