

The Knights Templar (0538)
95 Chancery Lane, London WC2A 1DT.

PROPOSAL:

Proposed internal reconfiguration of trade area, relocation of walk-in bottle cooler, alterations to back bar to form coffee station and formation of new glass wash area, with new glass rack & associated works to bar counters.



External elevation of The Knights Templar P.H.

CONTENTS

1.0	Introduction	page 3
2.0	Property use & layout	page 3
3.0	History	page 3
4.0	Development	page 3
5.0	Significance	page 4
6.0	Impact	page 4
7.0	Justification	page 4
8.0	Mitigation Measures	page 4
9.0	Conclusion	page 5

INTRODUCTION

The National Planning Policy Framework (NPPF) states at paragraph 128 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 level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.

In order to meet this requirement, local Authorities normally now require a Heritage Statement to be prepared to inform and accompany proposals affecting heritage assets.

Design Venue Architects Limited are acting on behalf of JD Wetherspoon, in providing advice for reconfiguration of trade area, relocation of walk-in bottle cooler, alterations to back bar to form coffee station and formation of new glass wash area, with associated works to bar counters.

This Heritage Statement has been prepared to accompany a planning and listed building consent application.

PROPERTY USE & LAYOUT

The application site, as shown and highlighted on the Location Plan, is located on the corner of Chancery Lane and Carey Street, London WC2.

The site is currently used as a public house under the management of JD Wetherspoon.

The existing use of the property will not be changed as a result of these proposals.

HISTORY

The property was built in 1865 by F.W. Porter, as the Union Bank of London, faced with Portland stone, with a slate roof, in a richly detailed High Renaissance design.

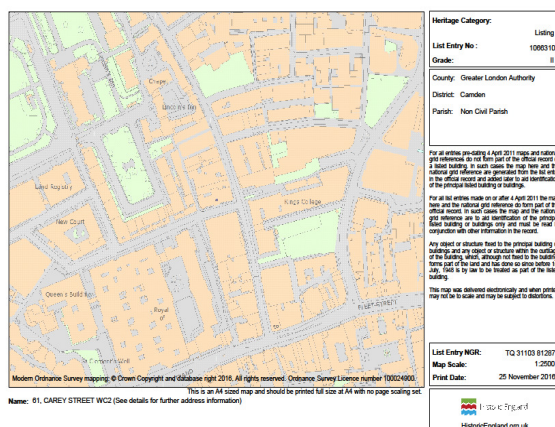
DEVELOPMENT

The Knights Templar pub on Chancery Lane in London is situated in between where the original Templar preceptory was (near Chancery Lane tube station under a modern edifice called Southampton Buildings) and the 'new' Templar church built in the late 12th century (nearer the river Thames and still standing – featured in The Da Vinci Code). Chancery Lane is very much the ancient centre of London's legal community with medieval buildings nearby – including one where Sir Thomas More – Chancellor of England and executed by Henry VIII – was based.

Former Natwest Bank, it has been a Wetherspoon pub since 16th April 1999.

The proposals are detailed on the application drawings, none of which affect the original building fabric. The proposals are cosmetic in that they comprise alterations to fixtures and fittings in the main.

SIGNIFICANCE



Map – not to scale

Copy of Listing:

TQ 3181 SW CITY OF WESTMINSTER CHANCERY LANE, WC2 61/3 31.10.74 No. 95 (Including No. 61 Carey Street)

G.V. II

Bank. 1865 by F.W. Porter, built as the Union Bank of London. Portland stone, slate roof. Stately, richly detailed High Renaissance design. 3 storeys, basement and dormered attic. 4 window wide frontage to Chancery Lane, splayed corner entrance bay and 12-window wide front to Carey Street with central and terminal advanced pavilions. Aediculed corner entrance. 3 storey loggia treatment to Chancery Lane with semicircular arched windows contained within successive Tuscan, Ionic and Corinthian orders in coupled columns. The Carey Street front has the same theme but with coupled pilasters. Arcaded 1st floor windows. Terminal pavilions as loggias. The central pavilion 2 storeyed with stone ball finials to cornice blocking course. Heavy main cornice and entablature with semicircular, pedimented dormers above. Fine heavy cast iron area railings. Original banking hall with rich Renaissance detailing, largely intact.

Listing NGR: TQ3110281294

IMPACT

It is considered the proposals are not detrimental to the fabric of the listed building, merely cosmetic and affect fixtures and fitting in the main, with minimal disturbance to existing finishes.

The works are intended to improve the customer facilities and enhance the customer experience.

JUSTIFICATION

The scale of development is fairly modest, the main fabric and interior only having minor alterations, the modern bar counters are to be refurbished and a glass rack installed. A modern partition wall with pair of doors to be removed and replaced in a new location with similar glazed partition and doors, floor raised and steps modified, retaining original insitu, below the raised section of floor.

The works are required to improve the facilities for customers with the provision of a dedicated coffee station. Also, the formation of a dedicated wash up area for bar glasses etc. will improve the level of service afforded to customers.

MITIGATION MEASURES

Care will be taken for the duration of the works to protect existing features from potential damage during construction.

The new works will be carried out with materials and finishes which match the existing.

CONCLUSION

The works have a negligible impact on the special historic interest of the listed building.

By careful selection of materials and finishes to affected areas, there will be minimal impact on the interior features of the asset.

The works once executed will help to maintain the high quality of the interior of the listed building, whilst affording modern levels of service to the customer.

The proposals will bring work to local tradesmen and suppliers for the redevelopment works.