

## **Design and Access Statement**

**Shopfront Shutters at**

**50A Leather Lane**

**London**

**EC1N 7TP**

### **Site Introduction**

The application property is located at the corner of Leather Lane and St. Cross Street. The property is an existing food outlet, Daddy Donkey and has been trading from the premises for 10 years.

The property is within the Hatton Garden Conservation Area.

### **Access (no changes to current arrangements)**

The main access in and out of the building is via the door at the junction of St Cross Street and Leather Lane. There is a change in level from the street into the premises in the form of a 120mm step in front of the door. There is a second door positioned on St Cross Street which is generally used as an exit door.

There is a toilet at basement level for ambulant disabled use, both for customers and staff.

There is no wheelchair access into the premises and the scope of works does not allow us to change this arrangement. However the premises is largely a fast food takeaway facility for lunch time trade and there is a service hatch incorporated on Leather Lane to enable both ambulant and non ambulant customers to order and collect their purchase from street level.

### **Proposal**

The retrospective application for the retention of security shutters fitted to the outside of the shopfront on Leather Lane and St Cross Street.

The shutters are a common site along both of these roads and are an essential part of maintaining a viable business as this is area.

Image below of Leather Lane Shopfront with shutters in open position



Image below of Leather Lane Shopfront with shutters in closed position



Referring to the Hatton Garden Conservation Area Appraisal and Management Strategy, extracts below -

### **Spatial character**

*5.20 Sub-area 6 comprises of the length of Leather Lane, which stands out due to its bustling street market, often thronged at weekday lunchtimes. When the market is operating it presents a lively streetscape, with moveable stalls lining both sides of the road and permanent stalls on a widened pavement near Brooke's Market. At lunchtime the pungent aroma of different foods adds to the experience. The built streetscape is uneven in appearance due to greatly varying building heights and plot widths, lending an air of informality.*

### **Architectural character**

*5.21 The buildings of Leather Lane are generally less decorative than those in Hatton Garden and even more varied in character and, especially, height. Langdon House at No. 60 is an unremarkable 12-storey residential block built in the 1960s. In combination with the market, these buildings lend Leather Lane a more informal, 'back-of-house' feel. This changes toward the north where the high quality buildings of the Bourne Estate are encountered (see Sub-area 2).*

### **6.5 Shopfronts of merit**

*The extent of retail frontages in the Area makes shopfronts an important characteristic that has the potential to enhance the character of the Area. Thirty-six shopfronts of merit are identified here; they are included on the basis of quality or level of intactness (see Appendix for photos). Each one has been altered, yet preserves the essential framework around doors and windows. High quality shopfronts are often, but not always, characterised by the slenderness of their glazing bars. Even where much of the framework has been replaced, its pattern and proportions may survive. Plan-form is also important, particularly where there is a sheltered entry (e.g. 17 Elm Street, 8 Hatton Garden); such features make a positive contribution to the Area. No reference is made to the application site as being a shopfront of merit.*

*9.4 The existing shopfronts within the Area are very mixed and many of them are of poor quality and fail to relate to the historic character. Proposals for new shopfronts or alterations to existing shopfronts will be expected to preserve or enhance the historic character of the Area through careful, high quality design, while respecting the proportions, rhythm and architectural form of any nearby shopfronts of merit (see Audit). Shopfronts of merit should be retained or sensitively adapted; their loss will be strongly resisted. Internally illuminated box signs are out of keeping with the character of the Area and are generally unacceptable. The installation of a new shopfront and/or external security shutters, and most alterations to an existing shopfront, will require planning permission.*

### **Summary**

Nothing in the above would suggest that it is not acceptable to introduce security shutters to the property and the fact that the emphasis is placed more on the vibrancy and eclectic nature of the Leather Lane Market, the shutters would not detract from the building or the area as a whole and in many ways would safeguard the viability of the business thus adhering to the Conservation Area Appraisal and Management Strategy.