

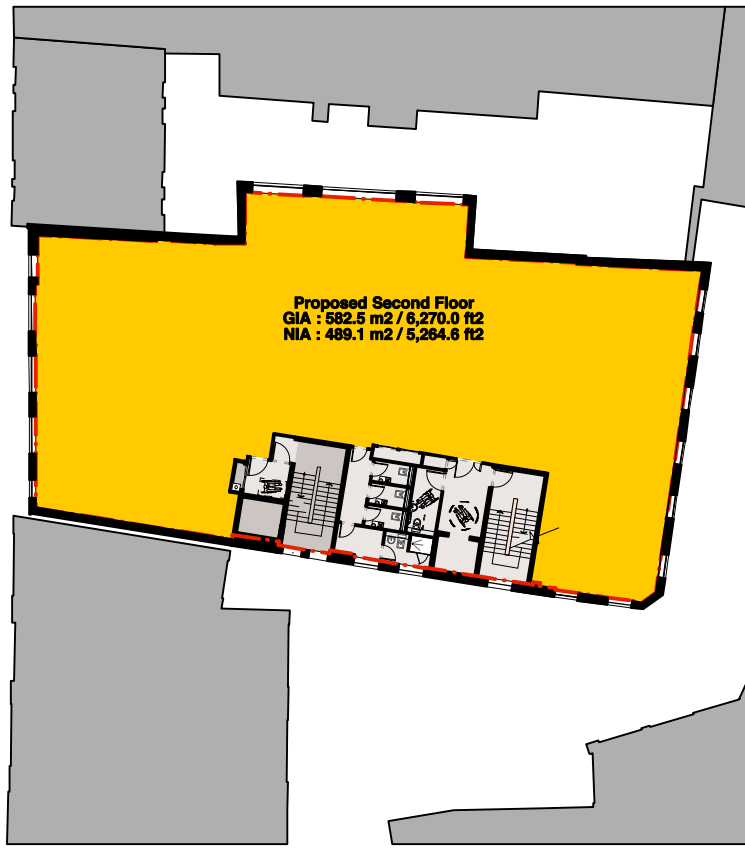
Basement Floor Plan



Ground Floor Plan



First Floor Plan



Second Floor Plan



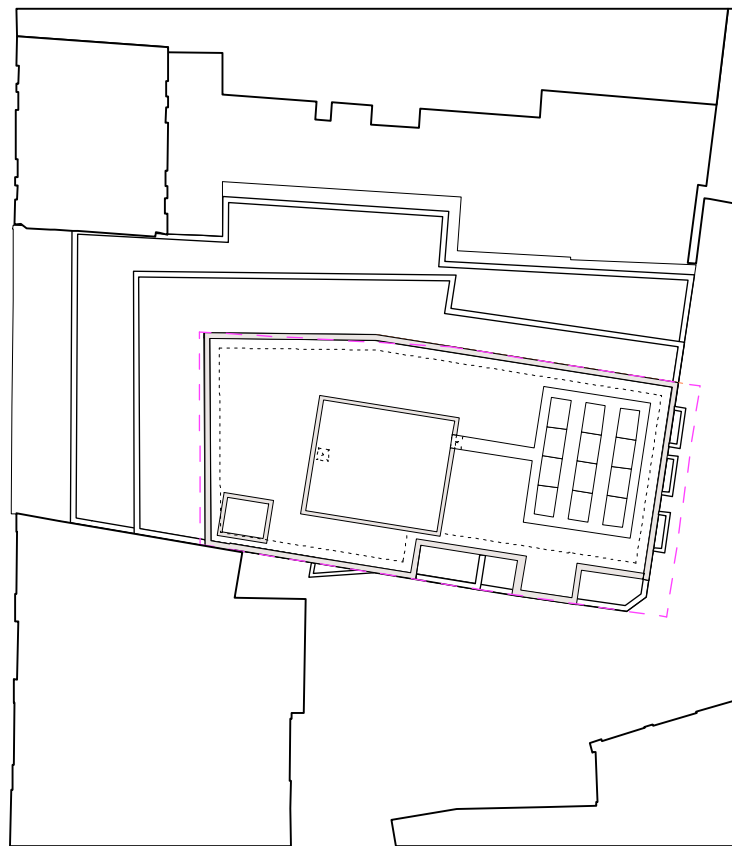
Third Floor Plan



Fourth Floor Plan



Fifth Floor Plan



Roof Plan

Area Schedule - Commercial Units								
Floor	Existing GIA		Proposed GIA		Loss/Gain		Proposed NIA (Commercial BI Office)	
	GIA m2	GIA ft2	GIA m2	GIA ft2	GIA m2	GIA ft2	NIA m2	NIA ft2
Basement	561.5	6,043.9	561.5	6,043.9	0.0	0.0	462.4	4,977.2
Ground	642.1	6,911.5	671.3	7,225.8	29.2	314.3	482.5	5,193.6
First	578.3	6,224.8	578.3	6,224.8	0.0	0.0	487.0	5,242.0
Second *	595.0	6,404.5	582.5	6,270.0	-12.5	-134.5	489.1	5,264.6
Third *	349.0	3,756.6	553.9	5,962.1	204.9	2,205.5	460.3	4,954.6
Total	2,725.9	29,341.3	2,947.5	31,726.6	221.6	2,385.3	2,381.3	25,632.1

* Existing GIA includes the area of the bridges across the rear courtyard

Area Schedule - Residential Units								
Floor	Existing GIA		Proposed GIA		Loss/Gain		Proposed NIA (Residential)	
	GIA m2	GIA ft2	GIA m2	GIA ft2	GIA m2	GIA ft2	NIA m2	NIA ft2
Fourth	0.0	0.0	390.6	4,204.4	390.6	4,204.4	323.7	3,484.3
Fifth	0.0	0.0	262.0	2,820.1	262.0	2,820.1	223.8	2,409.0
Total	0.0	0.0	652.6	7,024.5	652.6	7,024.5	547.5	5,893.2

Flat No.	Beds	Proposed NIA (Residential)	
		NIA m2	NIA ft2
Fourth Floor			
F01	2	73.9	795.5
F02	2	70.1	754.6
F03	2	78.1	840.7
F04 **	2	81.2	874.0
F05	1	51.5	554.3
Fifth Floor			
F06	1	52.7	567.3
F07	3	140	1,506.9

** maisonette

Conclusion

The site has been subject to a number of applications for comprehensive refurbishment or redevelopment in recent years, none of which have ever been fully implemented. 20-26 Hatton Wall remains in a poor state of repair and in need of considerable investment.

The new owner of the building fully intends to move forward promptly with this revised scheme, to bring forward development which is long overdue. Not only does the scheme provide much needed additional commercial and residential floorspace in the short term, but it also retains and reinstates the existing façade, much to the benefit of the Conservation Area and streetscene.

To summarise the quantum of extension, the scheme proposes a mix of uses, creating a total of 7 new residential units and an additional 255sqm BI floorspace.

With regards to policy DPI the proposal creates a secondary residential use for the site, which is considered the priority use across the Borough. The provision of jewellery industry space is considered inappropriate due to the limited size, the location of the floorspace at third floor level, and the wider intentions for the building to create a single occupier office space. Nevertheless the primary employment function of the building is maintained and enhanced by internal refurbishment which will take place separately to the extensions.

The scheme makes optimum use of brownfield land in accordance with national policy, and is based upon the approved and implemented building envelopes from previously approved schemes.

The proposed design of the extensions, coupled with the retention and improvement of the existing facades, will help to enhance the character and appearance of the Hatton Garden Conservation Area, as the scheme for the site is finally brought forwards to fruition after many years of applications and lack of ensuing development.

It is considered that the proposed scheme fully complies with the provisions of the statutory development plan and should therefore be supported by officers on this basis.

The applicant and the design team have put considerable effort into preparing the scheme and therefore a strong level of dialogue with officers during the application process would be appreciated. If any further information is required for the Council to consider the scheme please let the applicant know and we will provide this as soon as possible.