



South end of Leather Lane, looking north



Former Prudential Assurance building, now Waterhouse Square



Brooke Street, looking north to Brooke's Market



Holborn, looking west



Waterhouse Square, northern courtyard

Sub-area 5: Farringdon Road

Spatial character

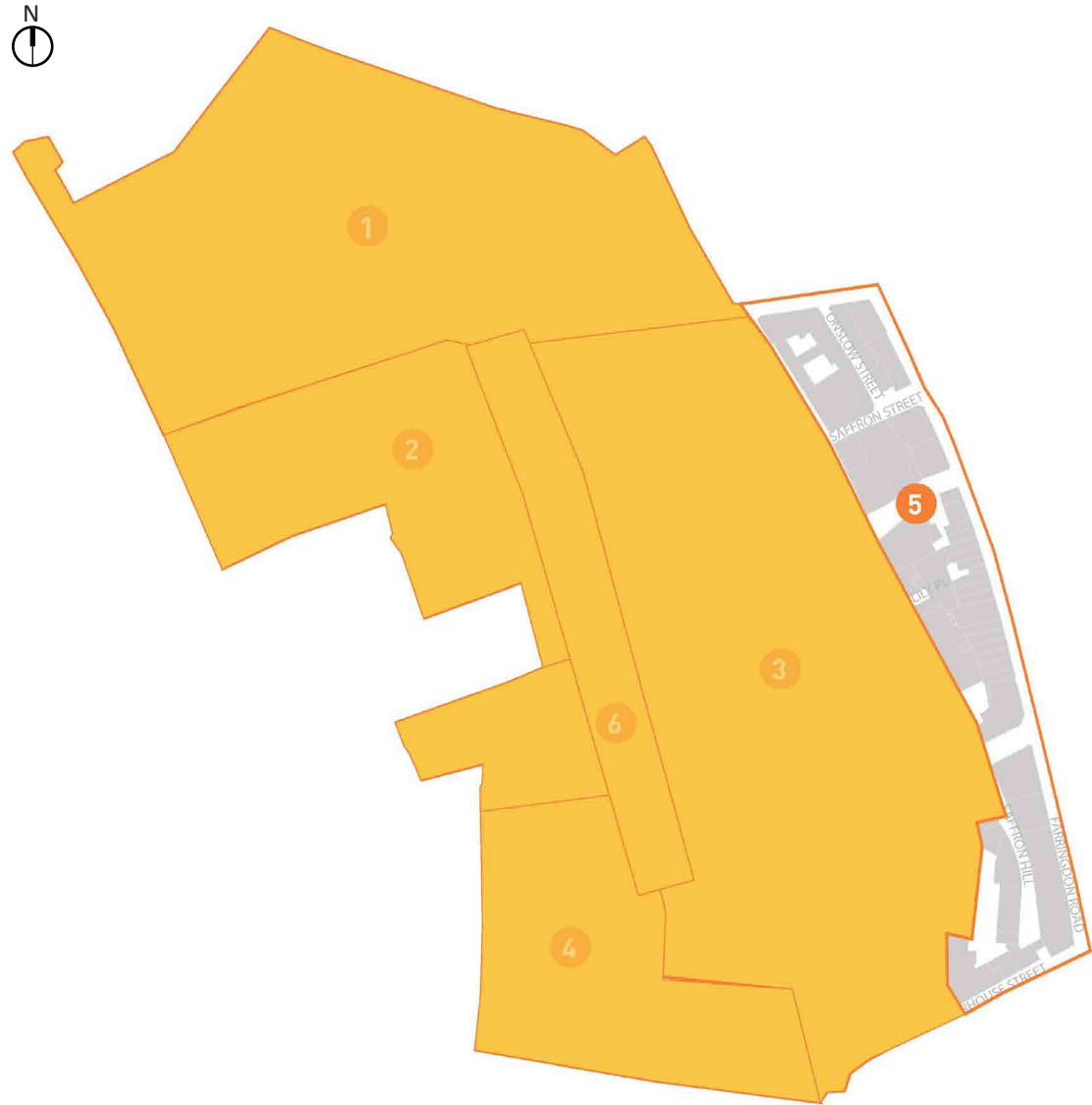
5.18 Sub-area 5 comprises a strip of land between the quiet backwater of Saffron Hill and the busy, highway-dominated Farringdon Road. The east side of Saffron Hill was once densely built up with narrow houses backing onto the River Fleet, cleared when Farringdon Road was created in 1841-56. Since then, redevelopment has generally created slightly taller buildings than those in Sub-area 3. The gently winding course and narrowness of Saffron Hill are important reminders of the medieval street pattern, but the south end has lost much of its historic character through simplification of the street plan and the amalgamation of plots for large office buildings. To the north, Onslow Street is made distinctive by its stone steps leading up to Clerkenwell Road.

Architectural character

5.19 The buildings of Farringdon Road sub-area fall into two broad categories: narrow nineteenth-century brick warehouses and workshops fronting Farringdon, given a degree of decoration due to their prominent site, and larger, more recent buildings on Saffron Hill and its side streets, most of which lack a distinct character owing to a large amount of rebuilding since the Second World War. 17 Charterhouse Street was built in the late 1970s and early 1980s for De Beers. It features facades clad in good quality Portland stone the ground floor but, reflecting its need for high security, the ground floor is somewhat defensive and could be improved. The back of the building is fully glazed and faces onto Saffron Hill.



Saffron Hill, looking north near junction of Greville Street





Farringdon Road, looking south, showing Nos 39-73 (Positive) on the right



South end of Saffron Hill, showing rear of 17 Charterhouse Street



Onslow Street, looking south, showing flank of 20 Clerkenwell Road (Positive) on the left



St Cross Street from Farringdon Road, showing multi-storey car park (Negative)



Ziggurat Building (60-66 Saffron Hill), seen from Farringdon Road

Sub-area 6: Leather Lane Market

Spatial character

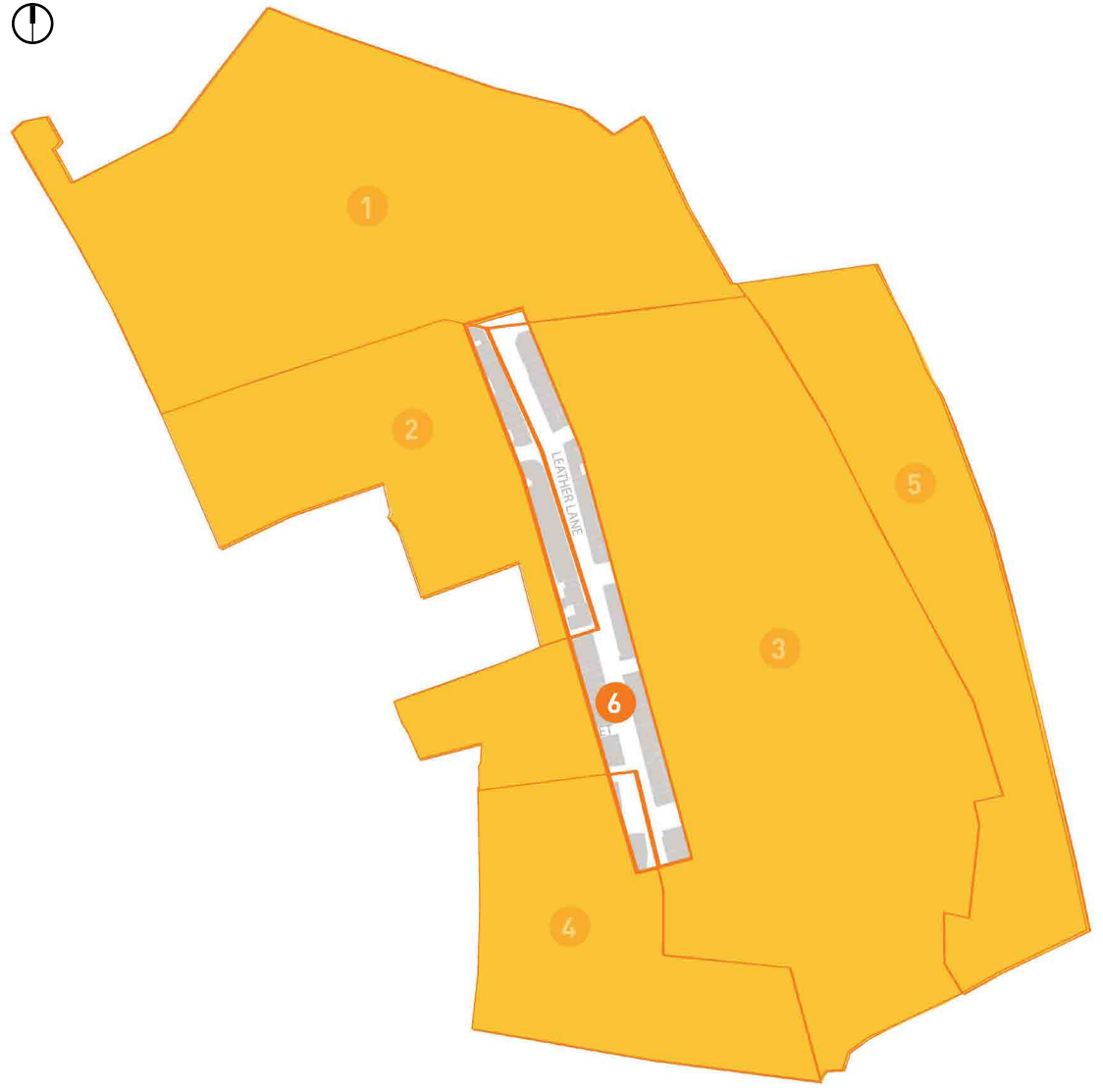
5.20 Sub-area 6 comprises of the length of Leather Lane, which stands out due to its bustling street market, often thronged at weekday lunchtimes. When the market is operating it presents a lively streetscape, with moveable stalls lining both sides of the road and permanent stalls on a widened pavement near Brooke's Market. At lunchtime the pungent aroma of different foods adds to the experience. The built streetscape is uneven in appearance due to greatly varying building heights and plot widths, lending an air of informality.

Architectural character

5.21 The buildings of Leather Lane are generally less decorative than those in Hatton Garden and even more varied in character and, especially, height. Langdon House at No. 60 is an unremarkable 12-storey residential block built in the 1960s. In combination with the market, these buildings lend Leather Lane a more informal, 'back-of-house' feel. This changes toward the north where the high quality buildings of the Bourne Estate are encountered (see Sub-area 2).



North end of Leather Lane at lunchtime, with Nos. 83-89 (Grade II) on the left





Leather Lane, with Langdon House (Negative) on the left



Leather Lane at lunchtime, showing the Bourne Estate (Grade II) in the centre



Leather Lane in the afternoon, looking south



18 and 16 Leather Lane (Positive), seen from Brooke's Market



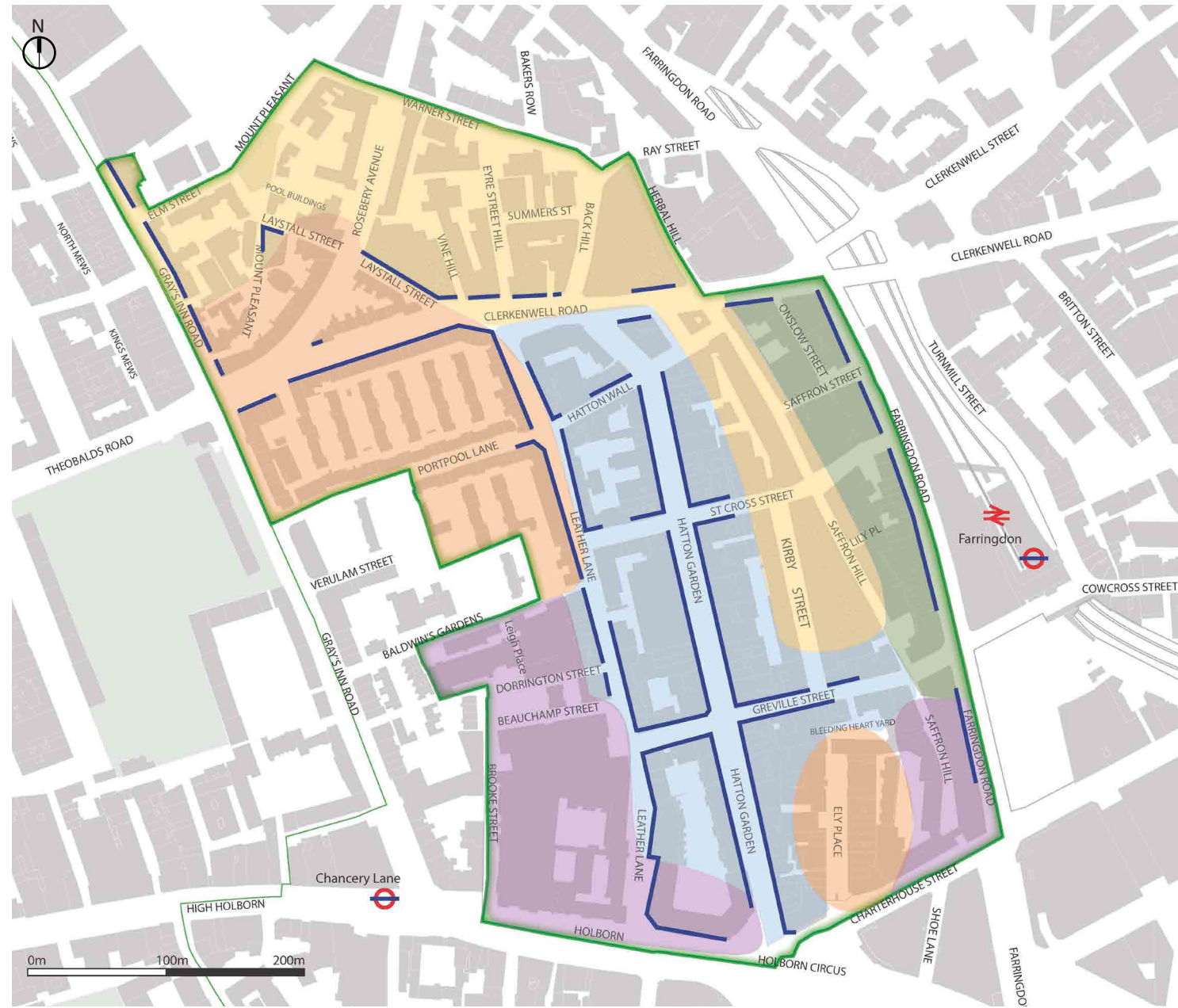
Leather Lane looking south, showing Vesage Court (Negative) rising up behind

Land use and retail frontages

- 5.22 Character is influenced by the spread of uses across the Conservation Area. For example, active retail frontages are concentrated in the southern half of the Area, lending it a feeling of busyness and activity, while the north-western part has a higher concentration of residential use, making it quieter and less busy in feel. The jewellery, gold and diamond businesses around Hatton Garden contribute to the unique character and appearance of the Area.
- 5.23 This map provides a broad indication of the ways in which the buildings and land are used at present. The retail frontages are marked to indicate areas where high levels of activity occur. The map is based on observations from street level so does not show the hidden activities that take place behind closed doors, such as jewellery trading and manufacture.

-  Retail frontage
-  Predominantly residential
-  Predominantly commercial
-  Predominantly residential/commercial
-  Specialist retail, commercial and workshops
-  Predominantly retail/commercial

Land use and retail frontages



Views, landmarks and building heights

5.24 The varied topography of the Area creates interesting and rich townscape character that shapes how pedestrians experience the place. At street level the historic pattern of narrow streets create a series of glimpsed views with many focal points, including important historic buildings.

5.25 There are an infinite number of interesting views within and into the Conservation Area. But, for the purpose of this appraisal the most important views are highlighted to help describe the unique character of the Area. The map shows four key views, which are those that help distinguish the overall character of the Area. Also shown are a series of locally significant views which take in historic buildings and landmarks.

5.26 Key views:

- **View 1:** Cowcross Street looking west toward Farringdon Road/Greville Street corner

The view westward along Greville Street reveals the distinctive topography of the Area, with the land rising up from the former valley of the River Fleet (Farringdon Road). This effect is reinforced visually by the relatively even building heights along Greville Street. The view acts as a gateway into the Area and is framed on the left by 25-27 Farringdon Road (Grade II), a former printing works with striking polychromatic brickwork, which introduces the industrial heritage of the Area. As the viewer advances along Greville Street, another corner tower at 88-90 Hatton Garden (Positive) comes into view. View 1 and View 2 represent the same viewing corridor, in different directions.

- **View 2:** Greville Street looking east toward corner with Farringdon Road

The view eastward along Greville Street is dominated by the richly decorative 25-27 Farringdon Road (Grade II), which juts into the viewer's eyeline owing to the distinctive street plan and topography. Its conical turret, added c. 1990, forms a striking feature against the sky. Immediately beyond is the development site created by Crossrail, just outside the Area. Added visual interest derives from the rhythm established by narrow plot widths along both sides of Greville Street, enlivened by buildings of contrasting colour and texture. View 1 and View 2 represent the same viewing corridor, in different directions.



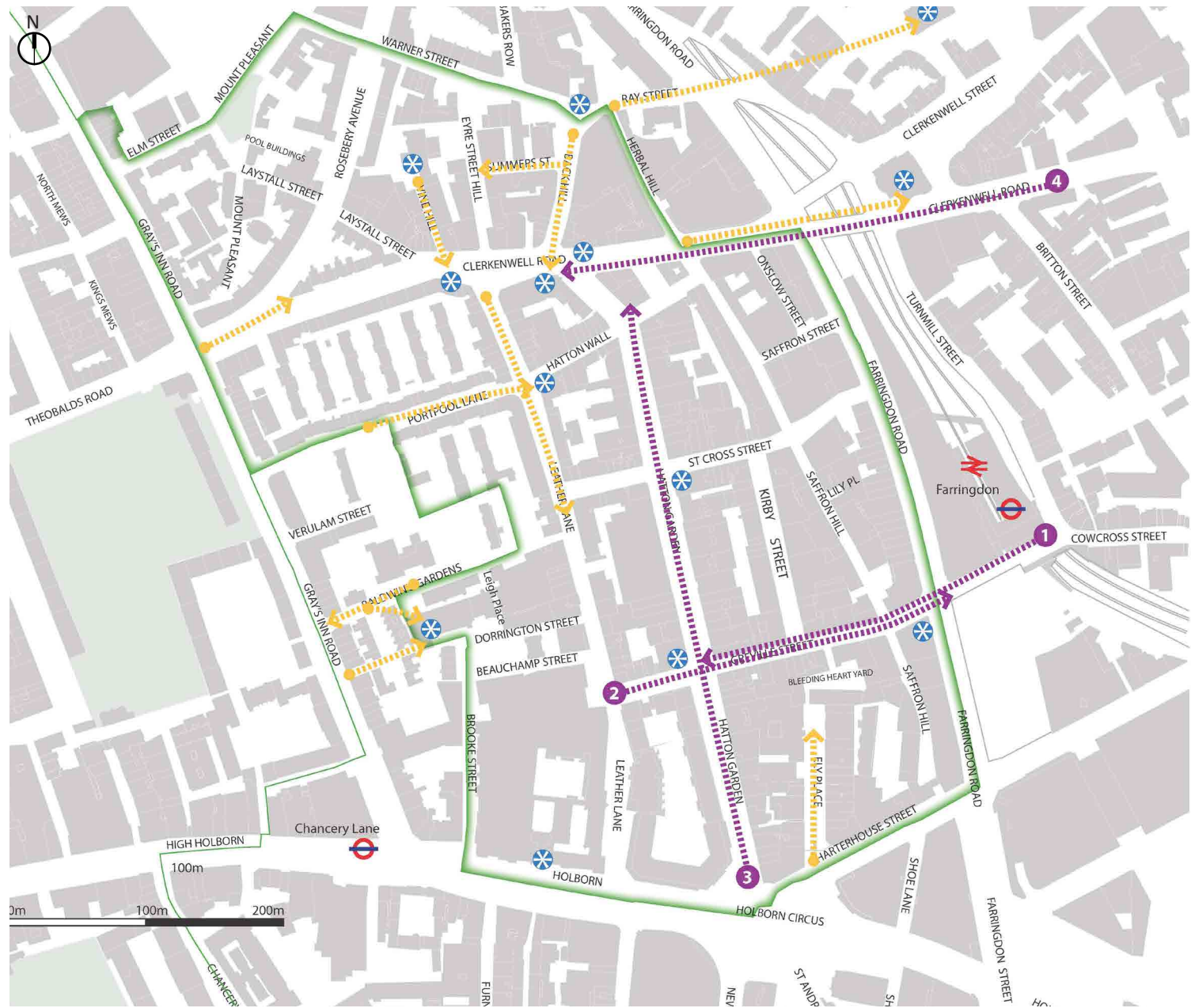
Cowcross Street looking west toward Farringdon Road-Greville Street corner



Greville Street looking east toward corner with Farringdon Road

-  Key views
-  Locally significant views
-  Landmarks

Views and landmarks



- **View 3:** Hatton Garden looking north toward belfry of Italian Church

The view northward along Hatton Garden allows an appreciation of this unusually wide and straight thoroughfare and is given further interest by the glimpse of the belfry of St Peter's Italian Church (Grade II*). The view possesses a grandeur that stems from the proportions of the street in relation to the heights of the buildings. Furthermore, both sides of the street display a great variety of shopfronts and signs relating to the jewellery trade, for which the street has become famous. As the viewer advances northward, the small cupola of the former chapel at 43 Hatton Garden (Grade II) comes into view, while St Peter's belfry recedes behind 57A Hatton Garden, with its dramatic stair tower terminating the view.

- **View 4:** Clerkenwell Road looking west toward Lever Building.

The view westward along Clerkenwell Road reveals the distinctive topography of the Area, with the land falling into the former valley of the River Fleet and rising up on the other side. The view along this busy road acts as a gateway into the Area. Added visual interest derives from the tall gable end of the Lever Building (Positive) and its prominent clock. The Lever Building, once part of the Griffin Brewery, introduces the industrial heritage of the Area.

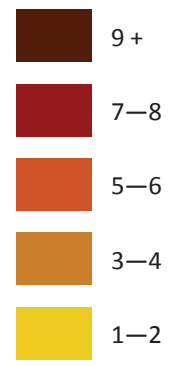
- 5.27 Due to the significance of these views future development should seek to protect and enhance the key views whilst remaining sensitive to the issues and guidelines set out in chapter 9 of this document.
- 5.28 Building heights vary, but the majority of buildings are between three and six storeys in height. The Number of storeys map shows the number of storeys of buildings throughout the Area. This indicative map is based on a visual survey taken at street level.
- 5.29 The tallest buildings are generally residential blocks built in the 1960s and 1970s: Laystall Court (10 storeys) and Mullen Towers (11 storeys) on Mount Pleasant, and Vesage Court (14 storeys) and Langdon House (12 storeys) on Leather Lane. They fail to relate to the Area's character and are Negative (see Audit). Another tall building is the Ziggurat Building at 60-66 Saffron Hill (10 storeys), an extended former printing works, which, due to its less prominent site and use of set-backs and massing, minimises its impact on the historic character of the Area.



Hatton Garden looking north toward belfry of Italian Church

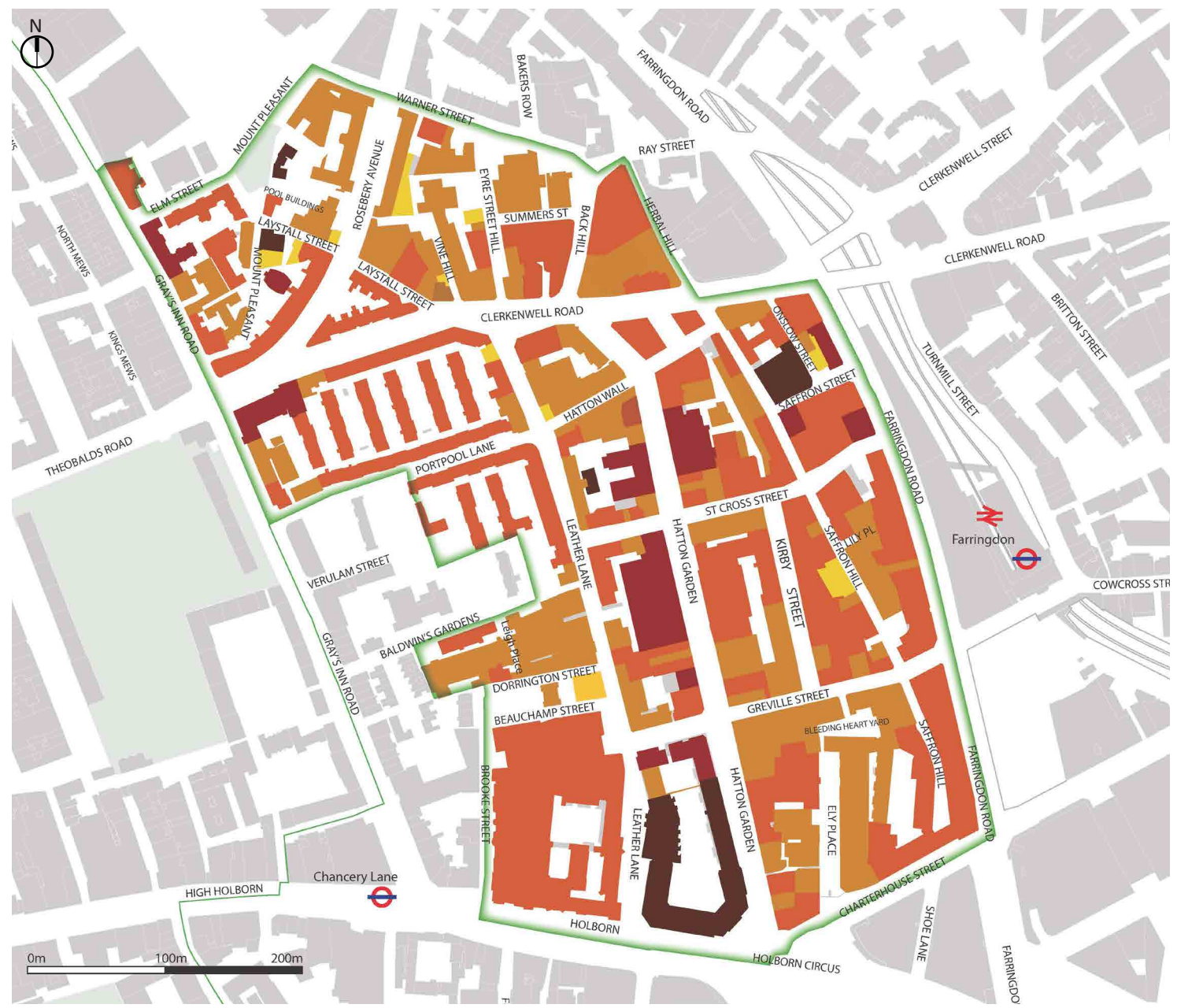


Clerkenwell Road looking west toward Lever Building










For the purpose of this map, a sloping roof incorporating windows is not classified as an extra storey

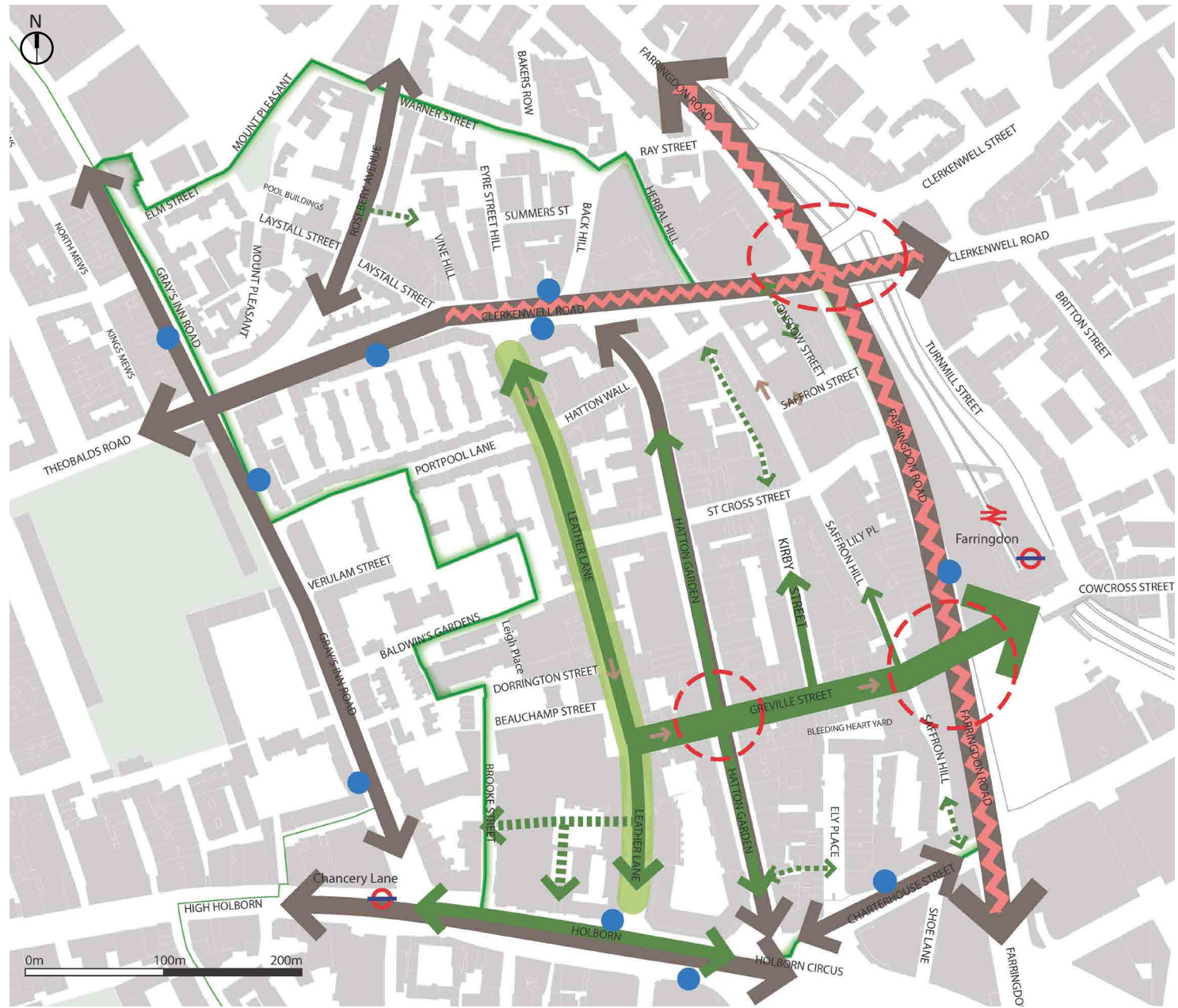
Number of storeys



Movement

- 5.30 The area is busy with people, cyclists and motor traffic which in places are in conflict with the dominance of the car diminishing the visitor experience. Movement patterns are therefore an important consideration.
- 5.31 The main barriers to movement are Farringdon Road and Clerkenwell Road, both with high vehicle flows and a lack of high quality pedestrian crossings. This creates conflicts between vehicles and pedestrians and diminishes the pedestrian experience.
- 5.32 The main pedestrian flow occurs along Greville Street because it is aligned with Farringdon Station, just outside the Area. This route is also busy with cars, creating conflicts at the Farringdon Road/Greville Street junction and at the Hatton Garden/Greville Street junction. There are also high pedestrian flows towards Holborn, where Chancery Lane station is situated, though these are well accommodated due to the pedestrianisation of the southern part of Leather Lane.
- 5.33 All the bus stops are located on the main roads on the perimeter of the Area, which has a positive effect on the way the core of the Area is experienced.

-  Bus stop
-  High volumes of traffic
-  Barrier to pedestrian movement created by high volumes of traffic
-  Major pedestrian flow
-  Quiet mews and pedestrian cut-throughs
-  Pedestrian priority streets
-  One way streets
-  Key junctions with conflict between vehicle and pedestrian movement



Movement issues

Open space, parks, gardens and trees

- 5.34 There is very little public green space in the Area. The principal open spaces are at Brooke's Market, the Bourne Estate and Mount Pleasant. The nearest large open space is outside the Area to the west at Gray's Inn Gardens, though this private garden is only open during weekday lunchtimes in the Summer.
- 5.35 Brooke's Market is a quiet paved area with very little through traffic, which is part of its character. An important feature is the group of tall mature trees, but the landscaping, seating and bins are of poor quality and are uninviting.
- 5.36 The Bourne Estate incorporates several open spaces of two main types: paved yards and formal gardens, though these are not easily accessible as most of the entrance gates to the estate are kept permanently locked. In the southern corner of the estate is a more accessible park that includes interesting hilly landscaping and a children's play area.
- 5.37 Mount Pleasant, on the northern edge of the area, includes a triangular paved area that is bleak and uninviting due to the large area of mundane paving, largely unrelieved by greenery. Historic photos taken before the Second World War indicate that there were once mature trees here.
- 5.38 Many of the Area's streets are narrow and do not lend themselves to tree planting, which may in any case detract from their strong, urban character, e.g. Saffron Hill. Some of the wider streets can and do accommodate trees successfully. These are Rosebery Avenue, Greville Street (west end) and Hatton Garden (southern end and northern end).



Brooke's Market, looking east toward Cranley Buildings (Positive)



Bourne Estate: typical open space north of Portpool Lane



Mount Pleasant open space, with Laystall Court on the right

6.0 Audit

6.1 This audit covers the principal designations of listed buildings, positive and negative contributors and shopfronts of merit. It concludes with an illustrated streetscape audit highlighting examples of features of note that should be retained.

Listed buildings

6.2 The Area contains approx. 30 listed buildings which are protected under national legislation and policy. These include:

- Back Hill: 4, 7
- Baldwin's Gardens: Church of St Alban the Martyr
- Bourne Estate: all original blocks including 87-121 Clerkenwell Road, 91-101 Leather Lane (excluding 95 and 97), 11-12 Portpool Lane
- Brooke Street: 18 (St Alban's Clergy House)
- Clerkenwell Road: St Peter's Italian Church
- Ely Court: 1 (Ye Olde Mitre pub)
- Ely Place: 7-9, 13, St Etheldreda's Church, 21, 25, 26-34, Porter's Lodge
- Farringdon Road: 25-27 (odd)
- Greville Street: 10, 11, Prudential Assurance Building (Waterhouse Square)
- Hatton Garden: 19-21 (Treasure House), 5, 43 (Wren House)

- Hatton Place: 5-11
- Holborn: Prudential Assurance Building (Waterhouse Square)
- Leather Lane: 82, 83-89 (odd)
- Mount Pleasant: 45 (Apple Tree pub), 47-57 (odd)
- Rosebery Avenue: Rosebery Avenue Viaduct (partly in Warner Street)
- Saffron Hill: 155 (St Andrew's House)

Buildings that make a positive contribution

6.3 The Area contains approx. 150 buildings which, though not listed, are identified by Camden as making a positive contribution to the character of the Conservation Area. They are notable because of their value as local landmarks, positive contribution to the townscape, or as good examples of their type. These are:

- Back Hill: 2, 10 (Herbal House)
- Bleeding Heart Yard: 1-7
- Brooke's Market: Cranley Buildings
- Clerkenwell Road: 65, 69-75 (odd), 85 (Lever Building), 125, 144, 136-142 (even), 154, 156 (Clerk & Well pub), 158, 160-162 (even), 164, 166-168 (even), 170-178 (even; Cavendish Mansions)
- Dorrington Street: 4-12 (even), 16

- Elm Street: Holsworthy Square
- Ely Place: 10-12, 16-20 (Audrey House), 22-24, screen wall at north end
- Eyre Street Hill: 2, 3-11 (odd), 13 (Gunmakers pub), 33-37 (odd)
- Farringdon Road: 39-73 (odd), 57a (the Drill Hall), 77-79 (odd), 91-93 (odd)
- Gray's Inn Road: 88-98 (even), 140 (Tiverton Mansions), 154 (Dawlish Mansions), 156-158, 160-164, 166-170 (even; Dulverton Mansions), 174-190 (even; Churston Mansions)
- Greville Street: 8, 9, 12, 15, 16, 18, 19 (Bleeding Heart Tavern), 24, 27, 35, 36, 38, 39, 41
- Hatton Garden: 1-4, 6, 7, 8-10, 11, 12-13, 22, 23, 25, 26-27 (Minerva House), 28, 29, 30, 31, 34-35, 36-38 (Diamond House), 44, 45, 51-53, 54, 55, 57d (Hatton/Kovacs House), 58, 58a, 58b, 58c, 58d, 58g, 59-61 (Colonial Buildings), 62, 67-68 (New House), 69, 70, 88-90
- Hatton Wall: 2-8 (even; Griffin House), 3 (Hat and Tun pub), 5-13 (odd), 15, 12-16 (even), 17-27 (odd), 28 (Black Bull Yard), 29, 31
- Herbal Hill: 10 (Central School of Ballet), 20 (Herbal House)
- Kirby Steet: 3-5 (odd)
- Laystall Street: 6, 8, 10, 22, 36, Christopher Hatton Primary School
- Leather Lane: 9-15 (odd Beauchamp Building), 14, 16, 18, 21-25 (odd), 27, 29, 32, 34, 43, 50, 72-80 (even), 81, 84, 86, 88-90 (even), 92, 94, 95, 96, 97, 101
- Mount Pleasant: 38 (Panther House), 52-54 (even)
- Rosebery Avenue: 1a, 6-8, 10, Gray's Inn Buildings, Rosebery Square
- St Cross Street: 5-7, 9-12, 14a (Dunstan House), 18, 19, 22, 23, 24, 25, Da Vinci House
- Saffron Hill: 29-31, 32-38, 60-66, 106-109, 116-117, 125 (The One Tun pub)
- Summers Street: 1-10
- Vine Hill: 8-14, 16, 18 (Ragged Schools)

Buildings that make a negative contribution

- 6.4 There are approx. 15 buildings which are identified by Camden as having a negative impact upon the character and appearance of the Area, for example because of inappropriate bulk, scale, height or materials, poor quality design or construction, or because they fail to address the street. These include:
- Farringdon Road: 81-89
 - Greville Street: 20-23
 - Gray's Inn Road: 100-108
 - Hatton Garden: 14-15, 16-18, 32-33, 40-42








- Block bounded by Holborn, Leather Lane, Greville Street and Hatton Garden
- Kirby Street: 11-14
- Leather Lane: 52-70 (Langdon House)
- Mount Pleasant: Mullen Towers
- St Cross Street: 6-7, NCP multi-storey car park

- Farringdon Road: 59, 61, 63, 67
- Gray's Inn Road: 132, 134, 136, 138, 150, 160, 162, 178, 190
- Greville Street: 19
- Hatton Garden: 5, 8, 11, 23, 62, 67-68, 88-90 (i), 88-90 (ii), 88-90 (iii)
- Laystall Street: 10, 22
- Leather Lane: 55

Shopfronts of merit

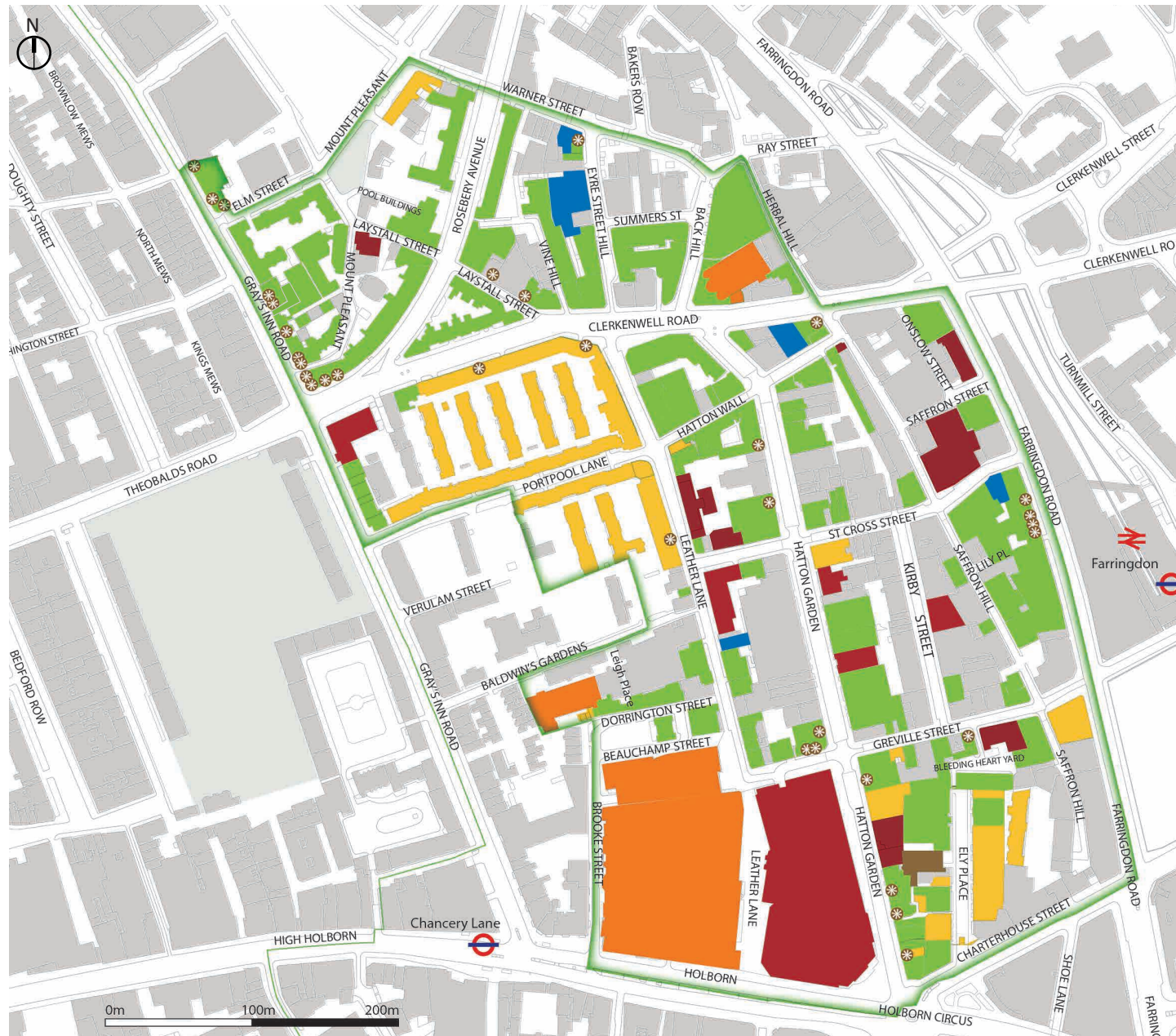
6.5 The extent of retail frontages in the Area makes shopfronts an important characteristic that has the potential to enhance the character of the Area. Thirty-six shopfronts of merit are identified here; they are included on the basis of quality or level of intactness (see Appendix for photos). Each one has been altered, yet preserves the essential framework around doors and windows. High quality shopfronts are often, but not always, characterised by the slenderness of their glazing bars. Even where much of the framework has been replaced, its pattern and proportions may survive. Plan-form is also important, particularly where there is a sheltered entry (e.g. 17 Elm Street, 8 Hatton Garden); such features make a positive contribution to the Area.

- Clerkenwell Road: 71, 89, 117-119 (odd), 174-176 (even), 178
- Eyre Street Hill: 37
- Elm Street: 17

-  Grade I listed
-  Grade II* listed
-  Grade II listed
-  Building that makes a positive contribution
-  Building that makes a negative contribution
-  Shopfront of merit
-  Vacant or under-used site

For up-to-date information on listed buildings, consult the National Heritage List for England database

Designations



Illustrated streetscape audit

- 6.6 This section illustrates typical examples of features of note found throughout the Area. These features, found on buildings or on the street, are integral to the historic character of the Area and should be retained.



Decorative paving



Borough boundary markers



Borough of Holborn street signs



Painted signs



External sculpture



External plaques



Console brackets



External clocks



Jib cranes



Timber windows



Metal windows

7.0 Condition

7.1 Overall, the condition of buildings in the Area is good, based on a visual inspection of exteriors. The condition of the public realm, and particularly paving and road surfaces, is more mixed. These qualities are illustrated here in photographs.



Badly re-laid granite setts, Bleeding Heart Yard



Intact roadway of granite setts, Poole's Buildings, Mount Pleasant



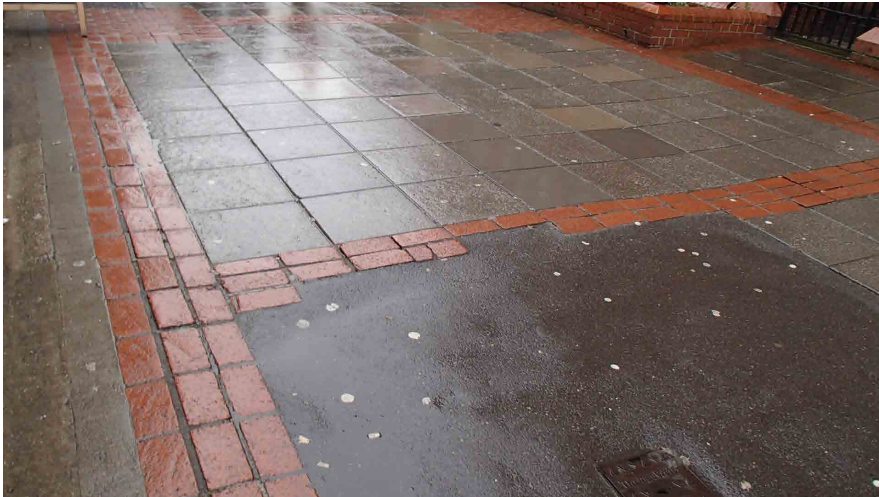
Poor-quality paving, Vine Hill



Poorly bonded granite setts, Bleeding Heart Yard



High-quality York stone pavement, Ely Place



Damaged paving, Leather Lane by Waterhouse Square



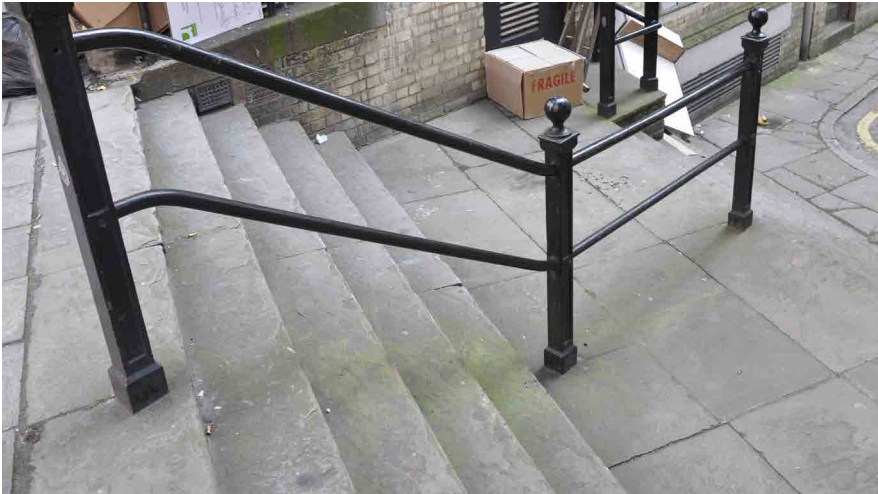
Poorly laid paving, but good quality granite curb stones, Greville Street



Well-preserved area of granite setts, Back Hill



Well-laid paving and roadway, Brooke's Market



Well-preserved stone steps, Onslow Street



Damaged railing, 59-61 Hatton Garden



Painted brickwork, Vine Hill



Space which could be enhanced, Mount Pleasant (Laystall Court)

8.0 Boundary

- 8.1 The boundary of the Conservation Area was agreed in 1999 and has been amended once since then. This occurred when buildings on the west side of Gray's Inn Road were transferred to the Bloomsbury Conservation Area, where they enjoy the same level of statutory protection.
- 8.2 There is now an opportunity to review whether the boundary is appropriate. Most of the boundary falls along the middle of streets, which is counterintuitive to how streets are experienced. However, this results largely from the alignment of neighbouring borough boundaries, so cannot be corrected.
- 8.3 In the south part of the Area are two large buildings fronting Holborn that do not relate meaningfully to the rest of the Conservation Area. However, they were included due to their presence in the historic street pattern. Furthermore, their prominence and visibility from different parts of the Area means that inclusion is warranted as a means of positively influencing any future development of those sites.



Low-rise buildings, north side of Baldwins Gardens

Management



East side of Hatton Garden from car park on St Cross Street

9.0

Issues and Guidelines

Introduction

- 9.1 This series of management guidelines provide a framework for development proposals and should be read in conjunction with the Character section of this document. Useful design guidance can be found in *Camden Planning Guidance 1: Design*.

General

- 9.2 The Hatton Garden Conservation Area and Management Strategy will be the subject of public consultation and will be periodically reviewed to ensure that it responds to changes in understanding and supports the effective management of the Area.

Materials and maintenance

- 9.3 All materials and features characteristic of the Conservation Area should be retained and kept in good repair, or replaced like-for-like when there is no alternative. Characteristic materials include red brick, London stock brick and Portland stone, with slate for roofs. Features may include ornamental door and window surrounds, porches, ironwork (window cills, railings), timber sash windows, metal casement windows, doors, roof tiles and slates, finials, brickwork and boundary walls. Where possible, missing features should be carefully restored. Brickwork and stone should not be painted, rendered or clad unless this was their original treatment.

Shopfronts

- 9.4 The existing shopfronts within the Area are very mixed and many of them are of poor quality and fail to relate to the historic character. Proposals for new shopfronts or alterations to existing shopfronts will be expected to preserve or enhance the historic character of the Area through careful, high quality design, while respecting the proportions, rhythm and architectural form of any nearby shopfronts of merit (see Audit). Shopfronts of merit should be retained or sensitively adapted; their loss will be strongly resisted. Internally illuminated box signs are out of keeping with the character of the Area and are generally unacceptable. The installation of a new shopfront and/or external security shutters, and most alterations to an existing shopfront, will require planning permission.

Change of use

- 9.5 The Council recognises that there are commercial pressures for change of use, e.g. to workshops, restaurants and offices. In determining applications for change of use the Council will have regard to the effect on the balance of uses in the Area and on the distinctiveness that stems from the continuation of traditional activities associated with the Area, particularly jewellery manufacture.

Demolition

9.6 In the past, the Hatton Garden Conservation Area has had its character damaged through demolition. Within the Area, total or substantial demolition of a building (whether listed or otherwise) will require planning permission. Camden will seek the retention of those buildings which are considered to make a positive contribution to the character or appearance of the Conservation Area, and will only usually grant consent for demolition where it can be shown that the building detracts from the character of the area. Consent will not be granted for demolition unless a redevelopment scheme has been approved which will preserve or enhance the Conservation Area. The removal of streetscape features which make a positive contribution to the character and appearance of the Conservation Area will be resisted (see Audit).

Archaeology

9.7 Much of the Area falls within the London Suburbs Archaeological Priority Area, designated by Camden Council because of the rich potential of archaeological deposits from the early history of London's expansion. The Council will seek to ensure the preservation of the archaeological heritage and, wherever possible, promote its interpretation and presentation to the public. Within the Archaeological Priority Area, and on other sites identified as having archaeological potential, an archaeological desk-based assessment will be required to determine the impact of development upon archaeological remains. In some cases this will need to be followed up by further archaeological investigation before an application can be determined.

Basements

9.8 The construction of new basement lightwells in front of buildings will generally be resisted as they are not a characteristic of the area. New basements underneath or to the rear of buildings will only be acceptable where they do not harm the character or appearance of the area. The construction of basements under or adjacent to existing buildings is a technically challenging, slow and disruptive process. Applications for basement proposals must demonstrate a recognition and understanding of the unique factors arising from the site's ground conditions and structural build-up. This will be demonstrated through the submission of a Basement Impact Assessment with a planning application.

Development, design and plot widths

9.9 New development will generally be subject to planning permission. It should be seen as an opportunity to enhance the Conservation Area through high quality design that respects the historic built form and character of the area and local views. Important considerations will include the building lines, roof lines and bay rhythm of adjacent properties. The prevailing heights are generally of 3-6 storeys, which will be considered the appropriate height for new development. Plot widths are also particularly important. In the past, these have often been amalgamated into larger plots, damaging the 'urban grain' and character of the Area. Therefore, new development should preserve the visual distinction of existing plot widths and, where possible, reinstate some sense of the visual distinction of lost plot widths.

Roof extensions and terraces

9.10 Planning permission is required for alterations to the external form of a roof, including extensions and terraces. Because of the varied design of roofs in the Conservation Area it will be necessary to assess proposals on an individual basis with regard to the design of the building, the nature of the roof type, the adjoining properties and the streetscape. The formation of roof terraces or gardens provides valuable amenity and can have a positive effect. However, care should be given to locating terraces so that they are not unduly prominent and do not create problems of overlooking. Roof extensions and terraces are unlikely to be acceptable where:

- They would detract from the form and character of the existing building
- The property forms part of a group or terrace with a unified, designed roofscape
- The roof is prominent in the townscape or in long views.

Service ducts

- 9.11 The Area contains many large, highly serviced buildings that have a large amount of plant equipment. These can be disruptive, both visually and in terms of noise, especially because the historic street pattern is densely built up and incorporates many narrow lanes. All external ducts and equipment will be subject to planning permission. The Council expects services to be concealed from view as far as possible and sited so as to minimise noise at street level and in adjacent properties.

Trees

- 9.12 There are a modest number of trees in the Area, which makes them all the more valuable in terms of public amenity and enjoyment. The Council will consider the removal of existing trees only where necessary for safety or maintenance purposes or as part of a conservation strategy.

Setting of the conservation area

- 9.13 In primary legislation, protecting the setting of conservation areas is not a statutory duty. However, the NPPF states that the setting of a designated heritage asset can contribute to its significance.
- 9.14 Key and locally significant views are identified in paragraphs 5.23 to 5.28 both into and out of the conservation area. These could be adversely affected by development outside of the conservation area.
- 9.15 Any development outside of the conservation area should preserve, or where appropriate take opportunities to enhance, its setting.

Renewable energy sources and energy efficiency

- 9.16 Camden supports and encourages sensitive energy efficiency improvement to existing buildings. Items such as solar panels can potentially have a harmful impact on the conservation area and therefore they should be placed in locations where their impact is not harmful.
- 9.17 Existing buildings can be made more energy efficient through retrofitting features such windows and doors with draft proofing and improved glazing meaning the wholesale replacement of original features is rarely necessary. Further advice can be found in both Camden Retrofitting Planning Guidance from October 2013 and Historic England's Energy Efficiency and Historic Buildings from 2011.

Security

- 9.18 Camden recognises that many of the business uses in the area associated with the jewellery and diamond trade may require security features such as CCTV cameras. However such features can have both a harmful impact to the appearance of the area but also create a fear of crime. Such features should be sensitively located to minimise the impact on the character and appearance of the area and are usually best on the inside of the building.

Estate agent boards

- 9.19 In the commercial parts of the conservation area where many buildings are subdivided into smaller units this has led to a significant number of estate agent boards being on display which detracts from the appearance of the area. Estate agent boards of a certain number and size can be erected on properties without the benefit of advertisement consent. Typically only one, non-illuminated advertisement, of specified dimensions and height per property, has deemed consent. Consideration will be as to whether a Direction under Regulation 7 of the Town and Country Planning (Control of Advertisement) Regulations for restriction of deemed advertising consent is necessary.



Shop window, 55 Leather Lane

10.0

Opportunities for enhancement

Traffic and movement: strengths

- 10.1 The historic street pattern lends itself to a walkable area in which the special buildings, spaces and features can be explored on foot and appreciated in their entirety.
- 10.2 Bus stops are situated on the primary roads which border the Conservation Area therefore increasing accessibility to the area and enabling pedestrian priority to the majority of the streets within the Area.

Traffic and movement: weaknesses and opportunities

- 10.3 Traffic dominates the pedestrian experience on Farringdon Road, Clerkenwell Road, Holborn and Gray's Inn Road creating a poor quality pedestrian environment. Along Clerkenwell Road, congestion at the Farringdon Road junction creates a traffic-dominated environment which decreases pedestrian ease of movement. This could be improved through new pedestrian crossings along Farringdon Road, allowing greater permeability into the Conservation Area and reducing pressure from the two main access streets.
- 10.4 The route from Farringdon Station to Hatton Garden has high pedestrian flows but is dominated by road infrastructure. These flows will increase substantially when the Farringdon Crossrail station opens. Opportunities to reduce conflict between vehicle and pedestrian movement flows and giving pedestrians priority at key junctions particularly Hatton Garden/ Greville Street, Farringdon Road/ Greville Street and Clerkenwell Road/ Farringdon Road should be explored to enhance the overall pedestrian experience.

- 10.5 The Conservation Area is characterised by a grid network of minor streets, often of poor-quality surface treatments, combined with vehicle dominance. There is potential to remove the carriageway distinction to create a shared surface to improve the pedestrian and cyclist experience.

Public realm: strengths

- 10.6 The market along Leather Lane creates a vibrant, pedestrian priority street that is a very positive aspect of the Conservation Area. Opportunities for enhancement and the need for expansion should be considered.
- 10.7 Active frontages in the form of retail on Hatton Garden, as well as cafés with outside seating along the southern end of Leather Lane, create vibrant public spaces and streets.

Public realm: weaknesses and opportunities

- 10.8 The public spaces are fragmented and not fulfilling their potential, particularly the central paved area of Brooke's Market, which could be better integrated to encourage higher usage and linked to the market along Leather Lane. Brooke's Market could be transformed into an attractive public space through carefully designed seating and street furniture. In Leather Lane, there are opportunities for public realm improvements to support the market, such as improved surface treatments.
- 10.9 The semi-private courtyards of the Bourne Estate could be improved to create usable spaces for residents, for example incorporating seating, removal of some of the fences and exploring potential for allotments. Portpool Lane, dividing the two halves of the estate, is a quiet road with mature trees but the eastern end is dominated by unattractive parking bays, which could be redesigned to improve character and appearance.
- 10.10 In Hatton Garden, the loss of historic buildings and amalgamation of plot widths over the years has harmed some of its character, but there are opportunities for enhancement. Public realm improvements could reflect the luxury retail uses of the street and support a more leisurely atmosphere for pedestrians. Its early history as a garden may provide inspiration. Potential improvements include extending the existing street trees along the length of the street, integrating cycle parking and high quality seating.
- 10.11 Along the traffic-dominated Farringdon Road, Clerkenwell Road, Holborn and Gray's Inn Road, potential public realm improvements include strategic street tree planting, widening pavements and de-cluttering street furniture, especially at junctions, to enhance the environment and pedestrian experience. Realignment of kerb edges to create a shared surface would help improve pedestrian priority along the key walking route from Farringdon Station to Hatton Garden.
- 10.12 Cycling has become much more popular in recent years and is being promoted throughout London as a healthy and clean form of transportation. Changes to incorporate better cycling infrastructure will likely be necessary in the future. Usually this can be successfully integrated into the historic environment but there may be occasions where there is conflict with features such as setts.
- 10.13 The narrow back streets of the Conservation Area are generally quieter

and retain a strong urban character recalling their industrial past, especially along Saffron Hill and in the northern part of the Area. This character can be reinforced by re-introducing the traditional surfaces that have been lost. Their design should be based on the historic surfaces surviving in Back Hill and Bleeding Heart Yard, which have roadways of granite setts. Shared surfaces would benefit many of the narrower streets.

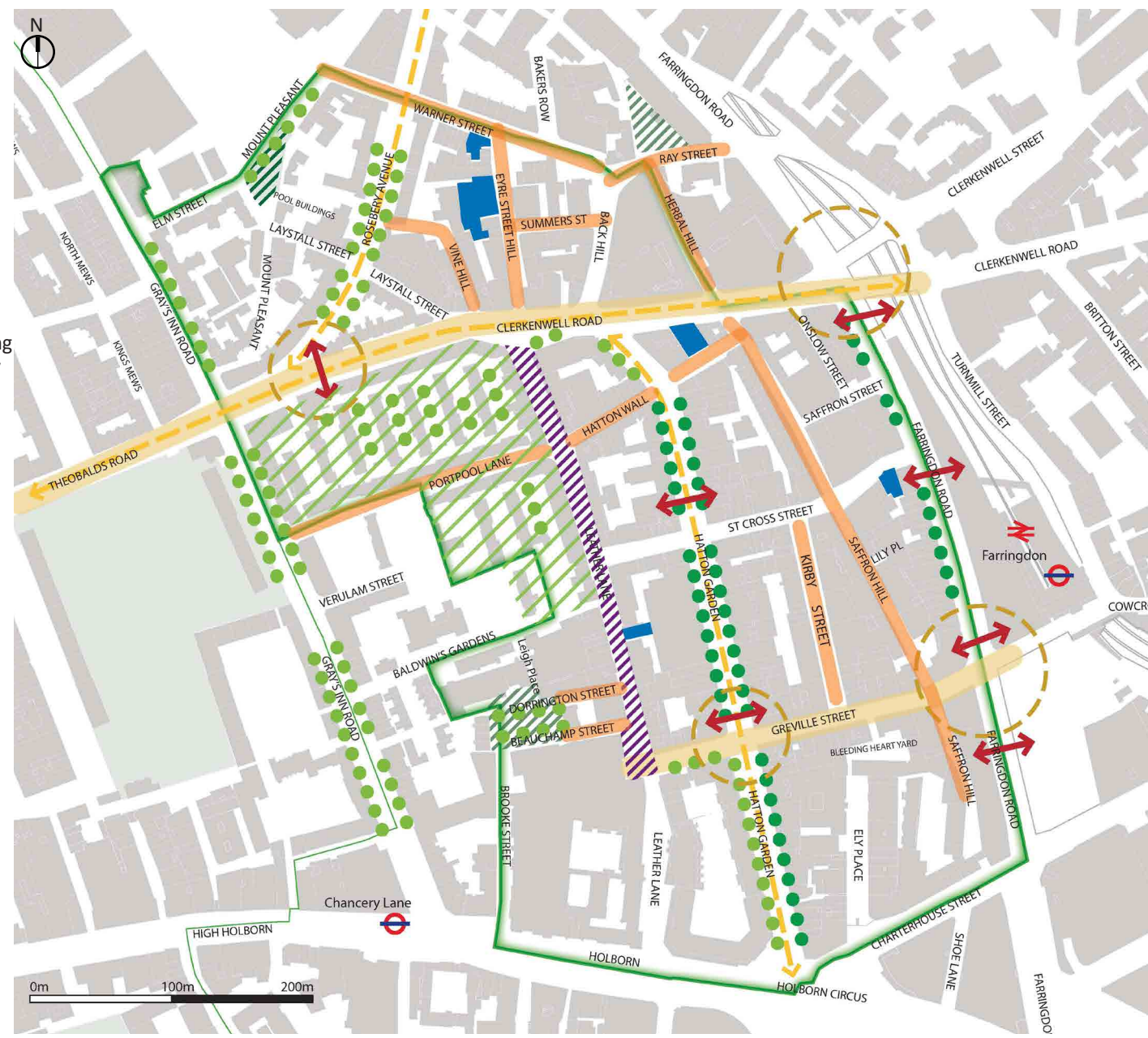
Buildings: strengths

- 10.14 The buildings of the Area include many handsome industrial, commercial and residential buildings from the late nineteenth and early twentieth centuries. Their robustness gives them longevity and they are generally capable of adaptation to new uses.
- 10.15 These historic buildings employ a range of traditional materials, particularly red or stock brick, and Portland stone. These materials give the facades a traditional depth and solidity that contributes positively to the historic character of the Area. Ground floors are often differentiated by a high proportion of glazing, denoting their (often historic) use as showrooms or shops.

Buildings: weaknesses and opportunities

- 10.16 The architectural character of the Area has been weakened by large office buildings designed without an appreciation of the Area's character, as seen at the south end of Saffron Hill. There are also examples within the Area of large buildings that successfully maintain the traditional rhythm of the townscape, such as the Bourne Estate (Grade II) and the former Prudential building (Grade II*). There is therefore an opportunity to strengthen the character of the Area through careful design, paying attention to the articulation of the facades and roofs, use of materials and other key issues (see also 9.9).

-  Priority public realm improvements
-  Priorities for key junction improvements and decluttering to improve pedestrian priority
-  Priority for public realm improvements in back streets
-  Potential for enhancement of quality public spaces
-  Potential for public space enhancements within the Bourne Estate
-  Existing significant trees
-  New street tree planting
-  Potential new or improved pedestrian crossing
-  Retain market use along Leather Lane
-  New and improved cycle routes
-  Potential development sites



Opportunities

11.0

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Appendix 1

Shopfronts of merit



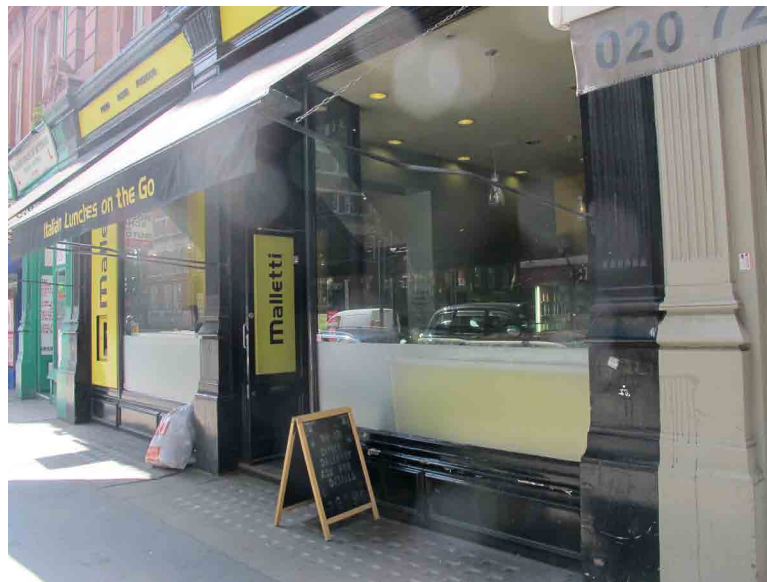
71 Clerkenwell Road



89 Clerkenwell Road



117-119 (odd) Clerkenwell Road



174-176 (even) Clerkenwell Road



178 Clerkenwell Road



17 Elm Street



37 Eyre Street Hill



59 Farringdon Road



61 Farringdon Road



63 Farringdon Road



67 Farringdon Road



132 Gray's Inn Road



134 Gray's Inn Road



136 Gray's Inn Road



138 Gray's Inn Road



150 Gray's Inn Road



160 Gray's Inn Road



162 Gray's Inn Road



178 Gray's Inn Road



190 Gray's Inn Road



19 Greville Street



5 Hatton Garden



8 Hatton Garden



11 Hatton Garden



23 Hatton Garden



62 Hatton Garden



67-68 Hatton Garden



88-90 Hatton Garden (i, facing Greville Street)



88-90 Hatton Garden (ii, facing Greville Street)



88-90 Hatton Garden (iii, facing Hatton Garden)



10 Laystall Street



22 Laystall Street



55 Leather Lane

