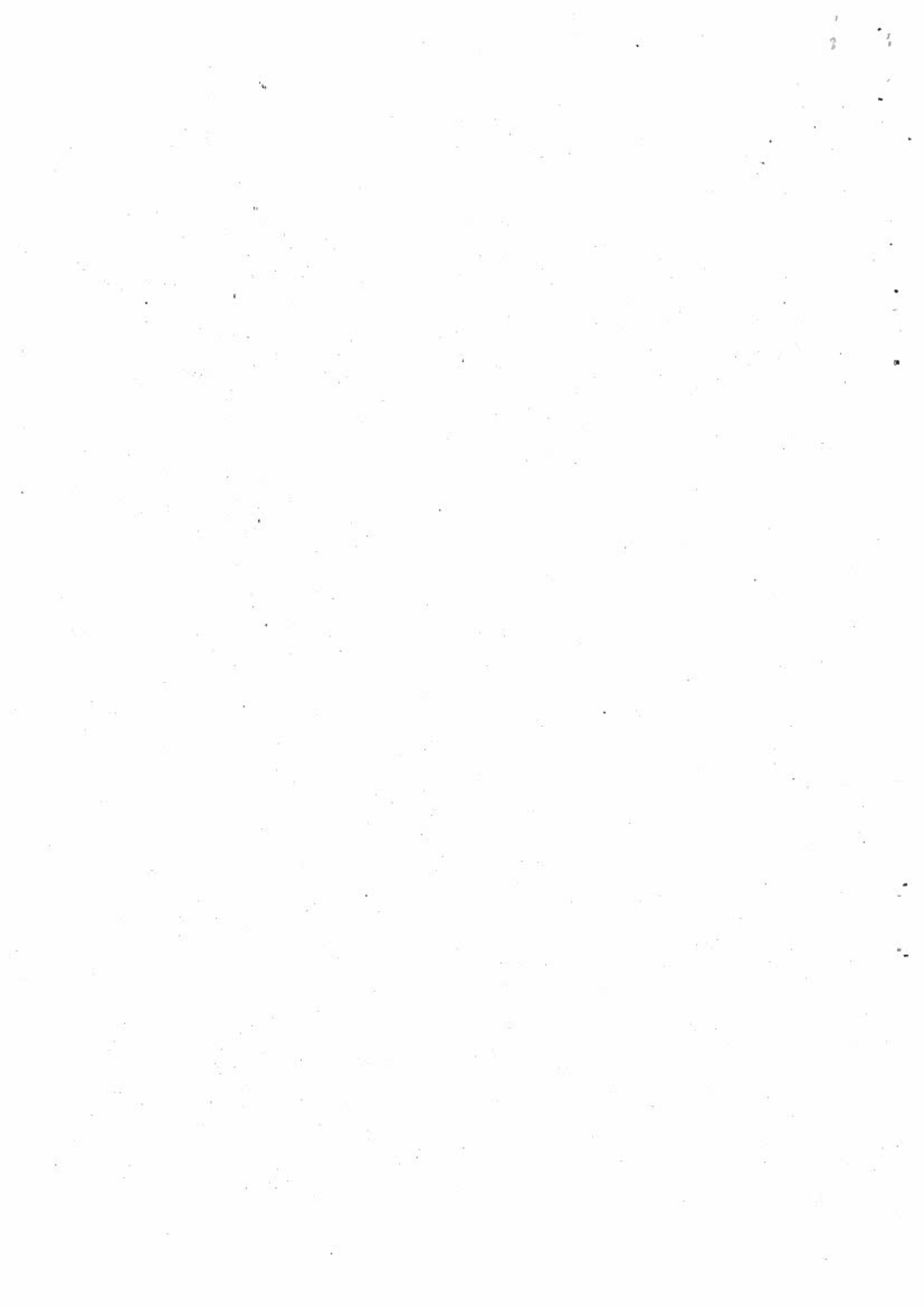


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HATTON GARDEN
CONSERVATION AREA STATEMENT

**Final Draft as agreed by DC Sub-Committee
5.8.99**

Pre Publication Version



HATTON GARDEN: DRAFT CONSERVATION AREA STATEMENT

1.0 INTRODUCTION

- 1.1 The designation of a conservation area provides the basis for policies designed to preserve or enhance those aspects which define the special interest of such an area. Designation also introduces a general control over the demolition of unlisted buildings. The Council's policies and guidance for conservation areas are contained in the Unitary Development Plan (UDP) and Supplementary Planning Guidance (SPG).
- 1.2 Government guidance on the assessment of an area for consideration as a conservation area is contained in PPG15, particularly paragraph 4.4. Conservation area statements are Supplementary Planning Guidance and give additional detailed guidance in support of UDP policies. This statement includes an assessment of the special interest of the area and provides an indication of the Council's approach to the preservation and enhancement of the proposed conservation area (CA). It describes the character of the area, provides an outline of the key issues and identifies development pressures which are currently a cause of concern. The statement also sets out the key policy framework relevant to the CA and formulates specific guidance to encourage development that will preserve and enhance the special qualities of the area and halt harmful development.
- 1.3 The statement is for the use of local residents, community groups, businesses, property owners and developers as an aid to the formulation and design of proposals for development and change in the area. It is also hoped that this document will help raise general awareness of conservation issues within the area.
- 1.4 The statement will be used by the Council in the assessment of all development proposals within the area. It is not the intention of the CA statement to contain proposals for the enhancement of the public realm of the area.

2.0 PLANNING BACKGROUND

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, which is the Statutory Structure Plan for the London Borough of Camden. This indicated that the area was considered to be of "metropolitan importance", because of its architectural and historic interest. The plan stated that the preservation of these areas "is essential to the retention of the character of London as a whole". Major policy aims included the protection of the architectural and historic character of the area, the safeguarding of the scale and pattern of development and the freedom of pedestrian movement.

3.0 LOCATION

The area known as "Hatton Garden" is located in the southern part of the Borough, bordering Islington to the east and the City of London to the south, as shown in Appendix 1.

- 3.1 To the north and east the boundary of the conservation area runs along the administrative boundary with the Borough of Islington. 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.
- 3.2 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.
- 3.3 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 CA 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.
- 3.4 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.

4.0 HISTORY

The Early History: Thirteenth to Sixteenth Centuries

During the thirteenth century the need for land within the City of London 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.

- 4.1 A number of features of the Ely Estate are still evident today, as shown in Appendix II, map 1. Leather Lane (then Lither Lane) and Saffron Hill were the lanes which formed the west and east boundaries of the estate and divided it from the neighbouring estates and fields. The Roman Catholic Church of St Etheldreda formed part of the estate and still remains today in Ely Place.
- 4.2 In the 1570s Christopher Hatton, from whom Hatton Garden takes its name, came from Holdenby in Northamptonshire to London. In 1576, having gained ownership of much of the Ely

Estate from the Bishop of Ely, Hatton built his own residence, which had large ornate gardens and orchards beyond.

- 4.3 **Construction of the Hatton Estate: Seventeenth Century**
In 1659 the estate was still in the Hatton family ownership. However, due to a shortage of family funds and pressure for development to house London's growing population, the construction of a residential estate on the Ely Estate grounds began. The first properties to be built were along a street called Hatton Street, which is today known as Hatton Garden.

- 4.4 The 17th century streets were laid out on an intersecting grid pattern, from north to south and east to west. These streets took their names from a number of sources historically associated with the area and marked some of the medieval estate boundaries. The historic associations of the streets are as follows:

- * Kirby Street, was named after the Hatton Manor of Kirby in Northamptonshire. The intersection of this street was named Cross Street, later St. Cross Street, probably due to the addition of a church in 1687. It is thought that this cross section formed the northernmost boundary of the ornate gardens, which were part of the Hatton estate.

- * Hatton Wall, runs along the course of the former wall that marked the northernmost boundary of the estate orchard.

- * Charles Street, was named after King Charles II and was later renamed Greville Street. Both Greville Street and Brooke Street commemorate Fulke Greville, also titled Lord Brooke, who owned Brooke House, which was located near Brooke Street and Market. Brookes Market probably takes its name from a market which was held 4 times a week in the orchard of Brooke House and may be the predecessor of the present Leather Lane market.

- * Beauchamp Street, derives its name from Beauchamp Court in Warwickshire, where Lord Brooke was born in 1554.

- * Baldwins gardens, was named after Baldwin, gardener for Queen Elizabeth.

- * Portpool Lane, derives its name from the old manor of Portpool which was held by the Grays of Wilton, also of Gray's Inn.

- * 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.

- 4.6 Following the completion of the estate in 1696 a new church was built at number 43 Hatton Garden, now called "Wren House". This building was constructed in order to accommodate the increase in population within the area and replaced the nearby churches lost in the Great Fire of London. A few years later, in 1696, it was taken over by a charity school and the two characteristic figures of a girl and boy were placed on the Hatton Garden elevation.
- 4.7 In the streets surrounding the new estate, particularly Leather Lane and Saffron Hill, sporadic development of housing and inns took place from the early 17th century onwards, as shown in Appendix II, map 2. Map 3 shows that by 1666 the area surrounding the estate was almost fully developed.
- 4.8 **Eighteenth Century Development**
In the 1760s the last of the direct Hatton descendants passed away and the estate was sold house by house and the proceeds divided between the claimants.
- 4.5 Once completed, the new estate was mainly occupied by prosperous merchants. In 1761 it was described as plain and unadorned with a regularity of buildings (REF). The properties consisted of regular brick faced Georgian terraces with canopied doorways and sash windows.
- 4.9 Until the 18th century the Fleet River had run through the area on the route of Farringdon Road. This section of the river was called New Canal and had wharfs on either side for the transportation of goods by water. In 1733 works began to cover the Fleet River, which had become an open sewer and posed a severe health hazard. The works were completed in 1766 and the river now flows beneath. Its original course is still defined by Farringdon Road and the river valley is evident as the land rises towards Hatton Garden.
- 4.10 In 1772 Ely House was demolished and a proposal made for a new Fleet Prison on the site. This proposal was dropped due to local opposition. The land was later purchased by a Mr Charles Cole, who laid out Ely Place in the form known today.
- 4.11 **19th Century Changes**
In 1824 Hatton Garden was still "an esteemed situation for the gentry" (REF) and as late as 1836 was a predominantly residential area, as businesses in Hatton Garden numbered only 13. However, in the surrounding streets slums had developed, particularly in Saffron Hill. This street 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 (REF) and Saffron Hill the location of Fagin's den in Charles Dicken's "Oliver Twist".

- 4.12 At the beginning of the nineteenth century the road network surrounding the Hatton estate had a low traffic capacity due to narrow winding streets, dead ends and steep hills. Consequently, as the roads carried a lot of traffic between Shoreditch and the London Docks, congestion was common (REF).
- 4.13 To address this problem, a series of road widening, gradient and building schemes were undertaken during the 19th century. These works included the creation of the Clerkenwell Road in the 1860s, Farringdon Road in 1856, widening of Holborn Road, or Hill, in 1863 and widening of Grays Inn Road. These schemes bought major demolition and redevelopment of buildings aside and in the path of the new roads. This gave the opportunity for the clearance of many poor quality buildings within these areas such as Saffron Hill, but also involved the loss of buildings on the east side of Gray's Inn Roads and on the southern section of Hatton Garden for the creation of Holborn Circus. 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.
- 4.14 **The Jewellery Trade**
Clerkenwell had traditionally been the centre of the jewellery trade, which from the 1870s began to overflow into Hatton Garden. By the 1880s Hatton Garden was established as a focus for the jewellery and diamond trade, as well as the clock and watch industries. In 1885 the number of diamond merchants peaked at 67 in Hatton Garden and the surrounding area. Many of the residential terrace houses in Hatton Garden became 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 (REF).
- 4.15 Other additions to the area associated with the diamond trade, included banks and trading floors. 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. These establishments managed the accounts and stored the precious metals and gems for merchants within Hatton Garden. The Diamond Club, now demolished, was located at number 87 Hatton Garden and acted as a diamond trading centre and stock exchange. This use has now transferred to a building at 11-19 Charterhouse Street and 1-15 Farringdon Road.
- 4.16 **Other Changes of Use**
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 and often indicate the founding of new businesses or completion of buildings.

- 4.17 Changes in the character of the area were accompanied and somewhat fuelled 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 and was centred upon St. Peter's Church on Clerkenwell Road and Back Hill, built in 1863.
- 4.18 It was during the late Victorian period and early twentieth century that the need for housing for working class people was identified. A number of tenement and flat blocks were established north of the Clerkenwell Road, on Rosebery Avenue and Grays Inn Road (discussed in paragraph 5.13).
- 4.19 The area also contains a number of early social housing projects, including Afsil House and the Bourne Estate (discussed in paragraph 5.14 and 5.15).
- 4.20 **Twentieth Century Developments**
In the 1930s the appearance of Hatton Garden was still dominated by Georgian terraces. However, as these terraces fell into disrepair, with inappropriate floor plans or floor areas for their new business roles, further redevelopment took place. A number of large high quality buildings with stone facades were erected in Hatton Garden. These give an indication of the prosperity of businesses at that time.
- 4.21 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. Elsewhere damage was less severe, but still affected parts of Ely Place, Farringdon Road, Brooke's Market and St. Alban's Church. Many of these streets subsequently contain large sections of post war buildings.
- 4.22 In recent years the jewellery industry has suffered a decline in Hatton Garden and most of the jewellery sold in the retail outlets is no longer made locally. This, coupled with a general rationalization in manufacturing and warehousing, has affected the character and vitality of many of the streets within the area. 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.

- 4.23 In summary, the Hatton Garden area has a long history of development, dating back to the medieval period and possibly before. 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. A large number of buildings have fallen into disrepair or have been substantially altered and therefore, the origin, architectural quality and history of buildings is 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.

5.0 CHARACTER AND APPEARANCE OF THE AREA

5.1 **Topography**

The modern character and appearance of the Hatton Garden has clearly been affected by the underlying topography of the area. The historic development of buildings in the Hatton Garden area is shown in a series of maps in Appendix II.

- 5.2 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.

5.3 **Archaeology**

This area has been identified by English Heritage Greater London Archaeological Advisory Service as the Suburbs of Roman Londinium and an area of extensive medieval and post medieval settlement, as shown in Appendix II, Map 1 and reflecting the history of the area. The area is also identified as an Archaeological Priority Area in the UDP.

5.4 **Character and Hierarchy of Spaces and Townscape Quality**

The character of spaces within Hatton Garden varies considerably. The area contains few open spaces, therefore the emphasis is upon the streetscape. Most buildings directly front the highway - front basement areas and railings are only found in Gray's Inn Road, Ely Place, Hatton Garden and St. Cross Street. Subsequently, there is a degree of enclosure in most streets and the appearance of high urban density. This is particularly the case in the narrower streets where taller buildings dominate, such as in Leather Lane, Saffron Hill and Vine Hill. This sense of enclosure is increased as the roads descend towards the river Fleet and the buildings reach up to 8 storeys high. The laying of Back Hill and Bleeding Heart Yard with small set paving also contributes to the appearance of the area and gives these streets a more intimate character.

- 5.5 The area contains a complex network of streets which vary in character and appearance and are of differing scale, width and function. The character and hierarchy of streets relates to the topography and historical development of the area as well as the predominant uses. A map indicating the periods when the roads were laid is shown in Appendix III.
- 5.6 Roads laid out during the medieval period include Leather Lane, Hatton Garden, Hatton Wall, Vine Hill, Laystall Street and Mount Pleasant. These roads follow old field and property boundaries and tend to be narrow and winding, often terminating with pedestrian exits and steps, examples being 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. Other townscape features which have medieval origins and can be distinguished on old maps include the Bleeding Heart Yard and Ely Court.
- 5.7 The Hatton estate was built in the late 17th and early 18th centuries. The estate was laid on a grid pattern with intersecting roads (refer to history). The streets were generally wider and straighter than the nearby medieval roads. This was in order to accommodate front basement lightwells and raised carriageways incorporating basement vaults. Hierarchy of the streets was reflected in the road width, with Hatton Garden, the focus of the estate, being the widest. Other roads constructed during this period include St. Cross Street, Greville Street, Kirby Street and Ely Place.
- 5.8 The 19th century brought substantial changes to the area. The river Fleet had been covered and road improvement works led to the widening of some existing roads and creation of new roads (refer to history paragraph 4.13). These roads were designed to carry large volumes of traffic through the area, rather than servicing local functions. They 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. These roads were often laid as avenues, with lines of trees, wide pavements and long views. Examples include, Gray's Inn Road and Rosebery Avenue.
- 5.9 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. Notable buildings on these streets are the corner buildings, which address the awkwardly shaped corners of blocks cut through by the new roads. Examples include numbers 81, 144 and 156 Clerkenwell Road, 132-136 Gray's Inn Road, 1-4 Hatton Garden and 2 Theobolds Road.

5.10 Prevalent Building Types

The character and special interest of the Hatton Garden area is defined largely by the quality and variety of buildings and uses, as well as the unique pattern of streets. The character is not dominated by one particular period or style of building but rather by the combination of styles that make the area of special interest. It is often the case that 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.

5.11 Building types which make a particular contribution to the character and appearance of the CA include Georgian terraced buildings, late 19th century and early 20th century residential blocks, warehouse and workshop buildings and neo-classical buildings. These building types are described as follows:

5.12 *Georgian Terraced Houses* - they represent the earliest development of the area and are scattered throughout the CA, but can mainly be found in Ely Place, Gray's Inn Road, Greville Street, Hatton Garden and Leather Lane. These buildings are usually grouped together in small terraces, 3 storeys high, sometimes with the addition of a mansard storey. The Georgian terraced house is simply detailed with sliding sash windows, flat window arches, exposed brickwork and slate roofs set behind a parapet. Some examples still retain front railings to basement lightwells, residential front doors with fan lights and ground floor windows, though these features have often been replaced by shop frontages.

5.13 *Victorian Residential Blocks* - a number of large tenement blocks were built in the 19th century within the Hatton Garden area and can be found mainly north of Clerkenwell Road. These blocks are 4 to 6 storeys high and are constructed in yellow or red brick, with stucco detailing to window arches and cornices. The blocks are usually set back from the street behind railings and light wells or small gardens. Some blocks, such as 170-178 Clerkenwell Road and 136-156 Gray's Inn Road have ground floor shop units which directly address the pavement. Generally, a number of buildings of the same style are located around courtyards and gardens, which can be reached through archways or private entrances.

5.14 *Early Social Housing* - Afsil House (listed grade II) on Saffron Hill was constructed in 1875 as municipal housing, but is now in office use. The building was designed by the Corporation of the City of London architect Horace Jones and is the oldest surviving purpose built public housing in London and one of the oldest schemes in Britain. It is 5

storeys high, yellow brick faced with painted stucco details, sash windows and decorative cast iron galleries which provide access to the upper floors.

- 5.15 The Bourne Estate (listed grade II) is a residential complex which dominates the north east section of Leather Lane and the south side of Clerkenwell Road at 5 storeys high. The estate consists of a number of residential blocks which enclose 4 quiet and shady courtyards, containing mature trees and shrubs. The estate was constructed in 1901-3 for the London County Council and was designed by W. E. Riley. The buildings are constructed in dusky red and yellow bricks and the design incorporates classical pediments and stucco pilasters, as well as arts and crafts details such as gabled walls and casement windows on the inner courts and decorative mouldings to the large arches on the access ways.
- 5.16 *The Industrial, Warehouse, Storage or Workshop Building* - there are many examples of 19th century industrial, warehouse, storage and workshop buildings within the Hatton Garden area which have distinct characteristics. They vary between 2 and 6 storeys high and are usually located within the quietest and narrowest (medieval) streets or courts within the area, including the Bleeding Heart Yard, Hatton Place, Kings Mews, North Mews and Vine Hill.
- 5.17 These buildings are usually brick faced, either simply detailed or highly decorative, with stucco detailing or polychrome brickwork. They tend to have large window areas with groups of sashes or metal casement windows which dominate the facades of the building. Exterior wooden double doors can be found, one per floor, to allow easy access of goods which was enabled by metal winches, which can often be seen above or at the side of the doors and can be fairly ornate or just functional iron rods. Some examples still remain of upper floor hinged loading platforms with original chain supports.
- 5.18 *The Neo-Classical Building* - Hatton Garden contains a number of neo-classical Edwardian buildings. These buildings have stone facades and incorporate a range of architectural details. They are generally 3 to 5 storeys high with roof dormers and original ground floor shop units. The ground floors incorporate rusticated stonework, while the upper floors have stone pilasters rising 3 or 4 storeys. The pilasters may be surmounted by an entablature with an attic storey above. Windows above ground floor level are wide, consisting of 3 grouped windows or more, with detailed metal casements. Decorative iron railings may adorn the upper floors. Notable examples of buildings in this style are numbers 7, 12-13, 19-21, 36-38, 44 and 68 Hatton Garden.
- 5.19 *Prevalent and Traditional Building Materials*
Most Georgian properties within the Hatton Garden area were

faced in London stock brick made from local clay. The bricks consequently have a distinctive yellow-brown colour.

- 5.20 Some buildings of this period are constructed using rubbed red bricks. These bricks are likely to have been more costly than London stocks, as the red clay had to be transported to the site from elsewhere. 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.
- 5.21 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.
- 5.22 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 Gray's Inn Road, 1-4 and 59-61 Hatton Garden and 2 Theobolds Road.
- 5.23 The twentieth century brought new materials into the construction of buildings in the area. In the early part of the century brick was still widely used, but in Hatton Garden Portland Stone became fashionable for the construction of entire facades, often with a large amount of decorative carving. The use of stone was costly and clearly showed the area to be prosperous at that time.
- 5.24 **Contribution of green spaces, trees and other natural or cultivated elements to the character of the area**
The close proximity of Hatton Garden to the City of London resulted in development pressure from the earliest period. Appendix II Map 3, dated 1666, shows a number of open spaces within the boundary of the proposed CA. Important spaces included Brookes Market, Bleeding Heart Yard and the original Hatton Garden, which was located north of St Cross Street. By 1677 the Hatton Garden was encroached upon by development, and by 1754 was completely developed.
- 5.25 Today the area is densely built up and there are few open spaces or ancillary spaces. The remaining publicly accessible open spaces make an important contribution to its character. They include Mount Pleasant, Brookes Market and

the Bleeding Heart Yard. These spaces are urban in character, being paved and surrounded by tall buildings, and in the case of the first two spaces, contain a number of mature trees and seating.

- 5.26 The most significant private open spaces are the courtyards of the residential blocks and office complexes which are either paved or planted as gardens. These courtyards include Holsworthy Square, Gray's Inn Buildings, Rosebery Square, courtyards on the Bourne Estate and the Prudential Assurance Building.
- 5.27 A number of the roads within the area are lined with mature trees which make a positive contribution to the character and appearance of the area. Significant tree-lined avenues include Gray's Inn Road, the south section of Hatton Garden at the front of numbers 95 to 103, and Rosebery Avenue.
- 5.28 A plan showing the important publicly accessible open spaces within the conservation area are shown in Appendix IV.
- 5.29 The prevailing (or former) uses within the area and their historic patronage, and the influence of these on the plan form and building types
The Hatton Garden area has seen considerable change in building uses over time. The former Hatton Estate has particularly been altered by changes of use since the 19th century. Until that time the estate was in residential use with dwelling houses lining the street. During the 19th century, the jewellery industry began to occupy many of the buildings within the estate and the area transformed into a commercial and retail centre.
- 5.30 Some redevelopment of Hatton Garden began as a consequence of the changes in use and Second World War bomb damage. However, when looking at a map of the area today it can be seen that many of the original plot widths remain. This is probably due to the 18th century splitting of freeholds (refer to paragraph 4.8), which frustrated the accumulation of plots for wholesale redevelopment, as occurred in later years.
- 5.31 In the 19th century, slum clearance and road building sparked redevelopment of large sections of the area, particularly north of Clerkenwell Road, the area covered by the Bourne Estate and in the roads east of Hatton Garden. Although the street layouts were largely retained, the area changed from predominantly residential and small scale workshop buildings to larger scale Victorian factory, warehouse and residential blocks with individual commercial units along the main frontages. Within the area a number of public houses were established, probably for use by the workers within the neighbouring industries.

5.32 Today, many of the larger factory and warehouse buildings have changed to office and residential uses as their original uses have declined.

5.33 The relationship of the built environment to landscape, including definition of significant landmarks, vistas, and panoramas, where appropriate. Views into and out of the area are limited, and a high sense of enclosure is created by buildings. As this overall built height is generally retained, strategic views of St. Pauls' are not infringed.

5.34 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.

5.35 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.

5.36 The extent of loss, intrusion or damage, ie the negative factors

Within Hatton Garden there are several buildings which have a negative impact upon the character and appearance of the area due to inappropriate qualities such as bulk, scale, height, materials, the way in which they address the street or application of architectural details. These include:

1. The block bounded by Back Hill Eyre Street Hill, Summers Street and Warner Street
2. Farringdon Road - .17-23, 81-89
3. Gray's Inn Road - 108
4. Greville Street - 20-23
5. Hatton Garden - 14-15, 16-18, 32-33
6. Block bounded by Hatton Garden, Holborn, Greville Street and Leather Lane
7. Hatton Wall - 10, 18
8. Kirby Street - 11-14

9. Leather Lane - 45- 49, 52-70
10. Mount Pleasant - Mullen Tower
11. Saffron Hill - 55-59, 83-85, 115
12. St.. Cross Street - 26-29, Multi storey car park

5.37 Vacant and Underused Sites

There are a number of vacant or underused sites within the area which have scope for development or enhancement. These include:

1. Land at 79 Clerkenwell Road and 10 Hatton Wall - vacant
2. The west corner of Eyre Street Hill and Warner Street - currently used for parking.
3. Land in front of 15-29 Eyre Street Hill - currently used for parking
4. Rear of 67-73 Farringdon Road - vacant
5. Land opposite 5 and 6 Hatton Place - currently used for parking

5.39 Shopfronts of Merit

Within Hatton Garden there are a number of shopfronts of townscape merit. These include:-

1. Clerkenwell Road - 89, 117-119, 158, 174, 178
2. Eyre Street Hill - 37
3. Elm Street - 17
4. Farringdon Road - 53, 61, 67, 69, 71
5. Gray's Inn Road - 55, 57, 59, 132, 134, 136, 138, 152, 160, 178, 190
6. Greville Street - 10, 11, 19, 41
7. Hatton Garden - 5, 9, 11, 23, 24, 54, 67-68
8. Laystall Street - 10, 22
9. Leather Lane - 55
10. Theobolds Road - 8-10

5.40 Listed Buildings

Those buildings currently on the statutory list of buildings of Architectural or Historic Interest include:

1. Back Hill - 4 (Presbytery to the Roman Catholic Italian Church of St Peter)
2. Baldwins Gardens - Church of St Alban
3. Bourne Estate - all blocks including 87-121 Clerkenwell Road, 91-101 Leather Lane (excluding numbers 95 and 97), and 11, 11a and 12 Portpool Lane.
4. Brooke Street - 18
5. Clerkenwell Road - Roman Catholic Italian Church of St Peter
6. Corner of Dorrington Street and Leather Lane - bollard
7. Ely Court - 1 (The Mitre Public House)
8. Ely Place - 7-9 (consec), 13, Roman Catholic Church of St Ethelreda, 21, 25, 26-34 (consec), Porter's Lodge at entrance to Ely Place
9. Farringdon Road - 25-27 (odd)
10. Gray's Inn Road - 55, 63-69 (odd), 75-81 (odd), 81A
11. Greville Street - 10, 11, Prudential Assurance Building
12. Hatton Garden - 19-21 (Treasure House), 5, 43 (Wren House)
13. Leather Lane - 82 (Clock House Public House), 83-89 (odd)
14. Mount Pleasant - 45 (Apple Tree Public House), 47-57 (odd)
15. Saffron Hill - St. Andrew's House/ Afsil House
16. Theobalds Road - 2 (Yorkshire Grey Public House)
17. Warner Street - Rosebery Avenue Viaduct, that part in the London Borough of Camden

5.41 There are no Buildings at Risk within the CA. (November 1998).

5.42 Buildings of Local Interest

A number of buildings make a positive contribution to the character and appearance of the conservation area. The general presumption should therefore be in favour of retaining such buildings. Although not listed, the Government requires that proposals to demolish such buildings should be assessed against the same broad criteria as proposals to demolish listed buildings (PPG 15, paragraphs 3.16 - 3.19).

5.43 The unlisted buildings which make a positive contribution to the special character and appearance of the area are as follows:

1. Back Hill - 2
2. Bleeding Heart Yard - 1-7 (consec)
3. Brookes Market - Cranley Buildings
4. Brooke Street - 16
5. Clerkenwell Road - 69-75 (odd), 81, 83, 85, 144, 136-142 (even), 156, 158, 160-162 (even), 164, 166-168 (even), 170-178 (even), Cavendish Mansions, Central School of Ballet
6. Elm Street - Holsworthy Square
7. Ely Place - 10-12, 14, 16-20, 22-24, arch at north end of place
8. Eyre Street Hill - 3-11, 13, 33-37
9. Farringdon Road - 57a, 77-79
10. Grays Inn Road - 35, 37, 39-41, 45, 57, 57a, 59, 61, 71, 88-98 (even), 138-150, Churation Mansions, Dulverton Mansions
11. Greville Street - 8, 9, 15, 16, 19, 24, 27, 35, 38, 39, 41
12. Hatton Garden - 1-4 (consec), 6, 7, 8 - 10 (consec, entrance to mitre), 11, 12-13, 22, 23, 25, 26-27, 28, 29, 30, 31, 36-38 (consec), 44, 45, 55, 58, 58a, 58b, 58d, 58g, 59-61, 62, 67-68, 69, 70
13. Hatton Wall - Griffin House 2-8 (even), 3, 5-13 (odd), 17-27 (odd), 29
14. Herbal Hill - Central School of Ballet
15. Laystall Street - 6, 8, 10, 36, Christopher Hatton Primary School
16. Leather Lane - 14, 18, 21-25 (odd), 27, 29, 50, 72-80, 81, 84, 86, 88-90, 92, 94, 95, 96, 97, 101
17. Mount Pleasant - 38 (works), 52-54 (even)
18. Northington Street - 1, 3
19. Rosebery Avenue - 1A, 10, Gray's Inn Buildings, Rosebery Square

20. St. Cross Street - 5-7, 9-12, 18, 19, 22, 25
21. Saffron Hill - 32-38, 60-66, 116-117, 125
22. Summers Street - Building on south side
23. Theobolds Road - 4-10 (even)
24. Vine Hill - 8-14, 16, 18 (Ragged School)

6.0 CURRENT ISSUES: DEVELOPMENT PRESSURE

6.1 **Changes of Use**

The Hatton Garden area is London's jewellery quarter and has long been associated with the jewellery and diamond trade, clock and watch manufacture, repair and retail. Many of these activities, particularly the jewellery and diamond trade remain today and are of national and international significance. These activities provide the area with a distinctive character, with its concentration of retail jewellers along Hatton Garden (the largest cluster of jewellery retailers in the UK) and a large number of manufacturing and wholesale activities in the area generally.

- 6.2 Although there have been some major redevelopment schemes in the area, much of the urban fabric remains small in scale with a mix of uses and a high concentration of small firms. Whilst remaining an important focus for specialist industry and retailing, the area has suffered significant decline in recent years. In 1981 over 4,000 people were employed in jewellery-related activities in 399 firms. The greatest decline has been in the manufacturing sector. By contrast, the retail sector remains strong, with a net increase in the number of retail units in the area during this period.

- 6.3 Recently the area has become the focus of increased residential development activity. In 1994 over 20% of the land use stock was vacant (predominantly vacant offices). Residential schemes for which planning permission has been granted between 1994 and 1997 would, if implemented, result in the re-use of nearly half of this vacant stock. This level of activity for residential development in Hatton Garden has been placing pressure on the industrial/office sector and serves to alter the distinct industrial character of many sections of the proposed conservation area. If this pressure is allowed to continue unabated, the jewellery sector, in particular is likely to be affected, to the detriment of the area's special character.

6.4 **Retail**

Many of the shops within the Hatton Garden area are occupied by small independent businesses. There is much variation in shopfront design and signage in the area with many non-traditional frontages. A number of shop fronts detract from

the character and appearance of the area and the building in which they are located. The main shopfront issues include:

- a. Signage located on upper floors
- b. Excessive signage - with more than 1 fascia sign and projecting sign per unit
- c. Signage constructed using inappropriate materials such as plastics
- d. Bulky fascia signs - often covering important architectural features and projecting away from the face of the building
- e. Internally illuminated box fascia and projecting signs
- f. Neon and intermittent flashing signs
- g. Projecting fixed plastic and canvas canopies
- h. Box security shutters on ground floor windows
- i. Removal of original shopfronts which contribute towards the character and appearance of the area

6.5 Traffic

There are various streets in the Hatton Garden area along which traffic is heavy. These include Charterhouse Street, Clerkenwell Road, Farringdon Road, Gray's Inn Road, Hatton Garden and Holborn.

- 6.6 Traffic and visual amenity problems are also caused by heavy street parking within the area, particularly associated with the Leather Lane market and local businesses.

7.0 GUIDELINES

Most development within the CA will require planning permission and demolition will require conservation area consent, unless it falls within the provisions of the Town and Country Planning General Development Order (GDO). It is therefore important to check with the local planning authority whether an application is required.

- 7.1 The Borough's principal planning policy document is the Borough Plan 1987. The Inspector's report on the Public Local Inquiry into objections to the Deposit Draft Unitary Development Plan was published in January 1997. The Council's Environment Committee formally considered the report's findings and the Council's response at a special meeting on April 29th 1998. The Committee agreed a draft Statement of Decisions on all of the Inspector's recommendations save those relating to the Inspector's chapter on the Central London Area. Proposed modifications and the Statement of Decisions were placed on deposit from 10th June - 22nd July 1998.

- 7.2 The Council's formal response to the Inspectors report constitutes a material consideration to be taken into account alongside the Council's draft UDP policies and the statutory Borough Plan.

7.3 This CA statement will form part of the SPG and should be read with the policies of the UDP: EN33 Conservation Areas: Character and Appearance, EN36 Demolition of Buildings in Conservation Areas, EN37 Restoration and Maintenance of Buildings in Conservation Areas, EN38 Shopfronts in Conservation Areas, EN40 Trees in Conservation Areas.

7.4 Within conservation areas the Council has certain additional duties and powers in relation to the conservation of the built environment. The UDP Environment chapter sets out the Council's policies and general approach. With regard to conservation areas the Council seeks to ensure that development will preserve or enhance the character and appearance of the area. English Heritage guidance 'Conservation Area Practice' states that enhancement "can be defined as the reinforcement of the qualities providing the special interest which warranted designation". Applicants will be expected to provide sufficient information about any proposed development and its immediate setting to enable the Council to assess the potential effect of the proposal on the character and appearance of the conservation area.

7.5 Further guidance leaflets giving general advice on works and applications in CAs are available from the local planning authority, and additional guidance relating to specific issues relevant to the CA is produced from time to time.

7.19 Change of Use

The Council recognises that there are commercial pressures for changes of use away from jewellery related, industrial and office uses and pressures for changes of use to residential uses.

7.20 Within the Central London Area chapter of the Composite Draft UDP (June 1998) it is stated that the following planning issues are important in considering proposals in each area. Within the Hatton Garden area these issues are:

- (a) recognition of the importance of the area's specialist retail function
- (b) the need to ensure retention of a stock of small industrial premises associated with specialist trades
- (c) the need to retain an overall balance between residential and commercial development.

7.6 Design

The CA has a long history of development which is demonstrated in the variety of styles which are juxtaposed within it. The architectural character and style of buildings within the CA derive from the scale, height and detailing of the existing buildings, and the particular materials used in their construction.

- 7.7 Development within the CA should preserve or enhance its special character or appearance, and should be of a high quality in terms of design, materials and execution. UDP policy EN33 Conservation Areas: Character and Appearance should be taken into account and applicants will be expected to provide sufficient information about the proposed development and its immediate setting to enable the Council to assess the potential effect of the proposal on the character or appearance of the conservation area.
- 7.8 **Listed Buildings**
Under Section 7 of the Planning (Listed Buildings & Conservation Areas) Act 1990, listed building consent is required for demolition of a listed building, and for any works of alteration or extension which would affect its character as a building of special architectural or historic interest. Even cleaning or repainting a facade may require listed building consent. The requirement for listed building consent is distinct from the need for planning permission and 'permitted development' rights do not apply to listed building consent.
- 7.9 Listed building consent is not normally required for maintenance and like for like repairs but, if repairs result in a significant loss of historic fabric or change to the appearance of the building, consent would be required.
- 7.10 Works required to be carried out to a listed building as a matter of urgency would require listed building consent just as in any other case - even if the works are required by a dangerous structures or any other legal notice.
- 7.11 It is an offence to carry out or ask for unauthorised works to be carried out to a listed building and the penalty can be severe - an unlimited fine or up to 12 months imprisonment, or both.
- 7.12 Advice on whether Listed Building Consent is required for works to listed buildings is available from the local planning authority. You are advised to obtain written confirmation that repair work proposed does not require Listed Building Consent. The Council's development policies relating to listed buildings are contained in the Unitary Development Plan. Additional guidance is included in Supplementary Planning Guidance and in the Governments Planning Policy Guidance Note 15 - Planning and the Historic Environment. A separate leaflet is available on Listed Buildings.
- 7.13 **Demolition**
Within the CA total or substantial demolition of a building will require Conservation Area Consent.

7.14 The Council will seek the retention of those buildings which are considered to make a positive contribution to the character or appearance of the CA, as identified in paragraph 5.43. Consent for demolition of these buildings will only be granted in the context of advice set out in PPG15 paras 3.19, 4.25 to 4.29. Consent will not normally be granted for demolition unless a redevelopment scheme has been approved which will preserve or enhance the CA (see SPG Demolition Guidelines).

7.15 All applications within the CA should show clearly the extent of demolition works proposed (including partial demolition).

7.16 The demolition of listed buildings or buildings which make a positive contribution to the character of the CA will normally be resisted and the Council will seek to ensure that they are adequately maintained and in beneficial use.

7.17 New Development

Proposals should be guided by the UDP in terms of the appropriate uses. New development should be seen as an opportunity to enhance the proposed CA and PPG15 states that replacement of buildings "should be a stimulus to imaginative, high quality design, and [be] seen as an opportunity to enhance the area". New development should also respect the built form and historic context of the area and local views, as well as existing features. Special regard should be had for matters including (PPG15. para 4.18):

- * Scale
- * Height
- * Form
- * Massing
- * Respect for traditional pattern of frontages
- * Vertical or horizontal emphasis
- * Detailed design

7.18 All proposed tall buildings and roof developments will be assessed in regard to policy EN30 Viewing Corridors, of the UDP, concerning viewing corridors. The Council will normally refuse a development within a viewing corridor if the proposed height exceeds the development plane between the viewpoint and either the base of the lower drum of St. Paul's Cathedral or general roofline of the Palace of Westminster. In the CA the following viewing cones are affected and are shown on the UDP map:

- * View 1: Primrose Hill to St. Paul's
- * View 3: Parliament Hill to St. Paul's
- * View 5: Kenwood to St. Paul's
- * Background to Blackheath View
- * Background to Greenwich Park View

7.29 Archaeology

The whole of the CA is within an Archaeological Priority Area and development proposals may have some impact on important remains. Therefore the Council will insist on an archaeological site evaluation where appropriate. Where excavation works are proposed it is important that the Council's Conservation & Design Team and English Heritage are consulted to ensure adequate protection of such remains.

7.24 Materials and Maintenance

Policies EN33, EN37, EN38 and EN41 should be taken into account when formulating proposals for new buildings, or alterations or extensions to existing buildings. In all cases, existing/original architectural features and detailing characteristics of the CA should be retained and kept in good repair, and only be replaced when there is no alternative, or to enhance the appearance of the building through the restoration of missing features. Original detailing such as door/window pediments and finials, timber shopfront facades, iron balustrades, timber framed sash windows, doors, where retained add to the visual interest of properties, and where removed in the past replacement with suitable copies will be encouraged. Original, traditional materials should be retained wherever possible and repaired if necessary.

7.25 The choice of materials in new work will be most important and will be the subject of control by the Council.

7.26 Generally routine and regular maintenance such as unblocking of gutters and rainwater pipes, the repair of damaged pointing, and the painting and repair of wood and metal work will prolong the life of a building and prevent unnecessary decay and damage. Where replacement is the only possible option, materials should be chosen to closely match the original. Generally the use of the original (or as similar as possible) natural materials will be required, and the use of materials such as concrete roof tiles, artificial slate and UPVC windows would not be acceptable.

7.27 Original brickwork should not be painted, rendered or clad unless this was the original treatment. Such new work, whilst seldom necessary, can have an unfortunate and undesirable effect on the appearance of the building and CA, this may lead to long term structural and decorative damage, and may be extremely difficult (if not impossible) to reverse once completed. Re-pointing if done badly can also drastically alter the appearance of a building (especially when "fine gauge" brickwork is present), and may be difficult to reverse.

7.28 Where replacement materials are to be used it is advisable to consult with the Council's Conservation & Design Team, to ensure appropriate choice and use.

7.35 Shopfronts/Advertisements

The installation of a new shopfront and most alterations to the existing shopfront will need planning permission. The installation of external security shutters also requires planning permission. SPG contains more detailed advice on the design of shopfronts and signage.

7.36 Proposals for new shopfronts will be expected to preserve or enhance the visual character and appearance of the shopping streets, through respect for the proportions, rhythm and form of the original frontages. Any shopfront of historic interest or architectural quality should be retained and if necessary repaired and the loss of those shopfronts identified under section 6.1 (Shopfronts of Merit) and any other historic/original shopfront will be strongly resisted. Shopfronts that are considered to be out of character with the building or the area generally should be replaced with new shopfronts that are appropriate to the building and enhance the appearance of the CA.

7.37 Similarly shop signage should be appropriate for the CA, respecting the proportions of the shop frontages, and maintaining the division between units and reflecting the plot widths of buildings. Such signage should be non-illuminated or externally illuminated and will usually consist of one fascia sign and one projecting sign. Shop signs should not normally be above ground floor.

7.38 Shopfront Security

The introduction of security measures can detract from the appearance of the CA. The Council will prefer the use of security measures that do not require external shutters or grilles such as:

- a. the strengthening of shopfronts;
- b. the use of toughened or laminated glass;
- c. internal grilles or collapsible gates - these do not normally require planning permission unless they result in a material alteration to the external appearance of the shopfront;
- d. improved lighting.

7.39 Within the CA there will be a general presumption against the use of external security shutters, grilles or meshes on shopfronts. Applicants would have to demonstrate that the above measures are not feasible for external security shutters, grilles or meshes to be considered. A separate leaflet is available on Shopfront Security.

7.40 It is Council policy to keep under continuous review the prioritisation of enforcement action across the Borough of unauthorised advertisement works and unauthorised change of use.

7.41 Ventilation Ducts/Air Handling Equipment

The erection of all external ventilation ducts and air handling equipment will require planning permission from the Council. In assessing applications the Council will be concerned about the siting of the equipment, particularly in visually sensitive locations and in the proximity of residential accommodation, to ensure that local amenity is protected. (refer UDP: EN7).

7.42 The Council will require full details of mechanical plant and equipment for all A3 (change of use to restaurant) applications.

7.21 Rear Extensions

The infilling of yards and rear spaces between buildings will generally be unacceptable where they contribute to the character and appearance of the conservation area.

7.22 What is permissible will depend on the original historic pattern of extensions for the particular type of building concerned or group of buildings. All extensions should respect the proportions and architectural treatment of the original building, and its relationship to the style and materials of other buildings in the vicinity. Policy EN52 of the UDP should be taken into account when formulating proposals for extensions to existing buildings and Supplementary Planning Guidance chapter 3, paragraph 14.

Roof Alterations and Extensions

What is permissible will depend on the original historic pattern of roof extensions for that particular type of building or group of buildings. All extensions should respect the proportions and architectural treatment of the original building, and its relationship and impact upon open spaces, highways, important local views and viewing corridors (refer to paragraph 7.18). Policy EN57 of the UDP should be taken into account when formulating proposals for roof alterations and extensions, and Supplementary Planning Guidance, chapter 3, paragraphs 15 and 16.

7.43 Satellite Dishes and Radio Antennae

These are not normally acceptable where they are positioned on the main facade of a building or in a prominent position visible from the street. The smallest practical size of dish or antennae should be chosen, to be located at the rear of the property, below the ridge line and out of sight if at roof level. Planning permission may be required. Advice from the Conservation And Design Team should be sought before undertaking such works.

7.30 Trees and Landscape Design

The Council will consider the removal of existing trees over 75mm trunk diameter over 1.5 metres high only where necessary for safety or maintenance purposes, or as part of a

replanting/nature conservation programme or for good management purposes.

7.31 All trees which contribute to the character or appearance of the CA should be retained and protected. Developers will be expected to incorporate any new trees sensitively into the design of any development, and demonstrate that no trees will be lost or damaged before, during or after development.

7.32 All new development should have a high standard of external space (landscape) design, which should respect the character and appearance of the CA.

7.33 Applications for development should take into account the possible impact on trees and other vegetation, and state clearly whether any damage/removal is likely and what protective measures are to be taken to ensure against damage during and after work.

7.34 **Streetscape**

It is important that the need to preserve and enhance the historic character of the CA is recognised in the design and siting of all street furniture, including statutory undertakers and other services equipment and paving materials. The Council will make efforts to avoid any unnecessary visual clutter whilst seeking design solutions appropriate for the area in line with recommendations in PPG15 (paras 5.13 - 5.18) and English Heritage Guidance "Street Improvements in Historic Areas".

7.23 Where streetscape features contribute to the character and appearance of the conservation area the Council will encourage their retention and maintenance, and resist their removal. Features include street furniture and surfaces, such as the small set paving in Back Hill and Bleeding Heart Yard.

8.0 **BIBLIOGRAPHY**

The following is a list of useful material relating to the character and development of the CA:

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Marryat H. and Broadbent U., The Romance of Hatton Garden, Jane Cornish & Sons, 1930

Records concerning the Bleeding Heart Tavern, submitted with an application in February 1998

Survey of Bomb Damage Following World War II

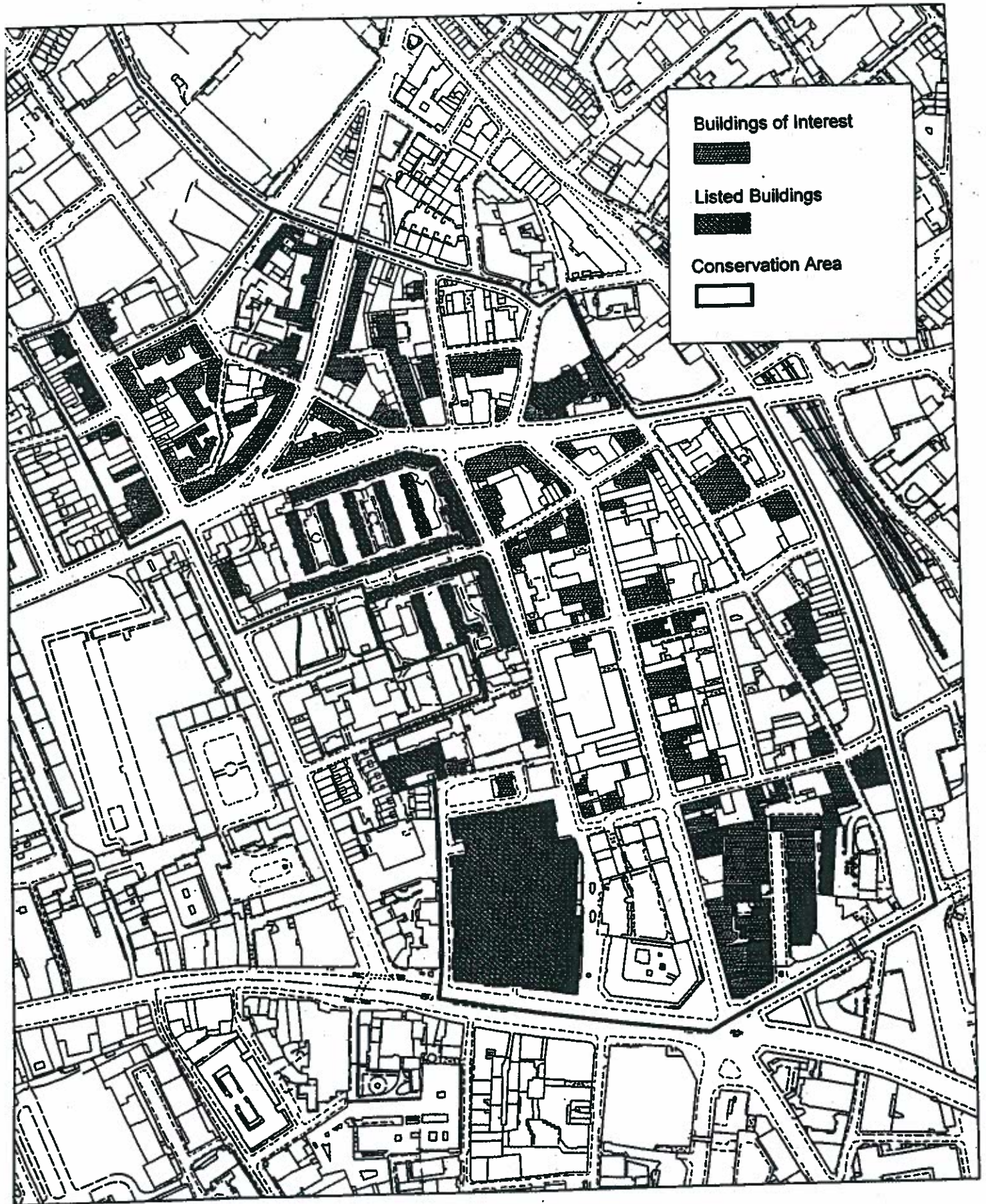
- 8.1 A list of useful further reading relating to historic buildings and their repair and maintenance has been compiled by the Conservation & Design Team, and is available on request.

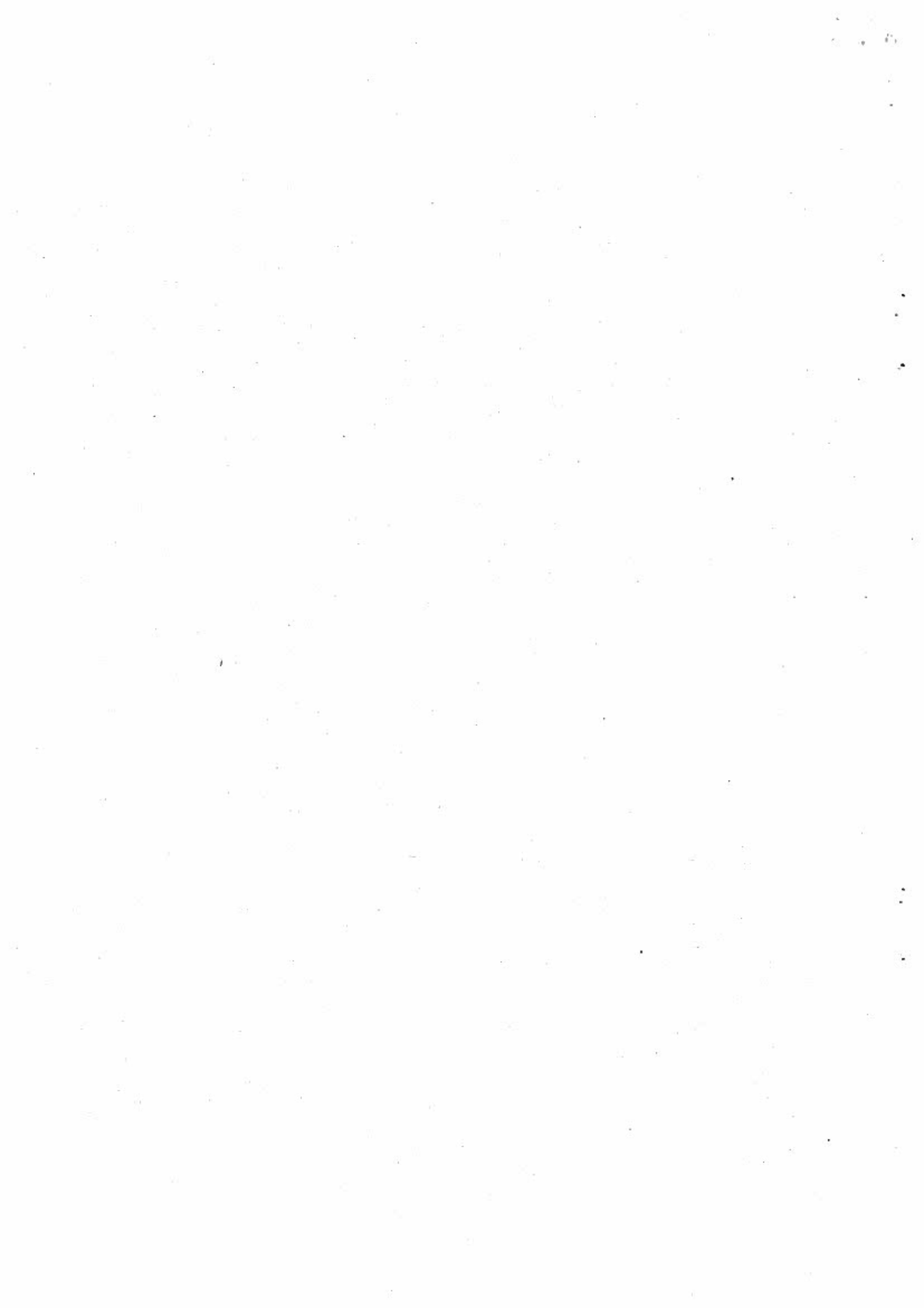
FOR FURTHER INFORMATION CONTACT

CONSERVATION & DESIGN TEAM,
LONDON BOROUGH OF CAMDEN,
ENVIRONMENT DEPARTMENT,
TOWN HALL EXTENSION,
ARGYLE STREET,
LONDON WC1H 8ND.

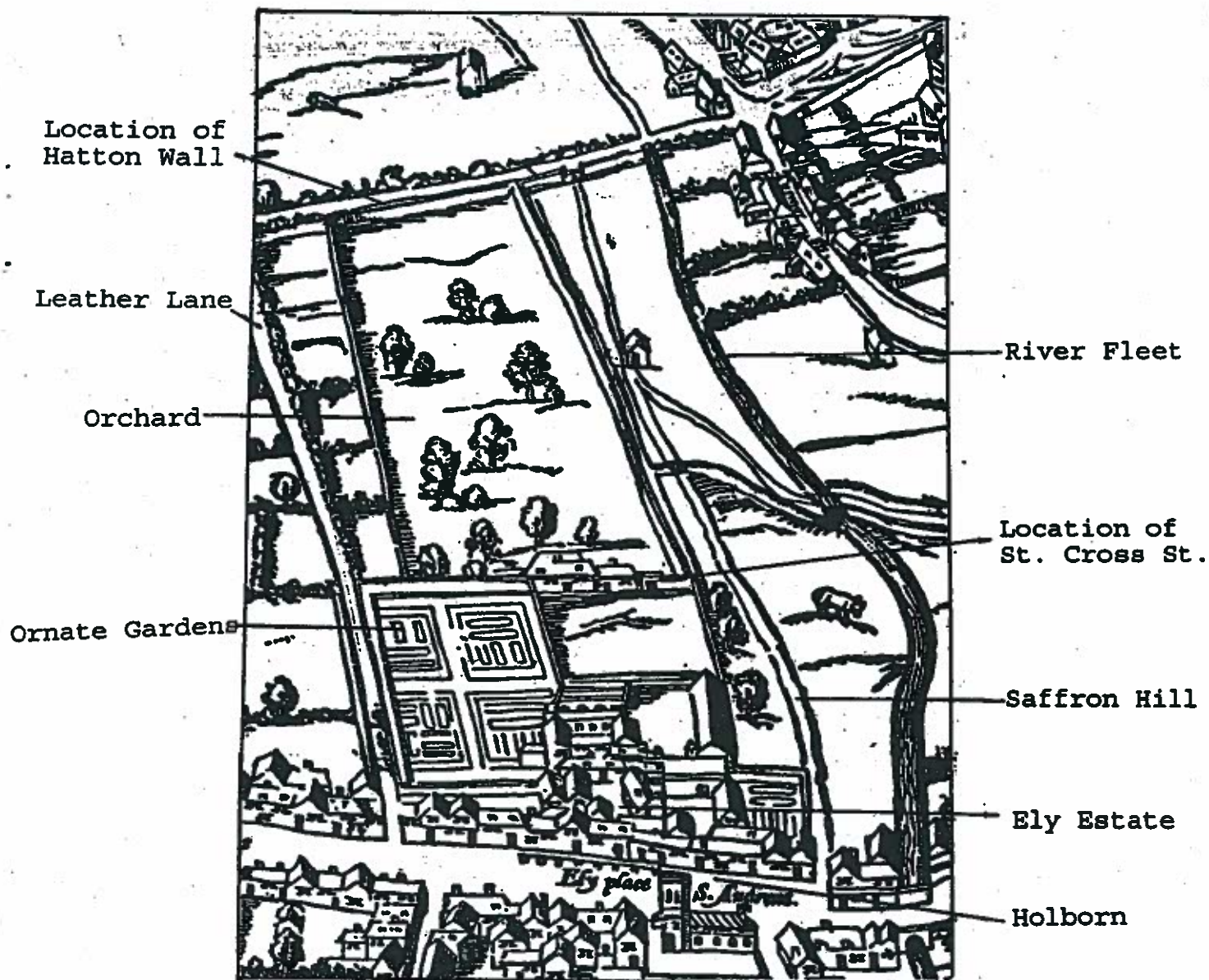
TELEPHONE : 0207 974 2630

Hatton Garden Conservation Area



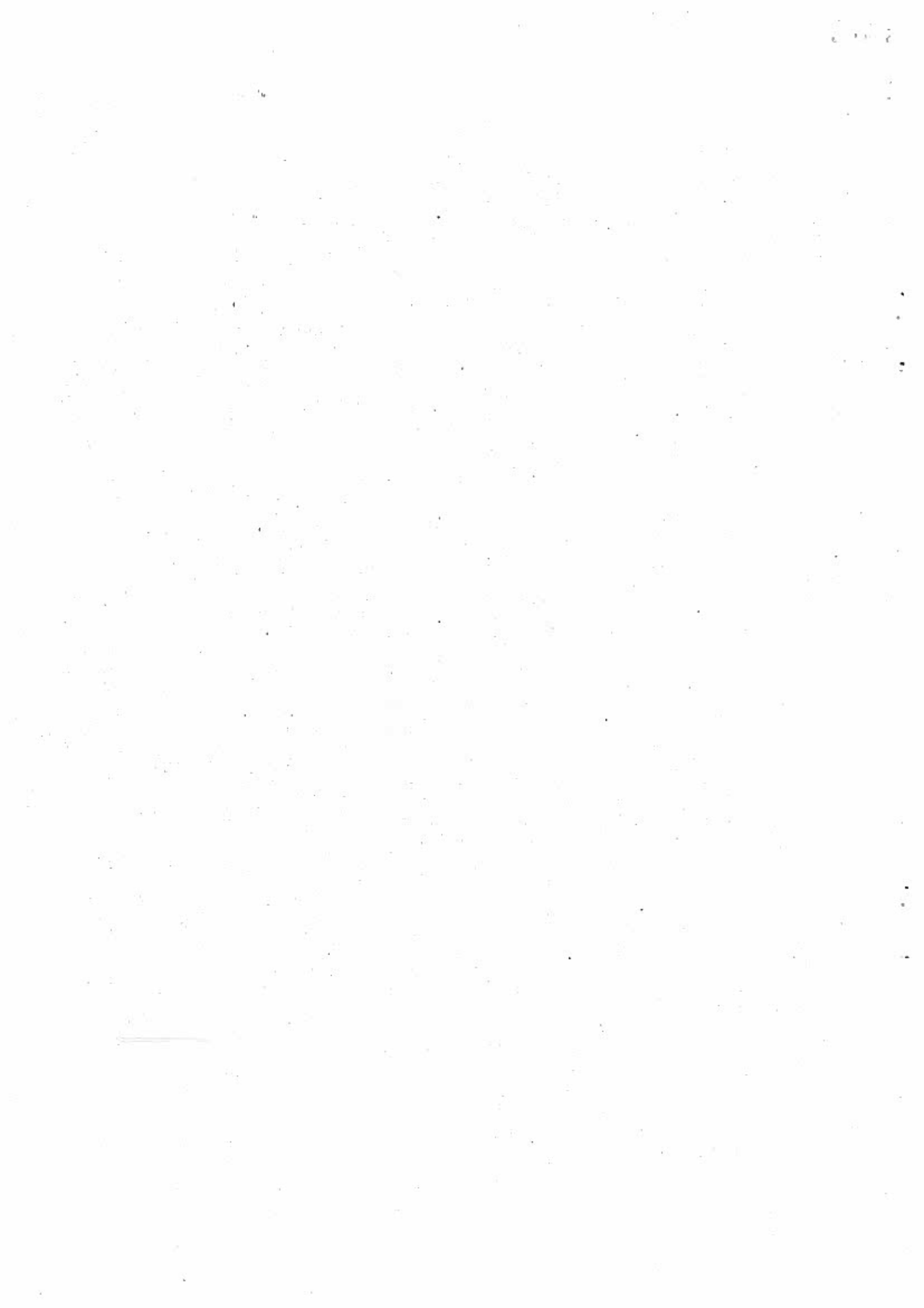


APPENDIX II: MAP 1

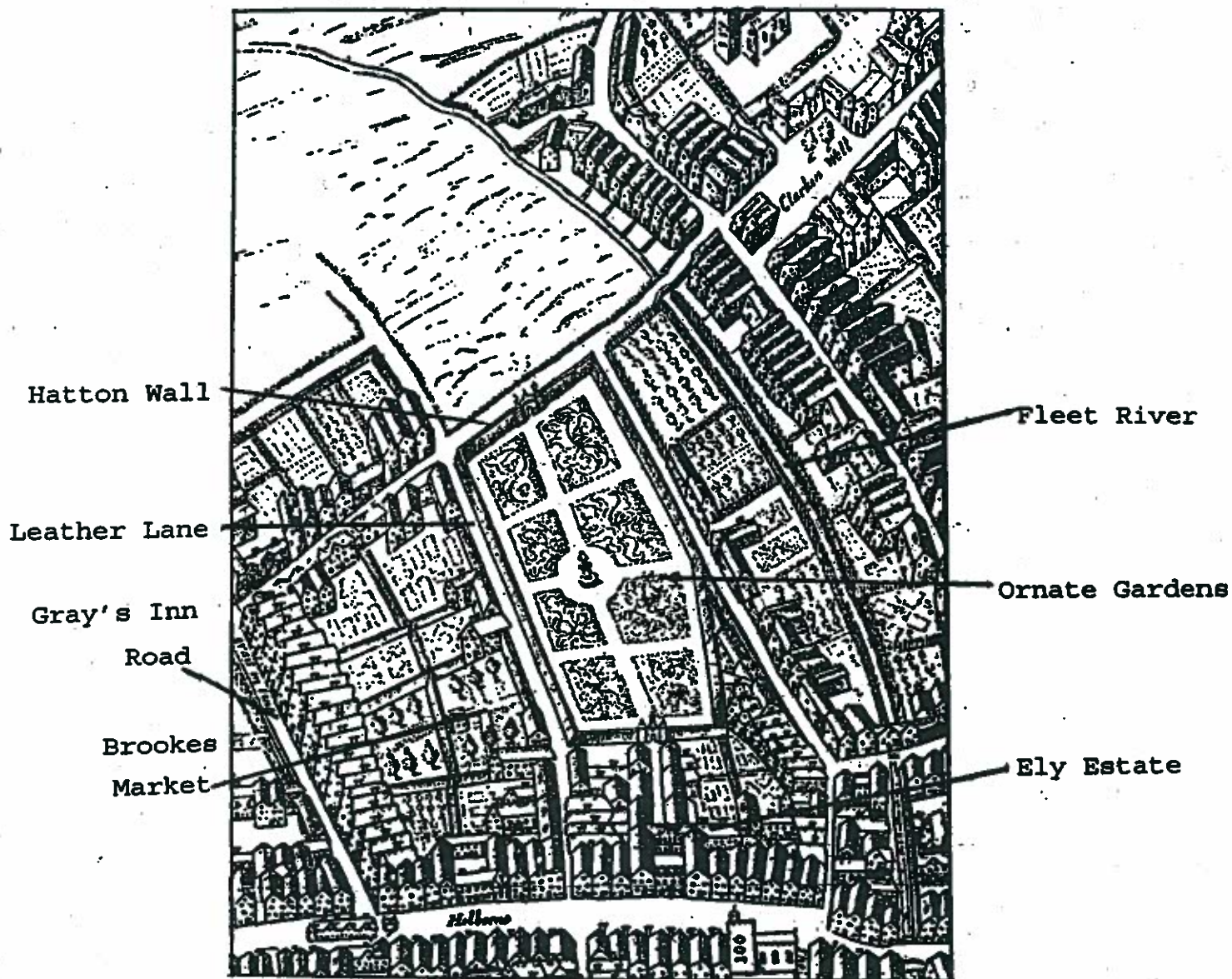


ELY PLACE, AS SHOWN ON THE MAP OF RALPH AGAS, CIRCA 1590. NOTE THE GARDEN, UP THE CENTRE OF WHICH HATTON STREET, NOW HATTON GARDEN, WAS LAID, AND THE ORCHARD BEYOND BOUNDED BY A WALL, NOW HATTON WALL, AND LEADING TO THE FIELDS OF CLERKENWELL. ALSO NOTE LITHER, NOW LEATHER LANE, THE FLEET RIVER, AND ONE OF THE MANY COWS EMPLOYED BY AGAS TO INDICATE PASTURE LAND.

Taken from "The Romance of Hatton Garden", by Marryat and Broadbent (1930).

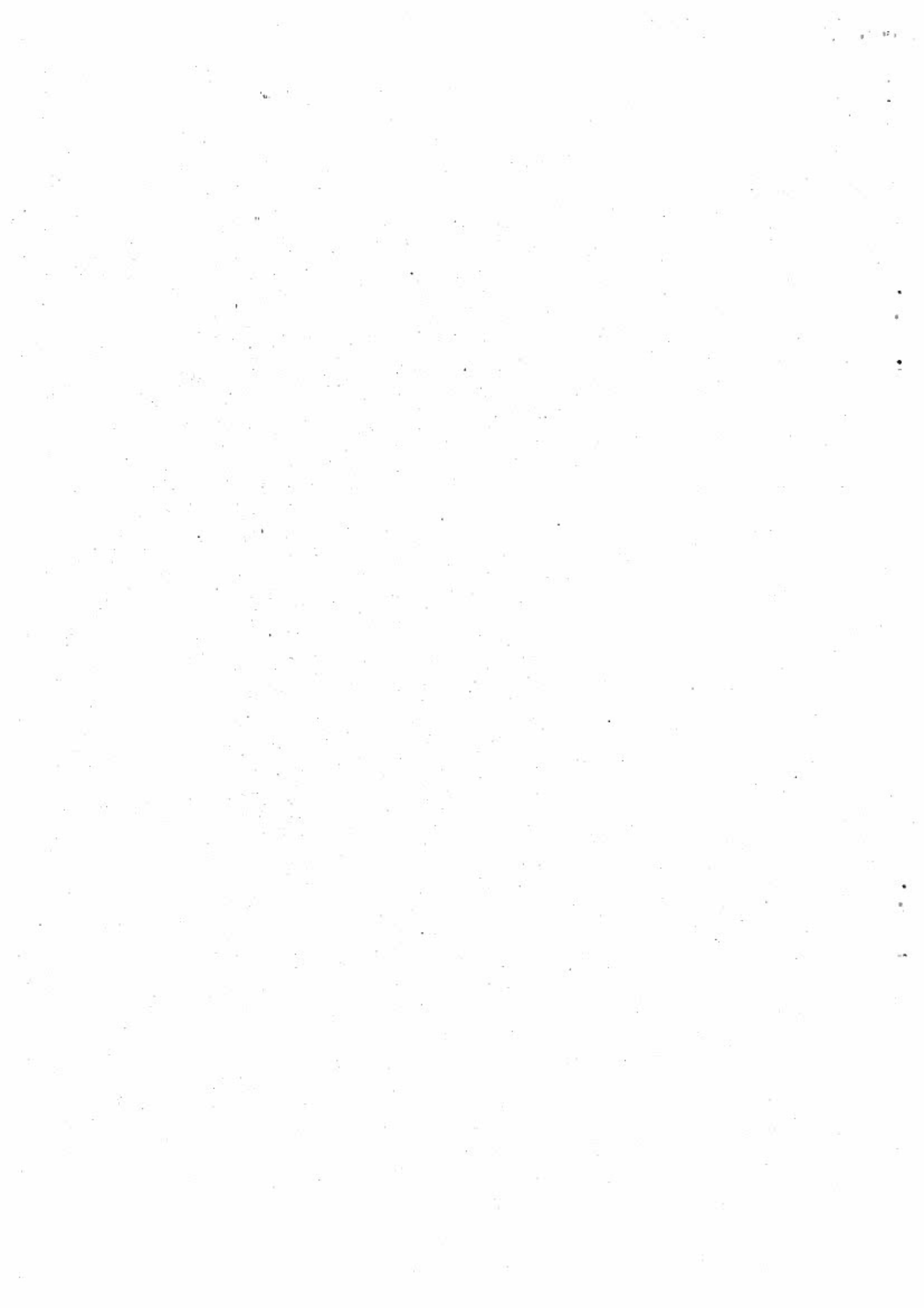


APPENDIX II: MAP 2

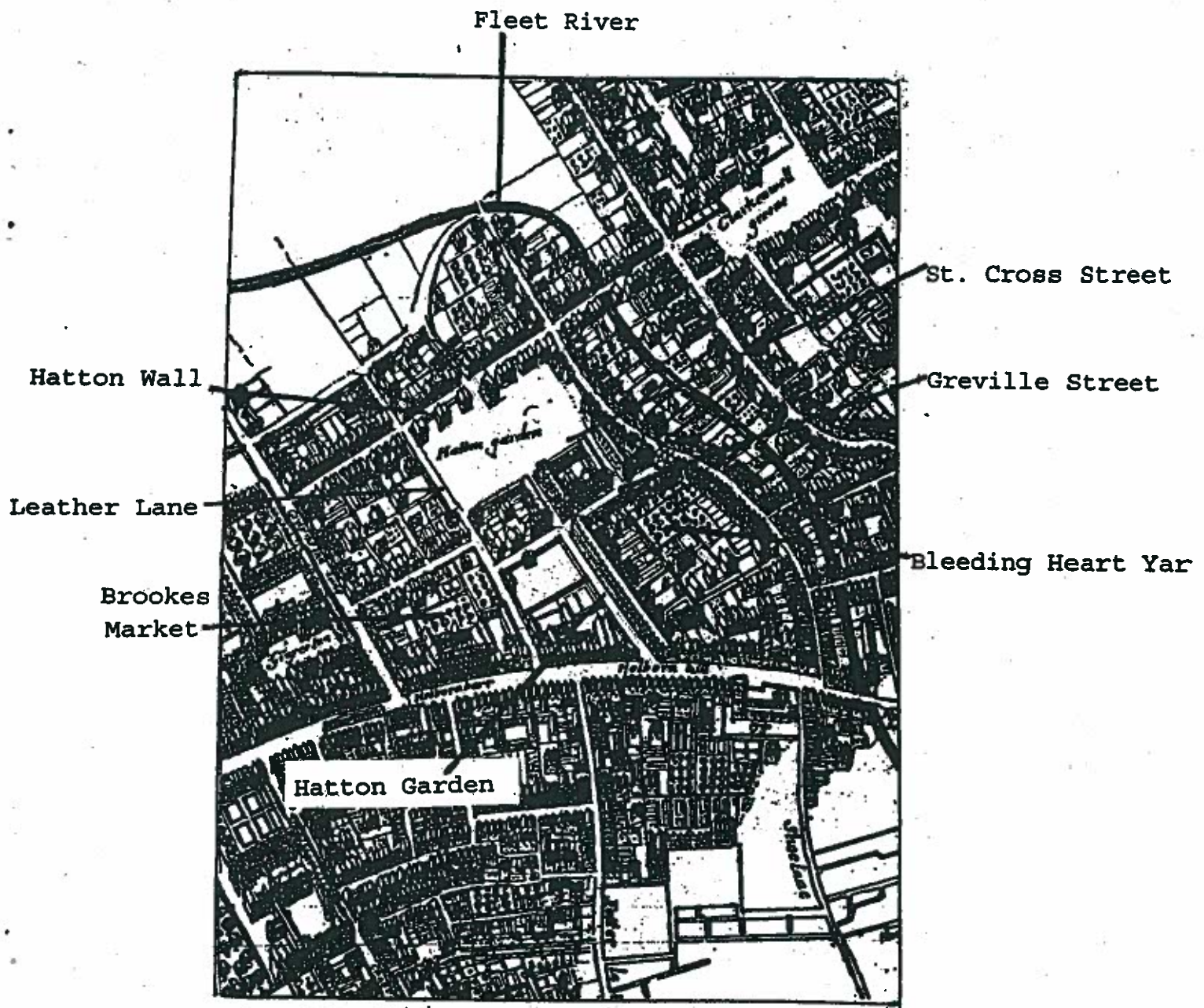


A SECTION OF NEWCOURT'S MAP, 1658.

Taken from "The Romance of Hatton Garden", by Marryat and Broadbent (1930).

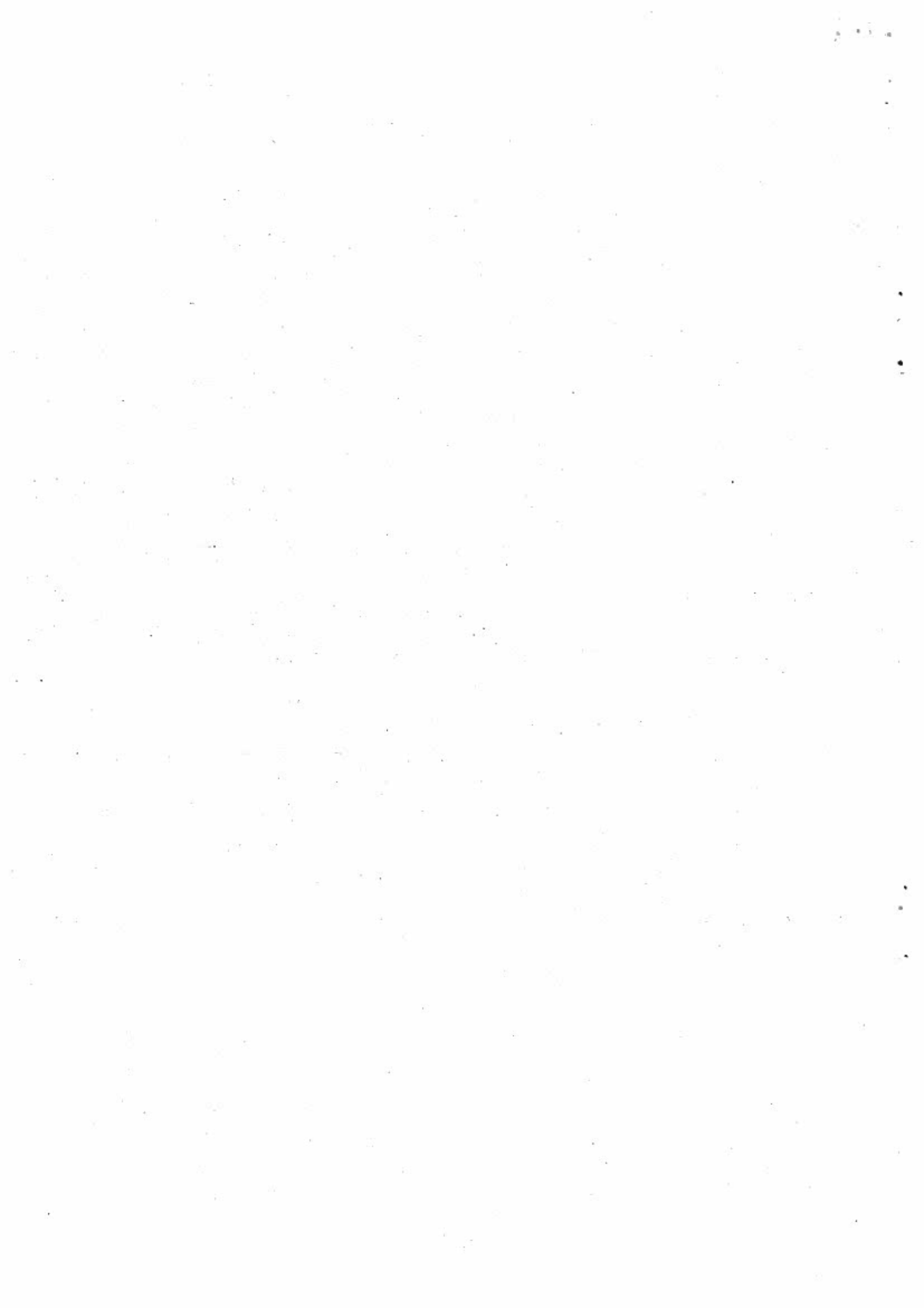


APPENDIX II: MAP 3

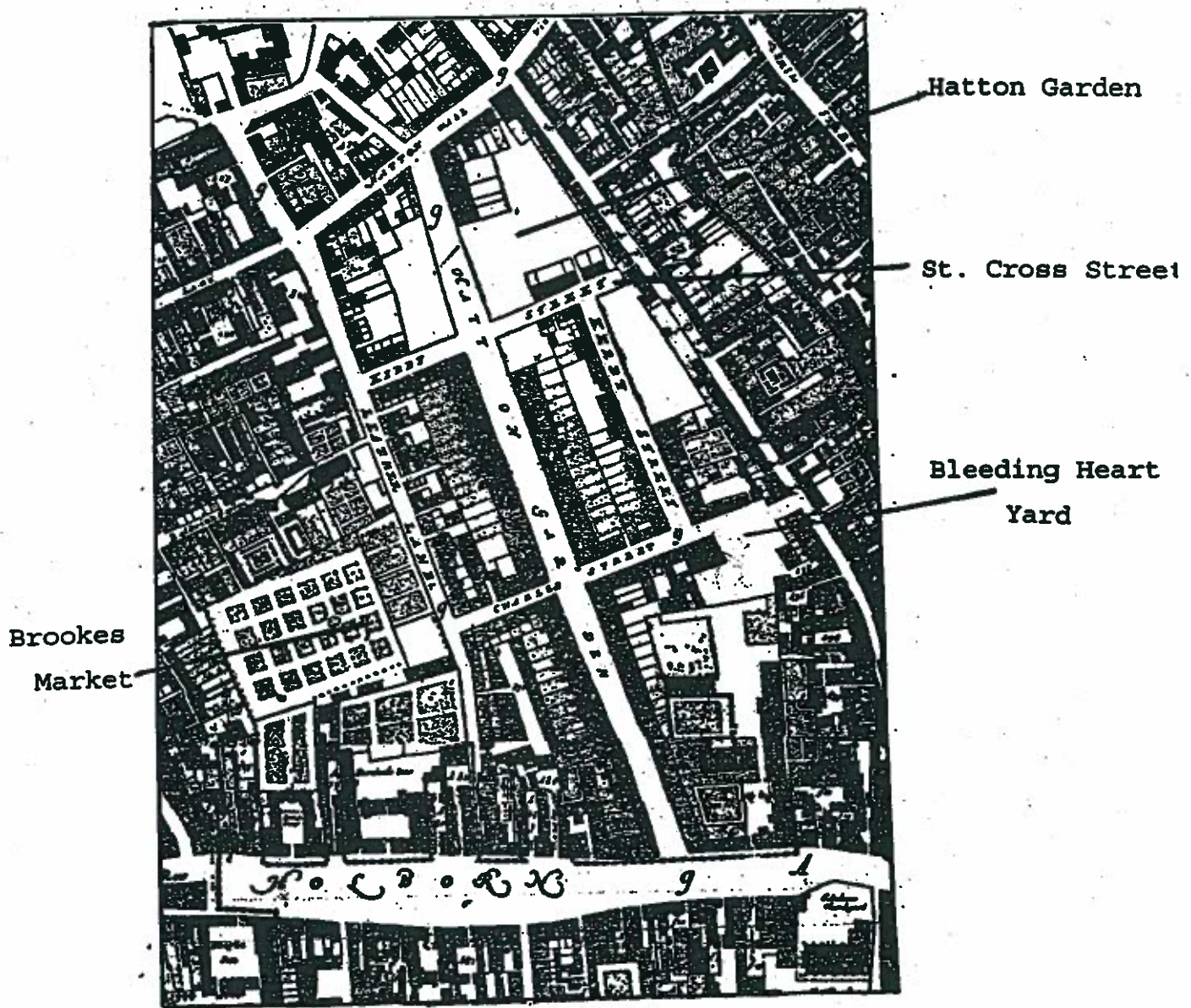


HATTON GARDEN IN 1666.

Taken from "The Romance of Hatton Garden", by Marryat and Broadbent (1930).



APPENDIX II: MAP 4



A SECTION OF OGILBY'S MAP, 1677.

Taken from "The Romance of Hatton Garden", by Marryat and Broadbent (1930).

