

DESIGN & ACCESS STATEMENT

FOR

PROPOSED REPLACEMENT SHOP FRONT

AT:

84 HATTON GARDEN, LONDON, EC1N

Client:

Mr Mark Ballard

Design Statement:

The Application:

84 Hatton Garden is a retail shop unit located in the London Borough of Camden. Hatton Garden is also situated within a local conservation area.

This supporting statement accompanies the attached planning and consent to display advertisements applications seeking permission to demolish and replace the shop front to these premises.

The Building:

84 Hatton Garden is currently used as retail shop premises, formerly occupied by B & G Diamonds. The site has an overall area of approximately 0.02 hectares.

The site occupies the ground floor of a six storey building. The five floors above the site are used as office accommodation. There is also basement accommodation below the application site.

Our client intends to fully refurbish these premises both internally and externally, to enable him to open a new business at the site, specialising in the sale of diamond jewellery.

External Alterations:

It is our clients intention to remove the existing marble tiled shop front, projecting canvas awning, fascia mounted air conditioning unit, and basement fire escape guarding.

This will be replaced with a new reconstituted stone shop front, incorporating an electrically operated security shutter. The existing half glazed display windows and entrance door will also be replaced with new frameless, half glazed display windows and fully glazed entrance door.

The entrance to the adjacent Everjoy House will also be fully incorporated into the proposals with the full approval of the freeholder/landlord. The existing powder coated aluminium glazed entrance door, side light, door head signage, and louvred, glazed fanlight will all be replaced with a new powder coated aluminium, fully glazed entrance door and fanlight.

Access:

We are proposing to maintain the existing pedestrian access arrangements off of the adjacent public footpath/highway.

Planning Policy Analysis:

The site falls within a local Conservation Area. Careful consideration has been given to the design and appearance of the proposed development due to its sensitive location.

It is considered that the proposal is appropriate and sympathetic in relation to the existing building and its surroundings, and that there will be no significant adverse effect on local amenities.