

**Project: "23-27 HATTON WALL London EC1N 8JE"**

**DESIGN ACCESS STATEMENT:**

**AMOUNT:**

The existing premises buildings owned by applicant and there are no leaseholders or any other interested party on site and all businesses and units are owned and managed by applicant.

The Building "23-27 HATTON WALL" is noted as mixed use building with residential flat at 2<sup>nd</sup> and 3<sup>rd</sup> floor levels (C3-USE) with independent access via 17-21-HATTON WALL which is also owned solely by the applicant. The unit at 23-27 Hatton Wall has a commercial unit used as RESTAURANT-BAR at Ground & Lower Ground Floor levels A3 & A4 USE. The first floor level is classified as SUI-GENERIS use for Exhibition and Conference use for Jewellery Sector with integrated BAR.

The areas of units as follows: *(23-27 Hatton Wall)*

3<sup>rd</sup> & 2<sup>nd</sup> floor levels: FLAT-D: Three bedrooms flat: 145.0m<sup>2</sup> (unchanged under proposed works)

1<sup>st</sup> floor level: BAR & FUNCTION ROOM classified as Conference and Exhibition Room with common access stairs as part of existing commercial unit (including Kitchen + BAR & sanitary units) approved under planning permission 2005/0927: 144m<sup>2</sup> (to be changed under proposed works)

Ground Floor level: RESTAURANT & BAR as part of existing commercial unit: 144m<sup>2</sup>

Lower Ground Floor level: BAR as part of existing commercial unit: 165m<sup>2</sup> (including washroom)

OVER ALL EXISTING COMMERCIAL UNIT'S GROSS AREA: 453m<sup>2</sup>

Under proposed application the objective is to change the first floor level at 23-27 Hatton Wall back into B1-USE as its original usage prior to changes implemented under approved planning application 2005/0927. The reason for the change stated in our covering letter and statement explained that the existing use (SUI-GENERIS) for Conference and Exhibition Area for Jewellery Sector has not been successful and resulting to loss of revenue to the overall business. The first floor area under current use has no financial return and also resulting to negative equity to the Business.

The proposed area of new B1-Use at first floor of 23-27 HATTON WALL will be (10m<sup>2</sup> at Ground floor access and lobby & then 144m<sup>2</sup> at first floor as B1-Use) TOTAL: 154m<sup>2</sup>

The Commercial units at Ground/Lower Ground floors of 23-27 Hatton Wall will be 299m<sup>2</sup> as noted on the proposed plans with new entrance access.



### **LAYOUT:**

The proposed scheme of internal changes and altering the commercial unit at 23-27 Hatton Wall will result to re-configuration of Kitchen and Sanitary units to be relocated from First Floor level onto Ground and Lower Ground Floor level respectively. This will result to a reduced commercial unit, whilst meeting the actual Business Scope for this form of usage.

The proposal for changing the usage from SUI-GENERIS at first floor into B1-USE will be reverting back to original use of this area prior to approved planning 2005/0927 and then new independent commercial unit to provide employment and business to be in compliance with Camden Council Planning Guidelines.

### **SCALE:**

The Length, Height, and the Width of the building will not be altered by the proposed scheme, since the new proposal will not include extension that will influence the height, width or length of the house in relation to adjoining properties. The existing & proposed Height of the buildings from front elevation facing the main road (HATTON WALL) is 15m from ground floor and will be retained under proposed scheme.

### **LANDSCAPING:**

The current premises do not have any landscaping and the proposed scheme for change of use at first floor level into a B1-USE commercial unit will not include any new landscaping. The proposal does not require Landscaping as AMENITY space for B1 Use.

### **APPEARANCE:**

The external appearance of the building will not be altered significantly since it has no external impact as any form of extension. The only minor alteration from external elevation is implemented at Ground Floor Entrance Area by means of providing independent access to new B1-Use from Hatton Wall and the existing GF/LGF entrance is relocated to other side of the building. All external windows and elevations and characters of the premises to be retained and unchanged for conversion of first floor level into a new B1-Use unit.

### **USE:**

The proposal for change of use to first floor SUI Generis into B1-Use commercial unit is due to unsuccessful commercial use of existing area, which is resulting to loss of income and has a significant negative financial impact on existing commercial business. The use has had little (almost none) interest at First Floor since the conversion was implemented under approved planning permission 2005/0927, and therefore resulting to loss of employment for retaining existing business.

The proposal for change into original B1-Use will be resulting to create new business and employment opportunity to the premises. The change of use at first floor unit will also assist the existing commercial unit at 23-27 Hatton Wall, since this area is hardly used by customers and resulting to an empty part of business and creating a negative equity to overall business. Therefore the change of usage for first floor into new B1-Use will also assist the current business and also provide a new unit.

The statement provided by Freeholder is also accompanied with the historical track records of marketing carried out for the premises since 2008, which forms part of this application will form evidence that the current SUI-Generis use at 1<sup>st</sup> floor for Conference and Exhibition Area for Jewellery Sector with integrated Bar is not viable and unsuccessful and therefore in order to create new employment and business, then change of use is necessary.

### **ACCESS:**

The entrance aspect of the premises will be from existing main entrance at ground floor level which serves the existing units respectively as noted on plans. The access to the commercial units to be redefined by creating independent access for B1-Use unit and separate entrance for A3/A4 Use at Ground / Lower ground units. The property is short walking distance from public transports and shops.

The new areas will have energy efficient electrical lights and also sufficient amount of internal insulation to be provided to retain the thermal conductivity of the structure in compliance to Building Control Guidelines (Min U-Value for walls to be 0.28). All windows have thermal capacity to comply with Part-L of Building Regulation (Min U-Value to be 1.6 for windows) and remain unchanged under proposed scheme. The doors to be fire checked and all communal areas to have smoke detectors that are connected to independent circuits. The construction scheme will improve the existing structure by design compliance to British Standards & Building Regulations, in order to enhance the life time of the building and also to retain a stable structure. The existing first floor level already has been sound proofed under current construction to meet Part-E standards which was implemented for current use, and do not require to be altered for B1-Use.