

1 Ely Place
London EC1N 6RY

Design and Access Statement
May 2012

FAO Gideon Whittingham, Camden Planning Officer

1.0 Introduction

De Metz Forbes Knight Architects have been commissioned by the Hatton Garden Estate to provide architectural services in relation to the refurbishment of the fourth floor of 1 Ely Place, London, EC1N.

2.0 Site and Local area

The site forms the southern end of a terrace of commercial buildings that run along both Ely Place and Hatton Gardens. The principle elevation opens onto to the Holborn end of Charterhouse Street. The rear elevation encloses a lightwell on three sides which opens onto the rear of 6 Hatton Gardens, 5 Hatton Gardens and 7 Ely Place.

3.0 Existing buildings

The existing building dates from the early 1900s. The building is not listed but is situated within the Hatton Gardens Conservation Area. The External walls are load bearing masonry. The front elevation is elaborately decorated true to the period style. The rear elevation contrasts greatly and is very simple and plain.

The building has six floors including a mezzanine office adjacent to the double height space of a double height banking hall. The ground floor is currently occupied by Natwest bank, whilst all other floors are offices. This application only refers to the fourth floor.

The existing building has three entrances each onto separate streets, as follows:

- Ground floor bank is accessed from Charterhouse Street
- The upper floors are accessed from two stair cores, one accessed from Ely Place (principle entrance to the upper floor offices) and the other from Hatton Gardens (escape stair).

To the rear are two areas of flat roof formed by set backs to the rear elevation. The larger of the two is just below mezzanine level and the other is accessed from the second floor. The flat roof at mezzanine level is fitted with metal bar cage which provides security to the bank below.

4.0 Proposed Scheme

The proposal retains the existing building and proposed works as approved in application 2012/0885/P and includes:

01. Installation of condenser unit to serve 4th floor, located in external plant area as approved in 2012/0885/P (please refer to Appendix A)
02. Installation of condenser unit to serve 3rd floor, located in external plant area as approved in 2012/0885/P (please refer to Appendix A)

5.0 Access

No change to the buildings access is proposed. This currently consists of level entrance door thresholds and a lift is provided to all floors.

7.0 Site Photographs

- A: View of external walkway
- B: External elevation
- C: View of external walkway from roof



