

FORM

Development & design consultants



PLANNING & HISTORICAL SIGNIFICANCE STATEMENT

For the proposed alterations at:

The Clock house Public House, Leather Lane, London EC1

Rev A - Planning

Planning & Historical Significance Statement

The Clock House Public House, Leather Lane, London EC1

Section 1: Introduction

This planning and historical significance statement has been prepared in support of Listed Building Consent and architectural documentation for minor internal alterations and extensions to 'The Clockhouse' Public House, Leather Lane, London EC1.

The proposed alterations include; limited minor internal general arrangement reconfiguration of the WC facilities, repairs and introduction of an external short flight of steps leading from the first floor fire exit to an existing steel staircase.

The 'Clockhouse' is currently afforded Grade II listed status and sits squarely within the Hatton Garden Conservation Area. This property is considered to have significant architectural and artistic influence.

This statement considers the fundamental planning and historic impact issues arising from the proposed minor alterations it is set out under the following headings:

Section 2 describes the site context

Section 3 analyses the main planning considerations in determination of the application, namely;

Design Considerations;

- a) Internal alterations
- b) External alterations

Residential amenity

Section 4 draws our conclusions in respect of the overall revised proposals.

Section 5 provides the Design and Access Statement for 82 Leather Lane, London

Section 6 provides the Environmental Performance Statement for 82 Leather Lane, London

The revised development has been assessed against national and local planning policy.

This statement is supported by attached Architectural information and photographs.

Section 2: Site context

Historic Summary

The property c. Mid 19 is a prominent, classically detailed, Grade II Listed public house. The building is generally consistent with the scale and mixture of similar public houses seen across Farringdon.

The built form towards both Leather Lane and Hatton Wall are regular in composition, splay cornered and display both classical and formal architectural principles.

Leather Lane is probably derived from the leather sellers who carried on business there, the streets during these days were narrow, dirty and lined with stalls and barrows of itinerant dealers. The market is still legible today selling clothes, food and general goods.

Listing Guide

List Entry Number: 1379281

Location: The Clock house Public House, 82 Leather Lane, Camden,
Greater London

Date listed: 14th May 1974

Last amendment Not applicable to this List entry

Grade II

TQ3181NW LEATHER LANE 798-1/102/1016 (East side) 14/05/74 No.82 The
Clock House Public House

GVII

Public house. Mid C19. Stucco with green glazed tile ground floor now painted over. 3 storeys. 2 windows, splayed corner and 3 window return (some blind) to Hatton Wall. Segmental arched ground floor openings with busts in roundels in the spandrels. Entrance in the splayed corner. Entablature at 1st floor level. 1st floor windows square-headed, architraved ashes with console bracketed cornices. Above entrance, free standing royal coat of arms with supporters. 2nd floor, architraved sashes with clock above coat of arms. Cornice and blocking course. INTERIOR: single bar, retaining large C19 bar back with moulded cornice and later mirrors. Bar counter early C20. C19 ceiling ribs and decorated ventilation grills with late C20 inset mirrors. Early C20 dado panelling and window surrounds form a piece, rear fireplace with eared surround.

Listing NGR: TQ3125081953

The traditional public house is a modest three storey building comprising of ground, first and second floor. Cellaring is contained below ground. This property offers uncluttered and understated simplicity which provides a delectable contrast within the conservation area.

In brief the proposals for The Clockhouse, 82 Leather Lane comprise of:

The relocation of substandard female WC facilities from ground to first floor and the removal of redundant kitchen and bar equipment at first floor level to allow for new WC provision.

Reconfiguration to the means of escape arrangements to accommodate a slight extension to the steel fire escape at first floor level.

Re-decoration.

Section 3: Listed Building Consent Considerations

This section sets out the justification for the minor alterations against the following key planning considerations:

Design Considerations;

- a) Internal alterations
- b) External alterations

Residential amenity

In accordance with the London Borough of Camden's Core Strategy 2010-2025 Local Development Framework (LDF) the main policies under which our proposals have been assessed are:

Policy DP 24

Policy DP 25

Policy DP 30

PPS5

Planning for the Historic Environment

The overall affect of the proposals are considered negligible given the sub-standard WC provisions currently available and the non historic fabric in which these facilities are encapsulated in. Whilst the proposals have been based on an understanding of the character and appearance of the conservation area it is not considered to have any detrimental impact on the appearance and special interest of this building as the form will not be disrupted.

The alterations will not result in the loss of any important historic fabric and sensitively relate to the original building and historic context.

The public house is considered an intimate enclosed space and the picturesque character will be unaffected by the proposals.

As any external alterations are sensitive to change the proposal to extend the steel fire escape by half a dozen steps to the rear landlocked area does not damage in anyway the character of the area and cannot be seen from surrounding properties.

The proposed minor alterations maintain appropriate design for its context and make a positive contribution to the appearance, character, quality and local distinctiveness of the historic environment.

We consider these subtle alterations sympathetic and reveal the significance of a heritage asset and therefore enhances the enjoyment and offers an honest sense of place.

Our contribution to neighbouring assets adds to the general character and distinctiveness of the local buildings, public realm and urban grain.

Residential amenity

The majority of the proposed alterations will be invisible to all but the occupiers who frequent the public house. The removal of redundant equipment and plant will naturally rationalise the external clutter to the facade.

Due to the nature of the proposals and it's containment to existing rooms and it's limited external impact it is not considered the that proposed alterations will have any effect upon the amenity of neighbouring occupiers in terms of overlooking, loss of daylight/sunlight or sense of enclosure, noise disturbance and environmental quality.

Section 4: Conclusions

The property is located within the Hatton Garden Conservation Area, identified individually, The Clockhouse, 82 Leather Lane is afforded Grade II Listed Building status and considered to be an intimate picturesque property with original character and provides a positive contribution to surrounding environment.

The proposed alterations to this building enable WC facilities to be upgraded to a standard expected within this type of establishment without damaging the historical value.

The proposed alterations are designed to and will be carried out to promote high environmental and architectural design standards.

The character and appearance of the building and the surrounding Hatton Garden Conservation Area will be preserved.

Visually the interior and exterior remain uncompromised maintaining originality and appropriate design for its context, land use and makes a positive contribution to the appearance, character, quality and local distinctiveness of the historic environment and in light of the above seeks to demonstrate an efficient use of the property therefore, demonstrating a sustainable use of land and property.

Section 5: Design & Access Statement for The 'Clock House', 82 Leather Lane, London

INTRODUCTION

Aims and introduction

This design and access statement has been prepared to support the Listed Building and Conservation Area Consent application for The Clock House, 82 Leather Lane, London

This document should be read in conjunction with the submitted drawings and associated documents prepared by the consultant team.

A design and access statement shall explain the design principles and concepts that have been applied to the following aspects of work;

Scale:

The property is a formal public house, coherent in size, scale, design and form as neighbouring properties. It is not proposed that the existing proportions of this building be changed.

Layout:

The building is located on the corner of Hatton Wall and Leather Lane. All orientation remains as existing. It is not proposed that the layout of the building be changed.

Appearance:

The property consists of lower ground (cellar), ground, first and second floor. This building appears to have been constructed mid 19C.

The proposed alterations all seek to maintain the buildings current scale, layout and its appearance. The alterations have been formulated on current national and local development framework planning policy.

Access and Inclusivity

The proposal aims to ensure that all appropriate standards for accessibility can be met at the outset, to meet reasonable expectations for mainstream inclusive design, and to ensure that the aims of current standards be met where appropriate.

Approach:

The property is approached from street level and leads to the principal entrance. Access is through the main entrance. No alterations are proposed to the entrance of the property.

Parking:

There is off street parking provided with the property. This application does not propose any alteration to this condition and seeks to maintain the original tradition of the property.

Entrances:

There are limited entrances to the building but it has been considered that if additional handrails were required in the future this could be easily achieved.

Horizontal circulation:

The building is divided into lower ground, ground, first and second floors. The horizontal circulation maintains fluidity and offers traditional approaches through the open plan form.

Vertical circulation:

The property contains one main staircase and is not subject to any alterations.

Access to services:

The only services relevant in this instance are toilet facilities and these will all connect to the existing foul water arrangement.

Conclusion

This application seeks to relocate the female WC facilities to the first floor, slightly extend the existing rear fire escape provision and redecorate the property.

The proposals do not result in a worse than current situation for disabled access and it is considered that there is little scope to make adjustments to provide disabled access in the future should the need arise. For this reason no other alterations are proposed.

Section 6: Environmental Performance Statement for The Clock House, 82 Leather Lane, London

INTRODUCTION

Aims and introduction

This statement is submitted in support of the Listed Building & Conservation Area applications for the minor alterations proposed at The Clock House public house.

Vacant and underused land and buildings:

The property is currently leased by the applicant. The proposed alterations will bring the facilities up to the standard expected within London by clientele frequenting such establishments and will ultimately result in the occupation of the property by the applicant and secure long term maintenance.

The proposals will upgrade the existing facilities to contemporary standards and in this respect is a sustainable use of property.

Air pollution:

The proposals do not contain plant, machinery or equipment that may emit air pollutants.

Noise pollution

The proposals do not include plant that would generate noise audible to neighbours.

Contaminated land:

There are no contaminated land issues associated with the use of this site and the planned use does not involve the storage of hazardous substances on site.

Water quality, saving and drainage:

The alterations will not affect any watercourses or areas of open water.

No materials are being used within the proposals that may cause pollution to surface run off, ground water, watercourses or areas of open water.

It is envisaged that proposed WC's will be fitted with dual economy flush control to ensure water saving in accordance with the recommendations contained in the latest approved document g of the building regulations.

Light pollution

There will be no light pollution associated with the minor alterations which affect the surrounding environmental quality.

Waste and recycling

Adequate storage space in line with Council guidelines for refuse and recyclables storage will be provided. The existing arrangements will also be utilised.

The construction methods envisaged look to minimise the amount of construction waste, the concrete will use recycled content.

FSC or PEFC timber from sustainable sources will be sourced and specified.

Amenity, environmental quality daylight and sunlight

The proposed works will have no impact upon daylight or sunlight to surrounding properties or the existing accommodation.

The proposals are not anticipated to have any impact on the micro-climate.

Open land

The alterations will not affect the setting of any protected open space.

The proposals do not affect the settings of any of the Royal Parks.

The proposals are not on or under Metropolitan Open Land.

Tree, shrubs and landscape

The proposals will have no impact upon existing trees.

Archaeology

The site lies within a conservation area; our proposals will not affect archaeological priority.

Conclusions

In light of the London Borough of Camden's Council's guidance on sustainable development, the proposals make the best use of the property and in the light of the considerations set out above, are considered to represent sustainable development.