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Design and Access Statement
in support of
Full Planning Application
dated 10 September 2012
for
Replacement of Existing
Shop Front, Signage and
Awnings
at
88-90 Hatton Garden
London
EC1N 8PN

Prepared by



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on behalf of

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10 September 2012

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Full Planning Application dated 10 September 2012 for
Replacement of Existing Shop Front, Signage and Awnings at
88-90 Hatton Garden, London EC1N 8PN**

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1. INTRODUCTION

- a. This *Design and Access Statement* for the proposed Replacement of Existing Shop Front, Signage and Awnings at 88-90 Hatton Garden, London EC1N 8PN, has been prepared by David Kann Associates on behalf of Shalimar Jewellers Ltd.
- b. The works comprise:
 - i. Removal of existing shop front, signage and awnings
 - ii. Fitting of replacement shop front, signage, awnings and new security roller shutters
- c. The reason for the works to be carried out is that the Applicant [Shalimar Jewellers Ltd] will be taking a new lease on the premises, albeit retaining the existing use as a jewellery shop.
- d. The Statement sets out the background research carried out during the development of the design in support of the *Full Planning Application*.
- e. The works are not detrimental to the visual amenities and character of the area, and is not contrary to the Council's policy and design guidelines.
- f. This *Design and Access Statement* is based on the following document submitted with the accompanying Full Planning Application:
 - Drawing no. SJL/HG/01
- g. This *Design and Access Statement* is set out in the following the principles set out by CABE [Commission for Architecture and the Built Environment]:

- (1) Assessment of Physical Characteristics of Site

This stage assesses the physical, social, economic and planning background for the immediate and wider context of the site.

- (2) Evaluation and Proposals

This stage evaluates the constraints and opportunities identified in the Assessment section, and develops the design and access principles that define the proposal's character.

- h. **As all of the proposed design and materials have been fully detailed on the drawing, the Applicant requests that no 'materials' conditions are imposed in the planning permission, if granted.**

2. ASSESSMENT OF PHYSICAL CHARACTERISTICS OF SITE

a. Drawings

The existing site is illustrated in drawing no. SJL/HG/01. The application site is outlined in red.

b. Existing Shop Front, Signage and Awnings

The existing shop front is divided into two glazed display sections, separated by a stone-faced column. Access is by means of a single door.

Above the glazing, there are panels naming the existing occupants, Georges and Co, Jewellers.

There are ventilation grilles above the signage, with recesses for the awnings when retracted.

3. EVALUATION AND PROPOSALS

a. Context and Integration with Surroundings

The replacement shop front will not have any adverse impact on the surroundings to the site, and will enhance the overall appearance.

b. Security Issues

Clear anti-bandit glass will be provided to the replacement shop front windows and the relocated door.

Roller shutters will be provided internally, set back behind the window displays, in accordance with the Council's design guidelines.

c. Appearance

Careful consideration has been given to the overall appearance of the replacement shop front by retaining the existing facing stone surrounds, which are a strong characteristic feature of the multi-storey building, of which the subject premises form a very small part. Within this framework, the replacement shop front will provide a similar amount of glazing to the existing shop front.

The large existing awnings are to be replaced with a smaller ones of a simpler design.

Above the glazing, the remaining space will accommodate reconfigured grilles and signage.

The existing clock with signage is to be replaced with a projecting sign.

Small projecting logos and street numbers are to be fitted on the stone-faced piers dividing the shop fronts.

d. **Specification and Dimensions**

Please refer to drawing no. SJL/HG/01 for full specification details and dimensions.

4. **EVALUATION OF ACCESS CONSIDERATIONS**

- a. Level access will be maintained and improved.
- b. The new front door will be sufficiently wide for access in accordance with the Council's guidelines.

Signed:



David Kann, GradDipArch, RMaPS, MFPWS, RegArch, RIBA
Practice Principal of DAVID KANN ASSOCIATES

10 September 2012

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