

51-53 HATTON GARDEN

RELOCATION OF ROOF PLANT

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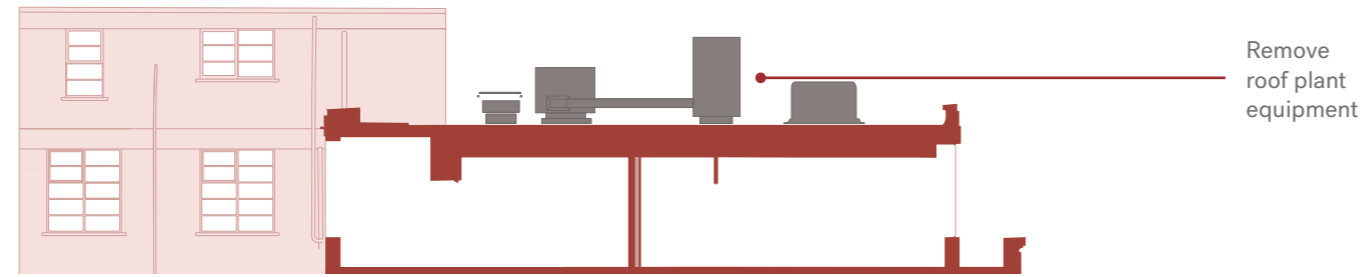
4.2

PROPOSED ROOF TERRACE PLAN

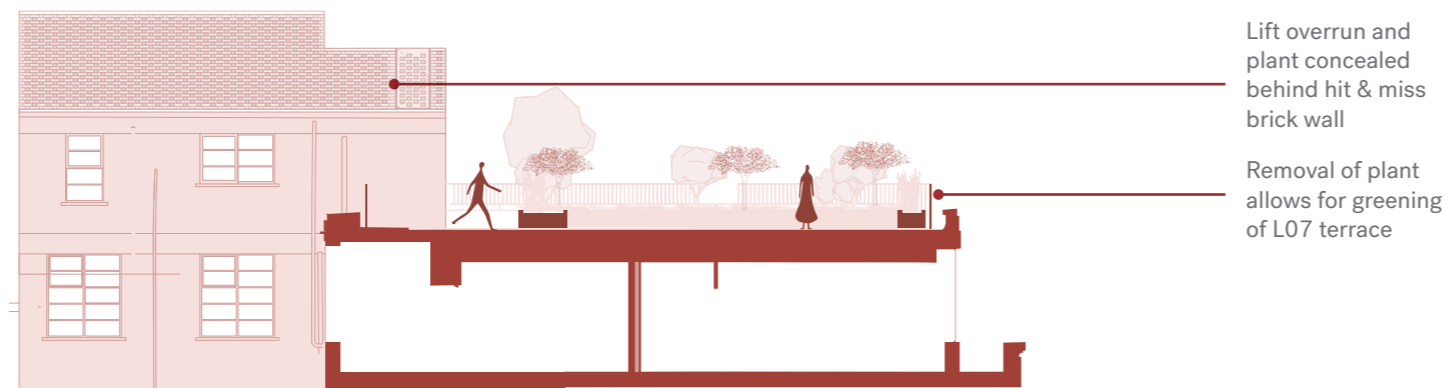
4.3

PROPOSED ROOF PLAN

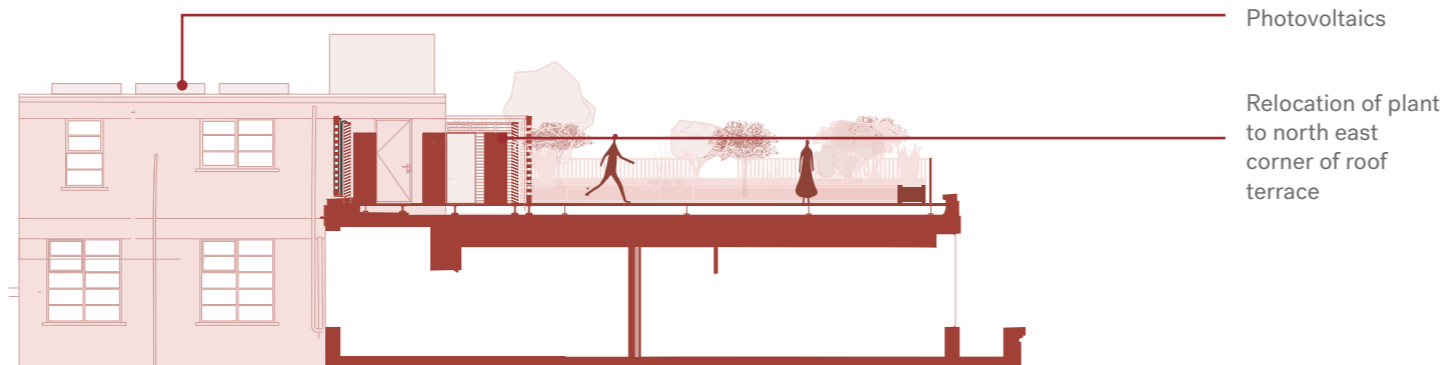
EXISTING



CONSENTED SCHEME: RELOCATED ROOF PLANT & ROOF TERRACE



PROPOSED: RELOCATED PLANT TO ROOF TERRACE



1.0 SUMMARY OF AMMENDMENT
ROOF PLANT RELOCATION

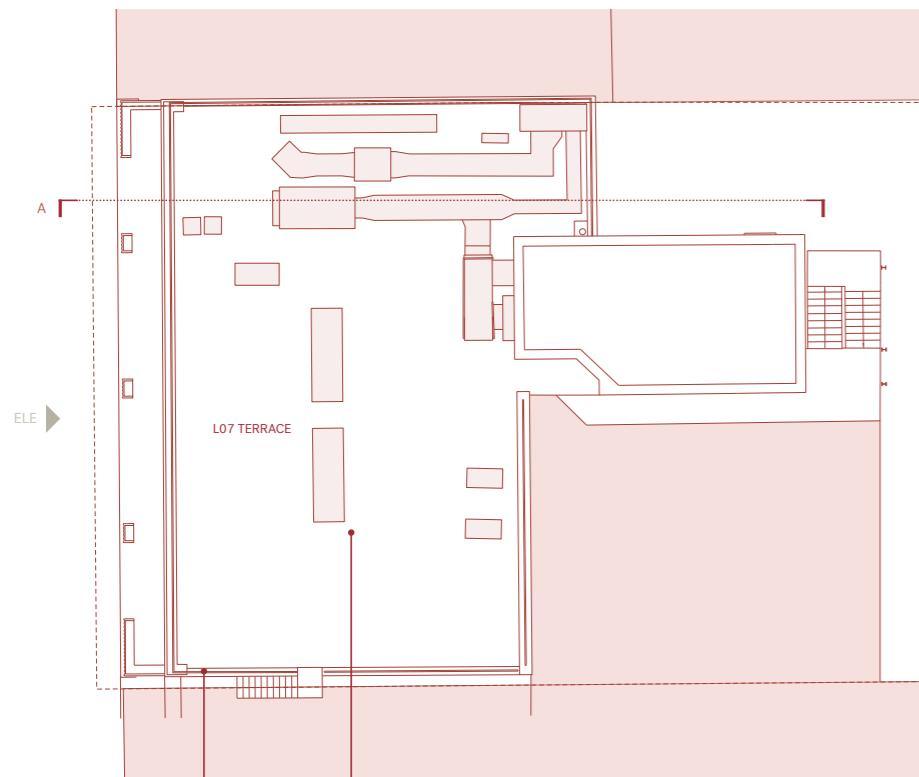
On 1st October 2020 planning was secured for the proposal of a new plant and terrace on 51-53 Hatton Garden. In ammendment to the consented scheme, we propose alterations to the location of the roof plant and addition of photovoltaic panels on the existing core roof.

In the consented scheme the new plant equipment was relocated above the existing core shaft and was hidden by way of a new hit and miss brick screen.

The new aspiration is to relocate the proposed plant equipment from the core roof (L08) to the corner of the roof terrace (L07) to reduce the new loads on the core roof and lower the height of the building. We are still retaining amenity space and greenery on L07 terrace as in the consented scheme. This proposal frees up space for photovoltaics on the roof.

In addition, the doors opening onto the 6th floor terrace will be changes from 2 new doors to 1 new door.

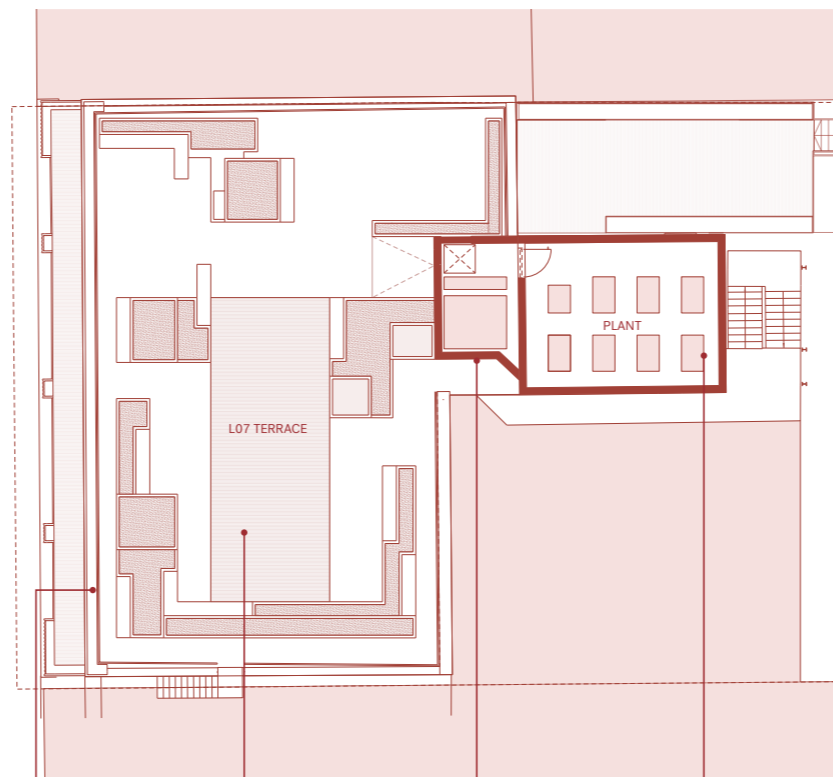
2.0
SUMMARY OF PROPOSED ALTERATIONS:
ROOF PLAN



Outdated and unsafe railings to be removed

Roof plant equipment to be removed

Existing Roof Plan



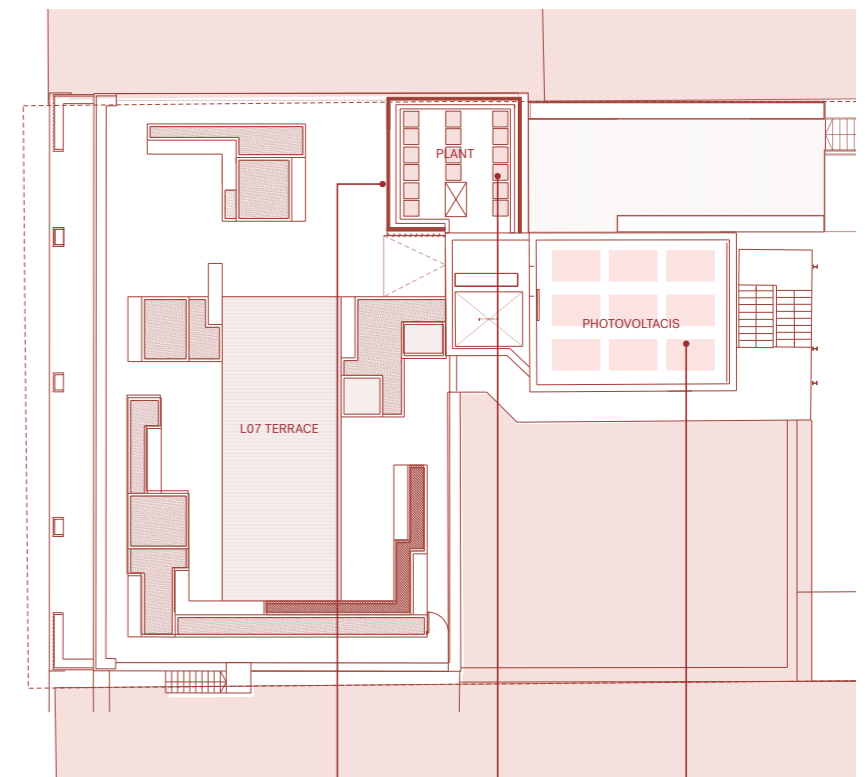
New white metal railings

Proposed greening of terrace, please refer to landscape architect supporting documentation for more detail

Proposed buff hit and miss brick plant screen

Consented scheme relocation of roof plant equipment

Consented Scheme Roof Plan



Proposed buff hit and miss brick plant screen with inset acoustic louvre

Proposed relocation of roof plant equipment

Proposed location for photovoltaics

Proposed Roof Plan

Roof plant equipment to be removed

Outdated and unsafe railings to be removed

New L07 roof terrace accessed via existing core

New L06 terrace with two new doors and white railings installed

New roof plant including lift overrun

Proposed white metal railings

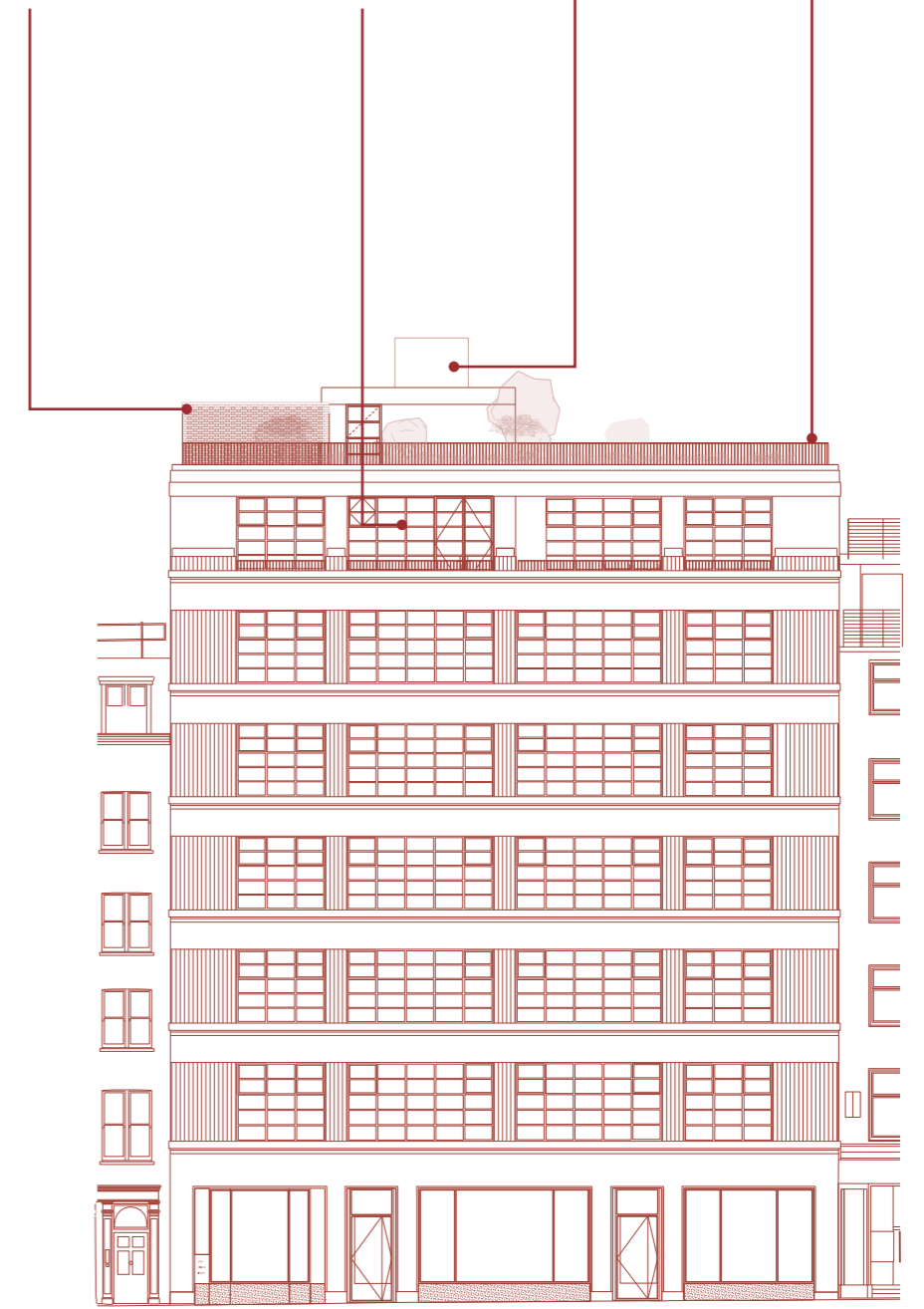
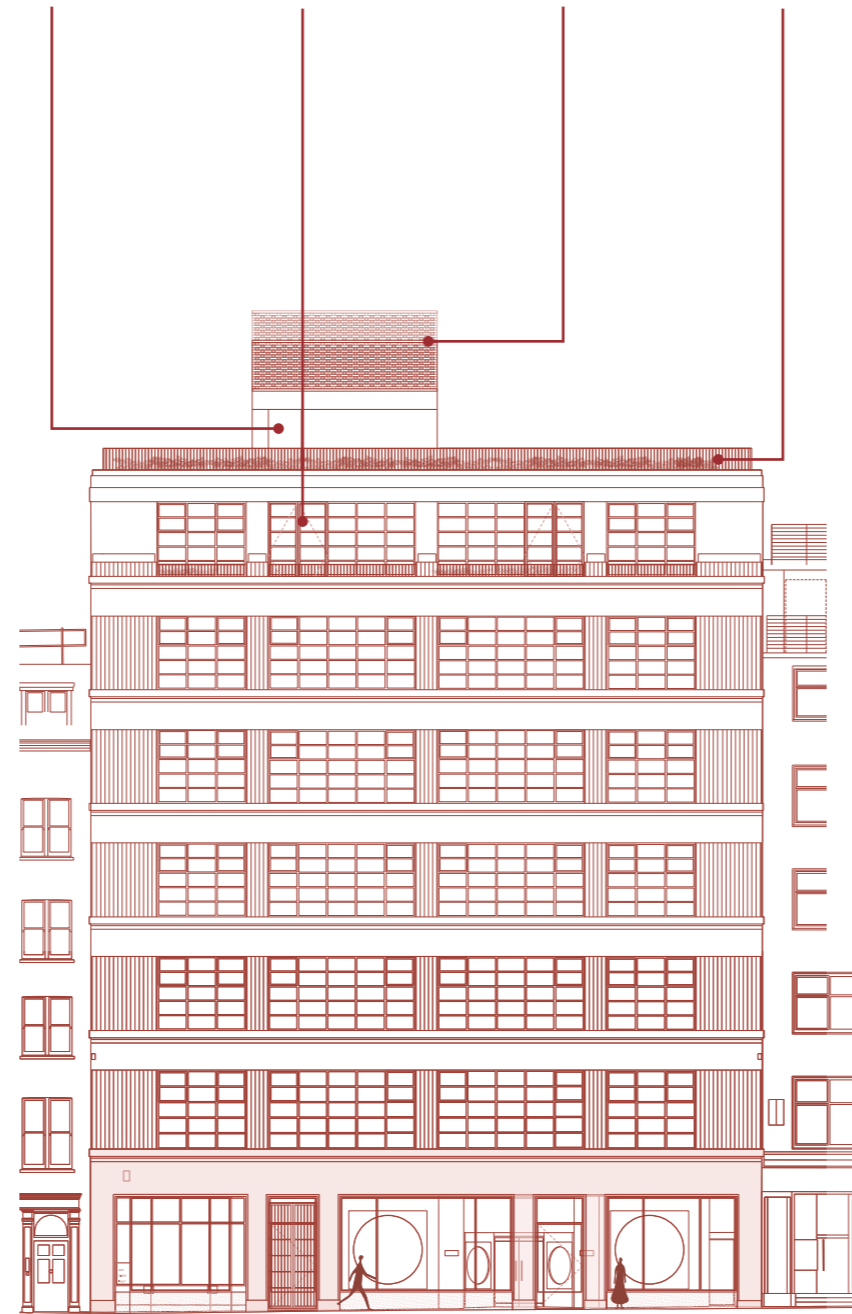
Proposed hit and miss buff brick plant screen

2.1 SUMMARY OF PROPOSED ALTERATIONS: FRONT ELEVATION

New L06 terrace with one new door and white railings installed

Consented Lift overrun with brick cladding

Proposed white metal railings



Existing elevation

Consented Scheme Elevation

Proposed elevation

2.2
SUMMARY OF PROPOSED ALTERATIONS:
REAR ELEVATION

Outdated and unsafe railings to be removed

Proposed white metal railings

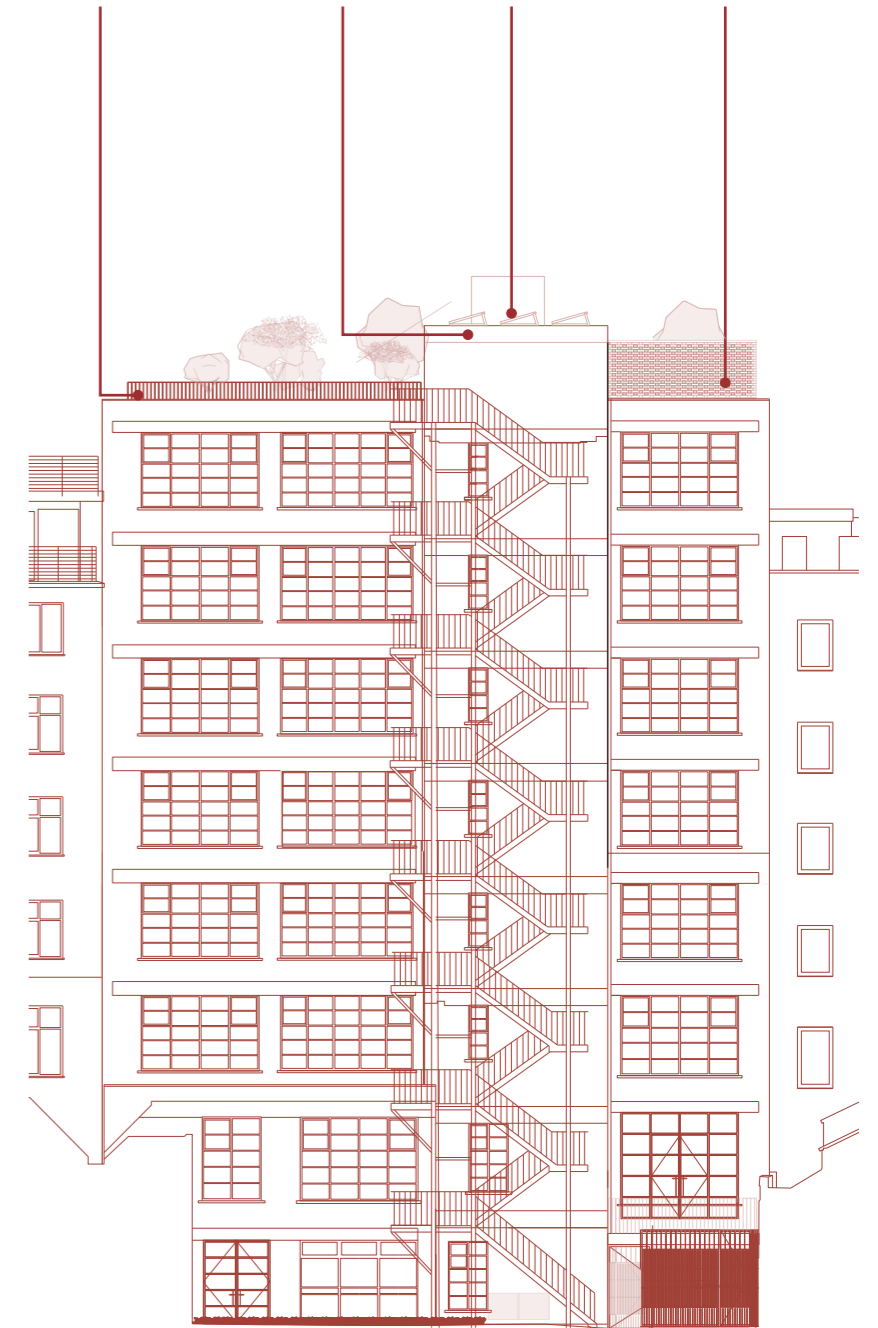
Proposed hit and miss buff brick plant screen

Proposed white metal railings

Proposed photovoltaics

Consented Lift overrun with brick cladding

Proposed hit and miss buff brick plant screen



Existing elevation

Consented Scheme
Elevation

Proposed elevation

3.0
HATTON GARDEN VIEW

Hatton Graden
street view,
Existing



Hatton Graden
street view,
Consented Scheme



Hatton Graden
street view,
Section 73
relocation of plant



As evidenced on this page and as detailed in the heritage report, the relocation of the plant from the roof core to the roof terrace will have a minimal effect on the perception of the building as seen from Hatton Garden.

This view is from North of the site looking South from near the junction with Clerkenwell Road. This point provides a long view of the building from Hatton Garden.

Care has been taken in the positioning of the new plant equipment on the corner of the roof terrace to limit its impact on neighbouring properties and by positioning to the rear of the building ensuring its visibility from Hatton Garden is minimal.