

Design and Access Statement for

Works at 56 Hatton Garden, London.

Background and Location

The property is a terraced , commercial premises built in the 19th century and is part of the Hatton Garden jeweler district.

The property is owned and used in its entirety by Mastermelts Ltd, a company that specialise in the smelting of precious metals.

As such, the location of their business within the Hatton Garden district is essential to their ongoing viability.

The property fronts onto Hatton Garden with the rear of the property facing East and to Hatton Wall.

Design Principles

Amount

The proposal is for a single story roof extension to house essential environmental monitoring equipment as part of the smelting process. The upgrade is necessary to allow the ongoing viability of the business in the Hatton Garden district and conform to UK and EU environmental emission regulations within such a city centre location.

Layout

The new proposed monitoring station on top of the fourth floor is to house all the monitoring equipment with respect to controlling Co2 Emissions, and particulate matter, in accordance with the licensed Process.

There is a PPC Permit that is authorised by Camden Council.

The proposal involves the re location of all of the monitoring equipment and upgrading of all sensors, where necessary. This will be a computerised system, which needs to be kept in a clean area and cannot be exposed to dust particles which are common from the burning process, which could result in contamination. Therefore, this has to be separated from the rest of the operations of the business.

Scale

The development is designed to sit well below the adjacent ridge line and is restricted to the rear of the property and well out of the site line of the street scene to Hatton Garden, and below the line of the adjacent properties and street elevation to the rear.

Landscaping

There are no landscaping amendments as part of the proposal.

Appearance

The works are a simple and contextual response to the existing building that also facilitate the functionary requirements of the companies environmental processes.

The roof extension is clad in a simple rain screen cladding that is selected to complement the colour and finish of the existing building and surrounding properties.

The glazed aperture has minimal sightlines to give a clean and simple look to the overall aesthetic.

Access

Access and parking provision will not be affected by the development.