



**PROPOSED ROOF EXTENSION & INFILL TO
LIGHTWELLS TO:**

72-80 LEATHER LANE, LONDON EC1N 7TR

**AND PROPOSED OPENING IN PARTY WALL
OF A LISTED BUILDING:**

**THE CLOCKHOUSE PUB, 82 LEATHER
LANE, LONDON EC1N 7TR**

DESIGN & ACCESS STATEMENT

FOR HATTON GARDEN PROPERTIES LTD.

NOVEMBER 2016

1.0 Executive Summary

This Design & Access Statement has been prepared by Smith Caradoc-Hodgkins Architects Ltd., on behalf of Hatton Garden Properties Ltd.

It accompanies applications for planning permission and listed building consent which relate to proposals for a rooftop extension and infilling of lightwells.

This submission follows two positive Pre-Application submissions, along with dialogue on detailed points with Camden Officers. The process and design development is set out in Section 4 of this document.

The application also includes a small door opening to create a new fire escape route for The Clockhouse Pub.

- The site is situated within the London Borough of Camden.
- 72-80 Leather Lane is not Listed, but is located in the Hatton Garden Conservation Area.
- The Clockhouse Pub is a Grade II Listed Building
- The Bourne Estate across Leather Lane is also Listed.
- The development will comprise restoration of the original Victorian building, which is in a state of disrepair and the removal of any unsightly signage, asbestos roof and unsafe

external stair.

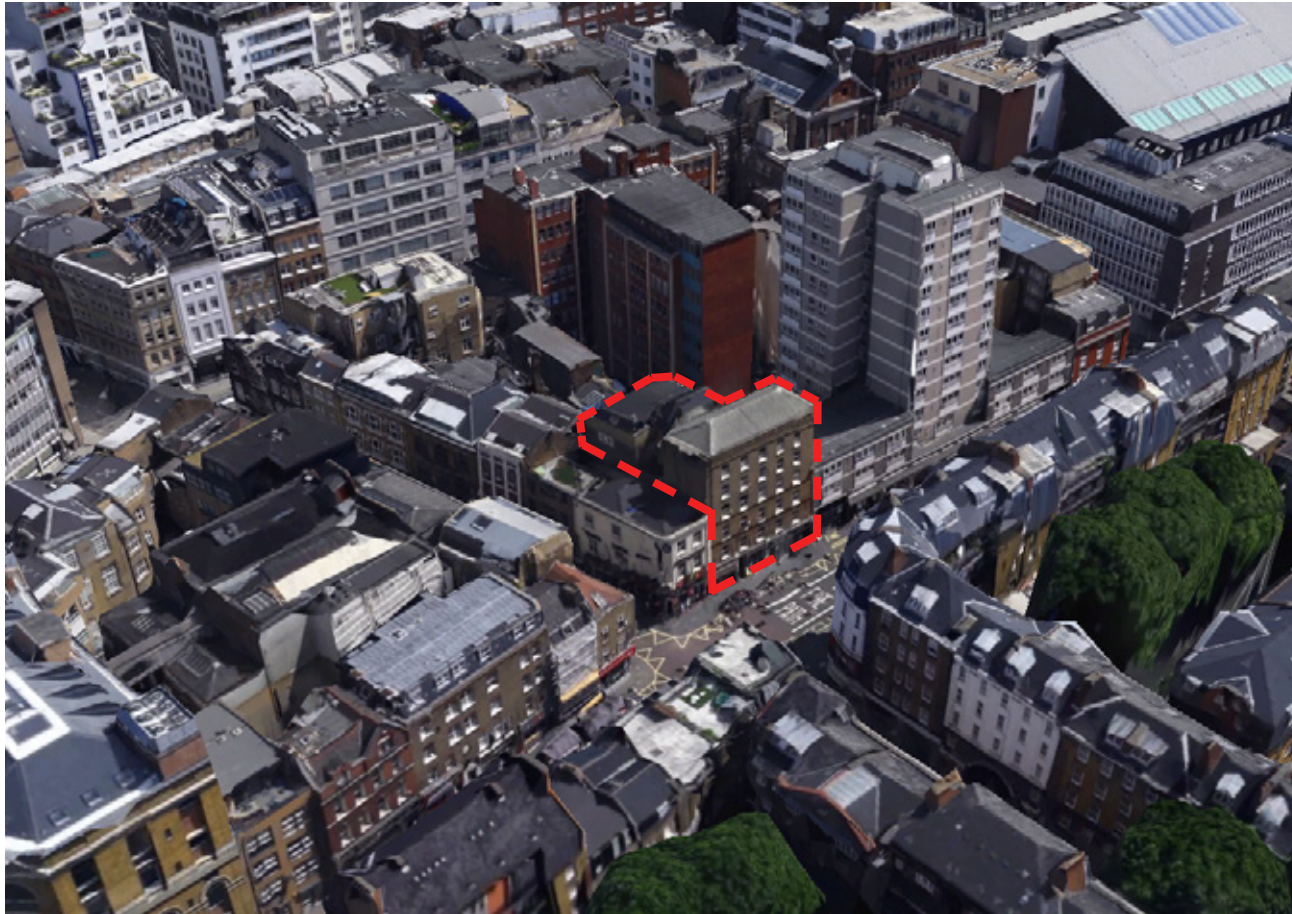
- The proposed development would enhance the character of the existing building.
- The existing and neighbouring buildings and their uses have been carefully considered and the proposal designed accordingly.
- The existing street views have been carefully considered in the design of the new roof extension.
- The proposal accords with the necessary Planning policies and relevant recent planning history.

Along with this Design & Access Statement please also refer to SCH drawings:

- A001 Rev. B – A007 Rev. B
- A008 Rev. A, A009 Rev. A
- A010 Rev. B
- A015 Rev. B – A018 Rev. B
- A020 Rev. A, A021 Rev. A
- A101 Rev. C – A108 Rev. C
- A109 Rev. B, A110 Rev. B
- A111 Rev. B – A118 Rev. B
- A119 Rev. A– A121 Rev. A
- SK030 Rev. B - SK032 Rev.B
- SK057RevA
- SK088 - SK090

Other documents submitted with this application include:

- Planning Statement by DP9
- Heritage statement by Squire Heritage Consulting
- Daylight and Sunlight Report by Point 2 Surveyors
- Energy Statement by Verte
- BREEAM Domestic Refurbishment, Pre-Assessment Report by Verte
- Noise Assessment by Cole Jarman
- Historic Environment (Archaeology) Assessment by MOLA
- Environmental Risk Assessment (Contamination) by R M Cameron Environmental Services



Aerial Site Photo

2.0 Introduction

The existing building at 72-80 Leather Lane is mixed use with retail, jewellery, commercial and residential. The fabric is in a state of disrepair and the roof contains asbestos and is in very poor condition.

The proposal is to rearrange the existing uses, infill existing lightwells and add a roof extension. The fabric of the building will be repaired, including the removal of redundant and unsightly signage, bringing the brick detailing to the fore. This will contribute to the regeneration to the northern end of Leather Lane.

Additional residential use will be created within the roof extension. This will help to fund the repair works required to the existing building.

This submission includes alterations to The Clockhouse Pub at 82 Leather Lane. An alternative emergency escape route is proposed through the party wall of The Clock House public house and 72-80 Leather Lane. This will be located at the second floor.

No other works to the public house are proposed. The escape route is described and justified further in this document, in section 6. The majority of this document, however, focuses on the more significant works to 72-80 Leather Lane.

2.0 Introduction (continued)

Use

The Client wishes to rearrange the functions within the building to create a more efficient organised layout. The jewellery units will be arranged and stacked in the lower floors to the rear. This is done in order to maximise residential amenity, light and view.

Retail Use

Retail Use is retained at the front of the building on the ground floor and part of the basement. There is an increase of approximately 15% in ground floor Retail. There is a reduction in the area of Retail at basement to provide the building with refuse and cycle storage.

B1 Office Use

Office Use will be retained on part of one floor as requested by the Planning Officer, but relocated to the first floor to act as a “buffer” between Retail Use and Residential Use (see diagrammatic Section 7.0 & 7.1). This, along with the lightwell infill, will result in an increase of some 15% of net lettable floor space.

Jewellery Use (B1(a))

It is understood that Jewellery Use is fundamental to the character of the Conservation Area. Therefore the Use is retained with a 14% net increase.

Jewellery Use is proposed for the lower three

floors to the rear of the building, grouped together to minimise any noise or disturbance by visitors to the jewellery units, to adjoining users.

Residential Use

The proposed flat layouts have been developed to provide and comply with;

- Minimum space standards, including internal storage, set out in Technical Housing Standards;
- Camden’s standards for Residential Development and Housing;
- Lifetime Homes Standards and Building Regulations M4(2).

The scheme retains the larger units by way of retaining a number of existing two bedroom units. The four proposed additional units comprise a mix of studio and one bed units.

Sunlight & Daylight has been maximised with windows to the east, south and west of the upper storeys. A Daylight & Sunlight Report is submitted with this Application.

Heritage and Design

This proposal maintains the original parapet line. The new extension comprises a number of rationalised setbacks to ensure that the new addition reads as a secondary element to the existing warehouse façade. Zinc cladding is proposed to relate to the historic use of the building as a warehouse or industrial workshop.

The bulk and mass of the extension is located to the rear of the site, away from the Listed Clockhouse Pub and Bourne Estate and furthermore is less visible from public highways.

Amenity

There is currently no cycle or on-site refuse provision provided. The Applicant seeks to provide compliant refuse and cycle facilities for **all existing and proposed uses**.

- Cycle parking has been provided in line with the London Plan.
- The development will be car-free.
- Recyclable and non-recyclable waste has designated storage areas within the basement for Commercial Use and Residential Use separately and Retail within their own units.

2.1 Design Team

Client:

Hatton Garden Properties Ltd.
9 White Lion Street
London
N1 9PD

Architects:

Smith Caradoc-Hodgkins Architects Ltd.
23 Wexner Building
2 Strype Street
London
E1 7LF
Tel.: 020 7377 8710
Contact: Dean Smith

Planning Consultant:

DP9
100 Pall Mall
London
SW1Y 4NQ
Tel.: 020 7004 1701
Contact: Barnaby Collins

Structural Engineer:

Ross & Partners
1 Bastwick Street
Clerkenwell
London
EC1V 3NU
Tel.: 020 7553 6050
Contact: Mike O'Regan

Acoustic Consultants:

Cole Jarman
John Cree House
24b High Street
Addlestone
Surrey
KT15 1TN
Tel.: 01932 829 007
Contact: Philip Hankin

Heritage Consultant:

Squire Heritage Consulting
53 Lime Grove
New Malden
Surrey
KT3 3TP
Tel.: 07961 303 310
Contact: Tristan Squire

Building Control Consultant:

MLM Building Control Ltd.
Eldon House
2 Eldon Street
London
EC2M 7LS
Tel.: 020 7422 7800
Contact: Paul Eggleton

Fire Consultant:

MLM Consulting Engineers Ltd.
Eldon House
2 Eldon Street
London
EC2M 7LS
Tel.: 020 7422 7800
Contact: Steven Marshall

Rights of Light & Sunlight & Daylight:

Point2 Surveyors Ltd.
17 Slingsby Place
London
WC2E 9AB
Tel.: 020 7836 5828
Contact: Liam Dunford

2.1 Design Team (continued)

Sustainability Consultant:

Verte Ltd.
Hub Islington
5 Torrens Street
London
EC1V 1NQ
Tel.: 020 7427 6080
Contact: Rigas Malamoutsis

Surveyors:

CadPlan
Cob Tree House
Oldbury Lane
Ightham
Kent
TN15 9DA
Tel.: 01732 469 100
Contact: Gareth Edwards

Archaeology Consultant:

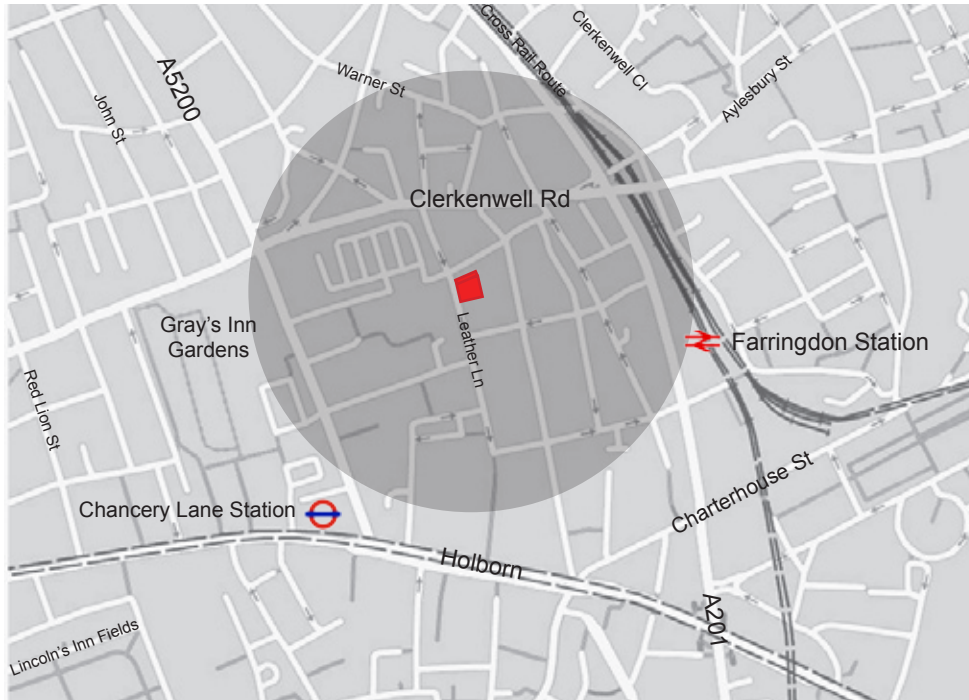
MOLA (Museum of London Archaeology)
Mortimer Wheeler House
46 Eagle Wharf Road
London
Tel.: 020 7410 2200
Contact: Paul Riggott

CGI Consultant:

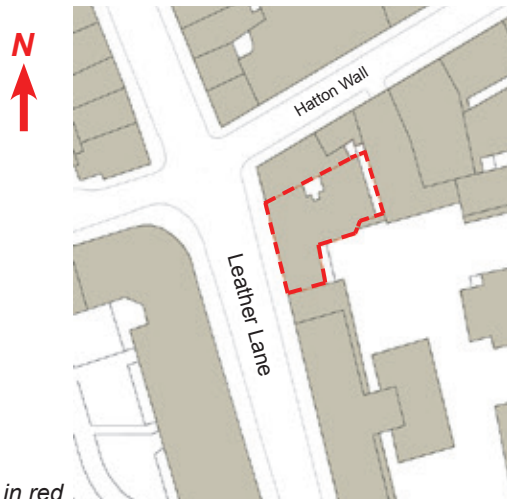
Cityscape Digital
69-85 Tabernacle Street
London
EC2A 4BD
Tel.: 020 7566 8550
Contact: Mariusz Podkrolewicz

Contamination Consultant:

R M Cameron Environmental Services Ltd.
Redlands
Culverhayes
Chard
Somerset
TA20 2DR
Tel.: 0146 061 473
Contact: Ross Cameron



72-80 Leather Lane
as submitted



Location plan with
72 - 80 Leather Lane marked in red

3.0 Site Location Context

3.1 The Site

The proposed development is situated within the London Borough of Camden. 72-80 Leather Lane is in the Hatton Garden Conservation Area. The building is also known as City House.

The Clockhouse Pub is directly to the north, on the corner of Leather Lane and Hatton Wall.

The site is in a central position within the City, located midway between Chancery Lane Tube Station and Farringdon Station.

Leather Lane is part of a mixed use area. The majority of buildings in the area have retail use at ground floor and basement. Whilst upper floors are residential or office use, there is a significant amount of Jewellery Use which creates the distinctive character of the Hatton Garden Conservation Area.

Other buildings surrounding the site have the same owner, as shown in blue on the site location plan. This scheme is not part of a larger regeneration.

A daily market has been held here for over 400 years.

3.2 Planning Policy - General

The site has the following designations:

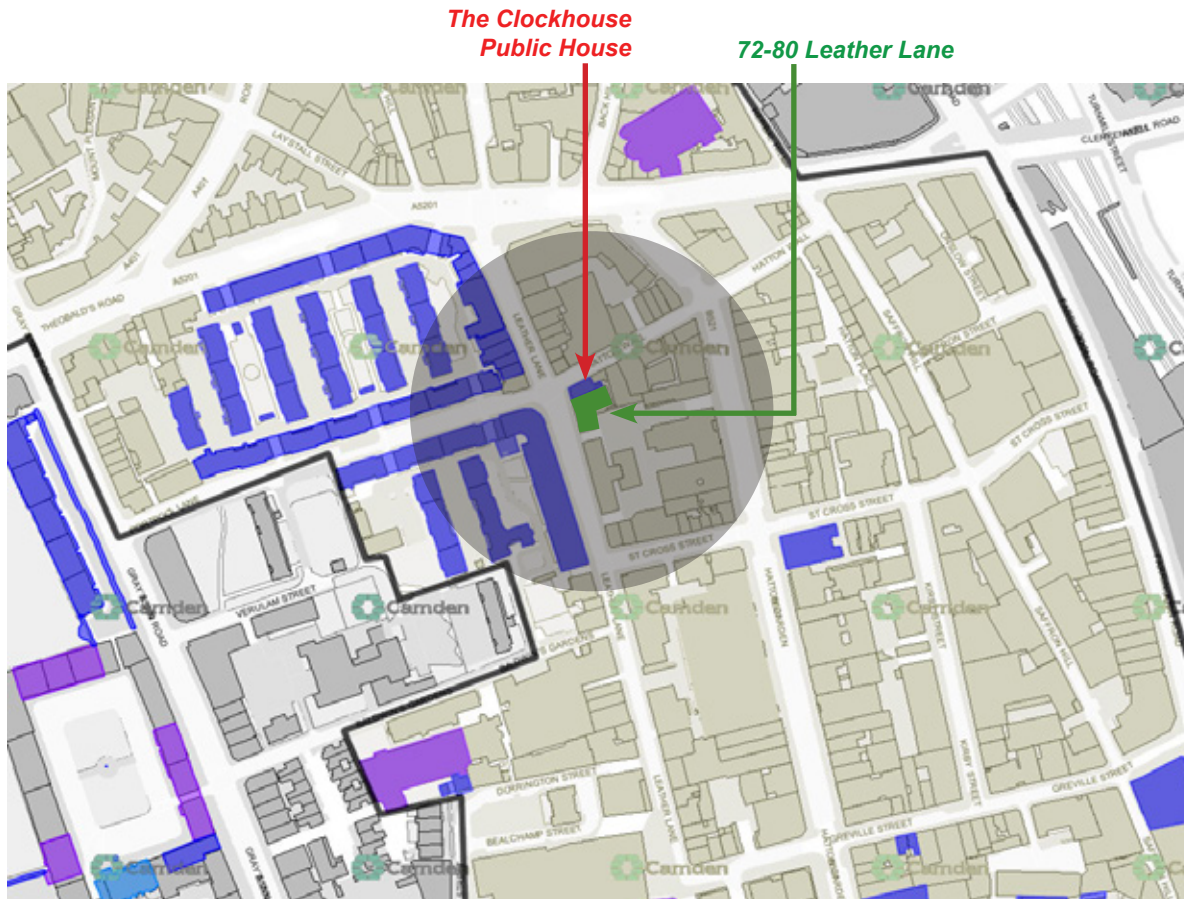
- Neighbourhood Centre
- Hatton Garden Conservation Area
- London's Central Activity Zone
- Archaeological Priority Area
- Designated View – Parliament Hill Summit to St Paul's Cathedral

The relevant policy is set out in the accompanying planning statement.

Policy from the NPPF, London Plan, Camden Development Plan as well as other sources has informed the proposal.

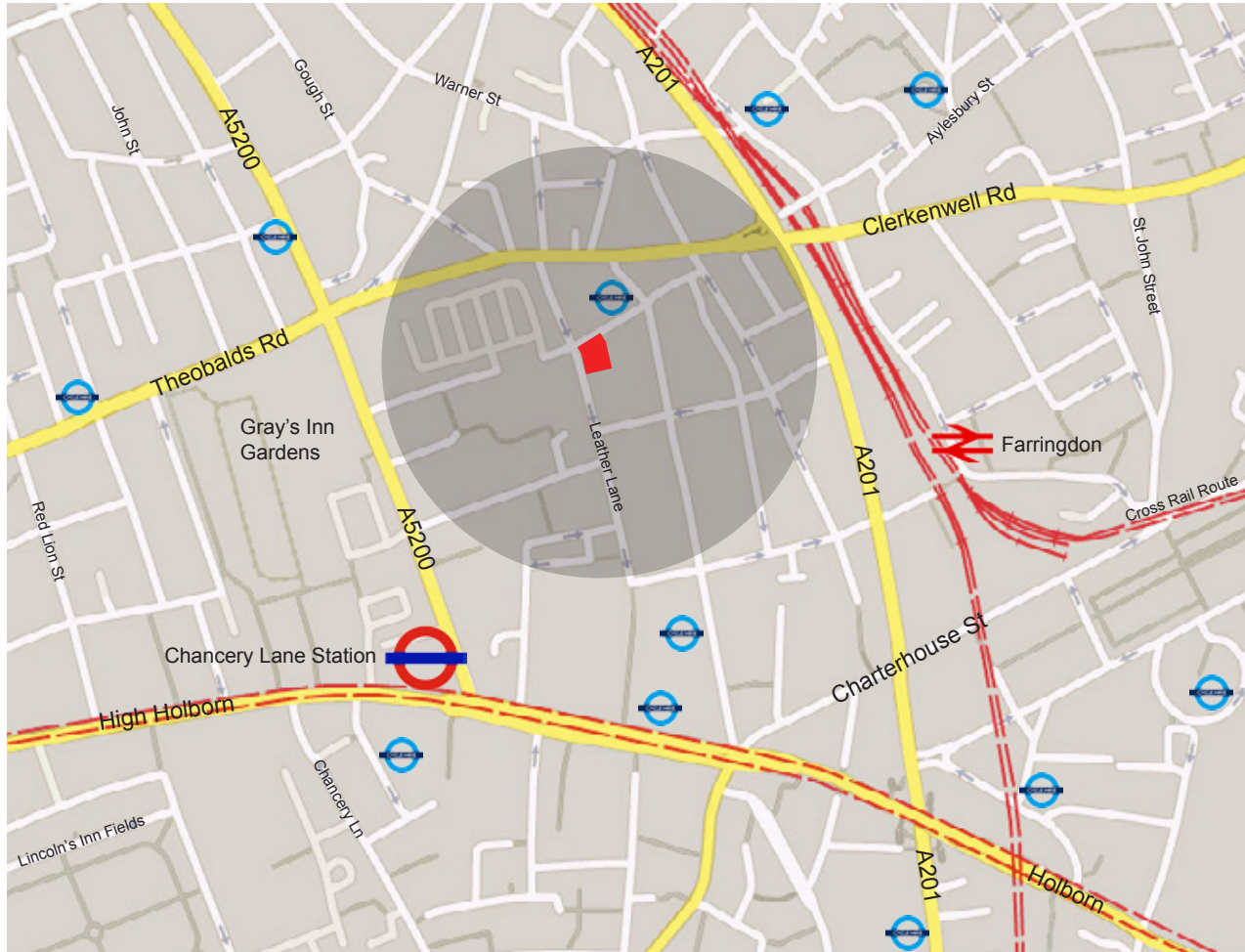
The scheme seeks to provide much needed additional residential accommodation whilst retaining other protected uses.

The design is sympathetic to the immediate context and wider environment.



Map from Camden Planning and Built Environment website
 Hatton Garden Conservation Area shaded in yellow
 Grade I Listed Buildings shaded in light blue
 Grade II Listed Buildings shaded in dark blue
 Grade II* Listed Buildings shaded in purple

3.3 Transport



Transport in the area (Underground, Railway, Cycle Hire Stations and 2018 Crossrail route)

According to TFL, the Public Transport Access Level (PTAL) for the site is 6b, which is the best level possible.

Rail and Underground:

Farringdon Station and Chancery Lane Station are both within a 12 minute walk, and together are connected to four Tube lines. Farringdon is to be connected to Crossrail and is already part of the National Rail network.

Bus:

Although there are no bus stops along Leather Lane, there are many in the surrounding streets. There are more than ten routes with stops within an 8 minute walk.

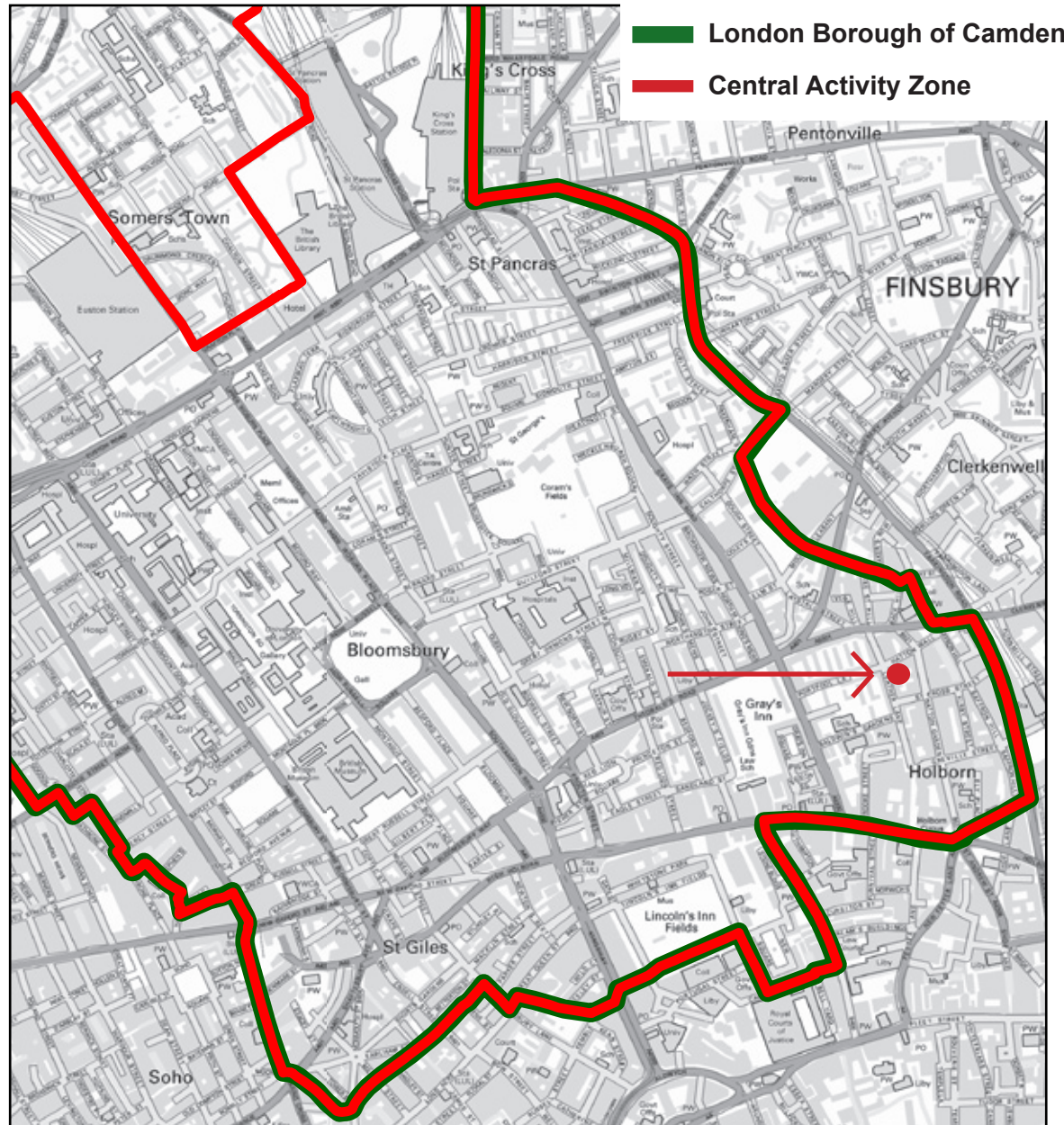
There are national bus services from Farringdon Turnmill and Chancery Lane only a short walk away.

Bikes:

There are two cycle hire stations located on Hatton Garden with one to the east of Leather Lane, and many other cycle stations in all directions.

Cars:

There is limited car parking facilities in the area.



3.4 Central Activity Zone

The site is within London's Central Activity Zone (CAZ). It is exempt from permitted development rights for change of use from commercial to residential.

Camden works with other London Boroughs and Central London Forward to consider matters relating to Planning, Infrastructure, Traffic Management, Pedestrian and Public areas. Spaces within Camden's portion of CAZ should be of a good quality to support the uses within central London to prevent businesses moving further out of London.

Strategic

Development in the CAZ should ensure strategic and more local needs are met, while not compromising the quality of the CAZ's residential neighbourhoods or its distinctive heritage and environments. In particular, policies favouring mixed use development should be applied flexibly on a local basis so as not to compromise the CAZ's strategic functions, while sustaining the predominantly residential neighbourhoods in the area.

The quality and character of the CAZ's predominantly residential neighbourhoods should be protected and enhanced. This requires a variety of housing suitable to the needs of the diverse communities living in the area. It is also important, however, to make sure that this does not compromise the strategic functions in other parts of the CAZ. The London Plan 2011, "London's Places"

3.5 Local Views

3.5.1 Streetscape Analysis

View 1 - Looking North

The unsightly asbestos roof of 72-80 Leather Lane is visible and out of character with the roofscape of other buildings on the street. There is a variety of building heights along Leather Lane, some significantly taller.

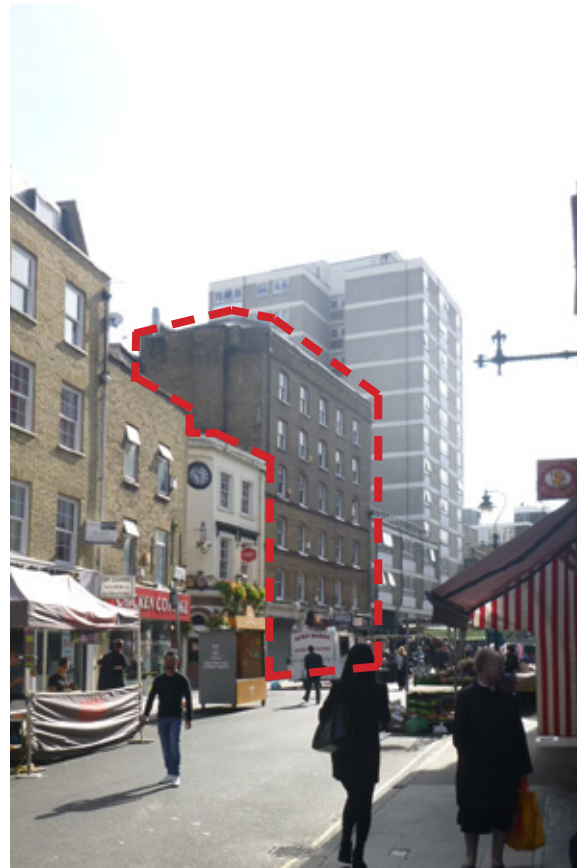
View 2 - Looking South

The irregularity in building heights is again strongly evident in this view.

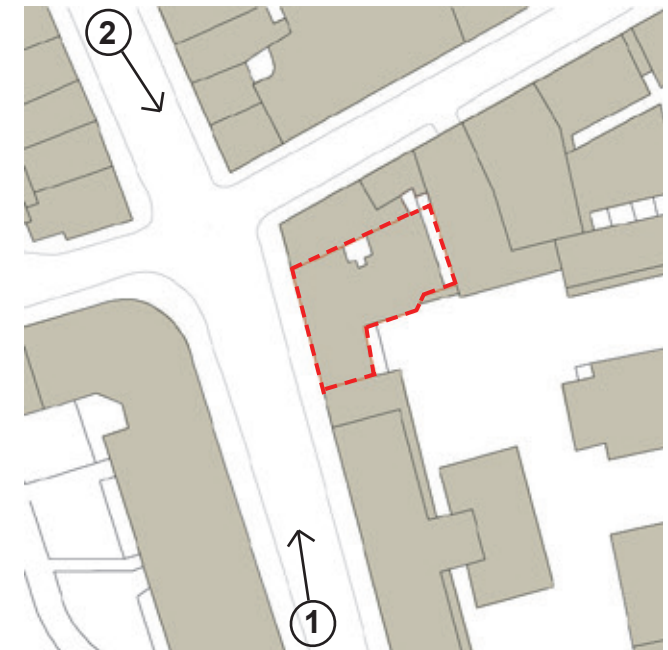
The facade displays an 'unfinished' nature.



1. View looking north along Leather Lane



2. View looking south along Leather Lane



3.5 Local Views (continued)

3.5.1 Streetscape Analysis (continued)

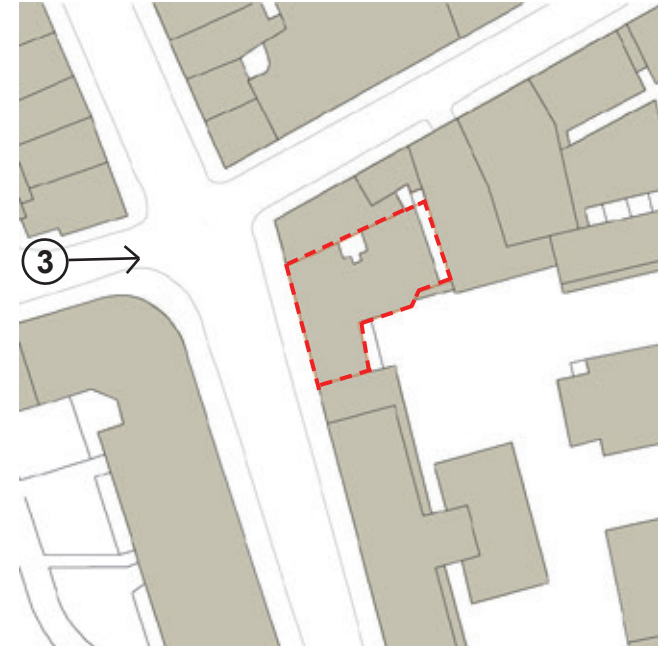
View 3 - The Listed Clock House public house adjoins City House

The site photograph opposite and on the previous page show the site from key vantage points along Leather Lane and surrounding streets.

The 'unfinished top' of the building is clearly visible from Hatton Wall. The rear of 72-80 is seen beyond and detracts from the Listed building in the foreground.



3. View looking east along Hatton Wall, crossing Leather Lane



3.6 Urban Context

The site is located on the east side of Leather Lane to the northern end of the street.

As previously identified, the site is within a Central London location and, as you would expect, it is a densely built environment.

The heights of existing buildings vary, with four storey buildings next to eight storey buildings not being uncommon. There are some particularly tall buildings along Leather Lane and to the rear of the site on Hatton Garden.



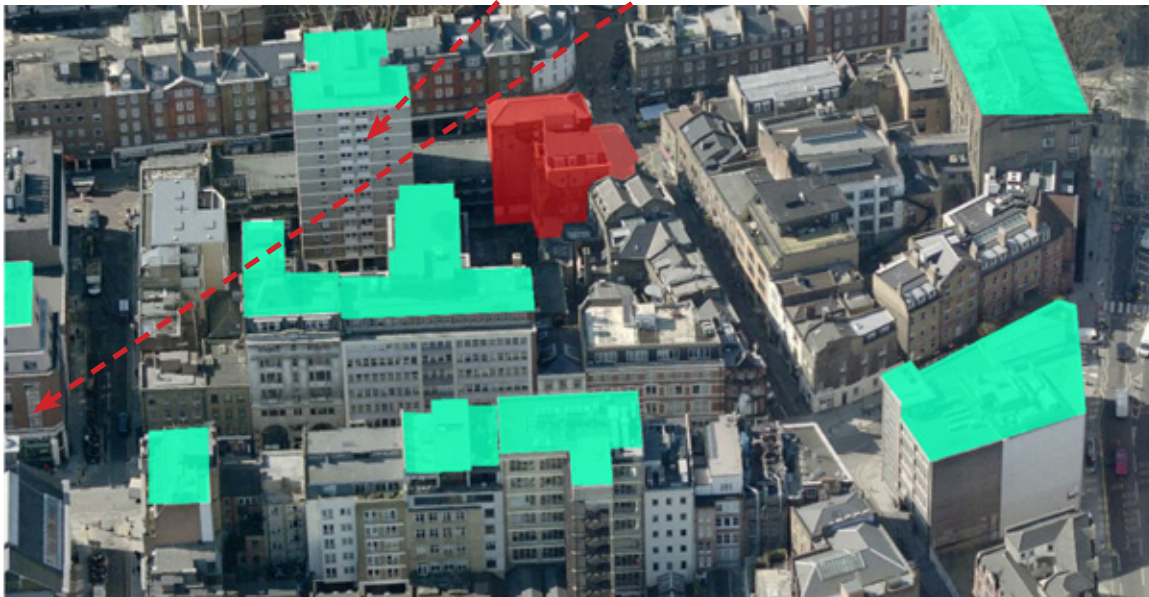
Leather Lane Farringdon Station



52-70 Leather Lane



Johnson Building - Hatton Garden

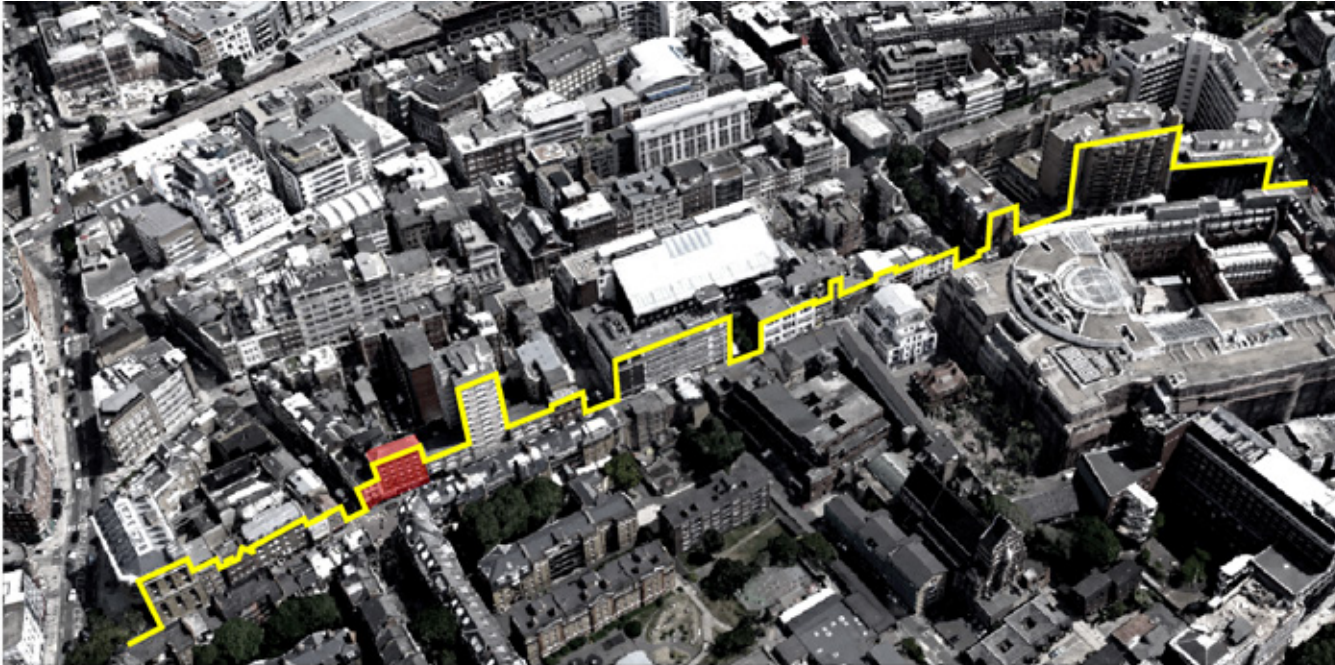


Aerial view, looking west - Tall buildings indicated in green

3.7 Urban Context - Street Elevation

72-80 Leather Lane is situated in a street with considerable variety of building heights. This is a characteristic of the whole Conservation Area.

Therefore the additional height will not be out of character with the Conservation Area.



3.8 Urban Context Materials & Roof Extensions

Materials commonly found include traditional brick facades, stucco, painted sash windows and slate or lead roofs. There is no predominant style, but the variation of Victorian residential blocks, Georgian terraced houses and neo-classical Edwardian buildings, gives the area a distinct character.

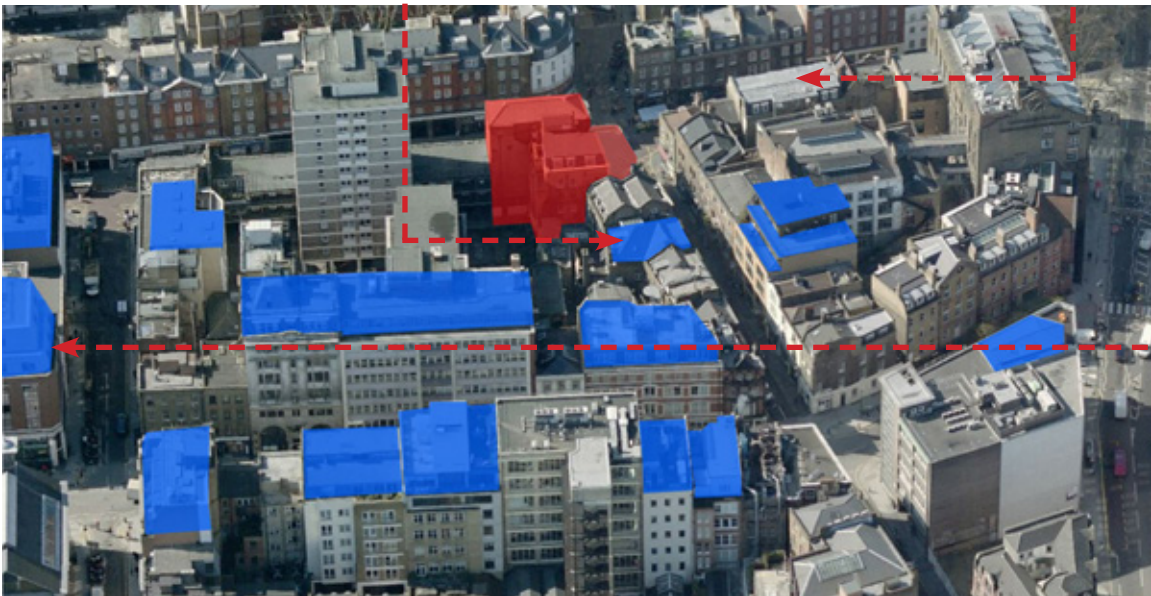
There are modern developments and roof extensions dotted through the Conservation Area. For example the Johnson Building on Hatton Garden.



*Metal clad roof extension at
23 Hatton Wall*



*Variety of brick facades with white painted sash
windows on Leather Lane*



Aerial view looking west - Roof extensions indicated in blue



Johnson Building - Hatton Garden

3.9 Roof Extensions

Examples of roof extensions in the Hatton Garden Conservation Area.



Hatton Garden



Hatton Garden



Hatton Wall - roof extension



23 Hatton Wall - roof extension



Existing building looking north along Leather Lane



Existing Leather Lane facade

3.10 Existing Building at 72-80 Leather Lane

The Hatton Garden Conservation Area Statement (1999) describes the building as being of “local interest,” an unlisted building which makes “a positive contribution to the special character and appearance of the area”. However, it is not included in Camden’s Local List document (2015) of non-designated heritage assets.

The existing building is six storeys high (excluding basement). It has a strong presence on Leather Lane, mainly because of its broad width. Squire Heritage Consulting believe the existing proportions could support a roof top extension.

The site is a Victorian building faced in yellow London stock bricks with red brick detailing and corncicing.

The existing roof is visible as you walk along Leather Lane in either direction and stands out as a poor quality modern addition to the Victorian building.

The building contains a mix of Uses which are dispensed across the building. To the front of the ground floor is retail. Commercial units for office use are predominantly at the lower levels however, they can also be found on an upper floor sandwiched between residential units.

The objective is to better organise these uses and increase the amount of residential space.

3.11 Existing Building at 72-80 Leather Lane - Existing Condition

The existing building is in a considerable state of disrepair and the extension will help fund the extensive work required to the existing building. The whole fabric will need to be renovated and the damage to the fabric caused by chemical waste will need particular attention.

Lightwell to the north of the site:

The lightwell to the north of the site functions poorly as a light source and has become ill used and filthy.



The roof contains asbestos and must be replaced.



The shopfronts are in a poor state of disrepair. The proposal includes for an indication of the potential upgraded shopfronts (please see section 5.12)



The facade is in a general state of disrepair. Remedial works are required to the windows, parapet and brickwork.



3.12 Existing Building at 72-80 Leather Lane - Natural Light



Lightwell to the north of the site:
The quality of light entering the building from the lightwells is very poor. As witnessed during a site visit on 30th June 2016.

--- Party wall with Clockhouse Pub

--- Existing exhaust for jewellery use

The existing lightwells afford very poor quality of light and thus the infill of the lightwell will not have a detrimental affect on light levels.

The existing jewellery units rely on artificial light, their windows are boarded up or blacked out.

There is an existing residential unit on the second floor to the rear of the building which has very poor quality of natural light and outlook, since it faces directly a neighbouring wall approximately 1m away.



First floor window blocked up at the rear



Blinds drawn and artificial lighting used in existing Jewellery Units

4.0 Design Development

4.1 Pre-Application 1 Submitted January 2016

- The original proposal sought to create a strong termination to the existing building. The existing mezzanine level was to be converted into a full storey with an additional storey above.
- Jewellery use was retained but office removed.
- Additional residential units were proposed.
- Uses rearranged with the building.

Pre-Application 1 Planners Comments April (Meeting 8th March 2016)

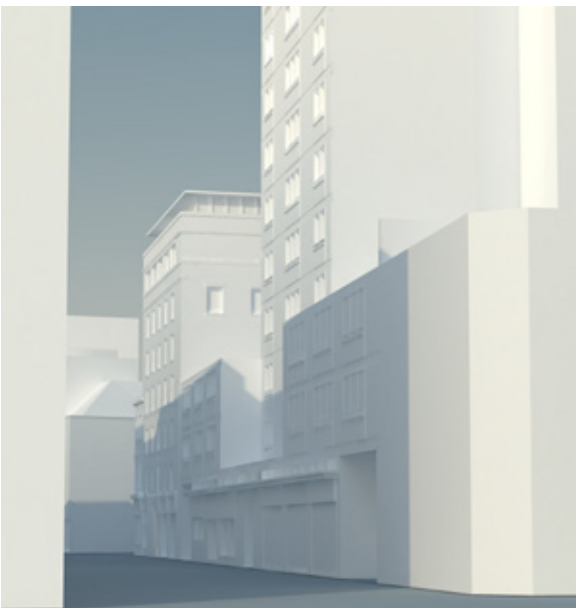
- Office use must be retained.
- New residential units should meet Camden's priorities for 2 bed units.
- Layouts should be developed to demonstrate compliance with minimum space standard and other relevant standards.
- Concern over quality of light for jewellery units was raised as a concern.
- Maximise sunlight and daylight.
- The existing building and context can support additional height. However, this would be more appropriate to the rear of the site. One storey above the existing facade facing Leather Lane (west) seems appropriate.
- The character of any additions should be distinct from the main elevation.



View Looking South



View Looking East



View Looking North



View Looking South

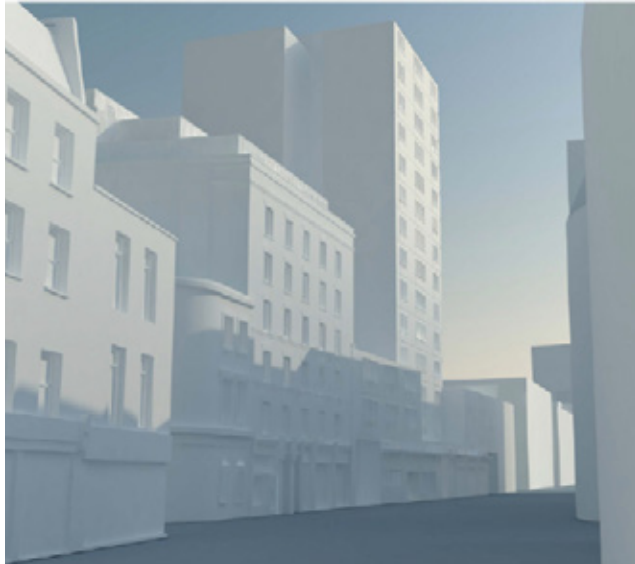
4.2 Pre-Application 2 Submitted May 2016

In response to the Planners comments received during Pre-Application 1:

- Office use was reinstated.
- More 2 bed residential units were provided.
- The layouts were worked up to demonstrate compliance with relevant standards.
- The mass of the extension was moved to the rear of the site. A two storey extension to the rear and a single storey to the front was presented.
- Metal cladding was proposed as it is visually distinct from the existing brickwork, whilst complementing the historic industrial use.

Planners Comments - August 2016:

- The areas of uses and residential types follow local policy.
- The residential units are comfortably large enough however, the position of bedrooms and kitchens should be looked at to avoid noise disturbance across floors and noise transfer between the uses is also a concern.
- The bulk of the mass to the rear of the site is more appropriate and an additional storey above the principle existing elevation would compliment the existing facade.
- The massing could be further rationalised to reduce the articulation, particularly above the Listed pub.
- The proposed cycle parking is satisfactory.



View Looking South



View Looking East



View Looking North



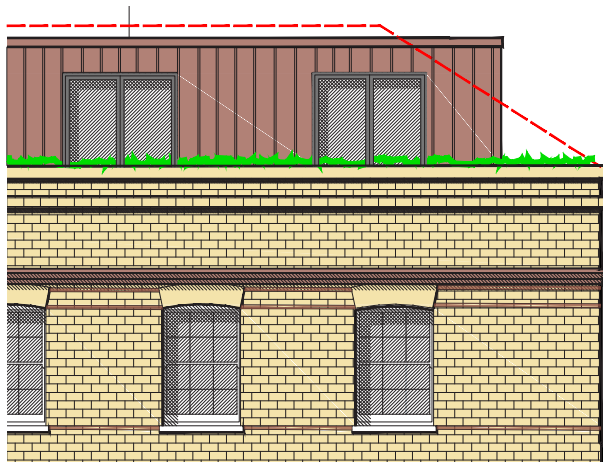
View Looking South

4.3 Heritage & Design Study - Submitted August 2016

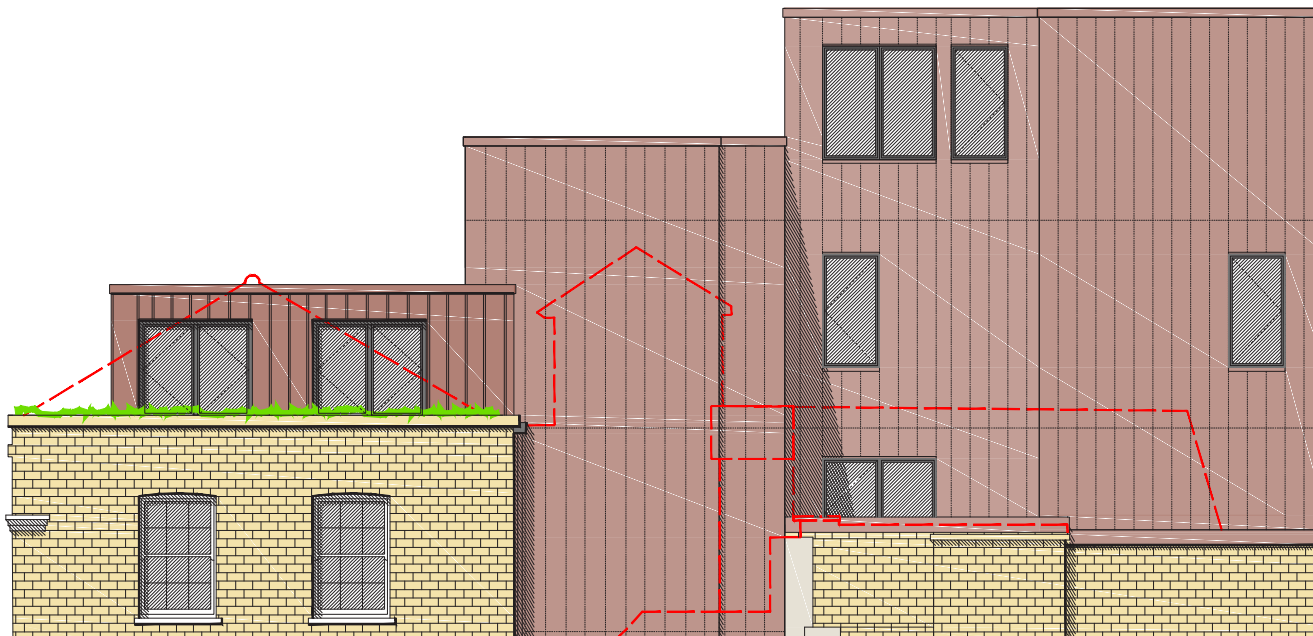
In response to Pre-Application 2 advise from Planning Officers and following a site visit and meeting with the Design Officer on 30th June.

A document focusing on the design of the exterior, providing additional information as well as adjustments to the Pre-Application 2 scheme was produced.

- Items of restoration were highlighted.
- The massing of the proposed extension was further rationalised, in order to reduce the articulation of the proposal when seen in backdrop to the Listed Public House.
- The proposed windows are located away from the North elevation to further reduce any distraction from the Listed Building. Windows are therefore clustered to the light receiving elevations, east, south and west.
- Complimentary materials have been selected which create a clear distinction between existing and proposed. These compliment the historic industrial use of the building.



Part of the Front/West Elevation



Part of the South Elevation

4.3 Heritage & Design Study - Submitted August 2016 (continued)

Planner's Comments Received:

- The materiality and preferred massing option presented are for the existing building and its context.
- Consider the addition of windows to the north elevation for residential units below the roof line of the pub.
- The proposed north elevation should be read as a flank wall above the existing flank wall.
- The extent of the French windows on the proposed front elevation at sixth floor, visible from street level, should be minimised.



Sketch detail of roof extension

4.4 Massing

There were different planes and corners in the Pre-Application 2 scheme which appeared disordered when seen from street level.

The massing has therefore been rationalised.

The lightwell is to be infilled with the same material as the proposed roof extension, to create a clear distinction between the existing building and the proposed.

A Pre-Application 2 scheme

Pros: Minimised massing

Cons: Many different planes creating an inarticulate composition.

B Fifth Floor extended

Pros: Massing rationalised

Cons: The additional mass is visible from street level.

C Fifth Floor extended and Zinc set in. All of existing brickwork retained.

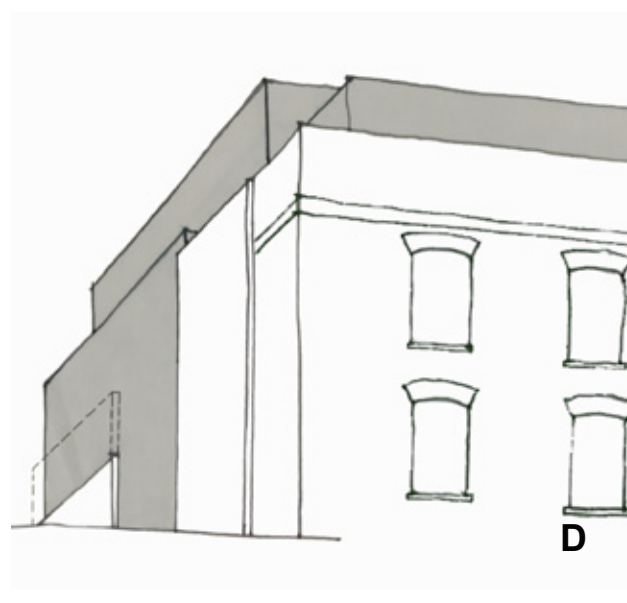
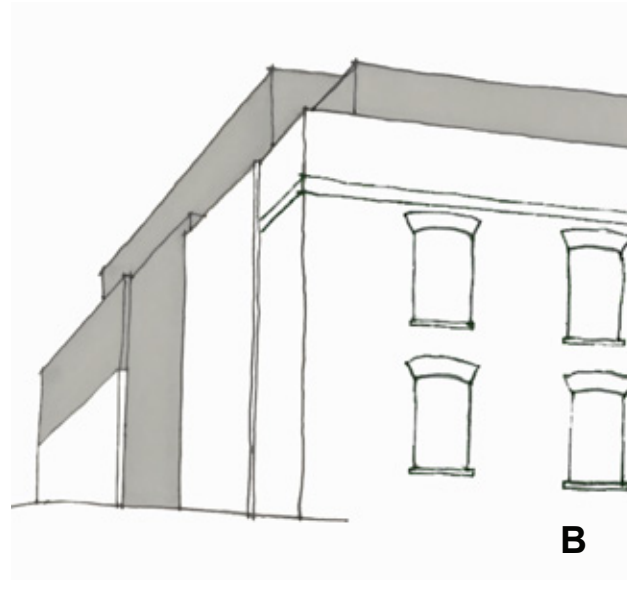
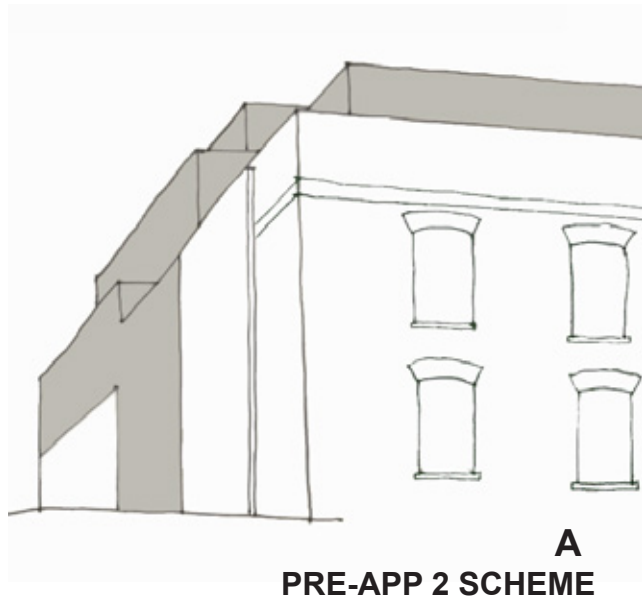
Pros: Composition further simplified

PREFERRED OPTION

D Existing Brickwork of Fifth floor replaced with Zinc

Cons: Less easy to read the extent of the existing building.

The proposed roof extensions are significantly lower than the designated viewing corridor.



5.0 The Design Proposal

The existing building is mixed use comprising retail, commercial and residential. The current uses are dispersed throughout the building with commercial and jewellery uses are 'sandwiched' between residential uses. The proposal seeks to rearrange these uses to better organise them, so as to minimise disruption between these uses.

The existing building is in a considerable state of disrepair; see Section 3.9 of this report for details. Of particular note are two important items. The first is the existing roof, which is reported to contain asbestos and is in need of replacement. Secondly, the external escape stair is unusable and in need of urgent replacement.

The proposal seeks to replace the existing roof and mezzanine, to the front of the building, with a full storey, with terraces and a flat roof. Also to demolish an existing modern roof extension to the rear of the building to be rebuilt with 2 additional storeys. All for the use of the residential accommodation.

Further, the unsafe external staircase will be made redundant by the rearrangement of the building's uses. In addition, a modern 'Colt' smoke ventilation system will be installed to further protect life safety in the main internal escape stair.

These proposals seek to add additional accommodation to the top of the existing building. The form and massing is respectful of views

from public highway and in particular the Listed buildings nearby. The mass of the proposal steps back away from Leather Lane and Hatton Wall.

The character of the proposal is semi industrial reflecting the historic uses of the building and complimenting whilst appearing distinctive to the existing. The new modern top storey will be clad in red pigmented zinc with traditional standing seams.

The design follows the principles set out in the Camden Development Plan:

Respects the Local Character. The local context has been carefully considered.

Detail and Materials are appropriate to the local area and the existing building.

Contributes to the street frontage. Redundant signs will be removed and decorative elements around shopfronts refurbished. Please note shopfronts and signage zones shown in this application are indicative only. Any new signage would be subject to a separate planning application.

Retail use is retained to the front of the building at ground floor to maintain an active frontage. The existing facade will undergo repairs improving the general appearance of the building.

Providing amenity space and ensuring accessibility. This will be integrated where feasible within the constraints of an existing building.

Sustainability. The proposal will use renewable energy and follow the Code for Sustainable Homes where possible. The asbestos in the roof will be removed.

5.1 Restoration

As part of the construction works, the existing facade will be restored for longevity and to contribute to the streetscape improvements.

The photographs opposite illustrate some example of deterioration which would benefit from restoration.

A - The existing window frames and sills are in poor condition. These will be repaired or replaced as required.

B - Irregularities in the facade will be infilled with brick to match the existing, using Lime mortar.

C - The existing decorative features around the shopfronts will be restored. The shopfronts themselves will be prepared for future tenants, including a designated area for signage. Indicative shopfront designs will accompany the full submission. See section 5.12.

D - The many redundant signage battens, to the first floor elevation, will be removed and brickwork restored.



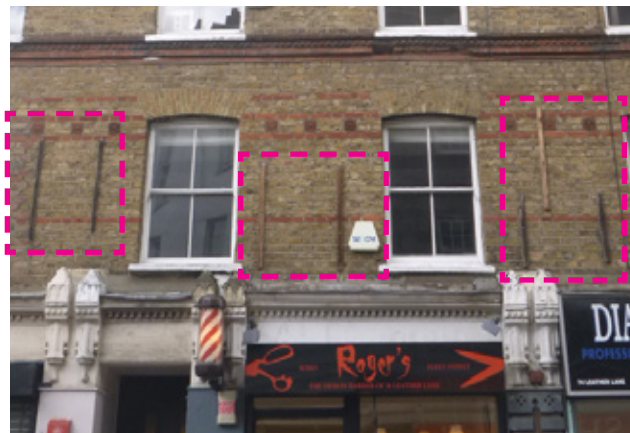
A



B



C



D

5.2 Precedents



Studio Webb Architects, Battersea



Dow Jones Architects, Bermondsey

Many of the photos opposite show examples of 19th Century industrial, warehouse or workshop buildings, similar in age and use to 72-80 Leather Lane.

Each has a zinc or metal clad roof extension which successfully compliments the masonry facades whilst providing a visual distinction between the new and old.

The details of the cladding reinforce a roof-like appearance appropriate to top the masonry buildings.



Eric Parry Architects, Piccadilly
Black Zinc roof extension



Roz Barr Architects, 23 Hatton Wall