

99 Hatton Garden  
Design & Access Statement  
12/07/2021





Existing Site Pictures - 99 Hatton Graden facade and adjacent commercial units



Existing Site Pictures - 99 Hatton Graden facade and 98 Hatton Garden facade



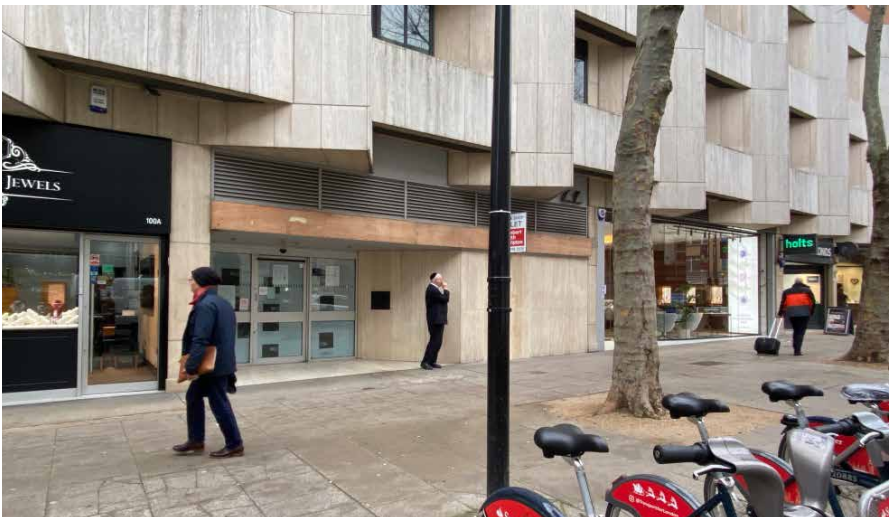
Existing Pictures - Adjacent unit, 98 Hatton Garden facade



Existing Site Pictures - Facade



Existing Site Pictures - Facade



Existing Site Pictures - Facade



Existing Site Pictures



Existing Site Pictures



Existing Site Pictures



## 1.0 INTRODUCTION

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## 4.0 SUMMARY

1. INTRODUCTION

1. 1 Introduction

1.1 Description of Development

This Design and Access Statement seeks permission for the shop front alterations and new advertisement consent on 99 Hatton Garden, EC1N 8DN.

The property is a ground floor commercial space previously used as a bank.

This application seeks planning permission to replace the existing front facade and signage with a new facade better suitable as an entrance to the retail jewellery units and one that will enhance the character and appearance on Hatten Garden.

1.2 Previous Applications

2009/4589/P

Granted 22-12-2009  
Installation of 3 air conditioning units on the north elevation of building at ground floor level.

2009/3190/A

Granted 07-08-2009  
Display of an internally illuminated fascia sign and projecting sign to the front elevation of existing bank (Class A2)

30028

Permission 20-02-1980  
Fitting up of shop front

1.3 Site Context

The application site is located on the west side of Hatton Garden in close proximity to the junction with High Holborn that lies to the south.

The site is a modern 1980's nine storey mixed-use development forming 99-108 Hatton Garden.. The building contains retail accommodations on the ground floor, office accommodations on the first, and second floors and the remainder provides residential accommodation.

The site lies within the Hatton Garden Conservation Area and the Central London Area.



1.4 Design and Access Statement

Article 4C of the General Development Procedure Order 1995 inserted from August 10, 2006 by the Town and Country Planning (General Procedure Order) (amendment) (England) Order 2006 (SI 20061062) requires Design and Access Statements to be submitted in support of certain application.

The substance of the Design and Access Statement is laid out in the National Planning Practice Guidance published 6th March 2014.

Further guidance has historically been provided by CABE as follows: 'Design and Access Statements – How to write, read and use them':

DESIGN- It is noted that the design statement needs to include the following information, namely:

Use – What buildings and spaces will be used for.

Amount – How much would be built on the site.

Scale – How big the building and spaces would be (their height, width and length).

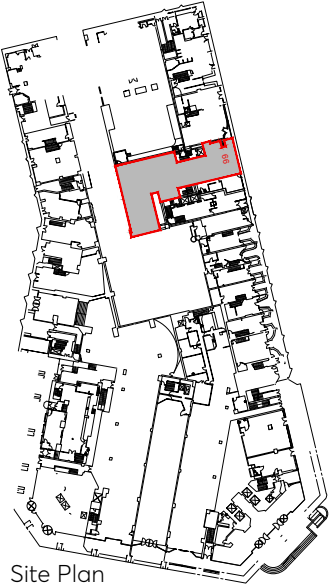
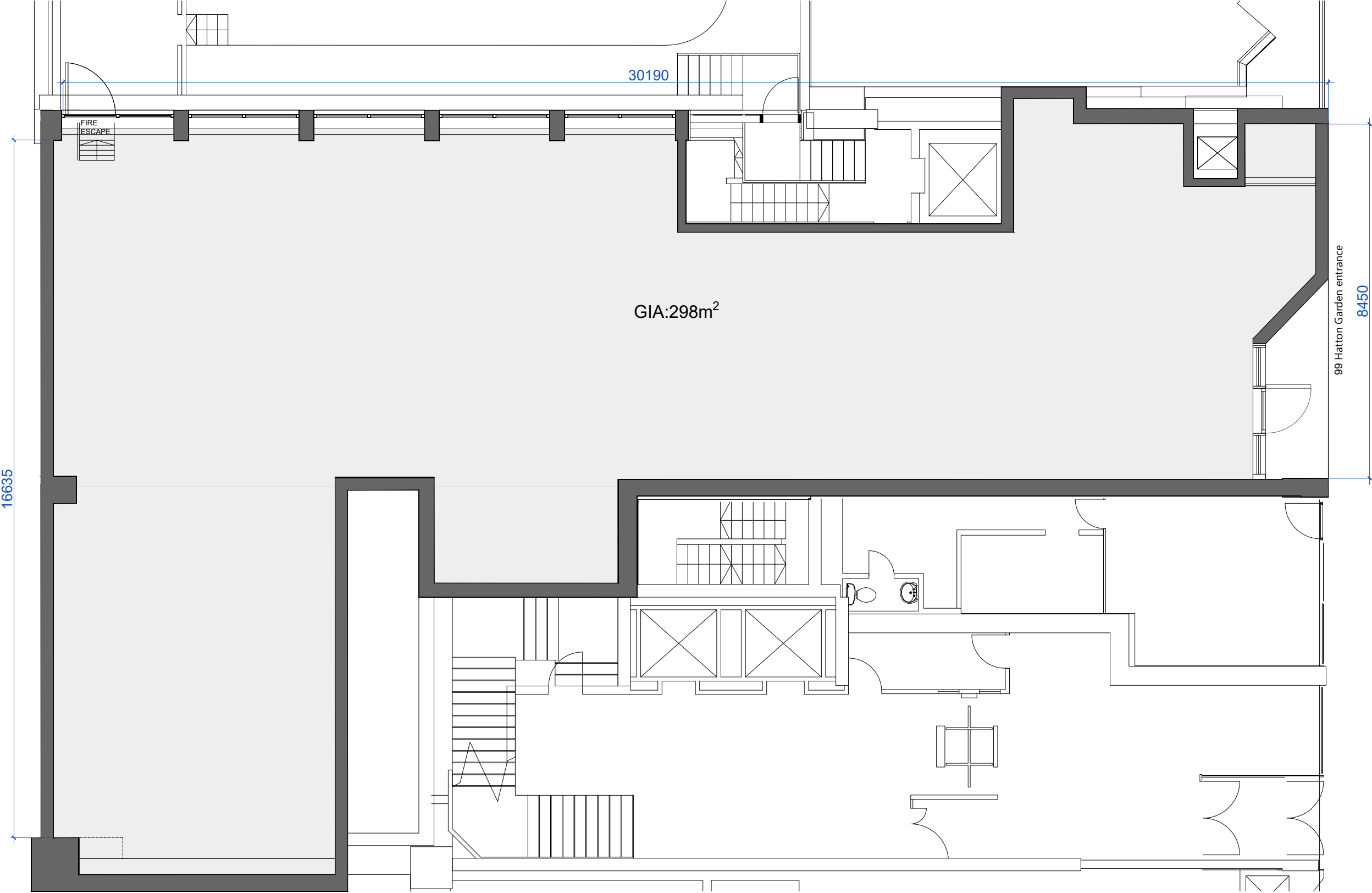
Layout – How the buildings and public and private spaces will be arranged on the site, and the relationship between them and the buildings and spaces around the site.

Landscaping – How open spaces will be treated to enhance and protect the character of a place.

Appearance – What the building and spaces will look like, for example, building materials and architectural details.

ACCESS - The statement needs to include two potential aspects of access, disability access and fire escape. That is not to say they are separate, and the statement should show that all access issues have been considered together.

1. 5 Existing Plan



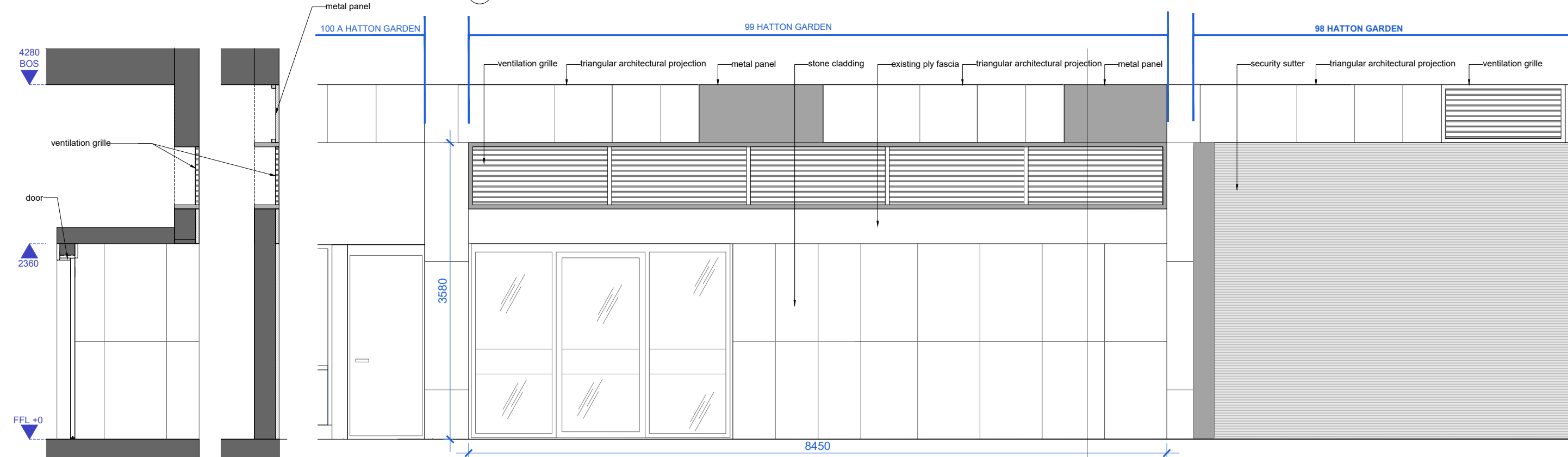
1. 6 Existing Facade



Site Plan



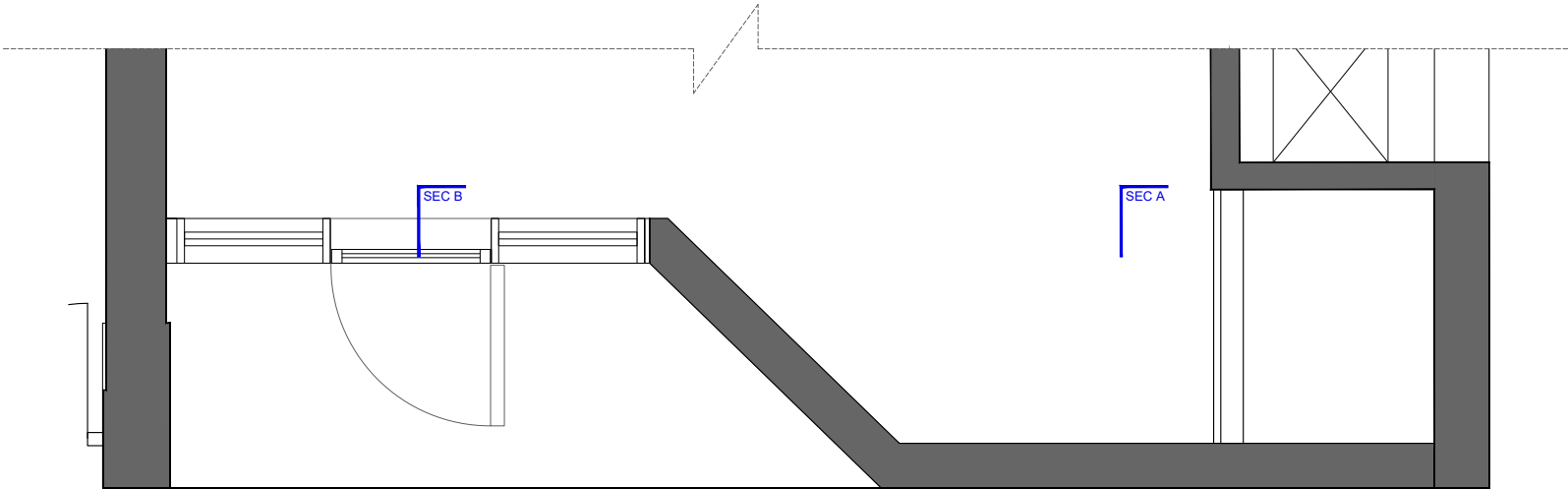
1 Existing Street View



2 Section B  
Scale 1:25@A1

3 Section A  
Scale 1:25@A1

4 Existing External Elevation-99 Hatton Garden  
Scale 1:25@A1



5 Existing Plan-99 Hatton Garden  
Scale 1:25@A1

2. DESIGN STATEMENT

2.1 Use

The property is a ground floor commercial space previously used as a bank.

This application seeks planning permission to replace the existing front facade with a new facade and new signage.

2.2 Amount & Scale

The erection of new facade is proposed within the existing opening of the front elevation with dimensions of 3580mmH x 8450mmW.

The ventilation grilles are to be located above the cladding, mirroring the adjacent front elevation in 98 Hatton Garden.

2.3 Layout

The proposed fachade is not considered to impact the layout of the site or the character or appearance of the Hatton Garden Conservation Area.

The proposed main door would be centred to the shop unit to suit the internal layout of the shop. The clear opening width has increased in comparison with the previous opening and will facilitate and improve the circulation and scape route.

2.4 Appearance

The proposed facade will utilise materials, such as aluminium cladding, that will replicate or will be similar to the existing stone cladding. Additionally to this, the proposed full height glass front shop and the relocation of the ventilation grilles, will mirror the adjacent commercial shop unit, 98 Hatton gardens.

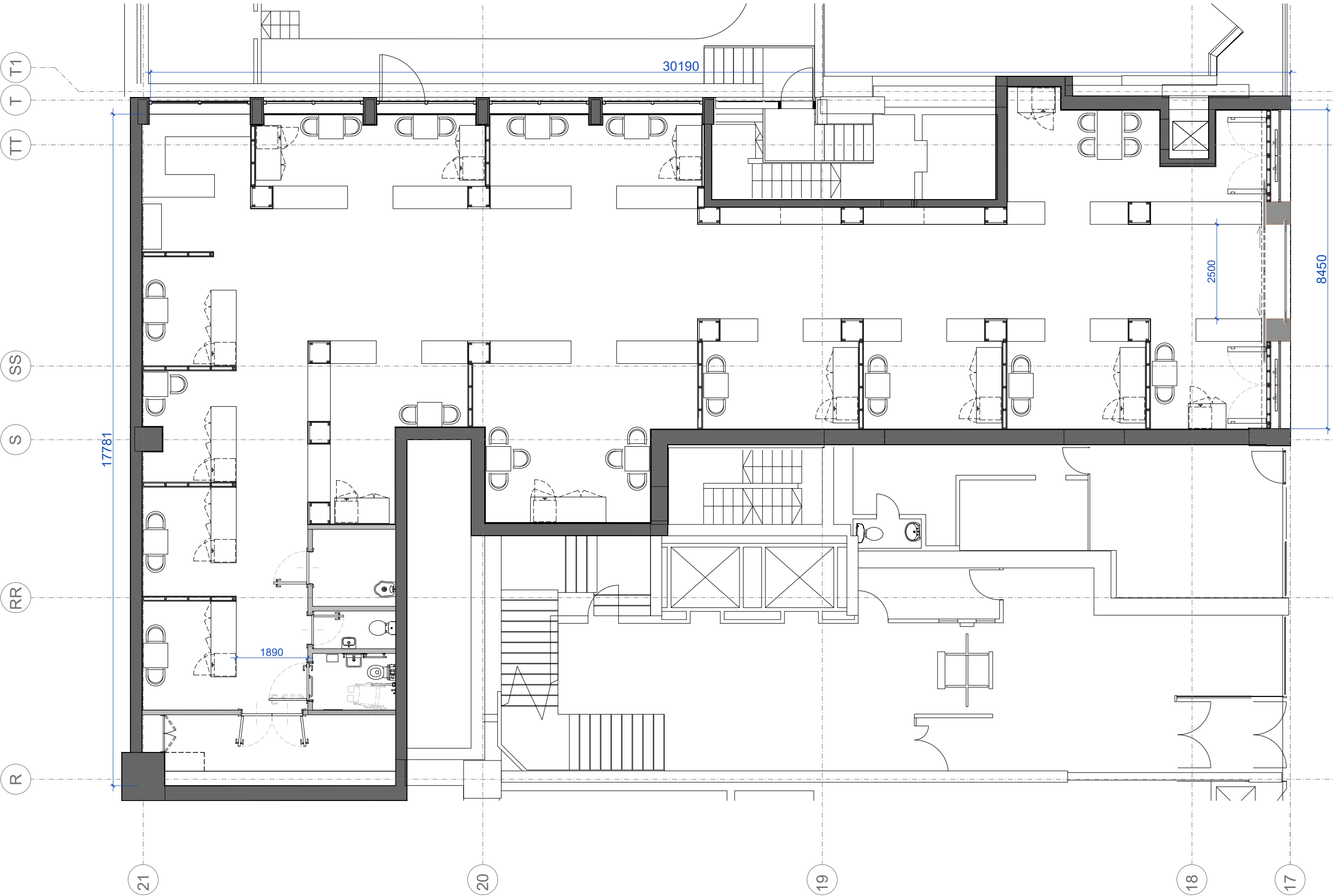
The erection of the new facade comprises of the following:

- 2no full height glass front shop on either side with approximate dimension of 2400mmW by 3600mmH.
- 4no digital screens behing glass front shop.
- Book matched tiled partition and doors behind screens.
- U shaped aluminium cladding structure. Powder coated in RGB: 213,207,182.
- Security shutter recessed into the sign box, 2500mmW x 2400mmH. Brick bond grilles shutter.
- Sign box to house security shutter, 2500mmW x 580mmH. Aluminium box, powder coated in RGB: 148,143,126. Backlit illuminated signage fixed to sign box; individual lettering in frosted white acrylic.
- Ventilation grilles to replace existing metal fascia at high level and to mirror adjacent commercial unit, 98 Hatton Garden.

2.5 Landscape

No amendments to landscape are proposed.

2. 6 Proposed Plan





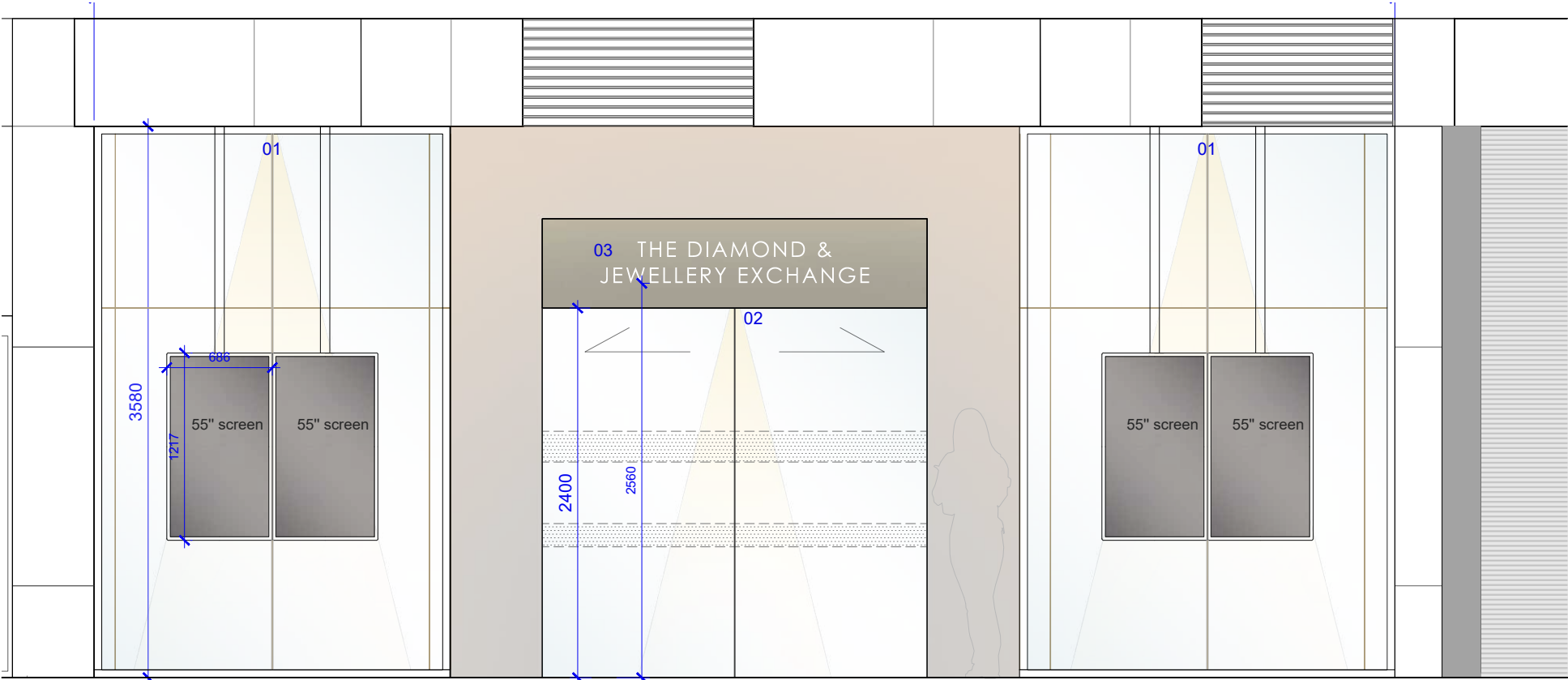
2. 7 Proposed Facade



2. 8 Proposed Facade - Lighting



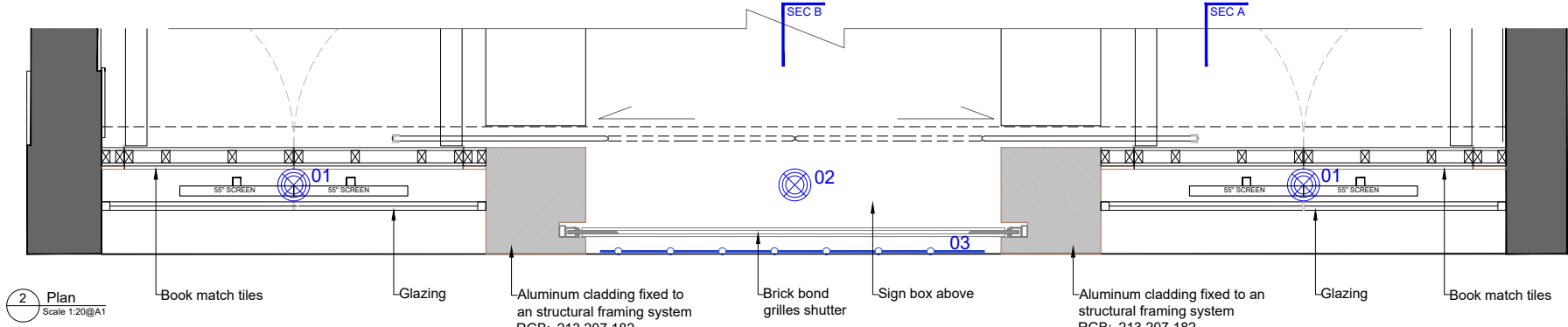
- Proposed digital screens located behind glazing**
- Proposed 4no digital display screen, 55" inches.
  - Display to be 685mm wide, 1215mm high and 890mm above FFL
  - The LED illumination would be no greater than 500 cd/m2.



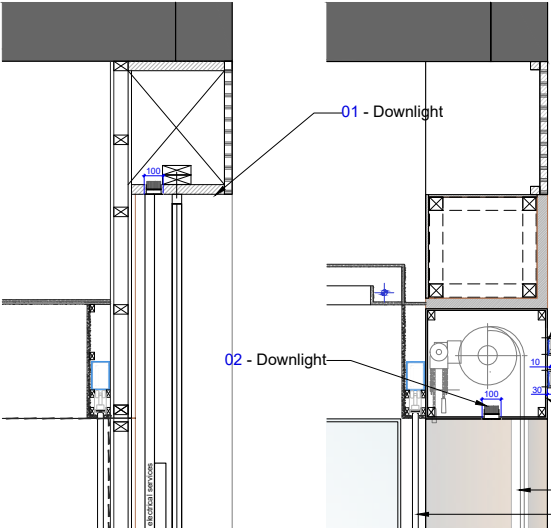
1 Proposed Facade - Lighting  
Scale 1:20@A1

**LEGEND**

- 01 Internal downlight on windows
- 02 External downlight on underside of signbox soffit
- 03 Backlit led signage



2 Plan  
Scale 1:20@A1



3 Section A  
Scale 1:20@A1

4 Section B  
Scale 1:20@A1

**01 & 02 - Downlights**

- 01 - Internal downlight on shop windows, located 3580mm above FFL. Diameter:100mm
- 02 - External downlight on underside of signbox soffit, located 2400 above FFL. Diameter:100mm
- Illumination would be no greater than 200 cd/m2 and static
- Colour of illumination: soft white



5 Elevation - Signage  
Scale 1:20@A1

**03 - Illuminated Signage**

1. The sign box will also conceal the shutter. The box will be an aluminum structure, powder coated in RGB:148,143,126
2. The signage will consist on individual frosted white acrylic letters, located 2560mm above FFL
3. The lettering will project 30mm
4. Letter size will be 100mm high, with total signage width of 1750mm
5. The signage will be backlit. The LED illumination of the sign would be no greater than 200 cd/m2 and static
6. Colour of illumination: cool white



## 2. 8 Proposed Facade - Visual





3. ACCESS STATEMENT

3.1 Accessibility

The site is located in The London Borough of Camden in London.

The nearest tube station is Chancery Lane, within 4min walking distance. Farringdon train station is also located within 4min walking distance.

No changes are proposed to the access strategy of the existing building:

- Access to the highway & public transport
- Access for pedestrians
- Access for cycling
- Parking provision
- Emergency and access services

4. SUMMARY

The proposed facade is not considered to impact on public safety and is not considered to be hazardous to vehicular or pedestrian movement.

Residential amenity will not be affected as the residential units within the building are located at 2nd floor level and above.

The proposed facade is not considered to cause harm to visual amenity or the character and appearance of the Hatton Garden Conservation Area.



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