

DESIGN & ACCESS STATEMENT

16-18 Hatton Garden, London. EC1N 8AT

November 2014



Front elevation



Shop front

Introduction, Site and Context

The application site is at 16-18 Hatton Gardens, EC1N. The building is 5 storeys of multiple uses. The ground is currently used as a jewellery shop, however is now closed for refurbishment. Offices take up the rest of the floors above. This layout is typical of the Hatton Garden area.

The usage of these buildings is relatively similar; however, the building façades are very much different down the length of the street. The shop fronts mainly have boxing up to hip height with glazing above for display. The frontages are flush with the building façade, with the entrance door being set back. No's.16-18 is currently fully glazed in a diagonal position to the street line with one entrance to the left.

The signage along the street consists of one hanging sign and a large sign above the entrance.

The client's design brief is to change the shop front, to rationalise the internal layout, improve the building condition and improve the quality of space and natural light throughout the property.

Design Proposal

The client wishes to change the shop front by moving the glazed wall parallel with the street, just behind the existing shutters. Two, double sliding doors are proposed at

either end of the glazing to improve access. Framing of the glazing is proposed in order to distinguish the doors from the display. Display units for jewellery will sit behind the glazing.

The client also proposes two hanging signs to advertise the business name/logo. They will be hung at either end of the shop front on the existing dark grey tiles that surround the shop. Further signage will be placed behind the glazing.

Internal alterations will accommodate the client's need for additional space and make better use of the overall space.

The proposed alteration to the property will follow the detailing of the existing property and will therefore not affect the existing integrity or character of the building. Refurbishments to the existing fabric of the building are designed with the character of the existing building in mind and will enhance and improve the appearance of the house.

Access

Entrances

The existing ground floor is accessed via the main front door from Hatton garden. The main entrance is elevated from the front garden by one step. The access is to be improved by adding another door. Internal access will remain as existing. Routes and entrances will be well lit.

Horizontal circulation

Where possible circulation routes will be wide enough to allow easy circulation for all who wish to use them, in accordance with Part M of the Building Regulations.

Sources of advice and consultation

Part M of the Building Regulations (2004)

BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people - Code of practice

Disability Rights Commission: Access Statements - Guide

On completion of the work the Architects statement will form part of the Building Manual to be kept on site for reference purposes by the building occupiers, together with other information about the project.