

Application for Full Planning Permission

84 Hatton Garden Hotel

London, EC1R 8JD

Proposal for alterations to ground  
floor level and external alterations  
to shopfront

10/2019/v1



## **Introduction**


This application seeks full planning permission in regard to the ground floor layout and shopfront refurbishment for a Hotel and Jeweller's shop at 84 Hatton Garden.


Currently, the application site is undergoing construction to erect an 8 storey plus basement building comprising of retail and workshop at ground and basement level with Hotel use above following full planning permission 2015/1925/P and later amended under permission 2016/1647/P.

Our brief is to prepare a modified design to the proposed shopfront and create improved entrance arrangements for users of the retail and hotel by making optimal use of the ground floor space. The proposal will integrate the two entrances to provide a façade that is uniform.





 Property boundary

 Conservation Area



## The site and its context

The site is located on the west side of Hatton Garden, west of Farringdon Road with close proximity to Farringdon Station and Chancery Lane Station. It lies within the Hatton Garden Conservation Area, which is situated in the south-east corner of the London Borough of Camden.

The Hatton Garden Conservation Area was designated in 1999. The mix of industrial, commercial and residential buildings from the late 19th and mid 20th centuries defines the essential character of the area. At the core of the trading centre is Hatton Garden, which is known as the historic jewellery quarter.

By the early 19th century, terrace houses in Hatton Garden were adapted for the jewellery trade and other light industrial use. A typical arrangement consisted of basement workshops with street level shops and living accommodation on upper levels.

In the 1930's, the industrial scale of assaying and refining necessitated connecting the narrow housing plots internally and eventually leading to their demolition.

The Johnson Building 73-83 Hatton Garden, located adjacent to our site is an example of the amalgamation of plots into a single large building where wider frontages are prominent on the west side. In contrast many historic plot widths are still visible on the east side of Hatton Garden.

Today, the area is varied in architectural style and materiality with a prevalence of retail frontages and signage that make up the heterogeneous character.



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## The building

No.84 Hatton Garden is situated on a narrow building plot and is currently being rebuilt into an 8 storey hotel building with retention of the jewellery shop and workshop on ground and basement level. The building is clad in black brick, contrasting with the translucent reglit glazing on the penthouse level.

The retention of the previous shopfront openings to the main façade means the hotel entrance is quite narrow. The beige reconstituted stone cladding of the former jeweler's is out of place with the contemporary character of dark brickwork that clads the hotel entrance. The resulting appearance is unbalanced in proportions and mismatched in materiality.



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Fig.1  
Street view taken from the east  
side of Hatton Garden looking  
toward no 84

84 Hatton Garden Hotel London, EC1R 8JD



Fig.2  
Street view looking north-west  
toward no 84 Hatton Garden

## The proposal

The proposal seeks to improve the main entrance façade to better suit the character of the new building and to balance the presence of the retail and hotel entrances.

The proposal integrates the entrances into a unifying full height glazed system that is inset behind a bronze coloured sculpted faience paneled frame. A freestanding bronze coloured column is positioned centrally and demarcates the separate entrances.

A curved and stepped canopy provides shelter and carries the signage for the hotel. The Art Deco detailing of the proposal alludes to the period when Hatton Garden emerged as an important jewelry quarter in the early half of the 20th century and suggests luxury and modernity.

In terms of material, the glazing will be encased in slim bronze coloured frames to match the faience panels and canopy.

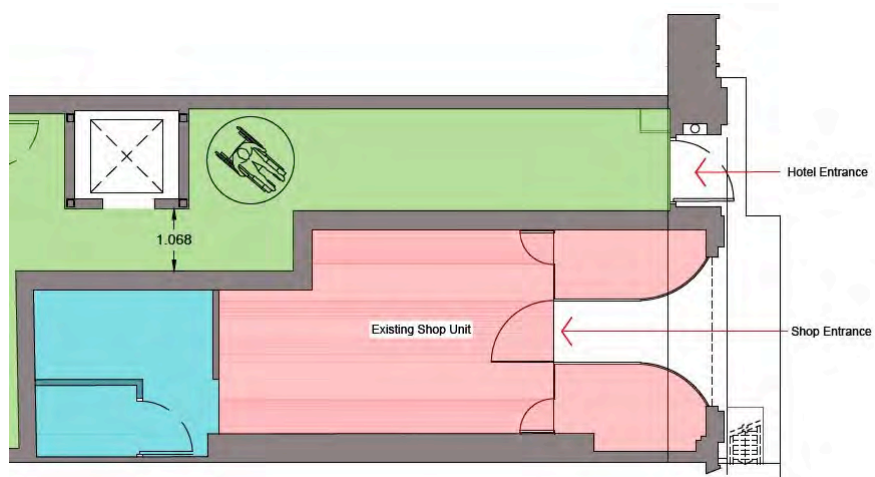
The use of bronze complements the dark brick palate of the building, thus improving the retail frontage to preserve the character and appearance of the Conservation Area.



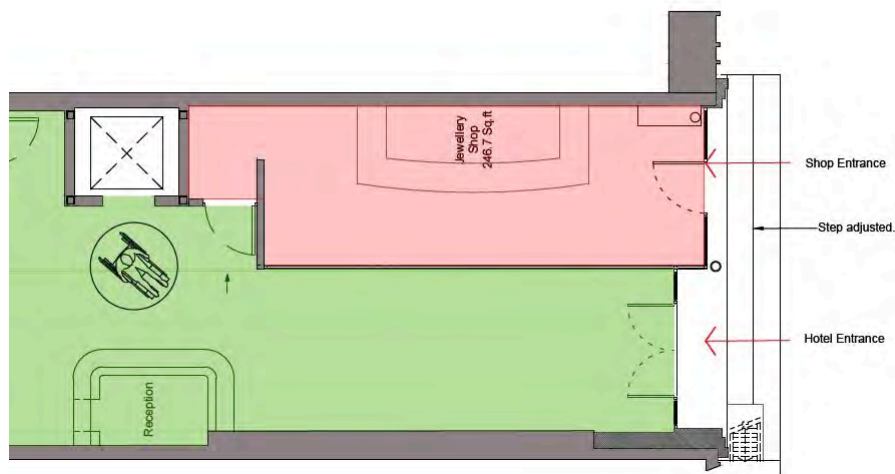
### Materials

1. Faience Panels
2. Bronze Finish Entrance Doors & Screens
3. Bronze Finish Metal Canopy





Existing



Proposal

## The access

Currently, from the public footpath there are 2 steps leading up to the threshold level of the building. The existing pedestrian access arrangements will be maintained, however the Management Company will provide mobile ramp sections for the disabled when required.

Internal accesses are improved by equalising the widths of the hotel and retail frontages, thus allowing a direct route to the hotel lift and greater visibility of the reception area.

In addition, the previous arrangements only provided for a width of 1068mm turning area before the lift which fell below Building Regulations requirements of 1500mm, although was considered acceptable for a conversion. The revised layout provides a turning area that now meets these requirements and therefore provides improved wheelchair access.

- Hotel Area
- Active Retail Area
- Inactive Retail Area



## Summary

The proposed alterations to the shopfront addresses the new building character by integrating the hotel and retail entrances into a uniform façade that improves the proportions and balance of the openings while using appropriate and complementary materials.

In addition, it will provide an opportunity to improve entrance arrangements for users of the retail and hotel by making optimal use of the ground floor space.

In summary, the proposed alterations to the shopfront at 84 Hatton Garden will preserve the character and appearance of the Hatton Garden Conservation Area through high quality design while respecting the importance of shopfronts in the area.