



## ***72-80 Leather Lane, London EC1N***

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### ***HERITAGE STATEMENT***

The statement is prepared in response to proposals to make additional roof storeys and new opening in the party wall to the side on this six storey building in Hatton Garden, Camden. As a Victorian building, adjacent to a listed building and in the Hatton Garden Conservation Area an assessment has been carried of its architectural and historical significance, concluding in a qualified appraisal of the changes against design and policy criteria. The Heritage statement supports a formal statement for planning.

**Prepared for Hatton Garden Properties Ltd**

**Squire Heritage Consulting**

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**ISSUE**

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## 1.0 INTRODUCTION

72 – 80 Leather Lane is within a historic part of London and is in the Hatton Garden Conservation Area. This area was established in the 13th century by the Ely estate and continually expanded through to the mid-19th century, leaving a legacy of jewellery shops, warehouses, old brewing works and churches to mark its distinctive and culturally rich character.

Its townscape is derived from its historical development and role as a centre of commercial and retail activity. It represents a significant example of planning in the old city of London with certain streets, or quarters, dedicated to types of business, and the area around Hatton Garden as a centre for jewellers and jewellery. Clerkenwell had been the centre of the jewellery trade which from the 1870's began to overflow into Hatton Garden which then became established as the focus of the trade.

Many of the residential terrace houses became occupied by jewellery and gem traders with ground floors commonly occupied by retail and office uses whilst the upper floors were occupied by workshops.

The extent of the area's character is typified through the larger footprint buildings associated with former manufacture, residential, banking and retail uses that have shaped the development pattern over time. The report demonstrates the degree of architectural and historical significance of 72 – 80 Leather Lane and makes an assessment of how the impact of changes proposed to make additions to this site can be achieved within the heritage of an important Camden street.

Reconciling change to outward facing aspects within the distinct setting of Hatton Garden is an exercise that demands a level of observation and sensitivity. The starting point of such an analysis is in defining the qualities of the building concerned and its relative significance. It is then possible to assess the degree to which the proposals will cause an impact on any identified value of the building and on the historic and architectural character of the Conservation Area.

### 1.1 Proposal

The site is a six storey building on the east side of Leather Lane close to the junction with Hatton Wall. It is adjacent to the Old Clock House Public House, a mid-19th century building over three storeys in stucco with green glazed tile ground floor now painted over.

The proposal is to rearrange the internal uses, infill existing lightwells and add a roof extension. The fabric of the building will be repaired, bringing the brick detailing to the fore and restoring the original Victorian building, to enhance the character of the existing building and improve the setting of Leather lane. Alterations planned to The Clockhouse Pub at 82 Leather Lane will give an alternative emergency escape route through the party wall at the second floor of the pub away from anything of historical importance.

No's 72 - 80 is subdivided into a mixture of uses comprising retail, commercial and residential. The current uses are dispersed throughout the building and commercial uses are 'sandwiched' between residential uses.

This report is intended to support an application for planning permission to make an additional one and two roof storey to 72 – 80 Leather Lane to be submitted to London Borough of Camden. It follows the issues raised by two pre application approaches made to London Borough of Camden on 1st January 2016 and 4 May 2016.

The proposal has paid due considerations to matters concerning the scale of the roof storey and its relationship within the context of the street and in relation to the subject building itself. In order to respect the special character of the street and the architectural significance of many buildings that surround it, the proposed will be set back. The use of red pigmented Zinc will ensure the hierarchy of the subject building and others in context is maintained and also shows how the contemporary can be introduced in a way that complements the old.

The proposal is to extend the roof of the building to provide additional residential accommodation. The principle of the project is to build on the existing qualities of the building and its roof, through refashioning the space above in a way that relates to the surrounding buildings and transform its current blank and unbalanced neutrality to something that bestows symmetry and is attractive.

### **Purpose and scope of the statement**

This statement presents a description of the heritage interest and significance of the heritage assets potentially affected by the proposed development, whether directly or indirectly. It provides an overview of the historic development and significance of the building and an evaluation of the impact on heritage assets.

In accordance with paragraph 128 of the National Planning Policy Framework (NPPF), the document will provide sufficient information about the heritage significance of the buildings and their contribution to the character and appearance of the Conservation Area to determine the application. Furthermore it assists the local authority's duty to have special regard to the desirability of preserving the setting of listed buildings and of preserving the character and appearance of the Conservation Area.

## **1.2 Methodology**

This report is based on information collected from a variety of primary and secondary sources, including historic mapping. The observations made on site have been reviewed in the context of documentary research. The subject building and surrounding buildings have been inspected by the author and a selection of photographs is included at Appendix 1 and studies of key views are provided Appendix 2.

A collation of existing written and graphic information has been assessed in order to identify the likely character, extent, and significance of the known historic or potential archaeological interest in the resource, including their local, regional or national significance as appropriate.

This assessment has relied upon:

- Site visits made by the author of this report in 3 October 2016;
- Hatton Garden Conservation Area Statement, agreed on 5 August 1999.
- Information from Camden Local History and Archives: London Metropolitan archives
- Old maps

The report by MOLA (Historic environment assessment, October 2016) on the archaeological implications of the site has been reviewed and a site visit was undertaken to enable greater understanding of the character of the street and the extant building, its topography, massing and appearance. An evaluation of buildings and structures in the area helps give definition to the context of the building and its setting.

A sample of relevant standing buildings are described, illustrated, and assessed for their potential historic importance and contribution to Leather Lane. Housing, green areas and public buildings in the built up area have also played a significant role in local social history as well as making their own contribution to the streetscape.

As an unlisted building within the Hatton Garden Conservation Area, the assessment considers (in Section 2.0), the historic context of this central area in the borough, including the prevailing characteristics of the Conservation Area context, the architectural influences of the immediate townscape and the visual setting within which the building sits (Section 3.0).

An assessment of the significance (Section 4) of 72 – 80 is followed by a description of relevant Heritage policy. This analysis enables a further understanding of the potential impacts any changes to the building and the future design may have on the significance of adjacent listed buildings and the setting of the Conservation Area. The impact assessment reviews the possible effects of the proposal on the setting of the Clock House pub and other listed building within the conservation sub-area, assessing any possible impacts on the setting.

### 1.3 Policy Framework

#### National

The legislation relating to the historic environment is contained in the Planning (Listed Building and Conservation Areas) Act 1990. Sections 16 and 66 of the Act are of particular relevance to this case, because they place a duty on the decision maker to have special regard to the desirability of preserving the special interest and setting of a listed building. Section 72 imposes a similar duty in respect of preserving or enhancing the character or appearance of a Conservation Area.

Consideration has been given to the following national and local planning policy and guidance relating to the historic built environment:

- The Planning (Listed Buildings and Conservation Areas) Act 1990 – the legislation which provides for the designation and protection of listed buildings and their settings and Conservation Areas.
- The National planning policy framework, March 2012 (NPPF), in particular chapter 12.
- Publications by English Heritage, notably Conservation Principles 2008, which sets out guidance for the sustainable management of the historic environment.
- The Replacement London Plan (published July 2011).
- Hatton Garden Conservation Area Appraisal

The NPPF builds on a history of legislation and guidance requiring local planning authorities to identify areas of ‘special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’ and then to pay ‘special attention to the desirability of preserving or enhancing the character or appearance of those areas’. Heritage assets are the central all-encompassing tenant of the conservation strategy.

Mapping and assessment in Section 2 demonstrates how the past has shaped the present landscape and it provides the evidence base required for plan making (169, NPPF). It shows the development of the history, fabric and character of this part of London with an understanding of its origins, how and why it has changed over time. This information helps understand the impact of a proposal on a heritage asset so as to avoid conflict between the heritage asset’s conservation and any aspect of the proposal (129, NPPF).

At a regional level the London Plan (July 2011) provides the London wide context within which individual boroughs must set their local planning policies. Policies on public realm (7.5) and Heritage led regeneration (7.9) advocate schemes that utilise heritage assets to help stimulate environmental,

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<sup>1</sup> Draft on Further Alterations to the London Plan published in January 2014

economic and community growth. Policy 7.8 'Heritage Assets and Archaeology' is considered of relevance as it seeks to ensure heritage assets are safeguarded. The policy encourages development that (i) identifies values, conserves, restores, re-uses and incorporates heritage assets, where appropriate, and (ii) conserves heritage assets and their setting.

### **Local - Core Strategy**

Section 38 (6) of the 2004 Planning and Compulsory Purchase Act requires that planning applications are determined in accordance with the development plan, unless material considerations indicate otherwise. The development plan in this instance comprises the Unitary Development Plan (adopted in 2006) and Core Strategy (adopted in December 2010).

The Hatton Garden Conservation Area Appraisal and Management Plan (1999) is a material consideration and will be used by the council to test new development against the protection of its character and setting. The proposals for new roof additions will be assessed against whether it preserves and enhances the Conservation Area (Policy DP25 of LDF).

The Council pays particular attention to design matters when considering planning applications, including for its own developments, to ensure that the character of the area is enhanced and protected. For extensions and refurbishment the Council will normally require the use of traditional materials, but the Council will also encourage good modern design and the sensitive use of high quality modern materials where appropriate.

Core Strategy policy CS14 and Camden Development Policies (DP24 and DP25) give Camden's approach to promoting high quality places and preserving and enhancing its heritage. The proposals for the roof space will be assessed against whether it preserves and enhances the Conservation Area (Policy DP25).

Policy CS14 (Promoting high quality places and conserving our heritage) is the criteria for assessing the viability and the impacts of development on the Conservation Area and the Boroughs heritage assets. Policy's DP24 and DP25 will ensure the Borough secures high quality design and that Camden's heritage is conserved.

### **POLICY CS14: (Context and character)**

The policy requires development to respect the existing context, character, and appearance, and take opportunities available to improve the quality and character of buildings and the area. It emphasises the importance of new development paying respect to the street scene and the Conservation Area context.

### **Development Management**

Development management policies require proposals to preserve listed buildings and enhance the special character and appearance of Camden Conservation Areas and their settings. Development that makes a positive contribution to the boroughs local character will be encouraged, whilst new developments within a Conservation Area and within the setting of a listed building should be of a high quality contextual design so that it conserves the significance of a structure or a place. Squares, street patterns, views and vistas, are tangible elements which make positive contributions to the significance of the Conservation Area.

### **Policy DP24: design quality**

The council require new buildings, extensions and modifications to existing buildings to be of the highest architectural and urban design quality, taking opportunities to improve the quality and character of buildings and the area and the way it functions.

In the correct context, imaginative modern architecture is encouraged provided that it respects LBC heritage and local distinctiveness and enriches its top-class residential environment.

Modifications to existing buildings should be visually subordinate to the main building, allowing the form of the main building to be clearly seen and reinforce the integrity of the original Building. Modifications should also respect the integrity of the group of buildings that contribute to local distinctiveness, including proportions, building line, footprint, rhythm, important gaps and the sense of openness.

Development must incorporate exemplary standards of sustainable and inclusive urban design and architecture. This will include providing for an extended life-time of the building itself through excellence in design quality, high quality durable materials, efficient operation, and the provision of high quality roof space that can adapt to changing circumstances over time.

Development that makes a positive contribution to the boroughs local character will be encouraged, whilst new developments within a Conservation Area and within the setting of a listed building should be of a high quality contextual design so that it conserves the significance of a structure or a place. Spaces, street patterns, views, vistas, trees, and landscapes are intractable elements which make positive contributions to the significance of a Conservation Area.

### **DP25 Heritage assets – the Conservation Area**

The intrinsic value of the boroughs high quality and significant historic environment is one of its greatest assets. Any change should not detract from the existing qualities of the environment, which makes the borough such an attractive and valued location for residents, businesses and visitors.

Policy DP25 requires development to preserve and to take opportunities to enhance the character or appearance of the Conservation Areas, spaces and townscapes and their settings.

### **SPG Roof level alterations**

According to Planning Guidance on Design (CPG1 (5.8) a ‘roof alteration or addition is likely to be unacceptable where there is likely to be an adverse effect on the skyline, the appearance of the building or the surrounding street scene ... on buildings or terraces which already have an additional storey or mansard’.

In determining a suitable response to the skyline however, the design considered the bulk and balance of the surrounding architecture and that there is already much variety in heights and a mix of visual interest in the street. The design described here takes measures to ensure there will be no replication of the scale of the mansards below but rather uses a fine lightweight contemporary approach to ensure it respects the existing building and is subservient to the host building and listed buildings in the street.

## **2.0 HISTORIC AND ARCHITECTURAL CONTEXT**

### **2.1 Location and description**

"Hatton Garden" is located in the southern part of the London Borough of Camden, bordering Islington to the east and the City of London to the south. The boundary is defined by Warner Street, Ray Street, Herbal Hill, Clerkenwell Road, which form the boundary of the Clerkenwell Green Conservation Area, and Farringdon Road.

To the south the boundary meets the Borough boundary with the City of London, and runs along Charterhouse Street and Holborn. The border includes the building covering the block on the south west corner of Hatton Garden.

To the west, the boundary is clearly less visible as it excludes a number of buildings around the southern end of Gray's Inn Road. The Conservation Area includes the Prudential Assurance Building and the Brookes Market part of the Bloomsbury CA, as well as the Bourne Estate and surrounding open space. The boundary runs along Gray's Inn Road at Portpool Lane and north to enclose Victorian buildings on Grays Inn Road. It adjoins the Bloomsbury CA boundary and encloses two blocks on the east side of the road bounded by King's Mews and North Mews.

The north-east boundary encloses Cheverton Mansions on Gray's Inn Road and the south side Elm Street and Mount Pleasant. To the north of these streets is post war development and the former post office site.

Hatton Garden itself is situated on a plateau, from which the land falls to the north and east towards Warner Street and Farringdon Road, indicating the valley of the former River Fleet.

Until the 18th century the Fleet River had run through the area on the route of Farringdon Road on a section of river called the New Canal with wharfs on either side. Due to sanitation issues works to cover the River, were completed between 1733 and 1766. The river now flows beneath its original course and is evident as the land rises towards Hatton Garden.

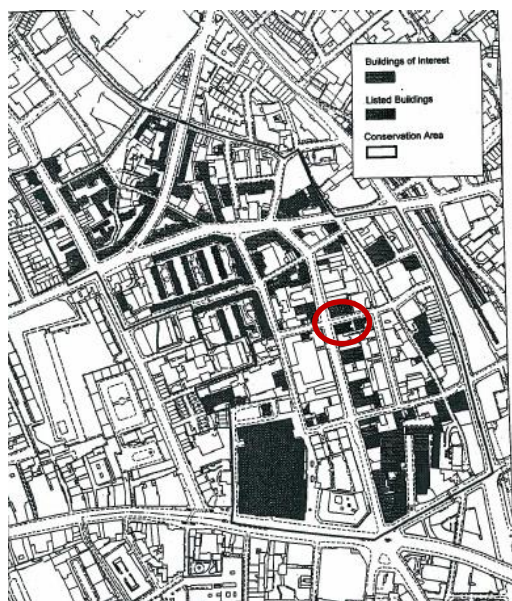


Figure 1: Conservation Area boundary

## 2.2 Summary History of Hatton Garden

### Early

The need for land within the City of London during the thirteenth century prompted new development beyond the Roman City walls to the west along the Strand, which was at that time the bank of the River Thames. Many large estates were built along this route by wealthy citizens, including the Bishop of Ely's palace, constructed in 1292 on the site of what is today Hatton Garden.



The Ely Estate comprised Leather Lane (then Lither Lane) and Saffron Hill, as lanes which formed the west and east boundaries of the estate and divided it from the neighbouring estates and fields. In 1576 Christopher Hatton was given a house with grounds and orchards by the Queen in Ely Palace to which he paid a piecemeal rent to the Bishop. Hatton was knighted in 1577 and became Lord Chancellor in 1587.

Ely Place, off Hatton Garden, is home to St Etheldreda's Church – one of the oldest Roman Catholic churches in England and one of only two remaining buildings in London dating from the reign of Edward I.

### **Construction of the Hatton Estate: Seventeenth Century**

In the mid-seventeenth century, the gardens around Hatton's house were used to create an estate (the Hatton Estate) of streets and houses incorporating the existing medieval lanes. The family estate had realised the pressure for development to house London's growing population through the construction of the residential estate. The first properties to be built were along a street, called Hatton Street, which is today known as Hatton Garden.

The 17th century streets were laid out on an intersecting grid pattern, from north to south and east to west, with many of the streets taking their names from a number of sources historically associated with the area<sup>2</sup>.

The early use of the land as orchard between Leather Lane, Saffron Hill and Hatton Wall is shown in early maps (1590). The orchard was to be replaced by an ornate garden as part of the increased munificence connected to the new owners of the Hatton Estate. As the gardens around Hatton's house was used to create an estate (the Hatton Estate) of streets and houses incorporating the existing medieval lanes. (See early maps in 2.1 below).

Sporadic development of housing and inns took place from the early 17th century onwards', as shown in map 2. Map 3 shows that by 1666 the area surrounding the estate was almost fully developed. The Ogliby map (1676) shows the detail of development on the eastern side of Leather Lane and both sides of Hatton Wall, indicating that the western half of the former gardens had been built over in the 10 years since 1666.

### **Eighteenth Century Development**

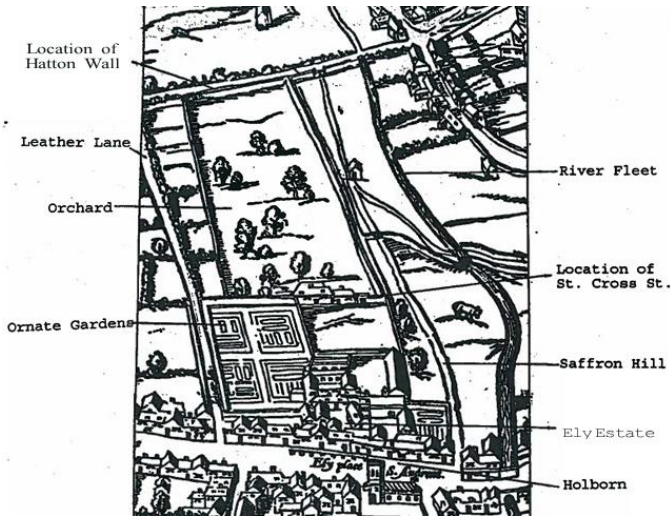
In the 1760s the estate was sold and became mainly occupied by prosperous merchants. In 1761 it was described as plain and the properties consisted of regular brick faced Georgian terraces with \_ canopied doorways and sash windows. The 1792 map shows the numbering of Leather Lane to be different from current, with the subject site as no 1 and no 40.

In 1772 Ely House was demolished and after a proposal to make a new Fleet. Prison was opposed the land was later purchased by a Mr Charles Cole, who laid out Ely Place in the form known today.

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<sup>2</sup> Kirby Street, was named after the Hatton Manor of Kirby in Northamptonshire; Beauchamp Street, derives its name from Beauchamp Court in Warwickshire, where Lord Brooke was born in 1554; The Bleeding Heart Yard, takes its name from a legendary Lady Hatton, who in 1628 was to meet a gruesome death at the hands of an ex-lover. Her - heart was apparently found in this yard, which became known as the Bleeding Heart Yard.

Figure 2: Historic development of area<sup>3</sup>



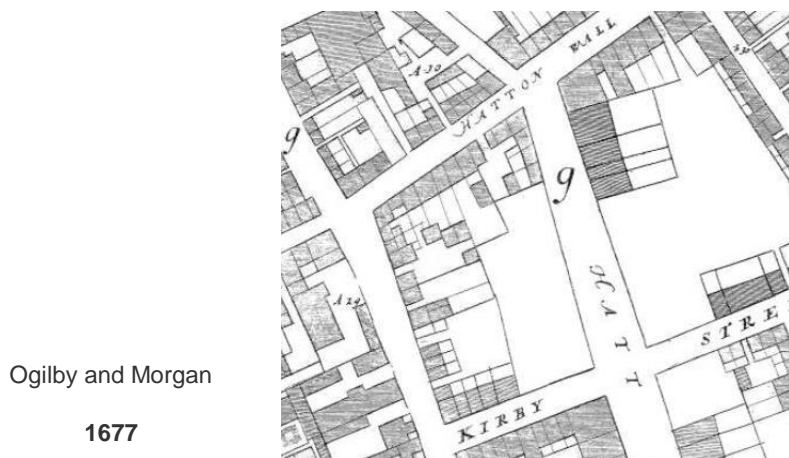
Map 1: 1590



Map 2: 1658



Map 3:  
1666



Ogilby and Morgan  
1677

<sup>3</sup> Maps taken from "The Romance of Hatton Garden", by Marryat and Broadbent, 1930

### 19th Century Changes

In 1824 Hatton Garden was still "an esteemed situation for the gentry"<sup>4</sup> and as late as 1836 was a predominantly residential area, as businesses in Hatton Garden numbered only 13. Yet the neighbourhood had a poor reputation due to its decrepit squalid houses, brothels and "rookeries". Notably, the Hatton Garden area was the location of many of Dicken's novels and Saffron Hill was the location of Fagin's den in Charles Dicken's "Oliver Twist".

At the beginning of the nineteenth century the road network surrounding the Hatton estate suffered congestion due to the narrow winding streets, dead ends and steep hills.

To address this problem, a series of road widening, gradient and building (and demolition) schemes were undertaken, including the creation of the Clerkenwell (1860s) and Farringdon Road (1856). Holborn Road was widened in 1863 and Gray's Inn Road widening at the same time. It was at this time that the uses within Hatton Garden changed from predominantly residential accommodation to business and industrial premises, with a resultant transformation of the character of the area.

In the 1880's many of the residential terrace houses in Hatton Garden had become occupied by jewellery and gem traders. The ground floors of the buildings were commonly occupied by retail and office uses, while the upper floors were occupied by workshops. Ely Place retained much of its residential character and became the residence for many of the wealthier proprietors of businesses in Hatton Garden.

Other additions to the area associated with the diamond trade, included banks and trading floors (with storage and accounts facilities). At this time the Johnson Matthey Bank was set up in the old Hatton church building at number 43 Hatton Garden and the Union Bank of London was established on the corner of Hatton Garden and Holborn Circus, now occupied by the National Westminster Bank.

As the need for housing for working class people was identified in the late Victorian period a number of tenement and flat blocks were established north of the Clerkenwell Road, on Rosebery Avenue and Gray's Inn Road. Other examples of early social housing projects, include Afsil House and the Bourne Estate.

The improved road network increased the viability of the area for workshop, warehouse and industrial uses, which were established in many of the streets surrounding Hatton Garden. The establishment of these new uses involved both the refurbishment of existing buildings and construction of new buildings. The large amount of late 19th century building activity within the area during this period is shown by the numerous date plaques which span 1870 to 1893 indicating the founding of new businesses.



1851 Leather Lane



1830

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<sup>4</sup> Diamond Street: The Hidden World of Hatton Garden, By Rachel Lichtenstein (2012)

Changes in the character of the area were influenced by an influx of European immigrants during the mid. and late 19th century, many of whom set up businesses in Hatton Garden. In the section of the area north of Clerkenwell Road, a large Italian residential community grew up centred upon St. Peter's Church (1863) on Clerkenwell Road. These originally were skilled craftsmen working as artist's decorators and instrument makers, followed by Political refugees such as the Giuseppe Mazzini and Gabriele Rosetti.

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### **Twentieth Century Developments**

In the 1930s further redevelopment took place as the former Georgian terraces with unsuitable floor plans began to fall into disrepair. A number of large high quality buildings with stone facades were erected in Hatton Garden, giving an indication of the prosperity of businesses at that time.

The main twentieth century changes to the area were as a result of World War II bomb damage and post-war redevelopment. Many buildings were seriously damaged or destroyed in Kirby Street, Saffron Hill, in the southern section of the Bourne Estate and in the block bounded by Hatton Wall, Hatton Garden, St. Cross Street and Leather Lane. These streets subsequently contain large sections of post war buildings.

With the demand for production of local jewellery being less than it was in the Victorian age its activity is less prevalent. Due to the general rationalisation in manufacturing and warehousing, the character and vitality of many of the streets within the area has been subtly affected. Subsequently, the character of Hatton garden and the surrounding streets has changed again more recently as new uses have moved in, such as offices, new trades, residential conversions, non-jewellery retail, restaurants and bars. In spring 2012 Matthew Lloyd Architects were appointed to take the regeneration of the Bourne Estate forward to planning, providing 75 new homes for the estate<sup>5</sup>.

### **2.3 History of no's 72 – 80 Leather Lane**

In 1677, over half of the Hatton Garden/ Leather Lane quadrant was developed and by 1792, shows the rectangular plan is occupied on all sides by regular sized plots.

In the last quarter of the 19th century, the land site to the rear of no 72- 80 comprised a Warehouse, with the subject site comprising a wide plot that linked into a Saw Mill on its southern side.

By 1896 the space has been subdivided into two separate buildings with an alley located between, that may well have acted as access or loading and deliveries to the Saw Mill. This arrangement continued until the second War where major change is shown in the 1953 OS map as a result of bomb damage. All the buildings to the south and east of 72-80 have been demolished or destroyed and the left over space is called a 'Ruin'.

By 1958 – 62, the flattened site has been transformed to a car park whose northern boundary abuts the south side of 72-80.

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<sup>5</sup> 2012/6372/P



1677



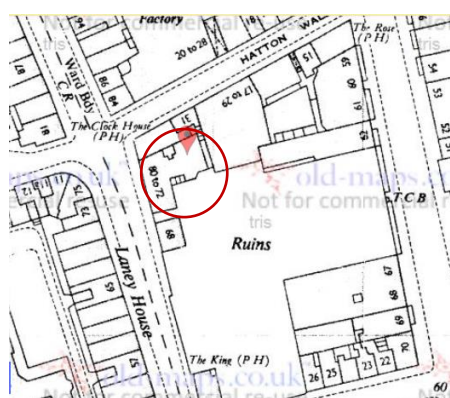
1792



1877



1896



1956

The layout of 72-80 in 1953 is an L shape, occupying the built form to the rear of no 31 Hatton Wall since at least 1937 (see town plan). The two subdivided buildings and alleyway of the late Victorian building were consolidated and reincorporated between 1937 and 1953, as the block of 72-80 became unified once again as it probably had been in its earlier inception in 1877. It is likely the alleyway was filled and the two respective external facing walls north and south of the alley were reordered or rebuilt to suit the new single wall spanning the block.

By 1965, the block to the south at 52-70 has been built with a small access lane between. Buckridge, Kirkeby and Laney House have all been built on the west side of Leather Lane demonstrating the Council's commitment to new housing in the 1960's. In addition, large deep blocks have been built on the west side of Hatton Garden (i.e. 63-66), occupying much of the former car park space.

This layout remains effectively unchanged into the 1970's and 80's.

## 2.4 No's 72 – 80: External development

The site is a six storey building on the east side of Leather Lane close to the junction with Hatton Wall. It is adjacent to the Old Clock House Public House, a mid 19th century building over three storeys. A Victorian building faced in yellow London stock bricks with red brick detailing and corncicing, it was originally used as a warehouse or industrial workshop connected with the saw mills to its rear.



1895: 72 – 74 Front elevations



1922: 72 – 80 Front elevations

Photographs of the south section of the block comprising no's 72 – 74 taken in 1895 shows the building to have been four storeys high, with at least tall chimneys spanning the roof. The photograph from 1922 in comparison shows the building with an additional two storeys, the inclusion of string course at 1st and 2nd storey levels and the windows having undergone a subtle softening, from being squared to being arched.

The chimneys have been taken down, doubtlessly with the new fourth and fifth floors taking their position. Comparison of the ground floor usages and condition reveals a major change in circumstance. For in 1895 all known shops units are in full use, whilst in 1922, it is generally run down and unoccupied. Other photos of the interior from 1922 show the decrepit condition of the rooms.

In 1895, no 73 was known as no 47; and a known trader was Cohen B.W. since 1910.<sup>6</sup> In the early 1950's, foam, latex and plastics were becoming popular. Harry Burke, saw what was then a vacant timber merchants in Leather Lane where he opened up shop at no 72.

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<sup>6</sup> Stoke Newington Synagogue - JewishGen

The additional massing and design of the former Georgian building may well be attributed to the Edwardian tendency to build upwards on top of existing plots. The reason for its poor condition in 1922 is likely to be connected to the lack of provision or floor space for the increasing business and industrial needs required of a premises at the time. It is likely that the former residential occupancy of the Victorian era (1887, Artizans dwellings<sup>7</sup>) no longer gained currency in what was now mainly a commercial area.

The roof is a poor quality modern addition to the Victorian building. The roof (asbestos), shopfronts and elements of the façade (window, parapets and brickwork) are all in a state of disrepair.

## 2.5 Conservation Area Context including boundaries, layout and character

Hatton Garden was first identified as part of the "Royal Courts of Justice, Inns of Court Area of Special Character" in the Greater London Development Plan of 1976. As the Statutory Structure Plan for the London Borough of Camden, this designation indicated that the area was considered to be of "metropolitan importance", because of its architectural and historic interest.

A Conservation Area within Camden, Hatton Garden is associated historically with Ely Palace, the site of which (now Ely Place) remains outside the jurisdiction of the London authorities.

The area's gardens are commemorated in the names of such streets as Saffron Hill and Vine Hill: by the mid seventeenth century, these gardens had been replaced by a planned grid of housing. When writing *Oliver Twist*, Dickens set Fagin's den at Saffron Hill, while Bleeding Heart Yard features in *Little Dorrit*. Since the mid-nineteenth century, the area has been famous for its jewellery manufacture and trade. Merchants who had once dealt in watches and glass turned their attention to diamonds and gold, not least in the wake of the discovery of South African diamonds in 1867, and were followed by diamond cutters, setters and workers.

The character and special interest of Hatton Garden area is given largely by the quality and variety of buildings and uses as well as the unique pattern of streets.

### Character and Plan Form

The Hatton Garden area has a long history of development, dating back to the medieval period. The area has seen substantial waves of change, new investment and development, resulting in a built environment containing many buildings dating from different periods of time. Many buildings have fallen into disrepair or have been substantially altered, meaning the origin, architectural quality and history of buildings as not immediately evident. However, on closer inspection a clear indication of the past does remain, and as shown in Map 1, a large number of buildings of national and local architectural or historical importance are to be found within the area.

The character of spaces within Hatton Garden varies considerably and Leather Lane, like Saffron Hill, has a sense of enclosure given by the narrower streets with tall buildings. The heights of existing buildings vary, with four storey buildings next to eight storey buildings being typical especially on Hatton Garden

### Spaces and Townscape Quality

A strong degree of enclosure exists in most streets and the appearance of high urban density prevails, particularly the case in the narrower streets where taller buildings dominate, such as in Leather Lane, Saffron Hill and Vine Hill. A complex network of streets that vary in character, appearance, scale and function relates to the topography and historical development of the area.

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<sup>7</sup> Goad Plan, 1887

Medieval roads such as Leather Lane, Hatton Garden and Hatton Wall follow old field and property boundaries and tend to be narrow and winding. In the case of Saffron Hill and Vine Hill. Views along these roads are limited due to narrow widths and frequent curves, with the fronts of buildings abutting the highway.

The new roads (such as Gray's Inn Road and Roseberry Avenue) of the 19th century were wider and more uniform in gradient than the medieval, 17th and 18th century roads and had few character or physical links with the narrow medieval streets. The construction of the 19th century roads brought about the redevelopment of large sections of the area and creation of clear block boundaries with tall buildings of between 4-6 storeys high lining the street. At pavement level these roads are largely commercial in character and are dominated by small shops, commercial premises and offices.

Although some redevelopment of Hatton Garden began as a consequence of the changes in use and Second World War bomb damage, many of the original plot widths remain. This is likely due to the 18th century splitting of freeholds, which frustrated the accumulation of plots for wholesale redevelopment, as occurred in later years.

### **Building types: Scale and Appearance**

The area's architectural character is largely drawn from its nineteenth- and twentieth century commercial buildings, mostly of four-five storeys and many with residential units above the jewellers' shops. To the north, a tapestry of small yards and passageways is laid over the sides of the Fleet Valley. As with Clerkenwell, the design value of the area stems from its largely fortuitous qualities, with a mixture of buildings being united by their scale and materials to form a strong piece of townscape.

The character of the area is not dominated by one particular period or style of building but rather by the combination of styles. As buildings of different periods, architectural styles and functions exist together in the same street, creating contrasts in scale and character.

Subsequently, where alterations have taken place, they usually respect the established character of the adjacent buildings as well as that of the street.

Of the building types which make a particular contribution to the character and appearance of the CA, Leather Lane is most represented by Georgian terraced buildings. Victorian Residential Blocks is the form of large tenements of the late 19th century and early 20th century are mainly seen on the north side of Clerkenwell Road, whilst the example of Early Social Housing as seen at Afsil House on Saffron Hill was constructed in 1875 and is the oldest surviving purpose built public housing in London and one of the oldest schemes in Britain.

Examples of warehouse and workshop buildings are 2 and 6 storeys high and are usually located within the quietest and narrowest (medieval) streets or courts within the area, such as Bleeding Heart Yard, Hatton Place and Vine Hill. Neo-classical Edwardian buildings. exist mainly on Hatton Garden itself (no's 12-13, 19-21, 36-38) and are generally 3 to 5 storeys high with roof dormers and original ground floor shop units.

### **Building Materials**

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.

Most Georgian properties within the Hatton Garden area were faced in London stock brick. Some buildings of this period are constructed using rubbed red bricks which are likely to have been more costly than London stocks. Subsequently, red bricks were largely used for decoration and were limited to the construction of facades and window arches, rather than for the construction of the entire building.



Other construction materials used for Georgian buildings include clay roof tiles, later replaced by Welsh slates, painted timber sash windows, front doors and door covers, wrought iron railings and ornamental details fronting onto the street.

The 19th century brought a wide variety of new materials to the area. Many different coloured bricks were used in the construction of increasingly ornate buildings. Other decorative materials included patterned tiles, stucco and stonework. Florid stucco detailing or carved stone was used to adorn the main facades of buildings with patterned panels, balustrades, door covers, pilasters and sculptures. Due to cost and the fashion for variety in architecture, these decorative materials were generally used in conjunction with stock brick rather than alone. Examples of highly detailed buildings include 156 Clerkenwell Road, 25-27 and 57a Farringdon Road, 132-136 Grey's Inn Road, 1-4 and 59-61 Hatton Garden and 2 Theobald's Road.

The twentieth century brought new materials into the construction of buildings with Portland Stone becoming fashionable for the construction of entire facades, often with much decorative carving.

### **Views and vistas**

A number of London's most valued views originate in, or extend into, Camden. These are:

- views of St Paul's Cathedral from Kenwood, Parliament Hill and Primrose Hill;
- views of the Palace of Westminster from Primrose and Parliament Hills; and
- background views of St Paul's from Greenwich and Blackheath.

Views into and out of the area are limited due to the enclosure created by buildings. As this overall built height is generally retained, strategic views of St. Pauls' are not infringed

Significant local vistas are formed by long, wide Victorian roads that run through the area. Along these roads the focus is usually upon dominant, highly detailed Victorian corner buildings, particularly on Clerkenwell Road and Gray's Inn Road. Other significant vistas are along Ely Place where the road is framed by buildings and is terminated by three brick arches.

In most other parts of the area views are limited by the narrow width of the roads and frequent bends. Therefore, many significant buildings and vistas can only be appreciated in close proximity. The few buildings that can be viewed from a distance are substantial buildings and located on the high ground. These include the tower of St. Peter's Italian Church on Clerkenwell Road and the tall residential blocks on the east side of Leather Lane.

### **2.5.1 Leather Lane**

#### **Layout**

The narrow width of the former medieval lane is enclosed by many tall buildings along the length of the lane.

Pevsner says Leather Lane has a

'street market overlooked by a mix of lesser domestic and commercial buildings'.

The southern end of the street has been pedestrianised and taken over by building of a different scale, such as the Prudential Assurance on the west side and Vesage Court on the east side.

#### **Built Character**

Leather Lane was originally laid out on a civic scale, before the large scale redevelopment of buildings for industrial purposes and subsequent adoption of buildings by the jewellery trade and its allied uses. The variety of scale and appearance in the townscape illustrates its organic development, with the redevelopment of original buildings over the late 19th and 20th centuries leading to a range of diverse buildings, which contribute to the character of the street.

Sections of the west side are unchanged and photos show how the stretch between Portpool Street and Cross Street has survived and look in the same character as 1900's.

Leather Lane was transformed by redevelopment on the east side south of no's 72 - 80, following the bomb damage of the Second War. Modern blocks were inserted showing the propensity for older buildings to be transformed to new uses.

The range of materials adds to the overall architectural variety of the area with brick the predominant materials for the buildings, mainly in a stock brown colour or in a red colour. Stucco is a more unique material found in three buildings (75, 82 and 95-97).

The predominant height of the street is three to four storeys, although 5 storey buildings command attention due to their extra scale (91-101, 51 – 73). Therefore northern and central parts of Leather Lane comprise taller building blocks on the west side. The concrete, thirteen-storey tower of Langdon House at no 60 sited to the east of the street, is a distractive building due to its height, bulk and unsympathetic articulation and proportions. The two flanking wings are also an unsuitable incursion on the street scene.



1901

**Bourne Estate: Laney Buildings with exterior of shops on corner of Portpool Lane.**

### **Views**

Views within the street show a range of structures, in terms of scale, form, fabric and date. The neo Edwardian group from 51 – 73 forms a modern composition on the west side, although this is tarnished to a degree by the unattractive block at 45 - 49. The grand façade of the Bourne Estate visible in mid-range views taken from Clerkenwell Road, yet is largely eclipsed by the scale of the buildings to its south to be able to appreciate it from the subject site. In the short range however it along with the former Tobacco factory on the east side forms a fitting window to the vista of the junction at the top of Leather Lane with Clerkenwell Road.

## **2.6 Architectural influences**

### **Age and style**

The area is characterised by its wide variety of architecture, and the many subtleties of detail within each building. Distinctive architectural styles range from the Georgian (83 – 89), mid Victorian (82), late Victorian (88 - 94), Gothic (Prudential Assurance), Neo - Edwardian (51 – 73) and Classical, with Arts and Crafts touches (91 – 101), to the more modern (52 – 70). Inter war buildings such as 72- 80 have Tudor and Classical influences respectively.

Vesage Court is a 1980's tower of flats built behind the BT offices fronting Holborn.

In an area of a rich and changing history, Leather Lane attracts a range of national and local designations. A small proportion of the buildings have been listed<sup>8</sup> by English Heritage, with the oldest being the groups of 4 terraced houses with later shops at no's 83 - 89. Standing on the west side of the street they were built in the early 18th century and are of multi-coloured brick under slate mansard roofs with dormers. They are 3 storeys with additional attics and have 2 windows each. The ground floor is 19th century with altered 20th century shopfronts.

No's 83 – 89 forms a connection with the block of later Victorian buildings on the other side of the street at no's 84 – 96, and is a precursor of the style being generally used in the late 19th century. As such it is possible to read the style as continuing chronologically into the group of listed buildings at the north end of the street at 91-101 Leather Lane (excluding numbers 95 and 97 and 83-89) where the Bourne Estate introduces a later Edwardian narrative to the built environment.

The Clock House Public House at no 82 is also listed and introduces an attractive example of one of the only surviving pub building on Leather Lane from the mid Victorian era.

Of the 16 buildings on leather Lane that make a positive contribution to the special character, three are regarded as groups (21 – 25, 72 – 80 and 88 – 90) and the rest are individual structures. No 21 – 25 is of particular note for its jolly gable and chequered tympana, and the overall appearance most resembles that of a warehouse. One shopfront of merit exists at 55 Leather Lane.

All buildings are in a good state of repair and all are used on a daily basis, adding vibrancy to the wealth of architectural heritage within the Hatton Garden environs. Many of these are in the context of 72 – 80 Leather Lane and are of interest for the quality and diversity of heritage they display. Only no's 72 – 80 is in visible state of disrepair bringing some distraction to the area as a whole.

There are two examples of building that make a negative contribution to the Conservation Area, at 47 – 49 and 52 - 70, the latter being directly adjacent to no's 72 – 80. These two buildings have an unfortunate scale and height that compromises the general order of the area. where many buildings are 3 – 4 storeys.

The area's significance as a social and commercial centre is reflected through the high quality of architecture by known architects (Waterhouse, EPR). The building frontages sit squarely to the street and periods range from the early Georgian on the north west interspersed with late Victorian to the north and Edwardian to the south of the west side. On the east side there is a mix of mid and late Victorian, inter-war and later 20th century.

### **Design in Context**

Greater detail of individual buildings (listed and unlisted) in context is given in Appendix 1, with a selection of representative photographs. This analysis of the architectural trends and idiosyncrasies is essential in understanding the significance of the historic built environment and is a key part of establishing the context for development at no's 72 – 80.

Later or less impressive structures not included in the Statutory list, include 72 – 80 and 21 – 25, both thought to contribute to the character of the local townscape. Buildings such as 81, 88 – 96 and 95 – 97 were built to complement their surroundings, in particular that of 82 and 83 - 101. Although not listed, no. 51 – 73 (Laney House) is a notable example of Edwardian architecture whose scale, materials and detailing contributes to the townscape of the street.

At the junction of Hatton Wall, no's 75 and 81 are respectful to their context, as they refer to the scale and appearance of the adjacent listed building at no 82 which occupies the corner on the east side of the street.

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<sup>8</sup> Buildings that make a contribution 14, 18, 27, 29, 81, 84, 86, 92, 94, 95, 96, 97, 101

### Scale and Appearance

Leather Lane is characterised by the large buildings (i.e. Prudential Assurance) at its south end and at the north end the tightly cramped 5 – 6 storey housing of the Bourne Estate (LCC, 1901-07). This early Council scheme is enlivened by red and yellow brickwork and by classical trimmings (pediment and pilasters). Large archways run through the perimeter blocks that lead to the central area.

Prudential Assurance was one of the first major enterprises to be established (1848) beyond the city boundary. This is manifest in the mass of bright red terracotta and brick with tall ranges around internal courtyards.

The Bourne Estate has brick chimneys, slated roofs. Stone string courses, parapets and segmental arches. The ground storey's towards the road has shops, with granite piers in between. Upper storeys towards Clerkenwell Road alternate between plain brick elevations with dormers in roof and slightly recessed stuccoed sections with giant pilasters rising through three storeys and parapet over.

Buildings are generally distinguished by the small variety of design, with combinations of red brick, brown brick and stucco most noticeable along the street. Enrichments from classical modelling and surface detail are kept to a minimum and seen only in quoins (51 – 73), dentils under eaves (48 – 50), shop floor corbels (86 – 96) and red brick window heads (81 – 101). Attic and dormers are very much a part of the original form of the older buildings on the west side.

On the west side, no's 83 – 89 is an elegant example of the Georgian style with segmental finely gauged red brick arches to sash windows. The upper parts of the building are marked through the continuous brick cornice to the parapets and the centrally placed brick stacks with pots. A pleasant variation occurs with No.83 recessed with stucco reveals, No.85 recessed and No.87 flush with exposed boxing.

Buildings are in some cases of a more conventional scale and the use of London stock brick is typical of a residential area. On the west side many of the buildings have uniform elevations with dark brick manifest, whilst the brighter red brick predominates on the east side at no 96. The red brick is reflected in the quoins seen on many of the buildings on the west side however and in the lower part of the street of interleaved with the stock brick on the group from 53 – 71.

The 3 storied public house at no 82 has 2 windows, a splayed corner and 3 window return (some blind) to Hatton Wall. The segmental arched ground floor opening is resplendent with busts in roundels in the spandrels. Classical devices are present at 1st floor level where entablature is used. This is complimented by the 1 square-headed, architraved sashes with console bracketed cornices of the 1st floor windows. The royal coat of arms with supporters above entrance concludes the narrative of the elevation.

London stock brick with lighter brick window arches to long windows is a feature to help create depth on buildings such as the Lever Building (no 85 Clerkenwell Road) that wraps around the northern corner of Leather Lane. This contrasts with the red brick (no. 96) and the more gentle round arched windows and red brick window heads (84 - 94). The stucco of the public house at no 82 help make it stand out as a public place.

The Bourne Estate is exceptional in the townscape as it has a mix of wooden sash and casement windows, some within segmental brick arches and with brick aprons makes it dynamic and complements the varied elevations of red, orange and stock bricks with some blue and glazed bricks.

## 2.7 Townscape qualities (Refer to photographs in Appendix 1 and markings on Figure 1)

### **St Cross to Hatton Wall (TA1)**

On the section of Leather Lane on the east side that runs from St Cross to Hatton Wall, the large modern block at 52 – 70 is most prominent. It overshadows the more discrete corner building of 48 – 50 and gives context to the group at no's 72-80 and no 82 to its north.

To the south of Hatton Wall the buildings are formed of a long block on the west side, with the alteration of height and brick colours on the west side at no 51 – 73 creating a balanced composition opposite the subject site from the mid to upper orders. Its immediate juxtaposition with the negative group at 45 – 49 draws attention to the stark polarities in built form on the street.

### **Leather Lane West - Portpool Lane - Clerkenwell Road (TA2)**

Moving up Leather Lane on its west side between Portpool Lane and Clerkenwell Road, there is a stronger architectural quality. Whilst 81 makes a positive contribution, 83 – 89 and 91 – 93 are both listed for their age and appearance. The pair of buildings at 91 – 93 add a sense of grandness that expresses a classical character through its symmetry and the two side bays enlivened by large brick quoins. Although the elevational presence is less established at 95 - 97 next door, the evidence of a large dormer set back on roof level adds to the vertical nature of this more modest pair.

With well modified ground floor spaces the mid and upper sections of 99 – 101 form a focal point on the corner of Clerkenwell Road., as it wraps around into Radcliffe House on the Bourne Estate.

Radcliff House is a mixed use building on Bourne Estate in Clerkenwell. The estate is built in a free Classical style, with Arts and Crafts touches, developing the idiom established by the London County Council. The estate consists of a number of residential blocks where the buildings are constructed in dusky red and yellow bricks. The southern part of the Bourne Estate (Formerly Union Buildings Estate) consists of the listed Nigel House (no 59) and Laney House (51 – 57 and 61 – 73).

The Bourne Estate is a dramatic piece of streetscape formed around different blocks with classical pediments and stucco pilasters as well as arts and crafts details such as gabled walls, and casement windows on the inner courtyards and decorative mouldings to the large arches on the access ways.

### **Leather Lane East, Hatton Wall - Clerkenwell Road (84 – 86, 92 – 96 locally listed) (TA3)**

Opposite on the east side is a group of 4 storey buildings, distinguished by the group from 88 - 94, unified by the brickwork, lightly arched windows with red brick headers and the visible parapet between 86 and 88. One idiosyncrasy in this group that is testament to its age is the narrow front of no 92, Reid's Buildings, which is dated 1893. No 96 is unique in the street scene at this point as it has a gable over its southernmost fronting bay and a smaller pediment with an arch on its northern side.

With the exception of no 84 on the corner of Hatton Wall all corner buildings are of a larger size than their adjacent buildings. The four corner buildings that face no 72 – 80 have differing characteristics. On the east side, no 82 and 84 are both three storeys, although no 82 is rounded to the street and 84 in angular. Opposite on the corner of Portpool Road, no 75 is also arced whilst no 77 stands square to the street.

### **No's 72 – 80**

No's 72 - 80 compares with the earlier (early 18<sup>th</sup> century) listed group of 4 terraced houses with later shops at 83 – 89 Leather Lane, that are distinguished by their multi-coloured brick elevation, brick cornice, segmental window heads and slate mansard roofs with dormers.

72 – 80 falls into the Victorian style due to its proportions and symmetry and the use of London stock brick with courses running at lower levels. It also fuses elements of the Georgian style being revised in the between the wars, as it has a more regular and symmetrical sense of design that reflects the

metropolitan aesthetic and well-mannered style of this period. It does not however represent the decorative and homely status of the arts and crafts style prominent at the time.

72-80 sits within a wide range of building heights on Leather Lane, with significantly taller buildings on both the North and South sides. The scale of the buildings on the east side steps up in at least three places in the mid to north section, starting with the 13 storeys of no 60, then dipping to the 6 storeys at no 72 – 80 before culminating at the 7 storeys of the Lever Building at no 85 Clerkenwell Road.

The blocks of Leather Lane have similar proportions and create symmetrical facades at intermittent points. Although the blocks range from three storeys (no's 83 – 89), four storeys (86 – 96) and five storeys (51-c 73) additional dormers are present to help balance the height against the width.

### **Roof level**

At roof level the smaller groups are terminated with chimney stacks and pots, and in the case of no's 83 – 89 the slate mansard roofs and chimney are distinct. The Bourne Estate also has brick chimneys and slated roofs with the sixth storey set in in roof dormer.

Roof dormers are stepped back (97 – 99) stepped back from the front and due to large overhanging eaves (91 – 95) are not visible. No 75 has an interesting double conical roof structure with a second inner ring added to the former rounded roof. Whilst the individual structures at no 51, 65 and 73 both have large parapets with dentilled eaves, the buildings that form the centre of this group between 51 - 73 have dormers built within the alternating bays and recesses formed within the original building at 6th floor. Not possible to see chimneys

On east side south of no 72 – 80 it is not possible make out any distinct roof features due to the largely modern builds. 84 has a setback roof, whilst 86 and 88 have extended parapets creating an extra depth to the side, and concealing at least two dormers and one chimney,

The most typical element of the roofline in Leather Lane is the groups formed by 81 – 89, 86 – 96 and 91 – 101, with the first being 4 storey, the second 5 storey and the last 6 storey, which all include an extra roof level formed with dormers. No's 51 – 73 to the south is the most useful example of roof development in the street, as dormers have been sunk at various levels into the fluctuating roofline.



53 – 71



83 – 89



99 – 101



84 - 96

### 3.0 SITE AND VISUAL ANALYSIS

#### 3.1 The setting of listed buildings and Views

The Leather Lane environs of the Hatton Garden Conservation Area is sandwiched between Gray's Inn Road to the west, Clerkenwell Road to the north, Holborn to the south and Hatton Garden to the east. The integrity of the Conservation Area has been largely maintained through the re-use of the historic buildings and the relatively controlled development of elevations in more recent times.

As many are still being used as premises related to the retail and office purposes for which they were adopted to in Victorian times, the area retains the character of an historic quarter. The conversion of former buildings on the west side has also preserved their Victorian character and fabric, whilst the sensitive adaptation of the interior at no's 83 – 89 retains the former distinction between ground floor shop and upper storey residential accommodation.

The area retains the basis of its former historic street pattern based around the Lane and Ely Square whilst the variety of scale and appearance in the townscape illustrates its organic development. The linear layout of the street is an important part of the area's character and helps create the setting.

The Conservation Area has considerable variety of building heights and on Leather Lane there are contrasts between grand buildings (Bourne Estate and 85 Clerkenwell Road) and those of a more intimate scale (48 – 50, 83 – 89 and 94). Whilst the overall heights of buildings is broadly of a range between 4 and 6 storeys, no's 72 – 80, Prudential Building and no 60 (13 storeys) provide exception and the scale of the area is emphasised by the variation of expression and simplicity of elevations and roofscapes appreciated from street level.

Views within the Conservation Area sub area show a range of structures, in terms of scale, form, fabric and date. Buildings such as the Bourne Estate, no 82 and 83 – 89 provide focal points at different points along the street. The Estate gives visual focus on the west side of the street and its symmetrical facade is on the same north-south axis as no's 83 – 89 and 51 – 73 on the west side. The buildings elevation with classical detailing in segmental arches and pilasters is centrepiece to the composition in the north west part of Leather Lane.

Whilst the former pub building at no. 48 – 50 is designed in an attractive Edwardian manner, the scale and manner of no 60 to its immediate north is a major distraction to no's 72 - 80. The effect of no's 72 – 80 is already diluted by the tall unattractive tower that sits between it and no 48 - 50. The effect of the exterior of the building from the public highway is worsened by the untidy appearance and the poor condition of its elevation.

Three buildings basically form the north eastern edge of the street, no 60, no's 72 – 80 and no. 85 Clerkenwell Road. The last two appear as more robust buildings with a greater sense of height in relation to width, whilst no. 60 has a more disproportional width and height. Visually, 72 – 80 is more apparent from the west side of the street forming a focal point largely through virtue of its bulk and scale. Yet it is largely screened from the mid – long visual range taken from the north and south by buildings of which it forms a part.

#### 3.2 Visual Appraisal (Refer to Figure 1 and photos in Appendix 2)

Existing buildings do not form a formal, planned or intentional part of the setting of any listed building. It is because buildings are experienced in views along thoroughfares and through adjacent spaces such as squares that include listed buildings that the presence of the site contributes to the context in which listed buildings are experienced and appreciated.



Indeed, the setting of a heritage asset is not fixed and may change as the surrounding context changes. Visually, the experience and understanding of an asset may differ between different views and some views may contribute more than others. The setting of 72 – 80 is based on the close physical connection to some listed buildings, of which the Clock House pub gives individual focus. The proximity of buildings that contribute to the Conservation Area is also a factor underpinning the suitability of development at this building. It is itself merited as a building that makes a contribution and so the impact is direct.

Buildings that are in close proximity to one another, but not visible from each will often have a historic or aesthetic connection that amplifies the experience of the significance of each. In this sense the Bourne Estate building and no's 83 – 89 are within the perceptual range of no's 72- 80.

For example there is an aesthetic connection between the architectural focal points that shape this part of the Conservation Area. Indeed, a visual association is made across the street between the gable of 21 - 25 and the gable of 96, the facade of 53 – 71 and 91 - 93, with some distinctive buildings (such as no 92, 75 and 83-89) in-between.

Interestingly this web of visual connections is mainly on the west side of the street, whilst the buildings on the east side have a more broken role with less architectural quality. Indeed, it is noted how the mass of 72 – 80 sites within views to the north and south of the street whilst no. 82 is, where visible, of greater architectural quality.

Its building formed part of an earlier scheme to maximise residential occupancy and therefore rental income for Victorian speculators and developers. The connection of historic lanes to the former layout of the gardens is realised through the built form of no 72 – 80 and its role in defining the north eastern outer limits of the gardens.

A varied roofscape of chimneys, gables and dormer windows is a characteristic feature of the skyline in the context of 72 - 80. Flat roofs (no 60) are the exception whilst mansard roof with dormers in the attics is characteristic of the older buildings. The scale and appearance of buildings down and around Leather lane are generally defined by the mixed roof line, variety of elevations and overall interest in ground floor frontages. Unfortunately no 60 is the most distinctive element of the townscape on Leather Lane, visible from a number of locations across the immediate area.

### **View Framework**

Important views in the neighbourhood relate to the hierarchy of spaces within the area. In the long view of Leather lane there is a sense of the surrounding scale and mass of the buildings that make up the Hatton Garden area. Indeed, the view is channelled down the road with a solid embankment of buildings on either side. The elevations of the streetscape on the west side are generally textured with recessed windows, bays, dormers, parapets, shop fronts and towers.

As Leather lane is of a linear nature many of the buildings on its northern length are within a visually receptive distance of 72 - 80. Yet due to the frontal nature of all surrounding buildings, the building is not clearly visible until in close proximity.

Its association with many of the buildings that form the immediate townscape is direct. Yet the scale and size of the surrounding architecture is such that the prominence of 72 - 80 is screened to a greater degree in mid and long range views taken from the top and bottom of Leather Lane.

The visual context of the top half of Leather Lane is initially given through the vast elevation of the Bourne Estate building on the west side and the pleasant Victorian appearance of a row of fine buildings on the east side. The view up Exhibition Road is generally less busy and is defined more by the similarity in scale, as buildings of 6 storeys on the west side at no's 53 -71 compare with no's 72- 80 on the east side. No 60 gives a sense of a more disjointed urban scale to the immediate context of the subject site.

## Viewpoints

Metropolitan Views include both views from Camden to other parts of London and views from other parts of London into Camden, such as views across the River Thames and those which begin or end at Parliament Hill and Hampstead Heath.

Local views are essential to the character of the Conservation Area and are achieved in the secondary roads and spaces where the street plan results in changes in direction, providing interesting glimpses of rear/ side elevations and otherwise hidden buildings. Local views tend to be shorter, and focus on the skylines, smaller landmarks and structures, as well as attractive groups of buildings and views into open spaces and streets.

Whilst Camden do not identify any strategic views in specific relation to Leather Lane they refer to views of the tower of St. Peter's Italian Church on Clerkenwell Road and the tall residential blocks on the east side of Leather Lane as being important.

Three local views directly relate to the context of the 72 – 80 site (See view assessment):

- V1. Southerly views down Leather Lane;
- V2. Northerly Views up Leather Lane;
- V3. Easterly view from Prentpool Lane

In the case of V1, the views from the corner of Clerkenwell Road are dominated by the fluidity of the roof line on the east side, where due to the smaller massing of the buildings in the foreground of no's 72 – 80, the subject building actually appears to be of a similar height. IN the mid-distance the building heights appear to be more irregular.

The view (V2) looking north from the junction of Baldwin Gardens is dominated by the even massing of the blocks on the west side of the street, with minor alterations in height adding to the rhythm. On the east side the massing is more irregular and the height of no 60 gives an abrupt intervention and makes a cursory gesture to the front of no's 72 – 80 seen protruding at the lower half of the tower. The rear elevation of no 85 Clerkenwell Road is seen terminating the prospect.

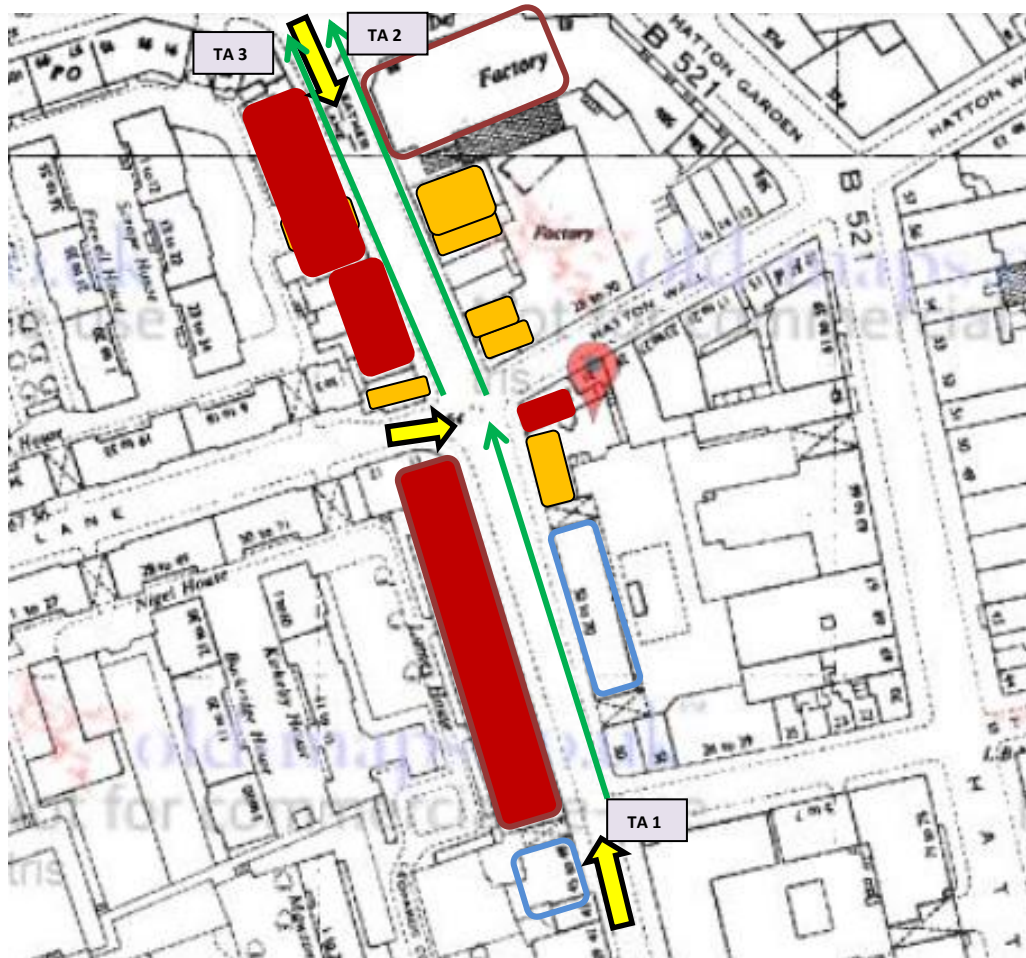
In V2 the mass of 72 – 80 is continually concealed along the length of the street. The scale of no 60 eclipses the full view of the front elevation and it is only visible in full when to the north of the no 60. The front section of the roof is visible from the long distance making the building read as an entire structure even though only part seen. The asbestos roof of 72-80 Leather Lane is visible and out of character with the roofscape of other buildings on the street.

From the north 72 - 80 first becomes visible at the junction where the front section can be seen, sited against the glazed side of no 60. It appears to form the last building in the block started at the junction with Clerkenwell Road.

From the west of street at the junction with Portpool, the view (V3) of no's 72 80 is more focused and it is possible to see it in direct comparison with no 82. It appears to be over twice the width of no 82, and the floor levels are largely different due to the larger windows of the public house. The parapet and the outline of the former chimney breast on the north wall are visible. The rear of 72-80 which is visible in the background detracts from the listed building in the fore ground.

This view illustrates the variety of the east section of roofline, with there being a progression from the 3 storey Clock House pub, to the 7 storey building at 72 – 80 concluding at the 13 storey no 60. The roof extension at the back no 31 Hatton Garden is apparent as is the addition to the roof of the buildings on the north side of Hatton Wall.

Figure 2: Townscape appraisal



**INDEX**

- Listed buildings
- Buildings that make a positive contribution
- Buildings that make a negative contribution
- Other interesting buildings
- Local Views
- Townscape areas (1-3)

**3.3 Heritage and Design considerations**

The buildings of Hatton Garden are unique for their scale, extent, detail and condition that mark them out as being important elements of Camden. Its location on the west side of the City and to the north of Holborn suggests the importance of Leather Lane.

Although this part of the Conservation Area reflects a phase of growth which is concurrent with a significant period of architectural history, the fact that some of the buildings constructed within the

area were directly connected to the growth of housing and small scale workshop buildings which was then followed by the development of larger scale Victorian factory, warehouse and residential blocks with individual commercial units along the main frontages, is a source for civic pride. The jewellery activity which has been above all the main focus and interest in the area still provides the most obvious character.

The Edwardian Bourne Estate bounded by Clerkenwell Road to the north, Gray's Inn Road to the west, Leather Lane to the east and Baldwins Gardens to the south, is regarded as one of London's best examples of tenement housing.

This sense of a shared experience is enhanced by a number of outward facing design features frequently expressed along the west side of Leather Lane. The facades of buildings tend to have a balanced scale where the vertical dimension is in proportion to their horizontal scale; frontages are characterised by overhanging eaves, regular ordering of windows at floor levels, brick window heads and quoins and some projecting bays.

As a Victorian building the evidential value of 72 – 80 relates to the site which was closely connected to the industrial activity of a saw mill in the mid-19th century. Its separation as two buildings is noted at the time and it appears to have formed an important passageway into a yard behind. The activity and uses that formed a key part of its role before the area to its immediate south was destroyed by bomb damage is documented by maps. An understanding of how the building defined the extent of development in previous centuries is gleaned from the immediate context of buildings on Hatton Wall and Leather Lane and its layout in 1677 and 1792.

The proposals to make external changes have required some sensitivity in judging its impact on visual receptors in this urban area. Due to the 3-dimensional nature of its position towards the corner of the junction with Hatton Wall adjacent to no 82 and the well-ordered blocks of the Bourne Estate and Georgian group at 83 – 89, there are important visual connections at this juncture, both in a southerly and northerly direction, as well as in an easterly direction.

The building can be read in the short-mid range from north, south and west directions, revealing a largely incomplete finish with its upper orders forming an inconclusive termination of the building. Longer views of the west elevation from the south of the street are not really possible due to the massing in the foreground. From the north the building is already subdued when viewed in context of no 60.

### **Roof addition**

The location of the new roof within public view and in the Conservation Area means the design has been carefully deployed to limit impact. The proposal is seen as a secondary addition to the existing warehouse façade. Sitting back from the original parapet line and blending comfortably within the skyline the bulk and mass is kept out of view by following the general rule of setting back from the main eaves.

As such it can be interpreted as a subservient roof top structure, which sits inset from the building line as opposed to a vertical extension of the existing building's massing. Its location to the rear of the site, away from the Listed Clock House Pub and Bourne Estate means it is less visible from these structures and from the public highway.

The addition refers to the general height and width of the existing roof, allowing it to integrate well with its historic context. However its clean modern lines allows it to sit gently above the mass of the existing building and the differentiation in materiality between existing elevation and proposed extension adds an overall sense of subservience.

The existing building and context can support additional height and the principle of having a two storey extension to the rear and a single storey to the front will distribute the load of the new extension and be appropriate to the rear of the site. With one storey above the existing facade facing Leather Lane the impact on the important designated buildings will be lessened.

Several design features have been employed in order to better integrate the addition into its context.

The additional storey above the principle existing elevation has been designed to complement the existing façade, whilst the massing on the north side has been reduced the impact on the listed pub. Further means of minimising the impact on the listed building include the location of windows away from the North elevation to the light receiving elevations on the East, South and West flanks.

Recessed windows on the front extension will be more sympathetic to the existing front facade and windows, whilst the new windows will be flush, thereby allowing for a clear distinction to be made between the character of the existing and proposed.

The red pigmented zinc with standing seams for the cladding is proposed to relate to the historic use of the building as a warehouse or industrial workshop. Their use as the addition's predominant material will help the roof structure contrast with the main elevation. Furthermore the simple arrangement will further enable the addition to remain secondary.

Examples of other zinc or metal clad roof extension on 19th Century industrial, warehouse or workshop buildings (Dow Jones, Bermondsey; Roz Barr Architects, 23 Hatton Wall) demonstrate how it works with the masonry façade and provides a visual distinction between the new and old. The zinc proposed for the cladding on the roof extension is a traditional roofing material making it suitable to top the existing building and provide a backdrop to the Listed Public House.

Only essential repairs and restoration work is proposed to the frontage, and the roof of the building will continue to have a secondary relationship to the main building. It is considered that the simple form of the addition facing Leather Lane would reflect well the (un) listed buildings and its diverse roofline. In the life span of this building there have been three changes, starting with the collocation of two separate buildings at the end of the Victorian period, followed by the additional building in the Inter war period, completed by its vacancy and deteriorating condition in more recent years. The scope for a sensitively designed roof top structure does then gain precedence.

The local context has been carefully considered, with detail and materials appropriate to the local area and the existing building. Retail use is retained to the front of the building at ground floor to maintain an active frontage and repairs to the existing facade will improve the general appearance of the building.

Restorations to the existing window frames and sills, brickwork, decorative features on the shopfronts and first floor redundant signage battens, will improve the longevity of the building and contribute to the streetscape improvements.

### **Lightwell**

On the inside the lightwell infill will also highlight the difference between old and new as the zinc cladding will be set-in the from the existing brick line. A shadow gap detail will allow a reading of the layers of the building through time.

### **Shopfronts**

A clutter of fascia, signage signs and shutter bars conceals some of the historic decoration. The proposal for signage to sit neatly below the revealed decorative band and above the glazed area below will allow the proportions of the whole front to be newly exposed in much the same way as those shopfronts at 54 and 96.

### **New emergency escape route**

The new opening in the wall of the Grade II Listed Pub is located at the blank party wall second floor away from anything of architectural or historical importance. The building's listing largely concerns the external appearance and some internal features at ground floor. The new door will not compromise any important historic fabric, nor compromise the internal space of the listed building. Due to the fact the door is a temporal construct it can be removed at a later stage, thus allowing the listed building to be revealed to its former self.

## **4.0 HERITAGE IMPACT ASSESSMENT**

### **4.1 Assessment of Significance and Setting**

Policy guidance towards planning indicates the importance of evaluating the historic environment in making development decisions. It states in the NPPF that:

*In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.*

The Government's objectives for planning in the historic environment are to deliver sustainable development by ensuring that policies and decisions concerning the historic environment:

- *recognise that heritage assets are a non-renewable resource;*
- *take account of the wider social, cultural, economic and environmental benefits of heritage conservation;*
- *recognise that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.*

Assessments of significance are recognised as being critical when ascribing value to individual heritage assets, as well as to small groups of buildings to neighbourhoods and places. The idea of 'significance' lies at the core of objectives given by English Heritage, 'Conservation Principles, Policies and Guidance' (2008).

Significance is a collective term for the sum of all the heritage values attached to a place, be it a building an archaeological site or a larger historic area such as a whole village or streetscape. The English Heritage document Conservation Principles (2008) identified four key values ascribed to heritage assets and emphasised the importance of understanding these values to define the significance of a place. This assessment considers these four values:

- *Evidential value: the potential of a place to yield evidence about past human activity.*
- *Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present;*
- *Aesthetic value: the ways in which people draw sensory stimulation from a place.*
- *Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.*

In addition, context and setting play an important part in understanding the significance of the place, as often expressed by reference to visual considerations. The protection of views is related to the protection of setting and is often considered to be like a work of art in its own right.

It is recognised that not all parts of a heritage asset will necessarily be of equal significance. In some cases certain aspects or elements could accommodate substantial change without affecting the significance of the asset. This concept is reinforced by the government's objectives, which include

“intelligently managed change” and which seek to ensure that decisions are based on the nature, extent and level of significance of heritage assets.

Change is only considered to be harmful if it affects an asset’s significance. Understanding the significance of any heritage assets affected and any contribution made by their setting (NPPF, para. 128) is therefore fundamental to understanding the scope for and acceptability of change.

What follows is an assessment of the significance of the heritage assets potentially affected by the proposals. More specifically:

- i The surviving historic elements within the site;**
- ii The contribution to the character and appearance of the Conservation Area; and**
- iii The setting of listed buildings**

**i The architectural and historic interest of the site;**

The site which is the subject of this assessment formed part of 17<sup>th</sup> century quarter that formed the built side of the street at the corner of Hatton Wall, and was connected with the wider interests of the Ely Estate. The site is sited on the former orchards and gardens of the Estate and was in existence by the end of the 19<sup>th</sup> century as part of the industrial activity that took place in the corner of the block.

The front of the existing two buildings was rationalised and collocated into one building in the early 20<sup>th</sup> century. With the growing demand for more accommodation taking place in the inter war period, two new floors were added to no 72 – 80. The area in general is characterised by mainly retail, warehouse and residential buildings which have historically characterised this part of London.

The building does not have ‘special’ interest to merit listing, yet is a pleasant example of a particular building type, the ‘Victorian’ yellow brick warehouse block. Its red brick dressing details and corncicing display some technical innovation for which the building can be said to represent the influence of the late Victorian movement.

**ii The contribution to the character and appearance of the Conservation Area;**

This report provides an assessment of the heritage value of the site and its wider setting including the heritage asset of the building which is within the Conservation Area. The building warrants some consideration as it is regarded as forming part of the eastern edge of Leather lane that marks the character of the junction with Hatton Wall. It is a building that should read as a complimentary part of the varied historical and architectural narrative of Leather Lane, yet it does currently lack the same architectural quality of many other buildings in its immediate context. The incomplete nature of the whole building and its failure to register as a tidy part of the Conservation Area is a distraction.

So it is fitting that the plans aim to reinstate the importance of this building as a part of a strong and continuous local historical context, from the early 17<sup>th</sup> when new development grew and through to the 21<sup>st</sup> century. This will help embody the sense of quality given to the area by buildings such as the Bourne Estate and the principle established by existing buildings of the Georgian period, that Hatton Garden is a fashionable residence. It is suitable that modern design can improve this rather neutral roof space whilst retaining the character associated with jewellery manufacture and retail

### **iii The setting of listed buildings**

The special interest and character of listed buildings can be affected by the design of development which lies within their setting and surroundings. It is vital therefore that the development proposals seek to enhance the settings of listed buildings in its immediate vicinity. Particular attention is paid to the Bourne Estate, no 82 and no's 83 - 89, where the façades are a mix of red/ stock brick and stucco and the roofs varied.

Hatton Garden has developed in a relatively planned manner and consequently has a charm engendered by a diverse group of materials and styles. As a micro part of the area which was developed early, it shows different characteristics to the expansion of large tenement blocks in the 19th century mainly north of Clerkenwell Road, or the warehouse and neo classical buildings seen in Hatton Garden itself. Buildings on Leather Lane have assimilated with the Georgian, Victorian, Classical, Edwardian and Modern styles over the past 250 years.

The site is of heritage significance due to its location adjacent to interesting heritage buildings (no 82, no's 53 – 71 and 83 - 89) and because it is within the visual framework of an important work of urban planning (Bourne Estate). Although only indirectly visible the context of the listed buildings on the west side of the street, there is still an aesthetic impact that the design has considered when assessing the impact of the receptor point when connecting the object and subject buildings. Clearly the relationship on the setting of no 82 is more direct and we acknowledge that the design takes a number of measures to minimise the impact on the roof and elevation of the public house.

72 – 8- is a building which stands in relation to the overall scale and massing of surrounding buildings. It occupies the higher register within the visual field of the immediate skyline, standing between the height of no 60 and the lower height of no 82. It therefore carry's a certain interest with regard its defining façade characteristics of floor levels, vertical elements and roof, which currently is not realised. It is fitting then that the proposed makes an improved visual connection with the listed building of no 82 to its side to which its relationship is broken by the current poor overall appearance.

The high significance of the surrounding setting means that proposals for 72 – 80 will have implications regards the architectural, historical, archaeological, and artistic interest of the Conservation Area. The restoration of this building will ensure the retention of important visual aspects of the historic social and economic activity that form the key urban patina.

### **Summary of Significance**

In its own right, 72 – 80 is a yellow brick building with an absence of ornamentation and a lack of coherent orders on the east side of Leather Lane.

It is a building that falls within the diverse architectural narrative of the Hatton Garden environs, where definitions between buildings are mainly expressed through materials, frontages, scale and rooftops.

- The significance of this building to the Conservation Area relates to the historical context of 19<sup>th</sup> century Hatton Garden and the subsequent development by landlords looking to maximise commercial space.
- Leather Lane has a strong and continuous local historical context, which dates from the late 17th Century when the corner with Hatton Wall was developed with new buildings and the outline of the existing plot took shape.
- 72 – 80 is part of an interesting layout where the Victorian building was formed of two interconnected blocks that allowed for an alley into the rear yard that have access to a Saw mill.
- The buildings on the street have a block like stature with many former terraces and rows of shops.



- A sense of variation at roof level is apparent on the east side, whilst the west side has greater uniformity.
- There are variations on the Classical and Modern idiom which when combined with the use of dark/ light brick and stone are critical in defining the appearance of the street.
- 72 – 80 is located in a historically important street. Leather Lane does, like many of the other streets in the vicinity, have historic character due to its formation in medieval times.
- Adjacent buildings at 82, 83 - 89 and 51 - 73 have high quality decorative elevations. Yet as these buildings are in various degrees of proximity to 72- 80, the effect of new design is of a variable nature.
- Bourne Estate is regarded as one of London's best examples of tenement housing and is a significant receptor point of change.
- The manner in which the scale, mass and appearance of buildings relate to each other is critical in providing a diverse character to the street.

## 4.2 NPPF Assessments

The NPPF constitutes the government's current national guidance and policy regarding development within the historic environment. The NPPF is a material consideration that must be taken into account in planning decisions and in this respect it includes a clear policy framework for local planning authorities and decision makers. It reiterates that planning law requires applications to be made in accordance with the development plan unless material considerations indicate otherwise.

Section 12 of the NPPF deals with conserving and enhancing the historic environment in paragraphs 126 to 141. The NPPF places much emphasis on heritage "significance", defined as:

*"The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."*

The effects of any development on a heritage asset therefore need to be assessed against the four components of its heritage significance: its archaeological, architectural, artistic or historic interest.

The same paragraph makes it clear that the level of detail should be i) proportionate to the importance of the heritage asset and ii) no more than is sufficient to understand the potential impact of the proposal on the significance of the heritage asset.

The purpose of the planning system is to contribute to the achievement of sustainable development. The policies in paragraphs 18 to 219 of NPPF, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system.

According to paragraph 137, local planning authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets to enhance or better reveal their significance. The following paragraph recognises that not all elements of a Conservation Area will necessarily contribute to its significance.

Of relevance to the proposal Paragraph 138 states:

*'Loss of a building (or other element) which makes a positive contribution to the significance of that Conservation Area [...] should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or world Heritage Site as a whole.'*

Applying this to the building at 72 – 80 it follows that the greater the degree of change to an area deemed to be significant or contributory to significance, the greater the potential for harm and the need to proportionately justify that harm.

In respects to NPPF the following criteria for assessment are important in establishing the credibility of the proposal:

- Impact on significance (128)
- Suitable design (9, 17, 59, 186 and 187)
- Conservation of heritage assets (132)
- The setting (128, 129, 132 and 137)

**IN RELATION TO PARAGRAPH 128:** the significance of the heritage assets affected and the contribution of their setting to that significance.

In the immediate setting of 72 – 80 there are two types of heritage asset; the listed buildings (in particular the Bourne Estate and no 82), and the setting of the Conservation Area. The section on Conservation Area context and Historic Review (2.0) gives information to help understand the significance of these heritage assets.

As noted in the summary of significance, 72 – 80 is of some historic significance through the information it provides on the development of the northern part of the block that contained the gardens of the Ely Estate and the accommodation it then provided to families (as housing) in the 19th century and local industries in the first quarter of the 20th century. There is no information on the architect responsible for its design, yet it can be cross referenced to other warehouse style buildings of the period.

As it is in the Conservation Area its significance warrants some consideration. As an old building the changes that have already taken place to the roof with the additional asbestos structure added in recent time's means that it has lost some of the architectural significance it had when first conceived. In addition, the known addition of two new storeys in the inter war period has introduced later fabric to the building thus eroding some significance of the built structure as a whole.

Currently its appearance is compromised by the poor condition of elements of the elevation and it leaves a less than positive impression on this section of the street. It may be said to detract from the quality of the other earlier distinctive buildings to be found nearby and in particular the public house at 82.

Its relationship to the surroundings is important and in particular the visual connection it has in relation to the Bourne Estate and its appearance adjacent to no 82 on its north side. In its current form, its relationship to these heritage assets is neutral and only adds to the essential character of these buildings through its symmetry and mass.

The height of the tower at no 60, the curved front of no 82 and no 75, the elegant horizontal spread of the Bourne Estate and the Georgian row at 83 – 89 are formed as distinct elements of the same composition as 72 - 80. 72- 80 has an explicit verticality in all views of the building, which is magnified by the sheer height of the tower building next door.

72 – 80 appears as a secondary structure in the defining panorama along the street with the scale of the tower being an overwhelming element. The proposals relates to the context on the east side of Leather Lane which is characterised by the varied rhythm on the roof line of the 3 buildings at no 60, no 72 – 80 and 85 Clerkenwell Road.

Design in this location has been specifically crafted to cause no detrimental effect on the historic quality of the Hatton Garden environs to which the subject site is directly associated. The building is sited between the old and more recent buildings of Leather lane and occupies a position on a well-developed corner on the southern edge of Hatton Wall. The proposed design recognises this juxtaposition and the opportunity for creating a balance against the visual signifiers that form the outer receptor zone for the proposal. Indeed, the detailing of the roof has been articulated so as to respond to key heritage viewpoints to which it may conflict.

In conclusion, the new roof design will improve the visual quality of the heritage asset, enhancing the quality of a road linking Holborn and Clerkenwell Road and having no negative impact on the relationship of Hatton Garden with Leather Lane.

**IN RELATION TO PARAGRAPHS 9, 17, 59, 186 & 187:** the consideration of design should include scale, height, massing, alignment, materials and use.

The extension on the existing roof area will, when done sensitively and to the high quality proposed in the drawings, respond to the high heritage sensitivities in the area and leave a positive impact on the street scene.

The current roof which is a dangerous and indistinct part of the building is being replaced with an extension located towards the rear of the roof. The existing parapet line will not be altered and the structure is to be set back in a way which does not compromise the historic fabric on the main elevations below. The dimensions of the extension relate to the visibility of the roof as seen from the north, east, south and west of the building, making sightlines recede when viewing the top of the building. The scale and shape of the new structure well against the linear character of Leather Lane and the general alignment of attics and dormers found in the area.

The extension is a modest size and so encourages the onlooker not to focus on the roof but to experience the frontage and its materials as part of the wider setting. Its integration in terms of design and size with the existing upper storey allows the building to be appreciated as a whole and encourages it to be placed within the wider spectrum of Leather Lane.

The proposals are to restore the outward facing elevation facing Leather Lane through using materials that contrast to the light brick and give due relief to no 82 next door. Regards the materials used for the walls considerable attention is paid to the traditional warehouse vernacular and the use of hardwearing zinc to gain the industrial ethic so common in the area.

The extension refers to some of the buildings (no 75, 51 – 73 and Bourne estate) and on the west side of the street which have double tiered roof accommodation at upper levels. no 75. Aesthetically, the poor condition of the front elevation and the current roof, serves to date the building. The new extension will address this neutrality by using materials to restore that relate to this building as well as using new materials that relate to other buildings in the context.

The scheme responds well to the architectural integrity of surrounding buildings at roof level whilst reflecting the character of the surface materials of many listed buildings. In its own right it remains an expression of the Victorian movement, tempered by an inter war addition and some 21st century modifications which continue the historical narrative of this part of Camden.

A proposal of this quality that refers to the defining external features of 72 – 80 and surrounding buildings will have a positive contribution on the character and local distinctiveness of the historic environment.

**IN RELATION TO PARAGRAPHS 132 & 134:** Weight given to the significance of a designated heritage asset and its conservation

Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As the building on the site is designated as contributing to the character of the Conservation Area it is the impact of the proposals on the setting of adjacent designated assets and the Conservation Area which have been carefully evaluated for the purpose of this application.

The building's prime historical significance is mainly gleaned from its role in forming the junction with Hatton Wall in the 19<sup>th</sup> century when it was built on its current site. Its former role as a site which once housed a building in Georgian times has been lost, giving the current building a clear context in the present day. The surrounding buildings have been retained or refaced to relative degrees as structures of high architectural value.

The proposed extension to the building will bring improvements to the public realm and the benefits to the residents, workers, walkers, tourists and drivers who regularly use the area. As the Conservation Area is the important heritage asset, it is important to note that the scheme engenders improvement to the setting through the new extension, giving brevity, finesse and visual quality to what is currently an unremarkable roof top.

This will enhance the setting for the important buildings to the side, front and rear, helping to draw attention to the visual appearance of buildings and refer directly to the stacking of the roof plane with dormers at no's 75, 83 89, 99 – 101 and 53 - 71.

The spatial and aesthetic qualities of the street at this point, such as the sense of the surrounding scale and varied mass of the buildings to its east, the perception of landmarks (Bourne Estate), large scale compositions (the tower at no 60) and dynamic roof forms (75, 83 – 89 and 51 - 73) have been considered, so that the intervention fits comfortably in its context. Whilst utilising existing built form the scheme will add a degree of elegance to this part of Hatton Garden both at roof level and the restored elevations from mid-distant views.

The built form will neither be overbearing on the adjacent buildings nor will it lack inspiration. The additional extension is blended into the roof and set back from the building line so as not to detract interest in the main elevations.

The conservation benefit of the proposal effectively sees imagination in the design process and how the new relates to historic features in the wider area and to the surrounding context. This aims to minimise conflict and bring greater clarity to a building at an important point that forms a visual junction in the street and an important part of the Conservation Area.

**IN RELATION TO PARAGRAPHS 128, 129, 132 & 137:** on consideration of setting

Setting is defined as “the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”<sup>9</sup>

The character of the environs has a great sense of enclosure. To the north of Leather Lane the setting is constructed around the attractive blocks that stretch along the street up to Clerkenwell Road. Immediately to the south there is greater enclosure given by the scale and height of the tower at no 60 and the long row at no's 53 – 71.

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<sup>9</sup> The Setting of Heritage Assets, English Heritage, 2011

As a building that is adjacent to the junction with Hatton Wall, 72 - 80 has greater potential to act as an important signifier in the Conservation Area that relates to the building and spaces with which the site is connected. As the current appearance and design of the building has a role in diffusing quality views of the street in a northerly, southerly and easterly direction so it has an effect on the Conservation Area. The proposal sets out a response that will improve the appearance of the building which will ultimately have a direct effect on the setting of the quality buildings which form the context.

The adjacent tower has the effect of isolating the building and creating greater focus on its front, and sides. The proposal to set back the new extension will help improve approaches from the north and south side of the building.

The Leather Lane elevation remains the principle façade and as such, careful consideration was given to restoring its architectural form as it is of interest and relevance to the building typology found in the area. The extension is influenced by roof features found on other buildings in the area such as the stacking of dormers set back on the roof plane found on buildings on the west side of the street. This allows the roof to demonstrate a design that is typical of the buildings that form this distinct setting.

Redesign of the roof will actively connect those elements of the setting that make a positive contribution to the asset. Currently 72- 80 is a building that forms an important edge to the Leather lane environs. By introducing elements on the upper level, in the form of a stepped back extension the scheme helps to reveal the significance of the setting of the Conservation Area (the heritage asset) and refer to the interesting quality of the skyline.

The additional structure creates an opportunity that is of public benefit and is part of the process of place shaping. It does not detract from views of the buildings that define the setting of the street, but helps to complement and enhance them in a 21st century setting.

### **4.3 NPPF Summary**

In consideration of the policy assessments, the design of the roof extension contributes positively to the character, distinctiveness and significance of the historic environment. The design takes into account the following characteristics of the building and its surroundings:

- The significance of nearby assets and the contribution of their setting.
- The general character and distinctiveness of the local buildings, spaces and urban landscape.
- Landmarks such as the Bourne Estate and their role in making a sense of place to this part of the Conservation Area.
- The diversity in style, materials, detailing, decoration and period of existing buildings and spaces
- The linear movement of the street, coupled with the three dimensional nature of the corner site.
- Views into and from the site and its surroundings.
- The current and historic uses in the area and the urban grain.

## **4.0 CONCLUSIONS**

The Heritage Statement has assessed the significance of this building to the Conservation Area and how the historical context of Hatton Garden and the rise of an industrial quarter based on the development of a range of variously sized buildings sited around a network of medieval streets is a relevant factor in development and design.

Due to its location adjacent to a high quality historic building (no 82 and 83 - 89) and because it is within the visual framework of important works of architecture (Bourne Estate), the impact of the proposals on the setting of adjacent designated assets have been carefully evaluated.

The building is sited on the eastern edge of Leather Lane in a strategically important section of Camden where it links into the east-west route of Hatton Wall and connects into the historic group of buildings of Hatton Garden itself. The proposal sets out a design response that will contribute positively to the setting of the quality buildings which create the character of this part of Camden.

The scheme responds well to the architectural integrity of surrounding buildings at roof level creating a subtle change that completes the interesting skyline started at the Prudential Assurance building at the southern end of the street and ending at the Bourne Estate on the west side and the former Tobacco Building on the east side at the north end of Leather Lane. Clearly the tower at no 60 greatly expands this diversity found at roof level whilst the extension of 72 – 80 will add in a more subtle way to the visual interest of the street. The new location of the extension takes into account the character of other buildings (no 82, 83 – 89 and 75) that are within immediate context and continues the existing balance of this architectural composition.

The Leather Lane part of the Conservation Area has seen much internal refurbishment, modern building (tower at no 60) and socialising of public realm (the street market), with expanses of pedestrianisation at the south end of the street. With regards extensions, changes to the height of buildings are restricted by the variable scale found in the area.

It is considered by the Council (DP25) that the categorisation of the building as making a positive contribution to the Conservation Area gives merit to the protection of the buildings character and setting. Yet the idiosyncratic nature of each individual building at roof level states that certain buildings do not form part of a group with a consistent skyline. This suggests that where there is found to be capacity for change it may be acceptable.

At 72 - 80, the increase in accommodation can be achieved without making any real incursion on the height of the block. So it keeps in scale with the mixed height of other buildings in the neighbourhood, maintains its secondary status in relation to the host building and does not incur further height over the various listed buildings. The new extension will act to enhance the area's character and be appropriate to the setting, whilst also expressing parity with various buildings in the street at roof level and promoting the diversity generally found in the street.

As the Conservation Area is the important heritage asset, it is important to note that the scheme engenders improvement to the setting through the new extension; giving visual structure to what is currently a prominent frontage yet a rather ordinary rooftop. This will enhance the setting for the important buildings to the side and front and help to reflect positively on the visual appearance of the historic buildings on Leather Lane.

The historic environment has been taken into account as part of the planning process, with the contribution made by the setting and context of the place a major factor. Currently the contribution of the subject site to the area's character is given largely by its role as a forlorn structure failing to command attention to the vistas that may be taken up and down the street. The proposal aims to represent 72 – 80 as an important urban design feature in the area and to make the buildings contribution to the local architecture more significant.

The new design creates a visually satisfying interpretation of a building typology (dormers, attics) popular in the area and so provides an enhancement to assets. From a visual point of view the design allows the building to become a positive bookmark and creates better links at roof level across the Conservation Sub Area.

In respects of National Policy, the degree of the harm caused to the historic environment is balanced against the wider design, public realm and community benefits. This statement finds that the addition of a new extension on the roof would upgrade a building which is currently of low significance to the setting of designated heritage assets.

The new scheme will complement the diversity of architectural style found in Hatton Garden, from the 17th century through to the mid-20th century and present. There are good reasons to suggest that a high quality addition to the roof structure can be incorporated into the Conservation area. In addition, the proposals are functional, robust and attractive by virtue of their simplicity. The materials and angular shape relate well to the local context, using craftsmanship that is sustainable.

There are a number of potential heritage benefits that weigh in favour of this scheme, including:

- It enhances the significance of a heritage asset and the contribution of its setting.
- It makes a positive contribution to sustainable communities.
- It is 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 enjoyment of it and the sense of place.
- The materials, scale and details are carefully arranged, so as to remain secondary to the existing listed and important buildings in immediate context.

In respects to local policy (CPG1) the scheme will not have an adverse effect on the skyline and impacts on the appearance of the subject building and surrounding listed buildings have been mitigated through design. The precedence for roof top additions has already been established and the design is sympathetic to the age and character of the building. It is in scale within the local context and the subject building itself whilst the materials are in character with the appearance of the building. The new opening in the party wall at second floor to connect into the fire escape from The Clock House Pub will make no incursions on significant historic fabric.

The extension respects the- proportions and architectural treatment of the original building, and its relationship and impact upon open spaces and important local views. The extension is subordinate to the original building in terms of scale and situation and will be distinguishable through its set back location, smaller size and industrial appearance.

The choice of zinc brings a quality which adds to the character of the roof so as to announce its difference to the old and it is set back so it does not make a significant imposition on the composition with no 82. At the same time the choice of material for the roof relates well to the industrial/commercial character of the historic Hatton Garden.

The roof extension does not detract from the varied heights of buildings in the street and will add further visual interest when seen. It does not increase the bulk and height of the existing elevation but rather sits back from the building line so as not to impede on local views.

It relates well to adjacent buildings and to the surrounding townscape on the grounds of its small scale, massing and quality of materials. The proposed addition is appropriate to the character of Hatton Garden and the setting of surrounding buildings and spaces, providing an attractive environment through the preservation and enhancement of the distinctive character and appearance of Leather Lane.

The overall effect of a proposal is not detrimental to the architectural or historic integrity of the building and the front elevation is preserved in situ whilst having some essential restoration works. The proposal has been crafted to ensure that the roof level extension relates well to the period, style and detailing of the Victorian building.

The extension provides an opportunity to improve the design of a building with an attractive built addition. The report concludes that the proposed external changes to the building would be an appropriate solution in this location, particularly as the scale and bulk of the extension will enhance the visual prominence of the building to the Conservation Area whilst not having a dominant effect on the Bourne Estate and no 82. The use of contemporary architecture and traditional materials sit well within the locality.

A discrete roof addition does not compromise the visual prominence of the building, but rather will heighten its importance. The extension will create balance and would continue the interest of Leather lane as a space with varying building heights.



**APPENDIX 1: Buildings in townscape**

**i. Leather Lane West – St Cross to Portpool**

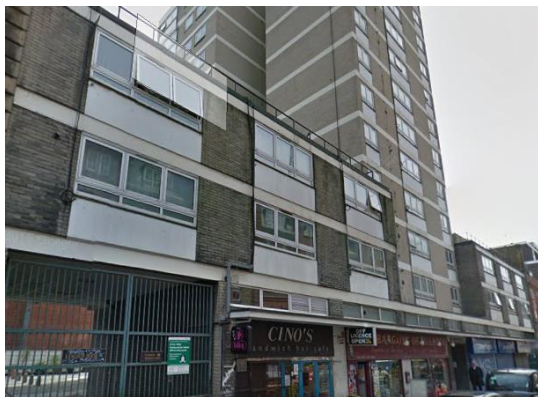


45 – 49



55 (Shopfront of merit)

**ii. Leather Lane East – St Cross to Hatton Wall**



52 – 70



48 - 50

**iii. Leather Lane West - Portpool Lane - Clerkenwell Road**



81 (positive contribution)



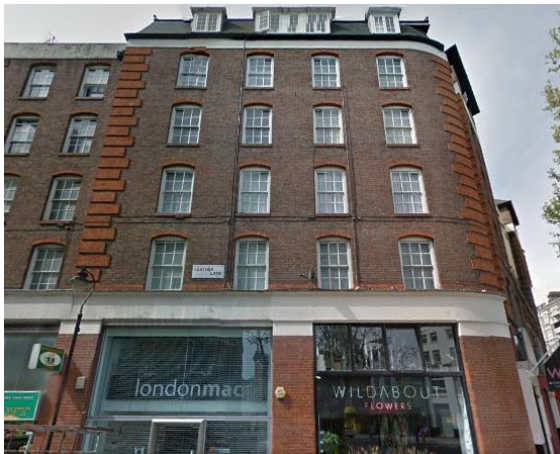
83 – 89 (Listed)



91 – 93 (Listed)



95 – 97 (positive contribution)



99-101 (Listed)



Radcliffe House, corner Clerkenwell Road

iv. Leather Lane East – Hatton Wall to Clerkenwell Road



86 – 96 (88 – 90, 92 – 96 locally listed)



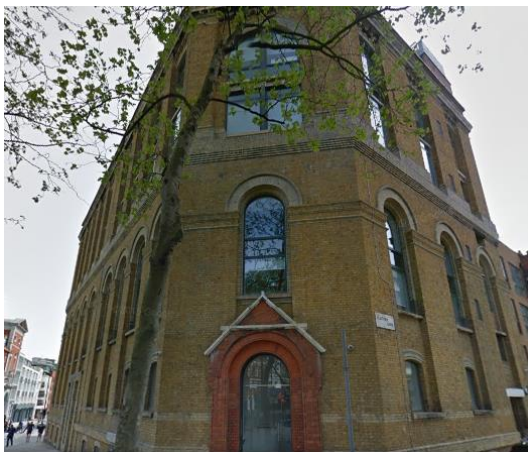
96



75 and 81



84 and 82 (Listed)

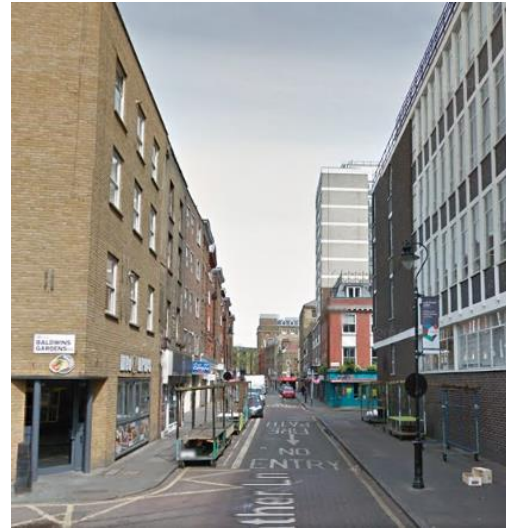


85 Clerkenwell Road (Lever Building) Former Tobacco factory

## APPENDIX 2: Key Views and Receptor points



View 1



View 2



View 3