

# 51-53 HATTON GARDEN

REAR YARD REVISION

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EXISTING



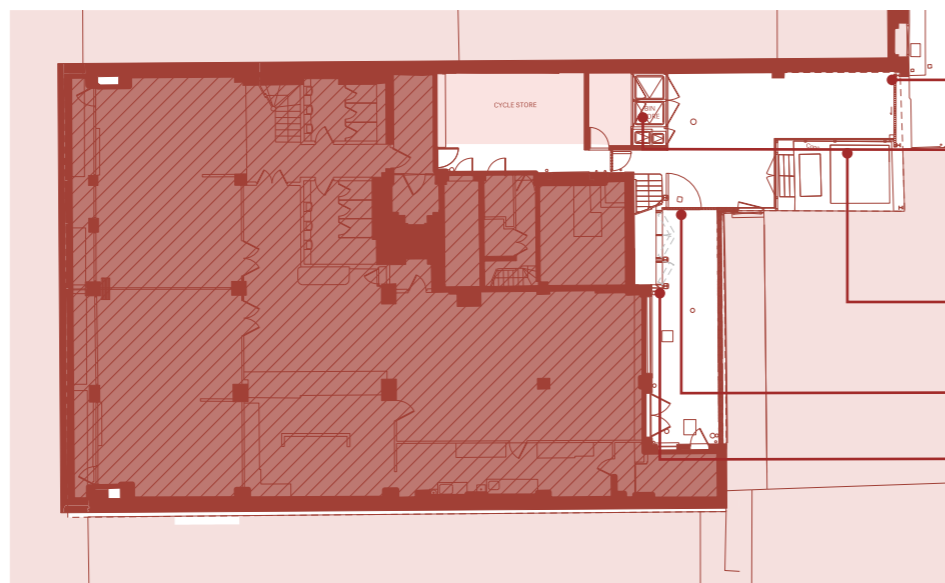
CONSENTED SCHEME (APPROVED JUNE 2021): LGF



L00 terrace above with access stair to rear yard

New gate

PROPOSED: SCHME LGF



Rear access gate changed to sliding gate

Extension of cycle store and addition of plant and bin store below terrace

Proposed timber enclosure around existing UKPN

Proposed gate and railing

Proposed acoustic louvre enclosure below existing stairs

## 1.0 SUMMARY OF AMMENDMENT REAR YARD AMENDMENT

On 1st October 2020 planning permission was secured for the proposal of alterations to the roof top and rear yard of 51-53 Hatton Garden. In June 2021, amendmenets to the layout of the rooftop plant was secured under application reference 2021/0626/P. This application seeks amendments to the ground floor terrace arrangement and addition of louvred enclosure around the existing UKPN substation in the rear yard.

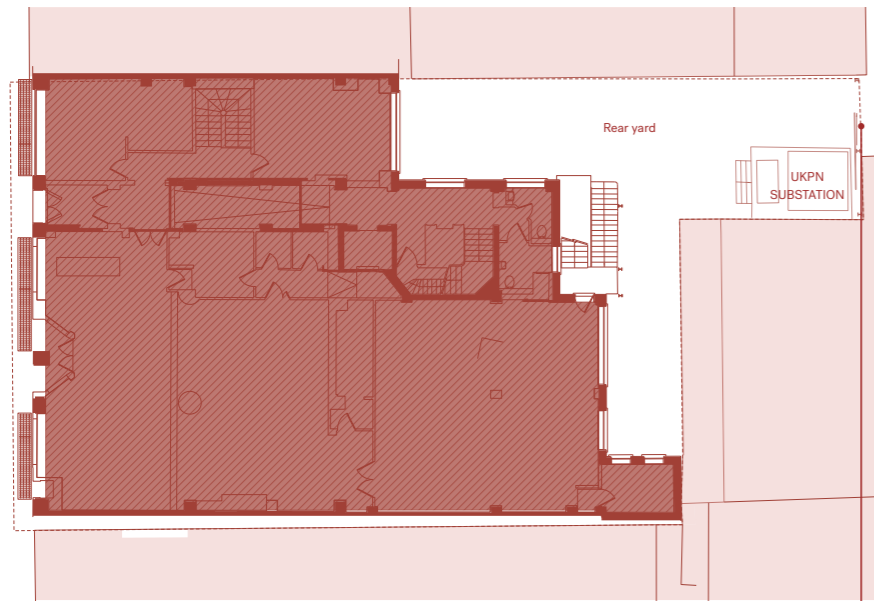
In the consented scheme the ground floor terrace had two entrances with two new openings to access the space and a staircase leading down the the lower ground rear yard.

The new aspiration is to partially reduce the L00 terrace and remove the staircase. The binstore is located on the end enclosed with black painted louvres and plant space is moved next to the bin store. We are still retaining amenity space and planting on L00 terrace as in the consented scheme.

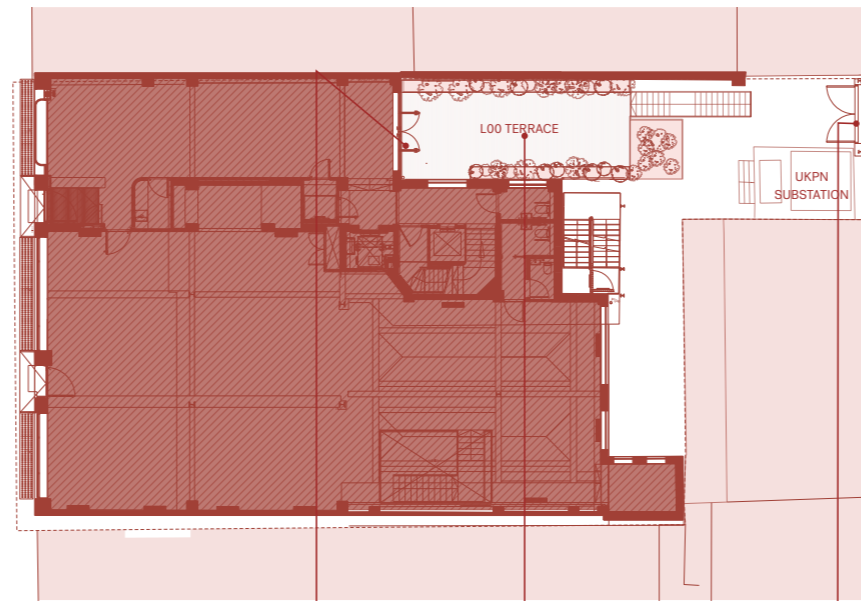
There will also be black painted metal gate and railings enclosing the lower ground floor terrace accessed off the office as well as a new louvred enclosure for plant equipment under the existing staircase.

In addition, a new timber cladding is proposed to enclose the existing UKPN substation.

2.0  
SUMMARY OF PROPOSED ALTERATIONS:  
ROOF PLAN



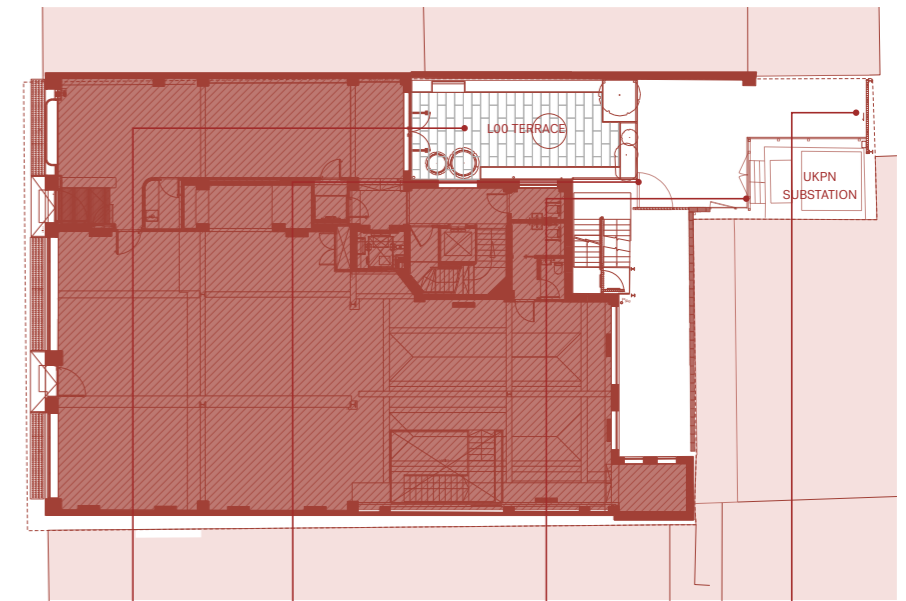
Outdated rear access gate to be removed



Existing window replaced with matching factory style doors to provide access to newly proposed terrace.

Proposed L00 terrace with access stair to rear court

New rear access gate



Reduced rear terrace and removal of staircase

New gate and railing

Timber louvre to existing UKPN substation enclosure

Rear access gate changed to sliding gate

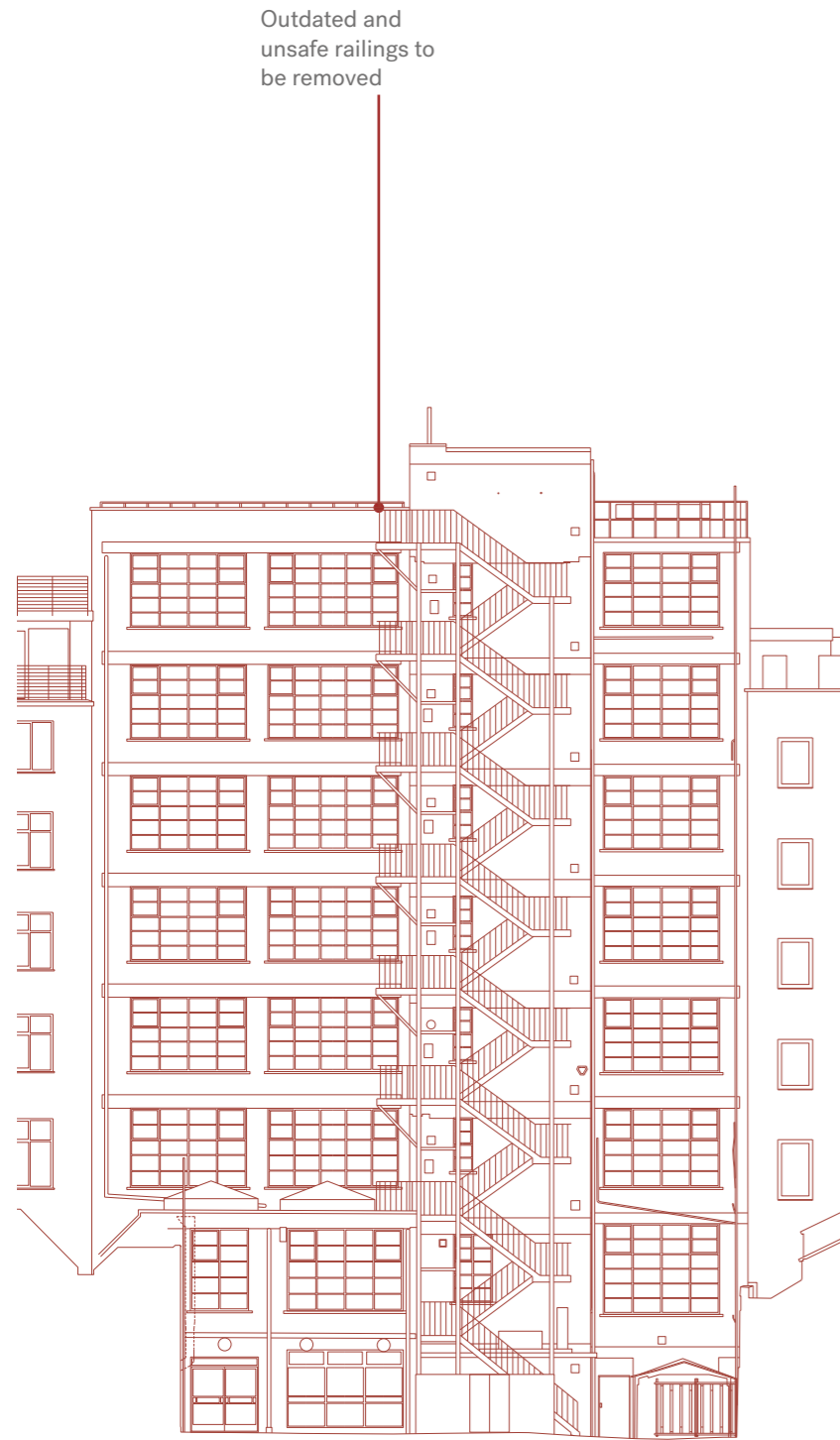
Existing Ground Floor Plan

Consented Scheme Ground Floor plan (Approved June 2021)

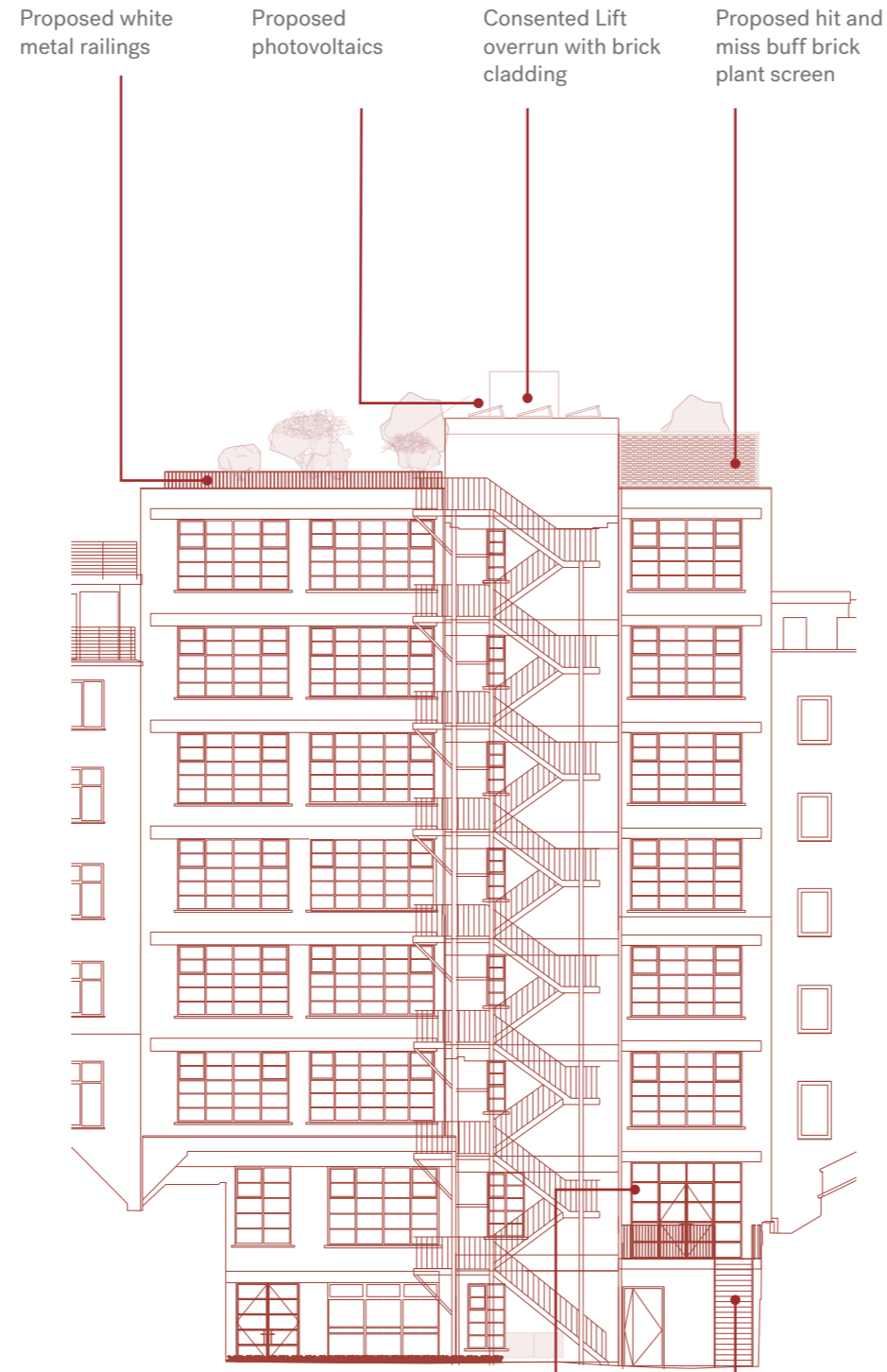
Proposed Ground Floor Plan



2.1  
SUMMARY OF PROPOSED ALTERATIONS:  
REAR ELEVATION



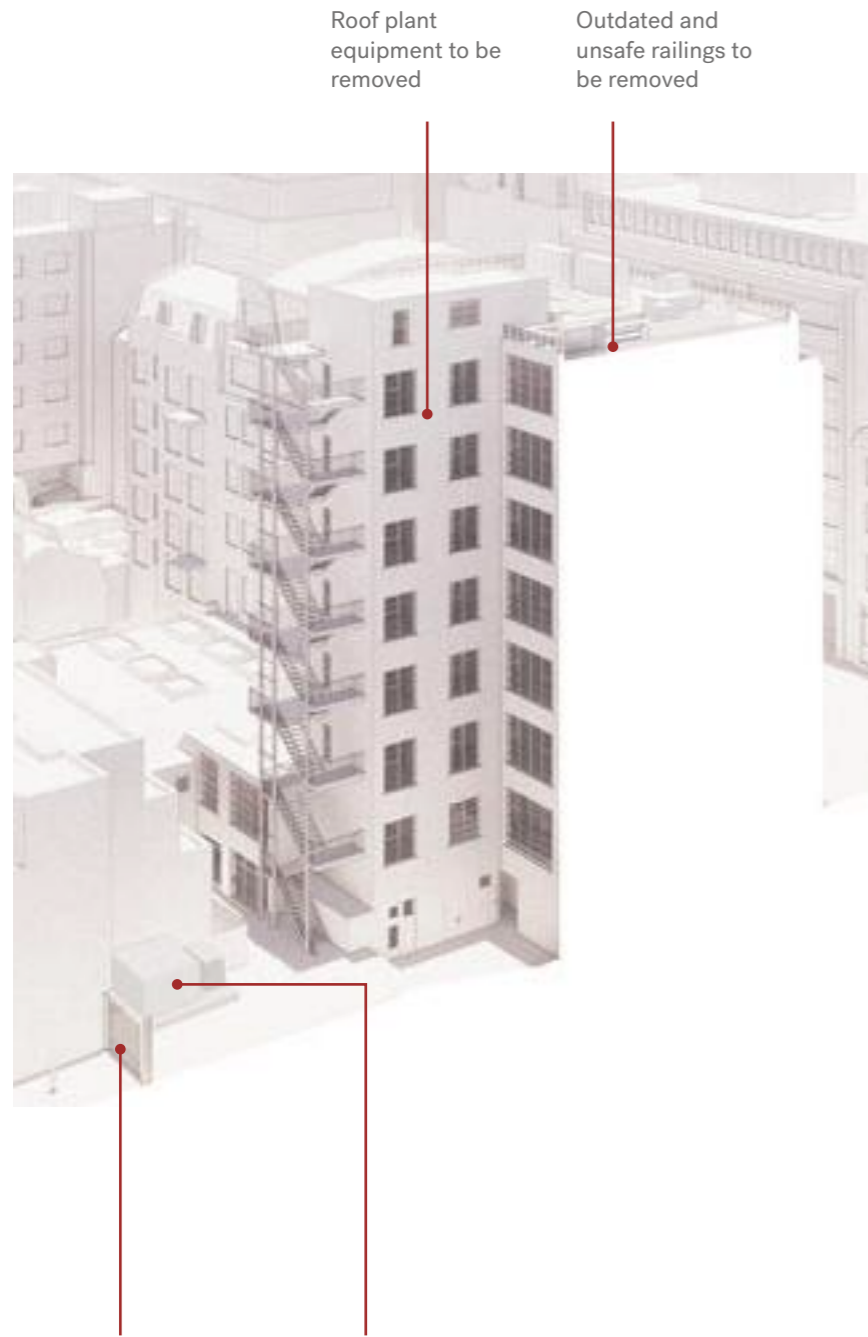
Existing elevation



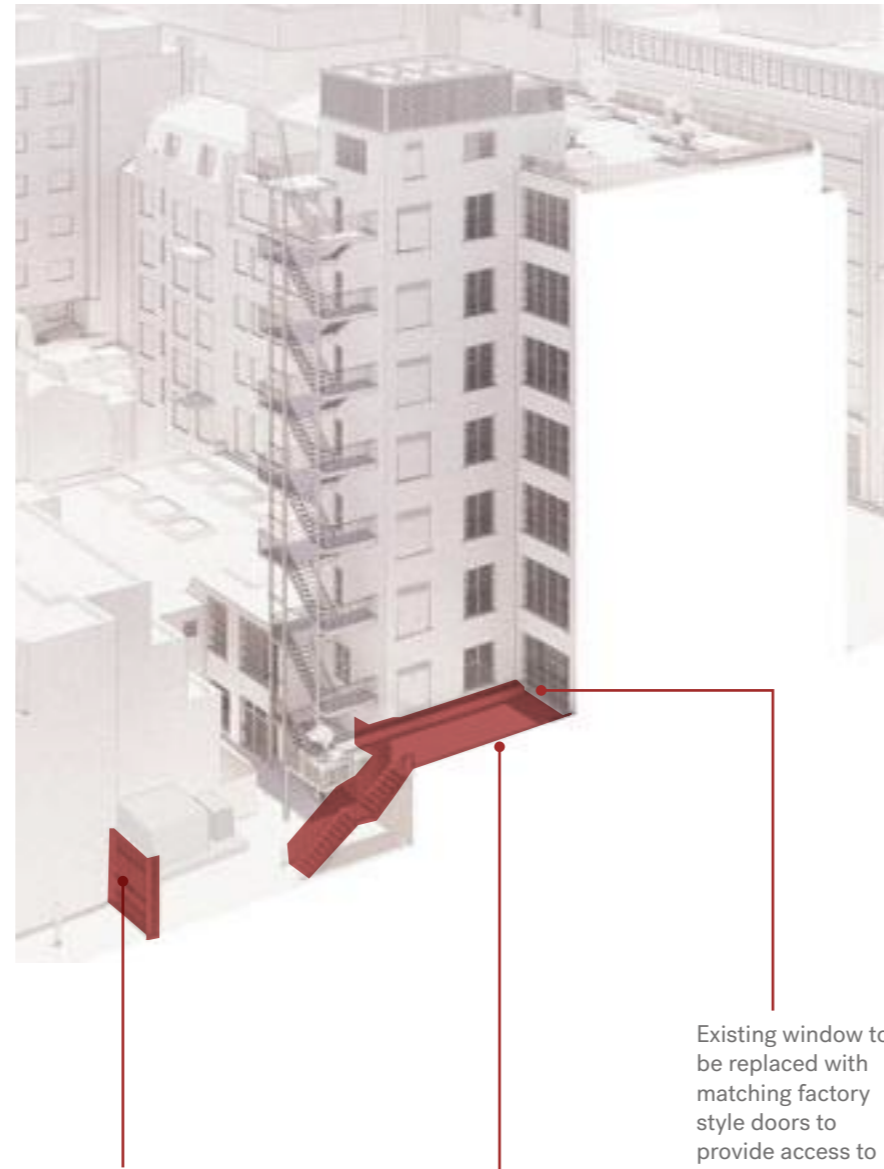
Consented  
Scheme Elevation  
(Approved June  
2021)



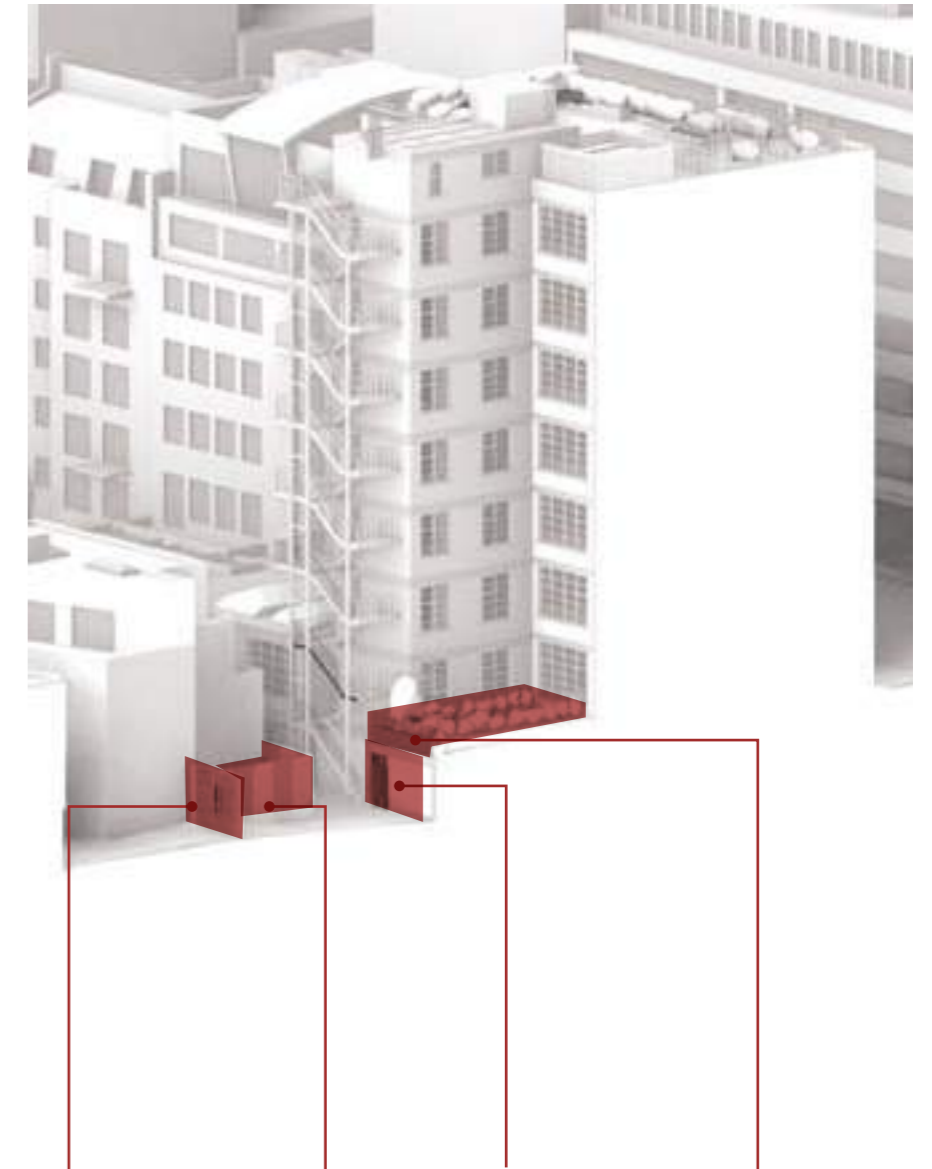
Proposed elevation



Outdated rear access gate to be removed  
Existing substation



New rear access gate  
Proposed L00 Terrace with access stair to rear court  
Existing window to be replaced with matching factory style doors to provide access to newly proposed terrace. Window cill dropped in this location to provide level access



Rear access gate changed to sliding gate  
Existing UKPN substation to be enclosed by timber cladding  
Relocation of bin store to front end of terrace  
Terrace end pulled back and stair to rear court removed

Existing Axo

Consented Scheme Axo (Approved June 2021)

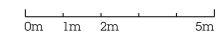
Proposed Axo

## 4.0 PROPOSED DRAWINGS

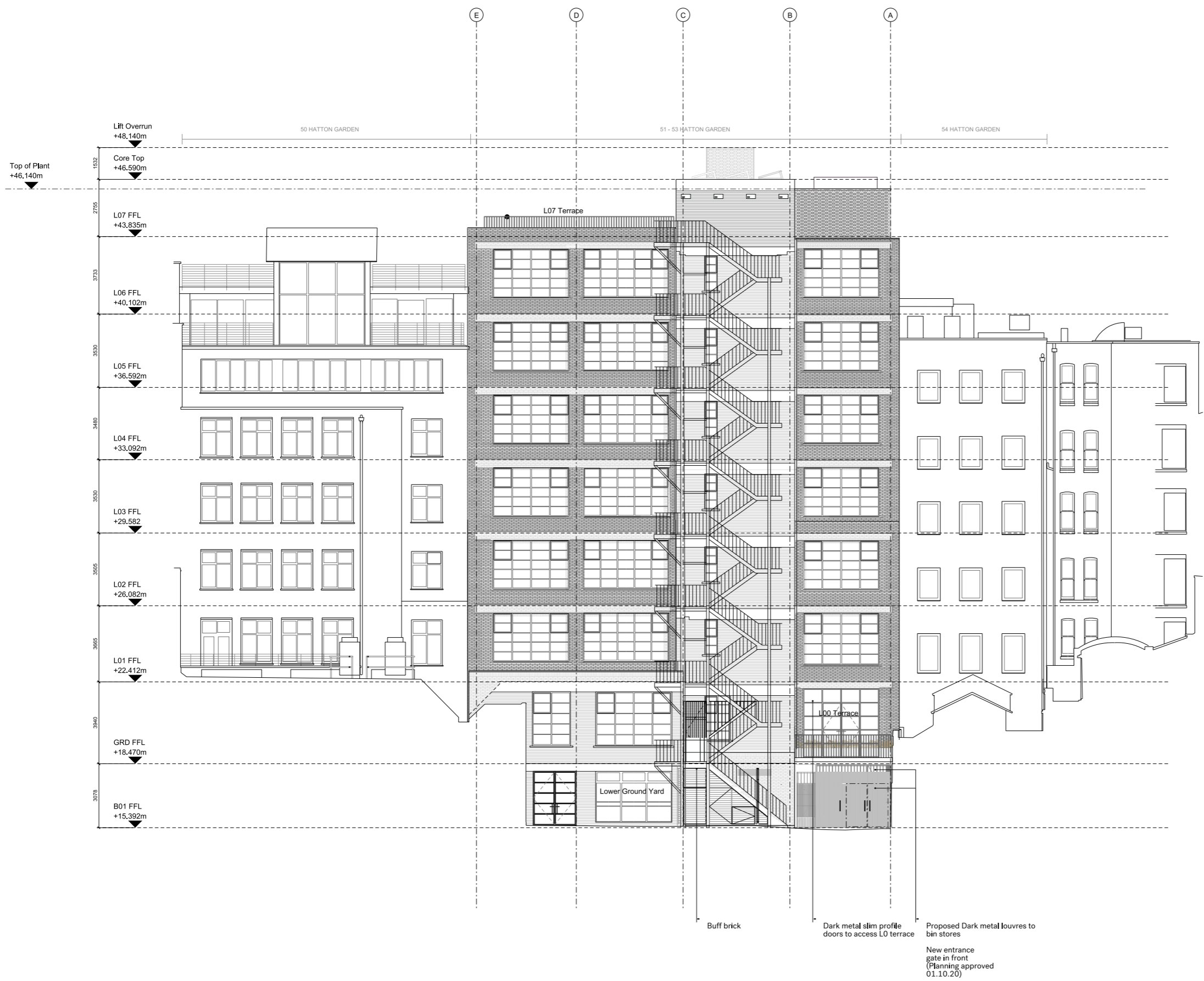
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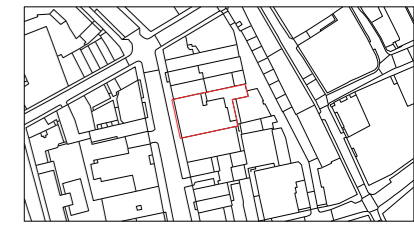
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**Key**



C	05.08.21	Section 73
B	31.05.21	Planning
A	14.01.21	Section 73
-	15.05.20	Planning
Rev	Date	Description



**Project**  
 51-53 Hatton Garden  
**Client**  
 Dorrington Midtown Limited  
**Date**  
 15/05/20  
**Scale**  
 1:100 at A1  
 1:200 at A3

**Proposed Rear Elevation**

<b>Drawn</b> MS	<b>Checked</b> YH	<b>Approved</b> DC
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**Drawing Status**  
 PLANNING

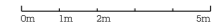
<b>Project</b> 13551	<b>Discipline</b> A	<b>Level</b> LXX	<b>Series</b> 00	<b>Dwg No</b> 13	<b>Rev</b> C
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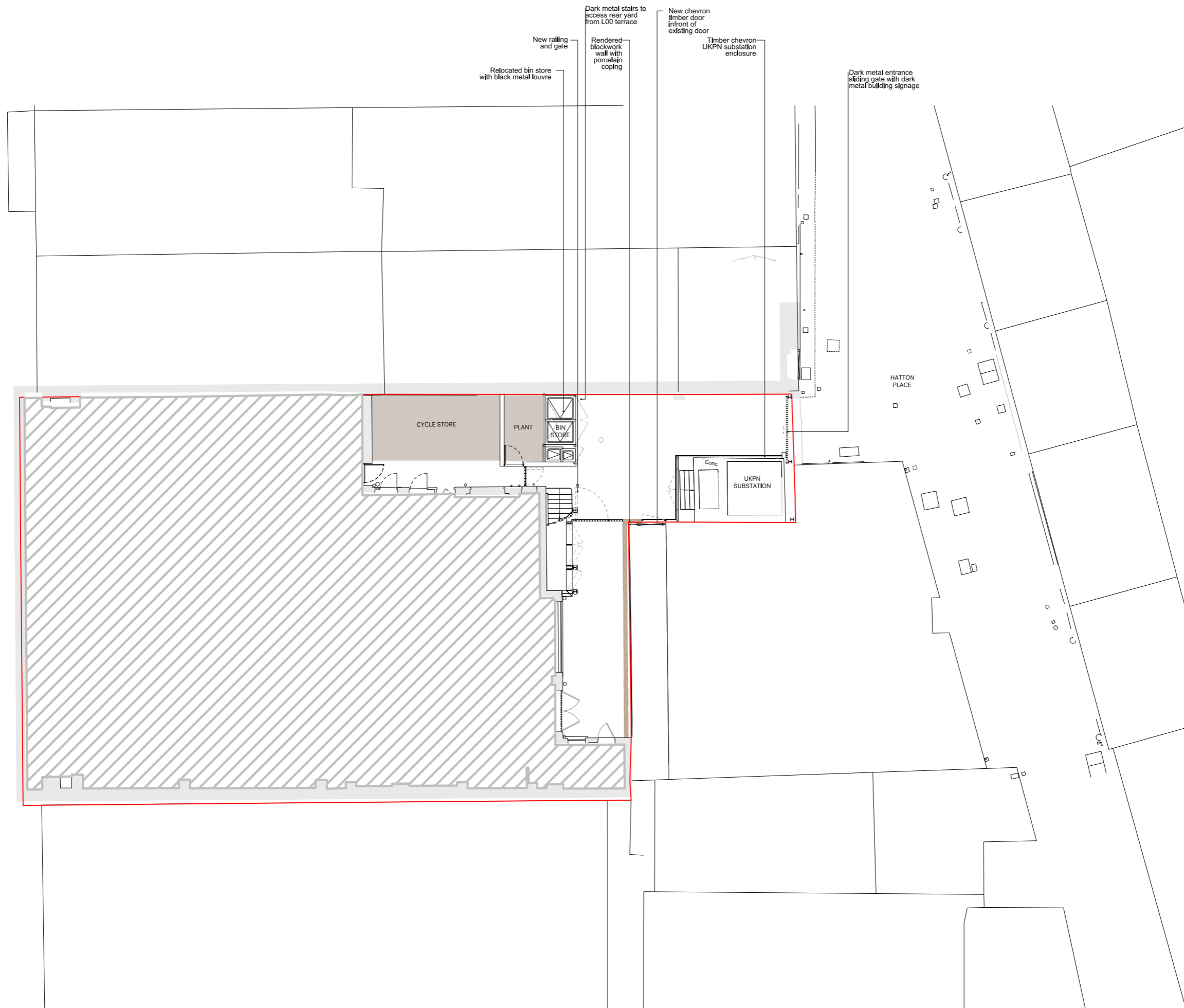
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**Key**

 Not part of application



B	06.08.21	Section 73
A	14.01.21	Section 73
-	15.05.20	Planning
Rev	Date	Description



**Project**  
 51-53 Hatton Garden  
**Client**  
 Dorrington Midtown Limited  
**Date**  
 06.11.20  
**Scale**  
 1:100 at A1  
 1:200 at A3

**Proposed Lower Ground Floor**

**Drawn** MS      **Checked** DC      **Approved** SP

**Drawing Status**  
 PLANNING

Project	Discipline	Level	Series	Dwg No	Rev
13551	A	LXX	00	14	B

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**Key**

B	05.08.21	Section 73
A	14.01.21	Section 73
7	01.06.20	Stage 2
<b>Rev</b>	<b>Date</b>	<b>Description</b>



**Project**  
 51-53 Hatton Garden  
**Client**  
 Dorrington Midtown Limited  
**Date**  
 14/08/20  
**Scale**  
 1:50 @ A1 1:100 @ A3

**Proposed Ground Floor**  
**General Arrangement Plan**

**Drawn** MS **Checked** DC **Approved** SP

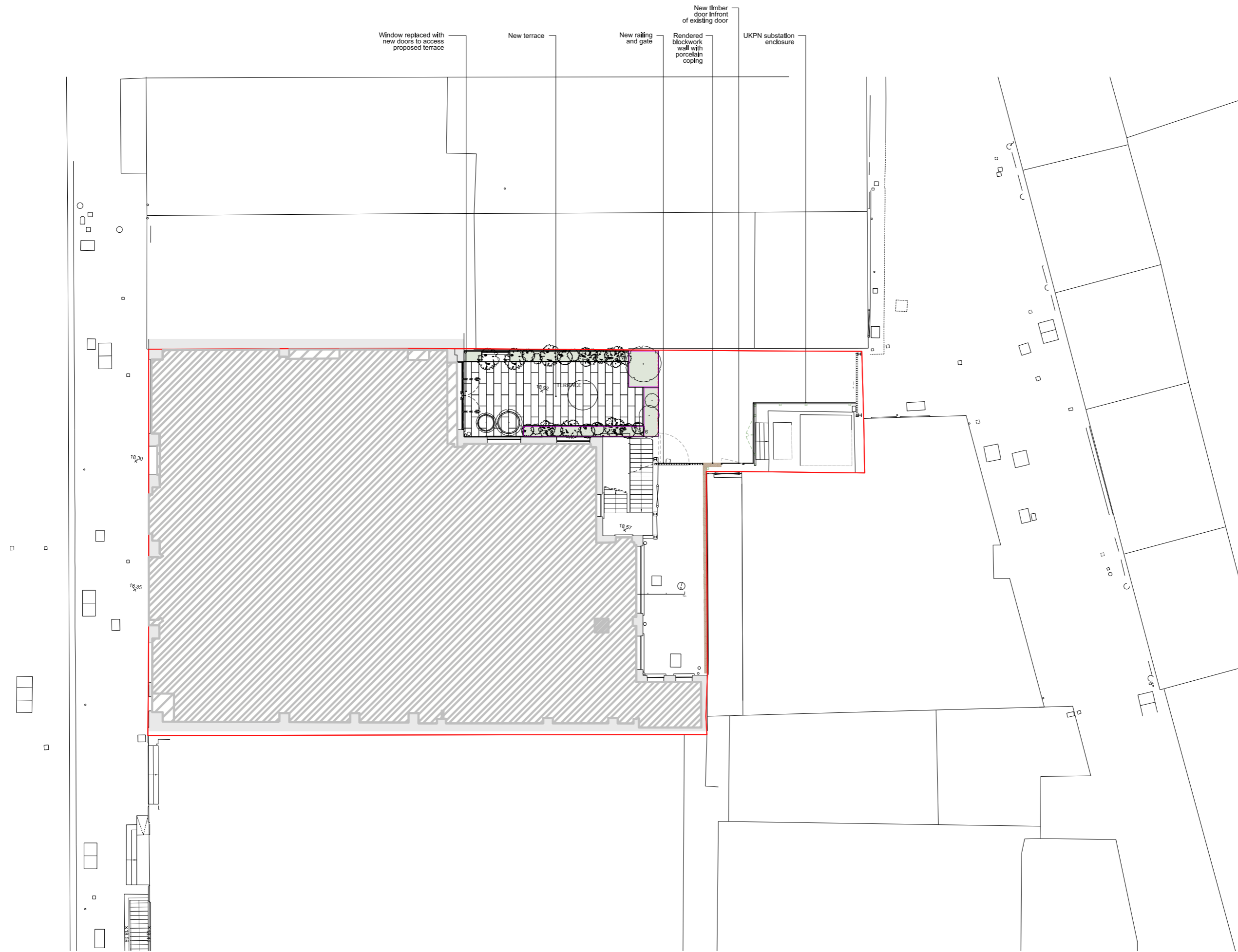
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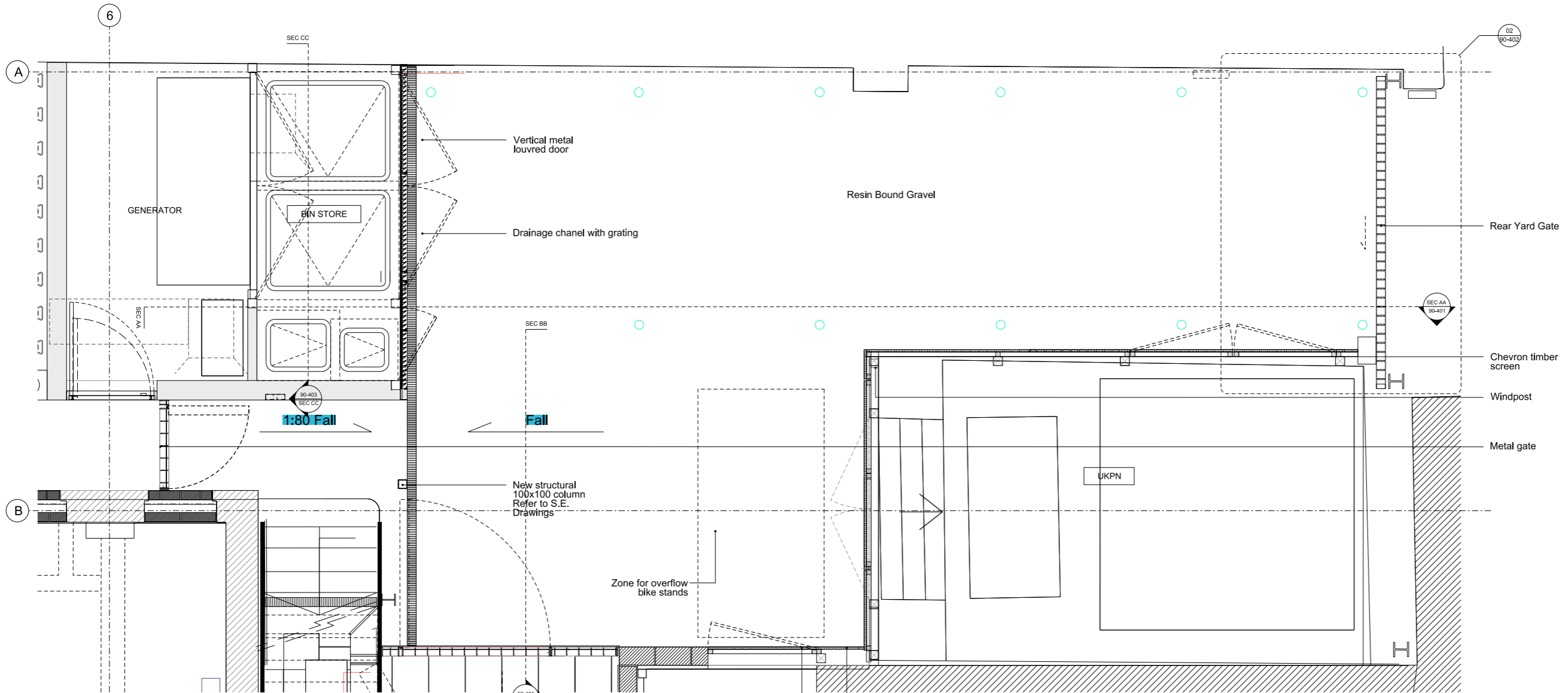
Project	Discipline	Level	Series	Dwg No	Rev
13551	A	LXX	00	15	B

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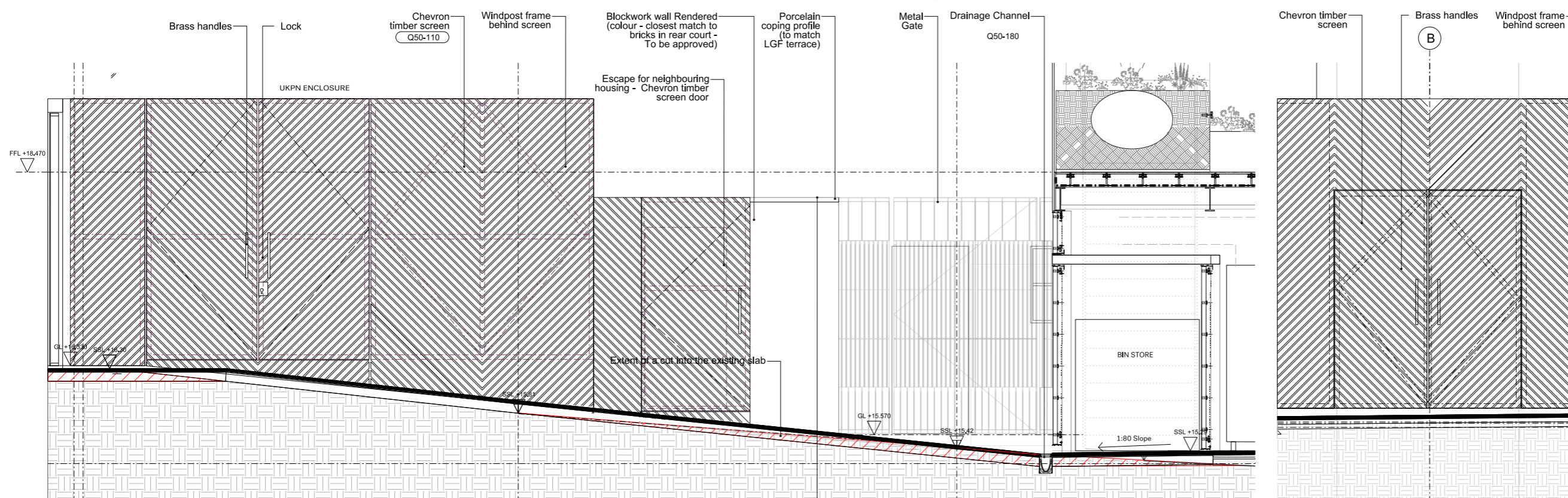
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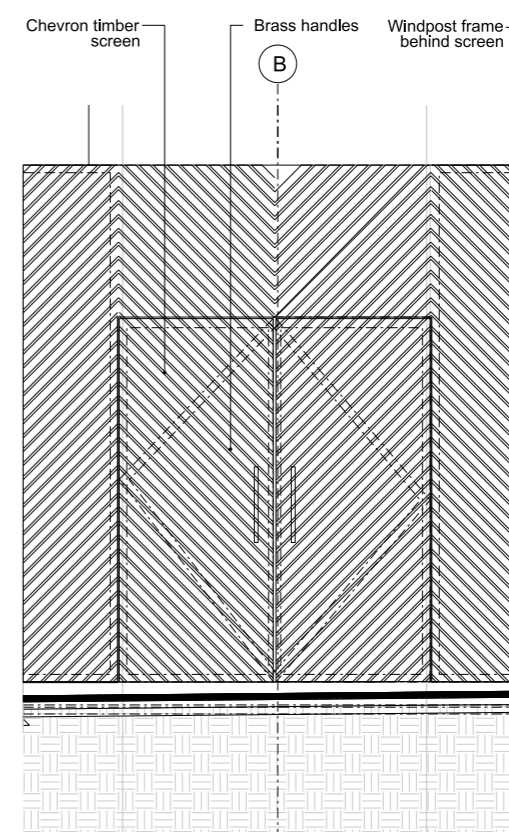




01 Lower Ground Floor\_Rear Terrace Plan  
Scale 1:25 @ A1



02 Lower Ground Floor\_Rear Yard Section AA  
Scale 1:25 @ A1



03 Lower Ground Floor\_Rear Yard Section BB  
Scale 1:25 @ A1

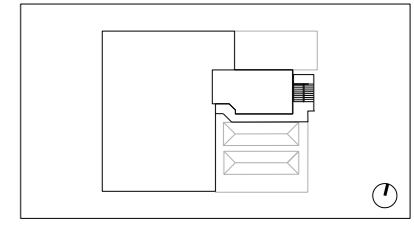
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- Key**
- Recessed Floor Light
  - Wall mounted light

Rev	Date	Description
19.08.21	Section 73	



Project: 51-53 Hatton Garden  
Client: Dorrington Midtown Limited  
Date: 19.08.21  
Scale: 1:25 @ A1

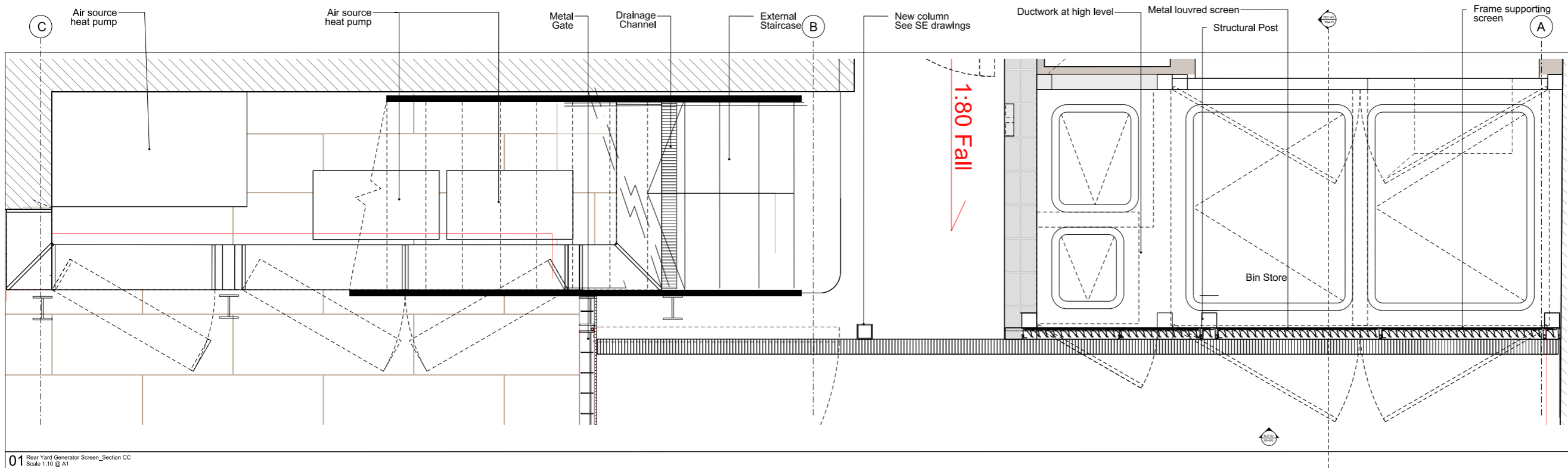
External Works  
Rear Yard Plant Screen Plan & Elevations

Drawn	Checked	Approved
MS	DC	SP

Drawing Status: Planning

Project	Discipline	Level	Series	Dwg No	Rev
13551	A	B01	90	401	-

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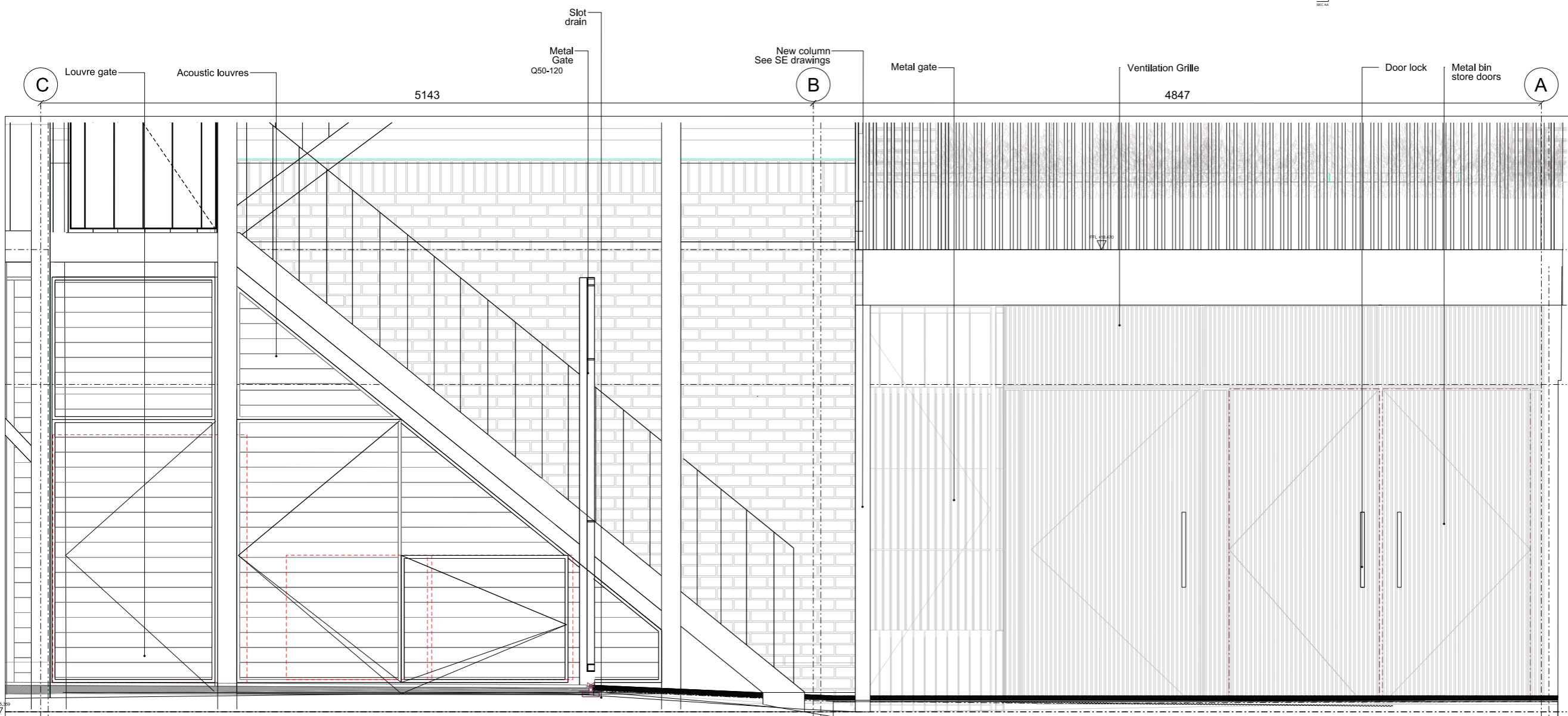
01 Rear Yard Generator Screen\_Section CC  
Scale 1:10 @ A1

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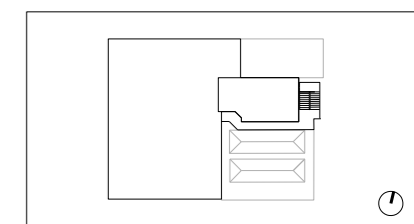
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Key



02 Rear Yard Generator Screen\_Front Elevation  
Scale 1:10 @ A1

Rev	Date	Description
	19.08.21	Section 73



**Project**  
51-53 Hatton Garden

**Client**  
Dorrington Midtown Limited

**Date** 19.08.21 **Scale** 1:15

**External Works**  
Rear Yard Generator Timber screen details

**Drawn** MS **Checked** DC **Approved** SP

**Drawing Status**  
Planning

Project	Discipline	Level	Series	Dwg No	Rev
13551	A	B01	90	403	-

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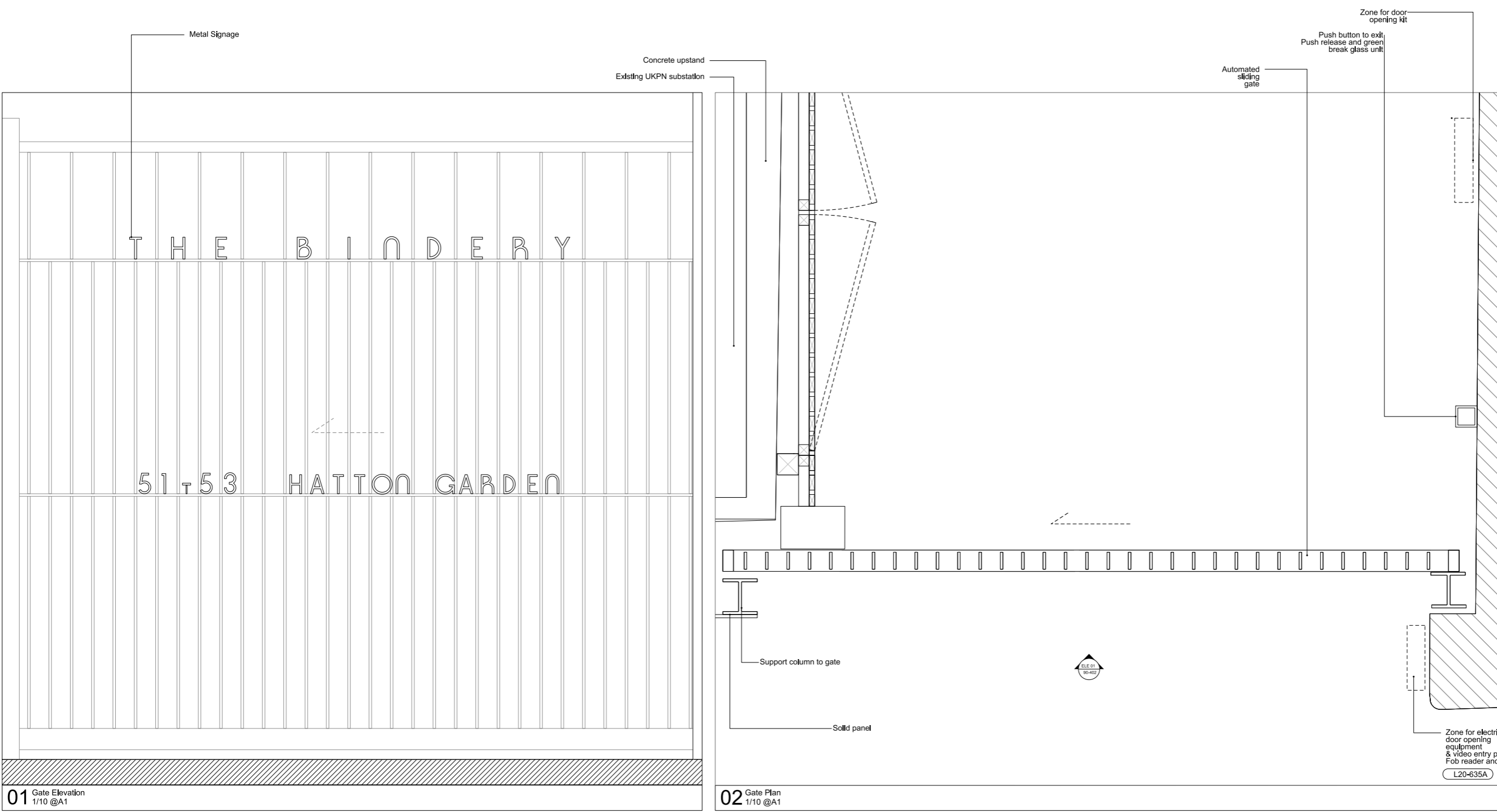


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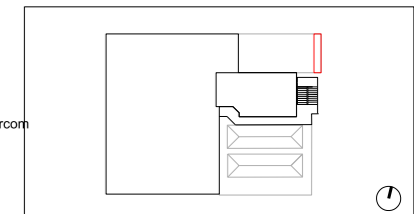
**Key**



**01** Gate Elevation  
 1/10 @A1

**02** Gate Plan  
 1/10 @A1

Rev	Date	Description
CT	19.08.21	Section 73



**Project**  
 51-53 Hatton Garden

**Client**  
 Dorrington Midtown Limited

**Date**  
 19.02.21

**Scale**  
 1/10 @A1 1/20 @A3

**Rear Gate Details**

Drawn: MS  
 Checked: DC  
 Approved: SP

**Drawing Status**  
 Planning

Project	Discipline	Level	Series	Dwg No	Rev
13551	A	B01	90	402	-

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