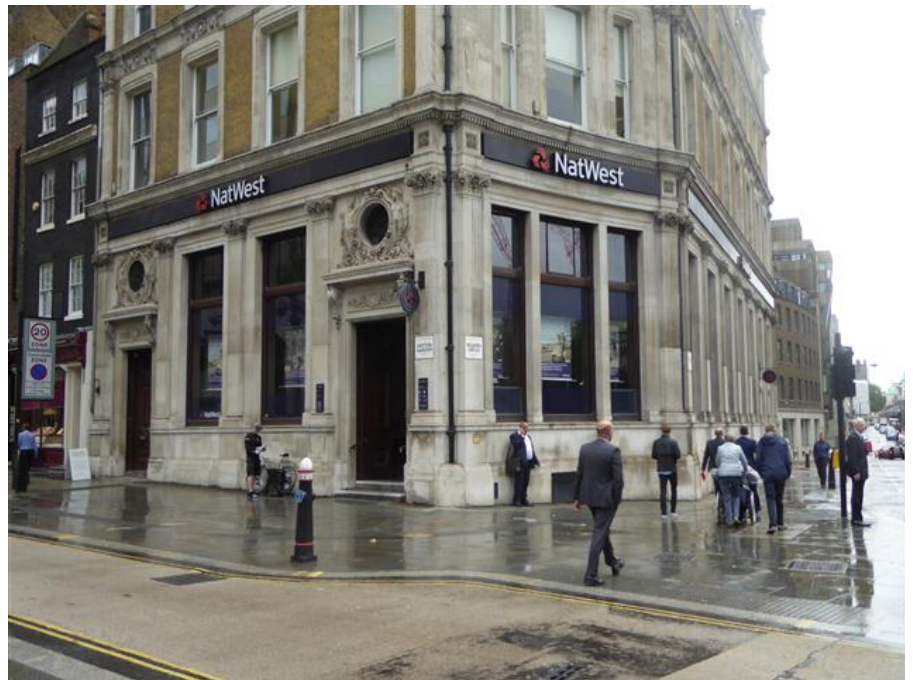


Report



GVA
St Catherine's Court
Berkeley Place
Bristol
BS8 1BQ



1230 – Holborn Circus 1, Hatton Garden, London EC1N 8AA

Heritage Impact Assessment

January 2017



CONTENTS

1. INTRODUCTION 3
2. THE SITE 4
3. THE BUILDING 7
4. SIGNIFICANCE AND HERITAGE IMPACT ASSESSMENT 7
5. CONCLUSIONS..... 11

Appendices

Appendix A Bibliography

Appendix B Photographs



Prepared by: Trevor Ede FRICS Dip Bldg.
Cons. Reading

Date 18 January 2017

Doc Ref: 07B606853-1

Version: 21/11/16 – ver 1



Authorised by: Mark O'Leary BSc(Hons),
DipSurv, MSc Hist.Bldg.Con., MRICS

Date 18 January 2017

1. Introduction

- 1.1 GVA (GVA Grimley Ltd) have been instructed by Jerry Hartell at Carillion to apply on their behalf for Planning Consent to construct a new ramped entrance in furtherance of compliance with the Equality Act 2010 at the NatWest bank at 1-4 Hatton Garden, Holborn Circus, London EC1N 8AA.

- 1.2 The property consists of a purpose built four storey height plus attic storey and basement bank premises located on the corner of Holborn, Hatton Garden and Charterhouse Street. The building is considered to have been constructed in 1870 in neo-Georgian style with baroque detailing in seven bays to Charterhouse Street and four bays to Hatton Garden, the principal elevation. At the junction of Charterhouse Street and Hatton Garden there is a Portland stone splay frontage rising five storeys the section above fifth floor level being an entablature with scrolls, whilst smaller entablatures additionally provided to the south east and north east corners to Ely Place. The building is on an irregular shaped plot with a further elevation to Ely Place to the east.

- 1.3 The elevations are of Portland stone from street level to first floor level with a plinth and square pilasters rising to a continuous string course with Corinthian capitals supporting. On the west, (Hatton Garden) elevation there are two door casings with bracketed projecting canopies above which are circular openings surrounded by swags. Above first floor level the elevations are of London Stock brickwork with moulded Portland Stone window surrounds and cills, whilst at second floor level there is a further string course and projecting cornice, with circular swags and darts above the windows, this extending the full width of the splay frontage. At third floor level there is a further projecting cornice with simpler geometric patterned panels above the windows, whilst at fourth floor level the projecting cornice has floral patterned swags above the windows. A Portland stone balustrade extends to the elevations above the fourth floor cornice with bottle balusters, the exception being to the splay frontage and south east corner on Charterhouse Street and north east corner to Ely Place where there are entablatures rising above roof level. The mansard roof at fourth floor level is of slate with lead flat roofed dormers projecting, the main roof being of flat construction above the mansards.

-
- 1.4 The National Grid Reference is TQ 531405 181611.
- 1.5 The purpose of this Heritage Impact Statement is to inform and support the application for Planning Consent for the construction of a ramped entrance to Hatton Garden to allow wheelchair access to the building. This will involve providing a ramp extending 5m to the north of the main entrance with two steps to the south of the level landing. It is proposed to provide a simple handrail with barley twist coated uprights and architectural steel handrail with details as shown on drawing number HOLB02 to the ramped and stepped area.
- 1.6 This statement is to assess the impact the proposed works on the original structures and its setting in the Conservation Area.
- 1.7 This statement is not intended to provide a detailed historical appraisal of the site or to catalogue in detail the architectural development of the buildings. The statement is intended to provide a proportionate assessment of significance for the purposes of informing this application in accordance with the requirements of the National Planning Policy Framework, (NPPF). The statement is based on visual inspection of the Heritage Asset which is supported by supplementary research into the easily accessible documentary evidence. The statement is intended to be proportionate to the affect overall on the Heritage Asset.

2. The Site

2.1.1 Statutory Designations & Relevant Statutory Legislation, Policy & Guidance

- 2.1.2 The building is not listed although falls within the Hatton Garden Conservation Area created by the London Borough of Camden. The building is referred to within the description of this Conservation Area.
- 2.1.3 Paragraph 5.42 of the "Final Draft Hatton Garden Conservation Area Statement" dated 5th August 1999 identifies that "*A number of buildings make a positive contribution to the character and appearance of the conservation area*".

- 2.1.4 At paragraph 5.43 of this Statement 24 properties are identified, one of these being at item 12, "*Hatton Garden – 1-4 (consec)*", this being the property occupied by NatWest.
- 2.1.5 The Statement also states at paragraph 7.1 "*The Borough's principal planning policy document is the Borough plan 1987*". However, this appears likely to be replaced with the new "*Camden Local Plan*", the submission Draft of 2016 being used in respect of the issues presented by the submitted proposal.
- 2.1.6 The policy context is discussed in detail in the later sections with direct reference to the proposed works (Section 4). In brief, the policy context comprises the
- 2.1.6.1 Planning (Listed Buildings and Conservation Areas) Act 1990
 - 2.1.6.2 National Planning Policy Framework (NPPF).
 - 2.1.6.3 Camden Local Plan Submission Draft 2016.
 - 2.1.6.4 Hatton Garden Conservation Area Statement (Final Draft as agreed by DC sub-committee 5.8.99)
 - 2.1.6.5 Equality Act 2010.

2.2 **Context of Hatton Garden**

- 2.2.1 Hatton Garden extends from Holborn (A40) to the south and runs north to a junction with Clerkenwell Road, whilst at the southern end there is a further junction with Charterhouse Street.
- 2.2.2 Although 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, at which time substantial road widening of the congested principal roads carrying traffic between Shoreditch and the London Docks occurred, this including Holborn and the southern end of Hatton Garden where Holborn Circus was created.

- 2.2.3 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, began to overflow into Hatton Garden and by the 1880's the area was established as the centre for the jewellery and diamond trade, as well as clock and watch industries. Many of the residential terraced houses in Hatton Garden became occupied by jewellery and gem traders.
- 2.2.4 Construction of the new roads resulted in the redevelopment of large sections of the area, and the construction of the Union Bank of London's new premises at Nos 1-4 Hatton Garden in 1870 reflects the requirements for secure banking facilities and storage accommodation for the precious metals and gems used in the jewellery industry.
- 2.2.5 Further redevelopment in the 1930's took place with large high quality buildings erected to replace original Georgian terraces which were no longer suited for the required uses. The stone facades and high quality materials employed demonstrate the prosperity of the area at this time.
- 2.2.6 Although bomb damage took its toll of buildings in the area, Hatton Garden itself was relatively less affected, most damage being occasioned to the immediate west.
- 2.2.7 More recently pressures have developed for changes of use from commercial and industrial towards residential, although the character of the area in the immediate vicinity of the subject property currently appears to be largely unaffected.
- 2.2.8 Recent traffic calming measures and the widening of the pavement and introduction of traffic light controlled pedestrian crossings at the south end of Hatton Garden have helped to retain the intimate nature of Hatton garden itself, whilst Nos 1-4 Hatton Garden provides an important visual feature at the entrance to this Conservation Area.

3. The Building

3.1 Exterior

- 3.1.1 The building clearly reflects its importance, in the materials used in construction, with the use of high quality facing materials, and reflects banking architecture of the late 19th Century. Holborn Circus branch was opened by Union Bank of London on 1 January 1870 in temporary premises at Holborn Viaduct, the business transferring to Hatton Garden on completion of the purpose-built bank premises at Nos 1 to 4 Hatton Garden on 26 December 1870.
- 3.1.2 The architect is unknown but the neo-classical style is typical of the period, the building having the aura of substantive permanence and exuding the confidence of the bank in its choice of materials and architectural embellishments.
- 3.1.3 The quality of the materials reflects the projection of the bank being a substantial and secure facility for the local population.

3.2 Interior

- 3.2.1 The proposals do not affect the interior of the building and no comment is made in connection with this aspect of the buildings.

4. Significance and Heritage Impact Assessment

4.1 Introduction

- 4.1.1 This section aims to identify the meaning of significance, what the significance of these buildings are, and the statutory and regulatory frameworks that are in place to protect the buildings and govern how decisions are made on the acceptability of the works to a building in a Conservation Area. It will then highlight where we consider the significance in this building to stem from. This statement will then assess the extent to which the proposed works impact on the significance identified within this section.

4.1.2 Significance is defined by the National Planning Policy Framework as the *"value of a heritage asset to this and future generations because of its heritage interest"*. Significance is unique to each place and it should always be identified as the aim of any conservation works and should be to sensitively manage the change to a place to ensure that the significance highlighted is protected, revealed and enhanced wherever possible.

4.2 Policy

4.2.1 The desirability to sustain and enhance significance is clearly set out in the National Planning Policy Framework where paragraph 126 states that Local Authorities should: *"recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance..."* and should take into account *"the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation"*.

4.2.2 The National Planning Policy Framework also warns of the danger of developments that will risk, harm or result in the loss of significance as paragraph 132 states: *"Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting"..... "as heritage assets are irreplaceable, any harm or loss should require clear and convincing justification"*.

4.2.3 The National Planning Policy Framework reflects the Government's wish to encourage proposals that conserve and enhance the historic environment. It states that *"the purpose of the planning system is to contribute to the achievement of sustainable development"*, and this should be considered by a Local Authority when reviewing an application. As part of any application it is necessary for the applicant to submit a statement detailing the significance of any potentially affected heritage asset. The level of detail should be proportionate to the asset's importance.

4.2.4 Whilst the National Planning Policy provides an overview policies contained within the Joint Local Plan require consideration.

4.2.5 From the Camden Local Plan Submission Draft 2016, Development Policies C6 Access For All, D1 Design and D2 Heritage would all appear to be relevant to this application.

-
- 4.2.6 Policy C6 states that *"We will: a) expect all buildings and places to meet the highest practicable standards of accessible and inclusive design so that they can be used safely, easily and with dignity by all"*.
- 4.2.7 Policy D1 Design states that *"The Council will seek to secure high quality design in development. The Council will require that development: a. respects local context and character; b; preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage; e. comprises details and materials that are of high quality and complement the local character; f. integrates well with the surrounding streets..... and contributes positively to the street frontage; g. is inclusive and accessible for all"*.
- 4.2.8 At Paragraph 7.16 it is stated *"Any adaptation of existing buildings must respond to access needs whilst ensuring that alterations are sympathetic to the building's character and appearance"*.
- 4.2.9 We also have reviewed the proposed Policy D2 "Heritage". Designated heritage assets extend to Conservation Areas and the policy refers to "substantial harm", where only if it can be demonstrated that such harm is necessary to achieve substantial public benefits that outweigh that harm, will such proposals be acceptable.
- 4.2.10 Disabled access to listed buildings is referred to at paragraph 7.60, although there is no specific reference to unlisted buildings within a Conservation Area. We consider that similar criteria will apply however, since it is evident that access to all buildings should be similarly addressed to accord with Policy C6. In the final sentence to this paragraph it is stated that *"the Council expects sensitivity and creativity to be employed in achieving solutions that meet the needs of accessibility and conservation"*.
- 4.2.11 It is considered that the policies identified above are relevant to this application and we would recommend that the proposed works be judged against these criteria.
- 4.2.12 When considering the impact of the proposed works due account requires to be made as to the requirement of the Equality Act 2010, which replaced the Disability Discrimination Act 1995, together with the move towards removing aspects of buildings which discriminate against disabled persons.

- 4.2.13 Section 20 (10) identifies a physical feature in respect of such disadvantage being *(b) a feature of an approach to, exit from or access to a building*). Reasonable adjustments are therefore to be anticipated.
- 4.2.14 In general therefore, the duty to make reasonable adjustments requires the taking of such steps as it is reasonable to avoid a disabled person being put at a substantial disadvantage by, for example a physical feature.
- 4.2.15 The NatWest Holborn Circus Branch although leasehold, carries the requirement to avoid substantial disadvantage as noted above. We consider therefore, that the provision of a new ramped pavement giving level access to the existing main entrance is the only practicable solution to comply with the provisions of the Act, since the possible alternative of creating a new entrance elsewhere is likely to seriously compromise the architectural composition of the building.

4.3 **Assessment of Significance**

- 4.3.1 The significance of this building, in the opinion of Bilfinger GVA, is derived from its historical context which was discussed in Section 2.
- 4.3.2 The building provides a clearly identifiable and imposing structure in this part of central London, occupying a key corner plot. The building demonstrates the prosperity of the area at the time of construction and that banks provided a statement of security for their customers.

4.4 **Heritage Impact Assessment**

- 4.4.1 This section of the report assesses how the proposed works will affect the significance of the building, as defined by section 4.3 above.
- 4.4.2 Whilst the Equality Act would appear to require NatWest to undertake physical alterations to the building and presumably its setting, the commercial operation of this important building will also be adversely affected if disabled persons are discriminated against.

-
- 4.4.3 NatWest Bank have a declared policy to improve accessibility to provide wheelchair access and whilst this may be a commercial decision it reflects an acknowledgement that access to the bank is important for all ambulant and non-ambulant persons, recognising the main facets of discrimination as outlined in the Equality Act and associated Codes of Practice.
- 4.4.4 It is important to appreciate the importance of the bank remaining at this location to maintain the pedestrian traffic which can only benefit the remaining properties in Hatton Garden.
- 4.4.5 Should the bank relocate however, a similar challenge will remain for whatever other use the building ultimately finds, disabled access being required for almost all other uses.
- 4.4.6 We consider that the proposed works will have a negligible impact on the architectural composition of Hatton Garden, whilst the forming of a short ramp to provide a level landing to the existing main entrance doors is similarly of insignificance.
- 4.4.7 It is accepted that there will be a slight loss of visual amenity in that the existing stone entrance steps will be concealed by the raised pavement. However, it is not proposed to break out these steps and the work proposed will therefore be reversible.
- 4.4.8 The proposed steps to the south of the level landing retain ambulant use and the proposals to utilise Portland stone for the treads, risers and facing to the ramp provide high quality material in keeping with the main façade. The handrail is anticipated to be of low profile to minimise visual impact whilst the baluster rails and handrails are to be of architectural quality in keeping with the period.

5. Conclusions

- 5.1 This statement has set out the historical context of the building forming the NatWest Bank at 1-4 Hatton Garden, Holborn. It has shown how the bank constructed a substantial and imposing structure constructed with high quality materials.
- 5.2 To conclude, we would consider that we have addressed the issues in respect of the proposed Camden Local Plan together with those identified within the Hatton Garden Conservation Area Statement.

- 5.3 Although there will be some slight visual impact on the Hatton Garden façade we have attempted to minimise this impact by employing similar paving materials as those already introduced within the public realm.
- 5.4 We would therefore commend this proposal to you since we believe that we have demonstrated compliance with the criteria set by Camden Borough Council.

Appendix A

Bibliography

Easy Access to Historic Buildings – Historic England 2nd Edition 2012

Camden Borough Council "Hatton Garden Conservation Area Statement 1999

Camden Borough Council Proposed Local Plan 2016




Equality Act 2010 – HMSO



RBS Heritage Archive

Equality & Human Rights Commission Codes of Practice.

Appendix B

Photographs

Photograph Number	Photograph Description	Photograph
1.	<p>EXTERNALLY West Elevation View East.</p>	
2.	<p>EXTERNALLY West Elevation View North.</p>	
3.	<p>EXTERNALLY West Elevation Existing stepped entrance to level entrance lobby.</p>	

Photograph Number	Photograph Description	Photograph
4.	<p>EXTERNALLY West Elevation View south.</p>	
5.	<p>EXTERNALLY West & Splay Elevations View North East.</p>	
6.	<p>EXTERNALLY Streetscape View South West. Traffic calming measures and widened pavement to pedestrian crossing of Hatton Garden.</p>	