

Statement of Historical Significance

97-99 Clerkenwell Road London EC1R 5BX
Cosmetic Works to Retail Space



November 2014

1. Introduction



This report is based on national and local planning policy and good practice guidance in relation to the historic environment and takes into account all of the statutory and non-statutory designations that relate to the Estate where the retail shop is based.

It is intended to inform Camden Council Housing Department of:

- the heritage potential of the site, focused on heritage significance on the site and explains about proposed internal works within the retail shop.

This heritage statement is based on information from a number of sources, including the Greater London Historic Environment Record (HER), and in conjunction with the drawings and design statement.

2. Site Location & Building History



1.0 Title Plan



The assessment relates to the Bourne Estate, Holborn (the site), which is situated in London Borough of Camden. The site is on the corner of Clerkenwell Road to the north and Leather Lane to the east.

Background

The Bourne Estate is one of the early London County Council (LCC) housing estates. It was designed by the LCC Architect's Department and built in 1905-9, and subsequently transferred from the Greater London Council (GLC), the successor to the LCC, to Camden Council in 1985 when the GLC was abolished.

Heritage assets




The Bourne Estate is made up of a number of buildings, some to the north of Clerkenwell Road. It is listed as a whole as being of special architectural and historic interest, Grade II. It includes the original estate buildings and structures, built in 1905-1909, and also a number of later buildings, alterations and additions to the original estate, which were carried out during the post-war period as a result of war damage, those of which date from pre-1948 being curtilage listed. There are no locally listed buildings on or adjoining the site. The majority of the estate is included within the Hatton Garden Conservation Area. These designations are shown on Figures 2.0 .

Listed building

The Bourne Estate is listed as being of special architectural and historic interest, Grade II and so is a designated heritage asset. The building including the shop is located th the north side of the estate, on the Clerkenwell Road.



2.0 Conservation area and listed buildings

-  Site location
-  Area covered by the Hatton Garden Conservation Area
-  Listed buildings

The Bourne Estate is an early and influential example of an LCC housing estate. It highlights the formality of 'Free Classical style with Arts and Crafts touches' and the enclosed layout of the estate with a continuous perimeter along the street and blocks set behind the frontage.

Conservation area

Most of the Bourne Estate falls within the Hatton Garden Conservation Area, which is also a designated heritage asset. The Hatton Garden Conservation Area Statement (1999) identifies that the area contains a number of early social housing projects, such as the Bourne Estate. The text refers mainly to the northern part of the estate. It is said to dominate the north-east section of Leather Lane and the south side of Clerkenwell Road at 5 storeys high. The buildings enclose quiet and shady courtyards with mature trees and shrubs, some of the most significant private open spaces in the area. The use of classical arts and crafts details is identified together with the materials - dusky red and yellow bricks.

3. Application Proposals

The proposals contain only internal refurbishment at basement & ground floor level of the retail shop, including the installation of slatwall panelling; new flooring in the basement, lighting, doors & partitions to both floors; and display of an internally illuminated projecting sign and 2 fascia signs.

The proposal will not involve any demolition works within the Hatton Garden Conservation Area and no external alterations to any elevations where the retail shop is located.

4. The Regulatory framework



Legislation regarding buildings and areas of special architectural or historic interest is contained in the Planning (Listed Buildings and Conservation Areas) Act 1990, (the 1990 Act). The 1990 Act states that special regard must be given by the decision maker in the exercise of planning functions to the desirability of:

- preserving a listed building and its setting (s.66); and preserving or enhancing the character or appearance of a conservation area (s.72).

The National Planning Policy Framework (adopted in March 2012) provides national planning policy relating to the historic built environment.

Paragraph 131

sets out the government's criteria for local planning authorities when determining planning applications, as being:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable use consistent with their conservation;
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality,

This recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.

Paragraph 128 & 129

State that decisions should be based on the significance of the heritage asset, with the applicant providing a description of the significance of any heritage assets likely to be affected, including any contribution made by their setting. This should be to a level of detail that is:

- Proportionate to the assets' importance; and
- No more than is sufficient to understand the potential impact of the proposals on their significance.

As a minimum, the relevant historic environment record should have been consulted and the heritage asset assessed where necessary.

Paragraph 132

States that great weight should be given to the asset's conservation when considering the impact of a proposed development on the significance of a designated heritage asset. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Any harm or loss should require clear and convincing justification. Substantial harm or loss should be exceptional.

Paragraph 134

States that where development proposals will lead to less than substantial harm to the significance of a designated heritage asset this harm should be weighed against the public benefits of the proposals, including securing its optimum viable use.

Paragraph 137

Requires that local planning authorities to look for opportunities for new development within Conservation Areas and within the settings of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

Therefore it is important to:

- Identify the contribution currently made by the setting to the significance of the heritage assets, both positive and negative; and
- Assess the effect of the proposals on the setting, and their impact on the significance of the heritage asset itself.



English Heritage provides best practice guidance in a number of publications including: 'Conservation Principles' (2008); the 'Historic Environment Planning Practice Guide' (2010), which accompanied the previous national planning policy statement PPS5.

Conservation Principles set out a method for establishing the significance of heritage assets using a range of 'heritage values', as follows:

- Evidential value
- Historical value
- Aesthetic value
- Communal value

The Planning for the Historic Environment Practice Guide identifies a number of potential heritage benefits that can be weighed against harm to the significance of a heritage asset, as follows:

- It sustains or enhances the significance of a heritage asset and the contribution of its setting.
- It reduces or removes risks to a heritage asset.
- It secures the optimum viable use of a heritage asset in support of its long term conservation.
- It makes a positive contribution to economic vitality and sustainable communities.
- It has an appropriate design for its context and makes a positive contribution to the appearance, character, quality and local distinctiveness of the historic environment.
- It better reveals the significance of a heritage asset and therefore enhances our enjoyment of it and the sense of place.

Summary of requirements for consents

Under the Planning (Listed Buildings and Conservation Areas) Act 1990:

- Listed Building Consent is required for any alteration or extension to a listed building that may affect its character as a building of special architectural or historic interest
- Conservation Area Consent is not required as there is no demolition of a building in a Conservation Area

Under the 1990 Act, when considering applications, local planning authorities have a duty:

- to pay special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- to consider the effects of a development upon the character and appearance of a conservation area.

4. Historical Background



Building Characteristics

The Bourne Estate was designed by the LCC Architect's Department and built in 1905-9 and can be attributed to the architect EH Parkes, who initialled the working drawings, who was chief assistant for the scheme under the LCC's Chief Architect WE Riley.

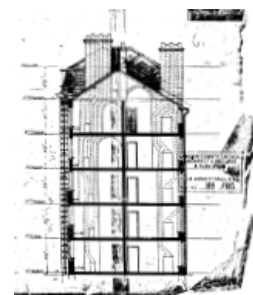
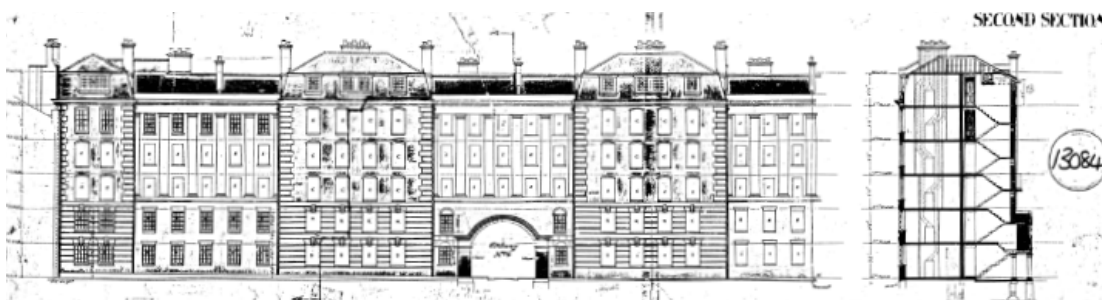
Parkes was born in 1866 and went to Tonbridge School. From 1884, he studied at the AA and then served his articles with Sir Bannister Fletcher. He joined the LCC in 1894. One of his first schemes was an estate of three tenement blocks in St Pancras, stated in 1900. Later he was involved in the development of the LCC's cottage estates, and he was Assistant Architect in the Housing Branch of the LCC. He retired in 1931 and lived until 1953.

The Bourne Estate was one of the largest of the early LCC estates, with only Boundary Street and Millbank being of a similar scale. It was built to accommodate some 3000 people in flats at high densities. The southern part of the site was probably a slum clearance scheme while the northern part was occupied primarily by an industrial or warehouse building. The southern part of the scheme was planned and designed first but was developed later than the northern part. The southern part of the estate was smaller in scale and was fitted into an existing context more than the northern part.

The two parts of the site are defined by built frontages onto the surrounding streets, with the central court and interior blocks linked by a number of archways. The blocks were planned with open balcony access, said to be somewhat unpopular at the time, but designed with care in this example, to provide living rooms with sunlight and avoiding living or bedroom windows looking out onto the balconies. Each tenement was said to have at least one room looking onto a garden.

The spaces between blocks were laid out alternately as:

- gardens, with different patterns and textures of paving, trees, and in some spaces, areas of grass, other planting, and/ or seating;
- in the case of the entrance courts, as service areas, with clothes lines



3.0 Historical drawings and photos



The five storey building where the shop is located, includes flats with balcony access and also some portions with sixth storey in the roof. The estate enclosed layout, with five blocks in parallel on a north-south axis and narrow quadrangles between Ledham and Skipwith Houses and between Denys and Frewell Houses. Long east-west blocks to perimeter of estate, with broad arches leading through to the centre of the estate, their stuccoed upper storeys with giant pilasters. Radcliff House: long elevation to Clerkenwell Road, shorter elevations in two sections to Leather Lane, and canted corner between with principal entrance arch to estate and pyramidally capped towers left and right. Ground storeys towards roads have shops, with granite piers in between. Upper storeys towards Clerkenwell Road alternate between plain brick elevations with dormers in roof and slightly re-cessed stuccoed sections with giant pilasters rising through three storeys and parapet over. 3 broad moulded segmental arches lead through to centre of the estate, the arch at the corner being more detailed with voussoirs and small brick windows over.

Conclusion

The proposed minor modifications within the shop will not harm the significance of the listed estate, which is sensitive to the historic patterns, but will provide the opportunity to upgrade, improve and diversify local area of the Clerkenwell.

Hatton Garden Conservation Area

Hatton Garden has a long history of development dating back to the medieval period and possibly before. The area has seen substantial waves of change, with new investment and development over its history. Today's built environment has many different building types dating from different periods, many of which have been altered over time. Its street layout dates from the medieval period, although the area was originally built up in the seventeenth and eighteenth centuries as housing for prosperous merchants.

During the nineteenth century it declined and by the latter part of the century the jewellery trade was overflowing into the area from Clerkenwell, occupying many of the houses for jewellery and diamond retailing and workshops. The medieval street layout was causing traffic congestion, so a series of road improvement works were carried out, with associated slum clearance and redevelopments along their length. During the late Victorian period and early 20th century, the need for housing for working class people was identified and Hatton Garden was one of the places where early examples of tenement blocks and flats block were built.

The key characteristics of the area identified by the Hatton Garden Conservation Area Statement are:

- a mix of development containing buildings of many types and dating from many periods of time, many of which have also been altered over time.
- buildings that front directly onto the high street in most cases, creating a degree of enclosure to streets and the appearance of high urban density, particularly the case

Conclusion

The historic buildings of the Bourne Estate contribute to the character and appearance of the Hatton Garden Conservation Area.

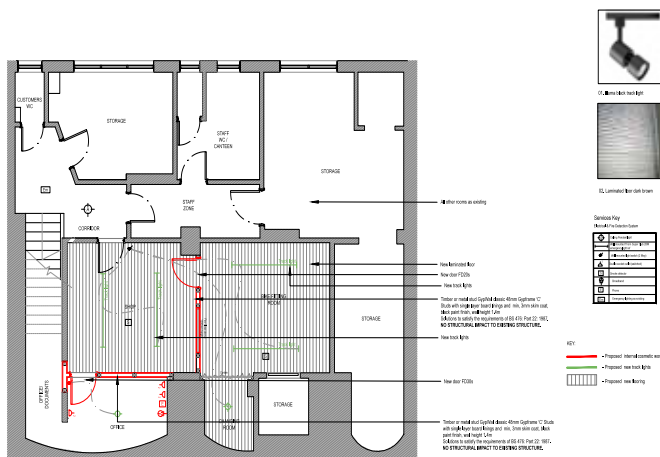
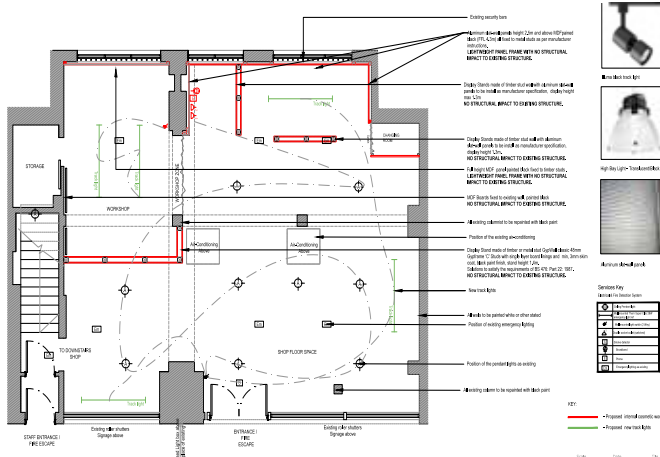
Therefore the proposed internal refurbishment of the shop which is situated within the Bourne Estate will not harm the character and appearance of the conservation area, as there will be no demolition and alteration to the exterior.

5. Application Proposals



There will be no impact to this Heritage Site, the carefully considered internal refurbishment works respond to the context of the area, making a positive contribution to local businesses, quality and local distinctiveness of the historic environment, as demonstrated in this report and the Planning Design and Access Statement that accompanies the application.

Proposed internal works	Impact on designated heritage asset	Proposed mitigation	Impact on significance	Sources considered
Ground Floor internal alternations				
New partitions	No impact on the listed building and structure	Timber Display stands, height 1.4m	None/ Very neutral	Environmetal/ recycle materials
New lighting	No impact on the listed building and structure	Illuma black track light	None	Low energy lighting
New slatwalls	Minor impact on the listed building and structure	Aluminium Slatwall Panels	Very neutral	Aluminium Slatwall Panels, Design in Alluminium
Re-painting exsiting walls	No impact on the listed building and structure	Waterbase paint	None	Dulux
Basement Floor internal alternations				
New partitions with doors	No impact on the listed building and structure	Timber stud walls with solid timber doors	None/ Very neutral	Environmetal/ recycle materials
New lighting	No impact on the listed building and structure	Illuma black track light	None	Low energy lighting
Re-painting exsiting walls	No impact on the listed building and structure	Waterbase paint	None	Dulux
New floor	No impact on the listed building and structure	Timber panels	None	Timber Flooring
External sign				
2 fascia signs and lightbox	small impact on the listed building and structure	PVC signs & lightbox	Very neutral	Environmetal friendly materials
Repainting the exiting shutters	no impact on the listed building and structure	external paint	None	Dulux



4.0 Proposed drawings and visualisations

Conclusion

This Report considers the character and architectural/historical interest of the associated property. It explains the principles behind and the justification for the proposed internal works. It also shows that there is no impact of the proposed development within interest of the listed building and the structure. It also outlines the steps taken to avoid any adverse impacts on the significance of the building and explains the sources considered and consulted using appropriate expertise with the local Architect to submit this application.

6. Bibliography



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