

2.1 Site Location

The plot sits next to Holborn Circus which is a junction of five highways in the City of London, on the boundary between Holborn, Hatton Garden and Smithfield.

The property is a quadruple-aspect 7-storey building, with 6 storeys above ground and one floor of basement, located on the corner of Hatton Garden, Charterhouse Street and Ely Place.

The ground floor and basement served as a Natwest Bank until it closed in February 2018. The mezzanine floor and floors first to fourth are self-contained office units served by a communal stair and lift to from Ely Place and a secondary stair to Hatton Gardens.



2.2 Existing Building

The building dates back to the late nineteenth century and is formed of a limestone facade at ground floor and mezzanine level, including fluted columns with corinthian capitals; decorative round windows flanked by carved figures and with decorative cast iron filigree above the Hatton Garden entrances.

The upper floors are constructed of London stock brick with limestone surrounds and decorative window heads above and large white painted single-glazed timber sash windows.

The building is topped with a limestone parapet and decorative finial to the corners, with a pitched slate mansard roof and lead dormer windows behind which dmfK are looking to improve.

The building is currently undergoing refurbishment carried out by dmfK. The proposal looks to retain the original details, refurbishing the existing and seeking opportunities to improve the longevity of the building as whole.

