



MARLDON

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54 Hatton Garden, London EC1

Design & Access Statement

54 Hatton Garden is the site of a 4 storey and basement brick and steel constructed building substantially altered in the middle of the 20th century.

Planning consent has already been granted and is being implemented.

The London Borough of Camden has confirmed that this planning application constitutes 'minor alterations to an existing consent'. As such this statement does not intend to change the principles of general design or access in any way.

Design

The proposal asks to adjust the submission of the ground floor front elevation. The existing consent retains a 20th century panelled door with an original fanlight over. Our proposal is to retain the fanlight but to change the door to a glass door to allow more natural light into the hallway and create a more welcoming approach to the building.

The existing consent replicates the traditionally styled entrance door and fanlight with a pastiche version on the opposite side of the elevation.

This application asks that a more contemporary design is adopted in keeping with the varied and much underused Hatton Garden frontages including the large development on the west side of Hatton Garden.

The existing bowed window in the central portion of the elevation is a 20th century addition to the building. This proposal asks to match the design strategy and use more glass albeit with a strongly defined 'stall board riser' element in the glass. This will improve the natural light to the front of the ground floor. The fascia panel will be retained in both schemes.

The second item in this application is to amend the proportion of the windows in the rear elevation. The existing consent describes an elevation with windows at each level and an outline of a lintol over each.

Our current proposal is to enlarge the windows and rationalise the locations without increasing the quantity. The wall is clearly shown as rendered in the original and we will retain this design element. We will, however, enhance the thermal capacity of the building, clad the elevation in an insulated render system. The exposed lintols will therefore not be retained.

The third item in this application is for a full fresh air supply, extract system, communal hot water supply and air conditioning plant housing at roof level. The previous application had no provision for any plant and as such will not comply with the high quality product the applicant requires.

The location of this housing is to the rear of the building footprint and will not be visible from the street.

The applicants have supplied with the application a full description of the plant. They will provide additional information as required.

An access stair enclosure is also shown on the drawings to provide safe access to the roof and plant area.

Access

This application does not vary the height or capacity of the building. It's use remains as the existing consent.

Particular care has been taken to ensure compliance with Approved Documents parts M, K and B in respect of the accessibility of all parts of the building, design of lifts, hoists and stairs and the safe egress in case of fire.

Level access is provided to all parts of the building. Washing facilities are provided to comply with Approved Document part M.

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