

Design and Access Statement

Site Address:

63-66 Hatton Garden
London
EC1N 8LE

Date:

January 2021

Applicant:

Hatton Garden Properties Ltd.
c/o Pearl & Coutts
3rd Floor
9 White Lion Street
London
N1 9PD

Agent:

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EC1A 4JQ

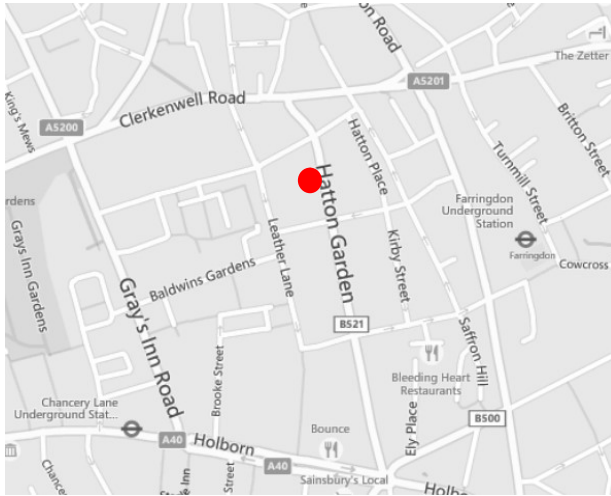
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Description of the Development

Shop Front Replacement

Context

The existing building is not listed but it is located in the Hatton Garden Conservation Area between St Cross Street and Hatton Wall.



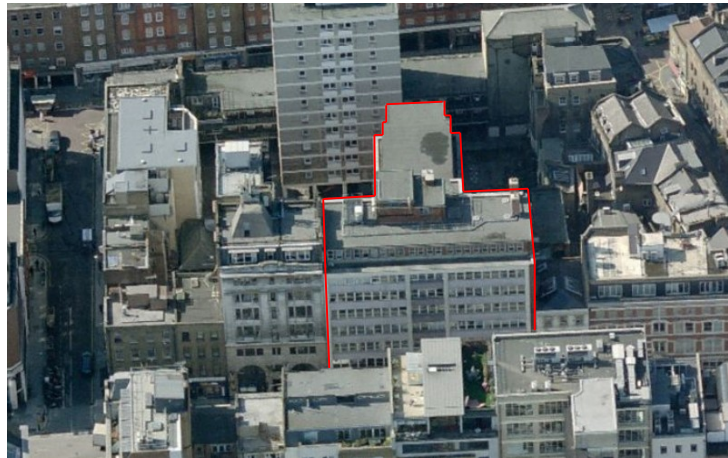
Area Map



Site Location



View of the existing building from the South



Birds-eye view of existing building from the East

The existing building is an 8-storey plus basement mixed-use commercial building currently occupied by offices and jewellery shops on the ground floor. The Northern end of the ground floor accommodates the entrance to a car park.

Planning Statement

Recent planning history includes two approvals for telecommunications equipment to the roof (2014/2208/P and 2005/0176/P), and an approval for the installation of a canopy at ground level (2008/1290/P).

The building itself is of no special architectural merit, but its location within the conservation area requires careful consideration where external alterations are concerned.

continued

Statement of Intent

The applicants own a large property portfolio in Central London. They have owned the building for a number of years and would like to improve the street level image of the building by replacing the standard frameless glazing and doors as well as the main entrance signage, allowing for a better naturally lit entrance lobby for the building. The signage backing heights for the commercial units will be unified to be aligned to that of the main entrance to provide a cleaner image and increased natural light for these units.



Existing Google Street View with proposed signage backing height shown

Design

The proposal is for the replacement of all window units on the ground floor, including shop fronts and main access, with a high performance glazing system that also presents the opportunity to redesign the entrance (refer to drawings 002, and 003).

The new entrance configuration replaces the fixed glazing and internal planters on either side with a cleaner threshold line that is still recessed from the property line. The single façade plane will keep the indoor-outdoor limit of existing shop fronts unaltered, and will see that of the main access modified to become a single step going width, rather than the present deep threshold.



Existing Google Street View with proposed glazing plane shown

continued

Access

The site has excellent access to public transport and local amenities are located nearby.

Summary

The proposed shop front replacement will have a minor and positive visual impact on the conservation area and will be carried out in high quality materials that allow for greater air-tightness and thermal insulation.