



DESIGN & ACCESS STATEMENT

for

**New frontage, external and internal alterations to form jewellery showroom, offices and
jewellery workshops**

at

19-20 Hatton Place & 11 Cross Street, London EC1N 8UB

On Behalf of

Hatton Garden Metals

Ref: Job No 881

Date 30th May 2025

1.0 INTRODUCTION

1.1 This proposal is to carry out external alterations, providing new secure external access doors and a new shop fascia. It will also involve internal alterations/spatial planning to provide a new showroom at ground floor level, with office and jewellery workshop space in the floors above.

2.0 LOCAL AREA

2.1 Hatton Place is located within London Borough of Camden and has long been associated with the jewellery trade. The architectural character of the area is varied, with no one period dominating. However, there are several Victorian former warehouses, some Georgian house and modern commercial buildings. The area forms a dense network of minor streets and courts, bounded by Holborn to the south, Farringdon to the East, Clerkenwell Road to the north and Hatton Garden which connects Clerkenwell Road to the junction at Holborn Circus.

2.2 The area in which Hatton Place lies consists predominately of small, specialist industrial units built in the inter-war period. It lies within the locally designated "Trading Area" (Sub-Area 3). Hatton Place and Bleeding Heart Yard are considered important as large yards and survivors from the 17th Century street plan.

3.0 THE SITE

3.1 The site can be accessed directly from Hatton Wall, through a narrow road passage adjacent to the Hat and Tun public house, or from a similarly narrow road passage in St Cross Street.

4.0 EXISTING PROPERTY

4.1 The existing property is a three- storey commercial building with a flat roof set behind parapet walls, constructed from London yellow stock bricks. It has aluminium double-glazed windows and expressed precast concrete lintols over openings. The ground floor windows have galvanised steel roller shutters and boxes for security. The property is built into a corner, presenting only two elevations to the street.

5.0 THE PROPOSAL

The applicant, Hatton Garden Metals Ltd, has current premises in St Cross St. They are moving premises to increase the floor area and quality of space for their operations. Alterations are mainly related to increasing security and accessibility to the public.

5.1 Amount

5.1.1 No change in floor area:

Existing Building gross floor area 320m²

5.2 Height

5.2.1 No changes to the height of the building. Two vents will be formed at roof level, but these remain below the height of the existing lantern lights.

5.3 Layout

5.3.1 The ground floor is being reconfigured to permit the public to enter the building to access the jewellery sales counters.

5.3.2 The layout of the first and second floors have very minor changes to form cellular management offices, staff room and board room.

5.5 Landscaping

5.5.1 There is no existing landscaping, therefore this is not applicable.

5.6 Appearance

5.6.1 There will be a new fascia sign on the principle elevation with the company name. It will lit by a series of downward facing fascia lights, and it will cover the roller shutter boxes on this elevation, improving the appearance.

5.8 Security

5.8.1 The design centres on security; doors must open outwards and be formed using high strength profiles. Internal layouts are arranged for clear lines of sight and control of doors by staff. New external security bars will be added to ground and first floor windows on the small side elevation.

5.8.2 Security cameras will be provided, 9 no. in total, in order to provide full external coverage. One of these is at high level on a bracket to cover the street entrance.

6.0 TRAVEL TO AND FROM THE SITE

6.1 It is envisaged that, due to the central London location, most visitors will use public transport to travel to the property. Farringdon Underground and Mainline station is located within walking distance, and there are several London Transport bus stops in the vicinity.

6.2 Parking provision

6.2.1 The site has one allocated space parking for staff use only.

6.3 Access for All

6.3.1 Level access is available to the public areas, and for staff there is level access, a lift, and an accessible toilet on the top floor.

6.3.2 Level thresholds are provided to all external doors and internal doors to enable ease of access.

6.4 Access for emergency services

6.4.1 It is not proposed to alter vehicular access to the building. Emergency vehicles can park directly in nearest road passage access to the building on Hatton Wall. This will enable fire-fighting access to over 15% of the building perimeter in accordance with the Building Regulations requirement.

7.0 NEIGHBOURING AMENITY

7.1 The nearest neighbours are predominately jewellers or associated trades. The immediate connected neighbours are 2 storeys higher than this property.

7.2 The premises will operate between 9.00 hours and 17.00 hours, Monday to Friday.

7.3 New external lighting is pointing downwards to illuminate the fascia.

7.4 CCTV cameras will be pointing down to the street and entrances.

8.0 PLANNING CONSTRAINTS

8.1 Conservation Area

8.1.1 Hatton Garden Conservation Area covers approximately 20 hectares west of Farringdon Road. Hatton Place. This application will be submitted in conjunction with the planning application. Throughout the design process, consideration has been given to researching and understanding the character and appearance of Hatton Place and its position in the Conservation Area.

9.0 TREES

9.1 There are no trees being affected by the works; therefore this is not relevant.

10.0 BIODIVERSITY

10.1 The site is in a built-up, urban environment with no impact on biodiversity.

11.0 CONCLUSION

11.1 The proposal will allow the applicant to continue operating in Hatton Garden area and expand their operations and provide better service to the public, in particular provide much improved access into the building.