

Project: Alterations to Flat 2 Hatton Pl
Client: Mr Campbell
Date: 13 Nov 2015

Site Address: Flat 2 17 Hatton Pl, London EC1N 8RU

1 Design & Heritage

1.1 Existing:

The existing building was built in approximately 2007. It is a 5 storey building, 4 storeys at ground and above, with a basement level. The building is located on Hatton Place to the East and is adjacent public space to the south and a public access way to the west.

Flat 2 is located on the ground and basement floors to the rear South West corner. It is accessed via a communal lobby off Hatton Place, and a timber gate off the southerly public space. The basement contains a light well with a terrace above at ground fl level. Within the lightwell, there is external access via a metal stair from the basement level to the ground floor terrace. The ground floor terrace is not visible from the public space as there is a tall (approx. 2m high) brick wall and wooden gate at the southern boundary and a tall timber fence along the western boundary.

The building is brick clad in London Stock with dark grey powder coated aluminium fenestration and balustrading. The building draws from a 19thC industrial aesthetic.

The property is in the Hatton Garden Conservation area of Camden Council. As it is adjacent a public space, the demolition work proposed requires Conservation Area consent. The demolition work comprises, removing a concrete box in the basement light well, removing the existing stair up from the basement to gr fl terrace, removing the terrace grille/grating floor, removing a French door and a French door with sidelights at gr floor level opening onto the terrace. The demolition work is deemed of a minor nature and, given the date of the building, of no significant heritage value.

1.2 Proposed:

It is proposed to alter the two rear ground floor doors and windows by replacing them into the same openings with glazed sliding doors in a matching powder coated aluminium finished frame. The external colour will match those they have replaced.

The concrete box in the terrace is being removed to create more space in the lightwell. Prior to removal, the box will be opened up with an inspection hole and investigated by a certified structural engineer to ensure it is not carrying out any structural function. If it is found to be, then any remedial work will be designed by the engineer to ensure the structural integrity of the immediate area.

The terrace grating/grilles is to be replaced with a mixture of new metal grilles in a similar style and glass flooring. The existing metal stair is a straight run with simple square style metal balusters. This is to be replaced with a metal spiral stair, the colour will match the stair it replaces. The guarding will be a dark grey/black colour as per the existing, however rather than balusters it will be formed with powder coated square style metal posts and mesh in keeping with the mock industrial aesthetic of the building (see picture on drg TP 07).

2. Access

There is no proposed change in access to the property. The external rear stair is a secondary stair.

member:



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