



Report

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# Planning, Heritage, Design and Access Statement

**NatWest DDA Works**

1 Hatton Garden, Holborn Circus,  
London, EC1N 8AA

January 2017

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Date: January 2017

**For and on behalf of GVA Grimley Ltd**

# 1. Introduction

1.1 This Planning, Heritage, Design and Access Statement document is submitted on behalf of The Royal Bank of Scotland (RBS) to support a full planning application for the implementation of a new DDA compliant entrance ramp on the building.

1.2 The purpose of this statement is to outline the proposals, their design and appearance, and to outline the key considerations supporting this application.

1.3 The application seeks consent for the following;

*'Full planning permission for the implementation of a new DDA compliant external entrance ramp, including the installation of a level landing outside of the existing main entrance, with the addition of 2 no. steps'*

1.4 The remainder of this report is structured as follows:

- Section 2 provides a description of the site and of the proposed development;
- Section 3 sets out the planning policy context and methodology;
- Section 4 outlines design and access considerations;
- Section 5 sets out the heritage impacts; and
- Section 6 summarises and concludes this statement.

1.5 This Statement is submitted alongside a number of other documents which together form the application pack, in line with national and local validation requirements. These include:

- Full Application Form and Certificates
- Site Location Plan
- Heritage Statement
- Existing and Proposed Elevations
- Existing and Proposed Floor plans

## 2. The Application Site and Development Proposals

### Site Description

- 2.1 The Natwest building is located in Hatton Garden, London. The building is not a listed building, however, the building is recognised locally as a “building of interest”, and lies within the Hatton Garden Conservation Area. At present, main access into the branch is from a gradually sloping pavement to Hatton Garden via a flight of two steps with a rise of 310mm to an internal vestibule landing, the main internal entrance doors being set back 2000mm from the top step and external doors. There is no external bell push to summon disabled access assistance, although a new set of automatic bi-fold doors are provided internally.

### Proposed Alterations

- 2.2 As a result of the aforementioned entrance issues the proposals seek consent for the installation of an external ramp at a gradient of 1 in 20 to the left of the main entrance. The proposed works will allow access to disabled customers and parents with pushchairs. These proposals can be seen within the submitted elevations drawings which are part of the wider application.

### Other Factors

- 2.3 The following was also noted locally:
- Businesses generally have stepped access although on Hatton Garden level entrances are typical
- 2.4 It is viewed that a DDA compliant ramp would have minimal effect on pedestrians utilising the wider area.

## 3. Legislative and Planning Context

- 3.1 The examination of the heritage impacts is undertaken within the context and framework of local and national planning policy, along with core legislation.

### Planning (Listed Building and Conservation Areas) Act 1990

- 3.2 With respect to any buildings or other land in a conservation area the Council has a statutory requirement under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of that conservation area.

### National Policy

- 3.3 The National Planning Policy Framework (NPPF) provides overarching policies for the approach to conservation and enhancement of the historic environment, which must be taken into account by the Council together with the related guidance given in the Planning Practice Guidance (PPG).
- 3.4 Paragraph 131 confirms that in determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets; the positive contribution that conservation of heritage assets can make; and the desirability of new development making a positive contribution to local character and distinctiveness.

### Local Policy

- 3.5 The Council must have regard to its core strategy in considering whether to grant permission for any works. The Council's development plan comprises:
- Camden Core Strategy (Adopted 2010)
  - Camden Development Policies (2010)

### Core Strategy

- 3.6 Policies of note that have been taken in to account include:
- Policy CS14: Promoting high Quality place and Conserving Our Heritage: Ensuring that Camden's buildings are attractive, safe and easy to use, whilst preserving and enhancing Camden's rich and diverse heritage assets.
  - Policy CS16: Improving Camden's Health and Well-Being: Promoting access to services.

- 
- Policy D29: Improving Access: All buildings should be inclusive and accessible to all users. New development should demonstrate inclusive design, including the specific needs of disabled people.

### Supplementary Documents

- Camden planning guidance supplementary document (2010)

3.7 Policies of note that have been taken in to account include:

- Policy DP24: Securing High Quality Design
- Policy PD25: Conserving Camden's Heritage

3.8 Due to the above policies, within the Core Strategy and Development Management Plan it is clear that with appropriate design and high quality materials the proposals for the DDA ramp should be deemed acceptable.

## 4. Design

### Use

- 4.1 The proposed external ramp will be located to the left hand side of the existing main entrance, forming a level landing area adjoining 2 no. steps to the right hand side of the existing main entrance. The proposed development will allow easier in branch access to disabled users, or users with pushchairs.

### Amount

- 4.2 This application proposes 1 no. external entrance ramp, and the creation of 2 n. external steps.

### Layout & Appearance

- 4.3 As can be seen in the proposed drawings the new ramp will be installed externally leading on to a main landing outside of the existing main entrance. A set of 2 no. steps will be installed to the right hand side of the external entrance for other branch. Due to the fact that the pavement rises some 140mm to the left of the main entrance over the Hatton Garden frontage this effectively reduces the required rise of 320. An external ramp at a gradient of 1 in 20 would require a length of approximately 5m, all of which would be contained in the area of widened pavement.

### Visual Impact

- 4.4 Any external works will be designed to reflect the character of the surrounding conservation area. The materials used in the construction of the ramp would need to be sensitively selected; the existing pavements slabs are to be lifted and reused to form the surface of the proposed ramp and external steps. The front wall of the ramp is to be built with matching Portland Stone Ashlar with matching Portland Stone weathered copings in order to match the exterior of the exiting building.

## 5. Heritage Consideration

### Camden Council, Hatton Garden Conservation Area Policy (1999)

- 5.1 Camden Council designated Hatton Garden as a conservation area, therefore, as a result of the designation Camden Council is legally obliged to protect and enhance each of its Conservation Areas, and therefore the Hatton Garden Conservation Area Appraisal document has been written to indicate how the proposals will affect the area.
- 5.2 The designated Hatton Garden conservation area is located to the south of the borough of Camden, the north and east of the conservation area boundary runs along the administrative boundary of Islington. The conservation area extends along Warner Street, into Ray Street, extending along Herbal Hill, Clerkenwell Road and Farringdon Road.
- 5.3 Number 1 Hatton Garden is noted as one of "A number of buildings make a positive contribution to the character and appearance of the conservation area" (Paragraph 5.42 of the "Final Draft Hatton Garden Conservation Area Statement").
- 5.4 Hatton Garden is mediaeval in origins it has been significantly altered over time and now presents a relatively wide straight thoroughfare due to redevelopment during the beginning of the 19th Century. It was at this time that the uses within Hatton Garden changed from being predominantly residential to industrial and business use; by 1870 the area of Clerkenwell to the north, traditionally the centre of the jewellery trade.
- 5.5 A number of areas/ features are noted locally for their significance, character and special interest. These include:
- a) Georgian terraced houses, predominately found on Ely Place, Gray's Inn Road and Greville Street;
  - b) Victorian Residential Blocks, found mainly north of Clerkenwell Road;
  - c) The Bourne Estate; along the north easts section of Leather Lane and the south side of Clerkenwell Road;
  - d) The Industrial, Warehouse, or Workshop building
- 5.6 The appraisal continues to state a number of key characteristic of the area reflecting Hatton Garden's growth in industrialisation. The Hatton Garden conservation area appraisal is designed to protect historical areas and features in line with the NPPF in order to protect and manage sites of historic significance.



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5.7 Although in a conservation area, it is considered that the high quality design and sympathetic re-use of existing materials and further use of matching materials will mean that the proposed development implementation will have no impact on the surrounding area. It is considered that the ramp will have the positive effect of benefitting the local wheelchair bound population and people with children in push chairs by providing appropriate access.

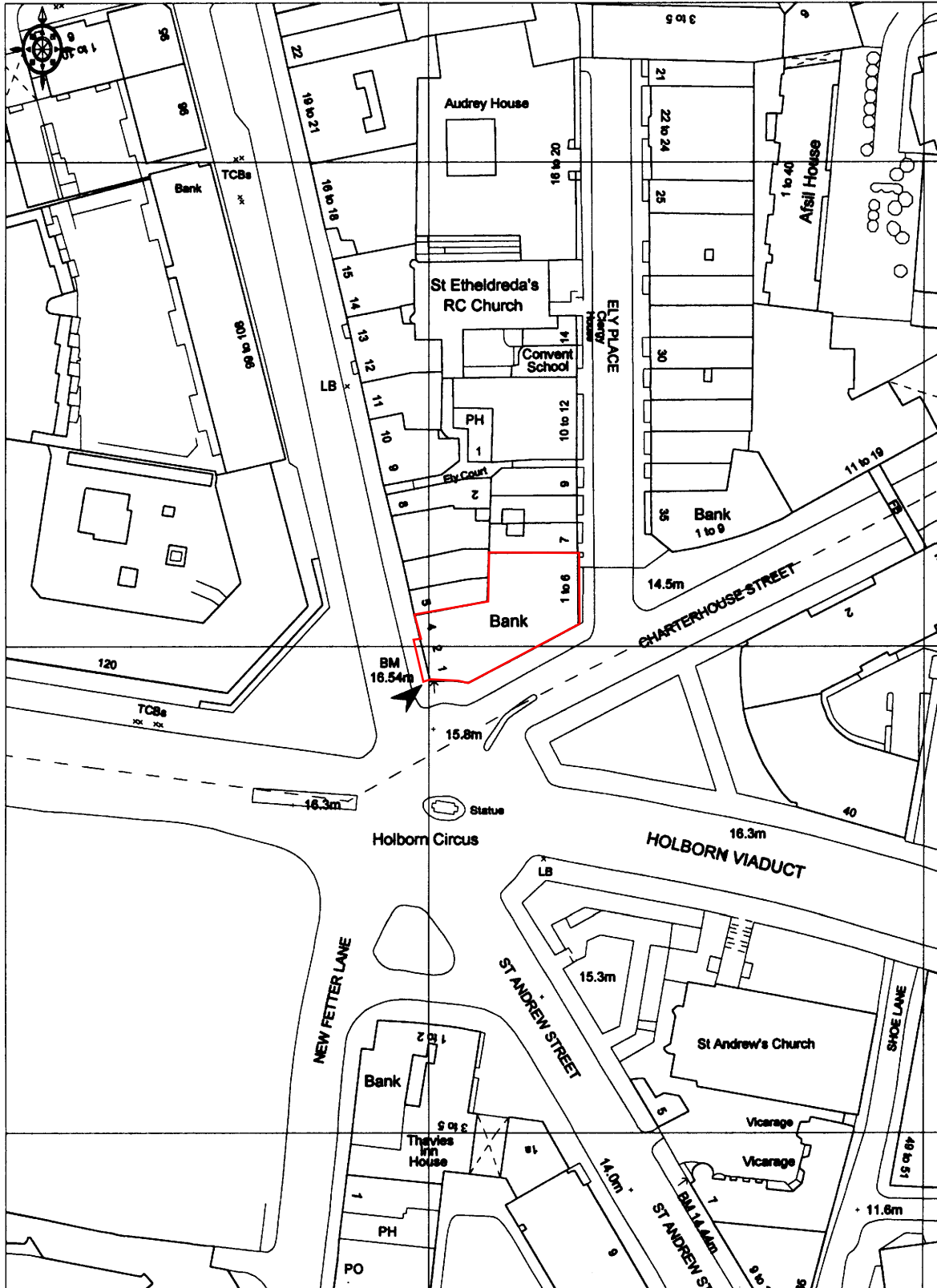
## 6. Summary and Conclusions

- 6.1 This application seeks consent for the implementation of a ramp replacing the existing steps to the main entrance of the Natwest bank located at 1 Hatton Garden, Holborn Street. The entrance ramp has been designed in a manner that fits in with the current DDA regulations.
- 6.2 It is believed that due to the design and high quality the new works will not have any impact upon the conservation area referenced within chapter 5.
- 6.3 On this basis and having regard to both national and local policy and guidance, it is considered that the proposals will not significantly impact upon the building or area's historic significance and are therefore policy compliant.



Appendix I  
Site Location  
Plan

1230 NatWest Holborn Circus,  
1 Hatton Garden, London, EC1P 1DU



Ordnance Survey

© Crown copyright 2001. All rights reserved. Licence Number 100020449. Survey Scale - 1:1250 Plotted Scale - 1:1250

The Royal Bank of Scotland Group



## Appendix II Site Images



ESTIMANLAND



SAFETY INSTRUCTIONS  
FIRE EXTINGUISHER



**PREMIER  
JEWELLERS**

04 467 1141 0000

CERTIFICATED DIAMONDS  
WATCHES MAKE TO ORDER  
ALL REPAIRS UNDERWRITTEN  
REWEAVING & RESTORATIONS  
STONES SUPPLIED & SET

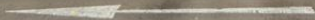
BATTERSEA







 NatWest





HATT  
GARD  
L.C.

Informational sign on the left stone pillar.

Informational sign on the right stone pillar.

