

Project: 1918 – 19-21 Hatton Garden, London EC1N 8BA

Design, Access and Heritage Statement - Work to Four Windows

8th May 2019



Introduction

Report format

For brevity the design, access, and heritage statements for this simple application have been combined into a single report. The design statement details the proposals, and the Heritage statement assesses the impact on the significance of the listed building. This follows the National Planning Policy Framework 2012, which prescribes that *"in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance"*.

This report must be read in conjunction with the drawings which accompany this application.

Background

No 19, 20 and 21 Hatton Garden is an urban commercial building built at the beginning of the 20th Century. It comprises three storeys over a basement with a mansard roof to the main block with retail units to the front ground storey and two storeys of offices over basement to the rear surrounding a main lightwell.

It sits in the Hatton Garden conservation area. The property is currently in use. Numerous minor planning consents have been granted over the years. The property is in a reasonable state of repair, planned routine maintenance is ongoing and parts of the premises have been modernised over time.



Existing Condition and Design Proposals

Please refer to Appendix A for photographs

Generally

The users of the offices have identified the need to replace the four existing fixed windows to the ground floor rear office with openable windows for two reasons. Firstly, the internal climate of the office demands natural cross ventilation to gain fresh air into the office accommodation and reduce the need for mechanical ventilation and air conditioning. Secondly, the windows are in poor condition in need of repair. This establishes the necessity of undertaking the intervention. These four existing windows comprise modern coated metal with clear double glazing and are all fixed.

Method

After safe access and protection and scaffold is set up in the lightwell, it is proposed to carefully dismantle the internal surround to gain access to the window fixings. It is expected these will be screw or bolt fixed and the windows can simple be removed intact to the inside and sufficiently dismantled for safe handling then wrapped and removed from site for recycling. The surrounds will be knife cut to release the mortar/brick from the sealant/window frame.

Installation will be from the inside with straps and packings screwed or bolted into the existing structural masonry internally. Reveals gaps will be insulated and long life weather proof sealant applied externally. The concrete cills will have their drips brush cleaned. Internally the reveals, head and cill will be rebuild and decorated. It is unlikely to be able to salvage the internal cill therefore a new internal painted timber cill is proposed.

Access for works

Access for works is entirely within the building and no neighbours are involved. The building manager will organise discussions about this which would be undertaken with the respective tenants/leaseholders and occupiers of No 19-21 Hatton Garden as necessary.

Heritage Statement

No 19, 20 and 21 Hatton Garden listed as "Treasure House" was entered on the Statutory List of Buildings of Special Architectural and Historic Interest at Grade II in 1999, list entry Number: 1378738. The text description is as follows:

"Office block with ground floor shops. c1905. By David Niven and Herbert Wigglesworth. For jewellers Stewart Dawson and Co. Portland stone. Tiled mansard roof. 4 storeys 5 windows. Symmetrical design in neo-Renaissance style. Ground floor has 3 shops, 2 with original fronts, separated by pilasters with carved



figurative panels. Entrances in outer bays round-arched with channelled voussoirs, fanlights and enriched cast-iron gates; part-glazed inner doors in Art Nouveau style and having mask pediments. Giant Ionic pilasters rise through 1st and 2nd floors to support a heavy modillion cornice crowned by a cast-iron balustrade with stone dies having cast-iron standards. Architraved sashes, the 1st floor lugged cornices forming sills to the 2nd; central bays tripartite, outer bays single with cast-iron balconies to 1st floor. 2nd floor have keystones with flanking enrichment; 3rd floor keystones. INTERIOR: entrance halls timber panelled with inset glass; marble stair."

A Listed Building includes any pre-1948 structure which was within its curtilage (property boundary) at the time of listing, including boundary structures.

Viewing the available maps publicly accessible on line, the building does not appear on the 1896 map, however the building appears on the 1916 map with a discernible lightwell area in the position of the current main light well area.

Significance of the heritage asset

The significance of historic fabric reflects a judgement against a number of criteria, including (but not limited to) such as (taken from BS 7913-2013) architectural value, townscape value, aesthetic value, cultural value. The age of the fabric is not the sole factor of relevance.

Proposed works

Description, and impact on the heritage asset

The proposed works once complete will visually have no impact on the heritage asset. The facing brickwork and concrete cills are robust and there is no reason or intention to disturb them. All work will be to the inside line of the glazed bricks. The interior reveals, heads and cills are modern and have no heritage value, therefore dismantling, rebuilding and decorating these internal components in order to insert the new windows will cause no harm to heritage assets.

These works have been developed in accordance with the general good practice as set out in BS 7913 (2013) *Guide to the conservation of historic buildings*, weighing the necessity and appropriateness of the works on the grounds of health, safety and welfare. The use of openable natural ventilation is a huge benefit to the occupants and makes for a more sustainable environmental control essential for going into the future.



Conclusion

The remedial proposals above will ensure the elevation remains visually intact and remain in good order, for the continued health, safety and welfare of the users, and that the listed building is not compromised by disrepair. Nothing in the intervention causes harm to the heritage assets.

Impact on neighbouring heritage assets

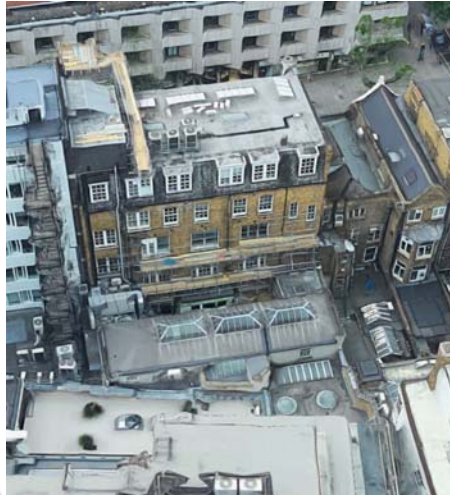
The works have no impact on neighbouring heritage assets.



Appendix A - Relevant Site Photographs



This aerial image shows the building from the front.



This aerial image shows the building from the back.



This image shows the main lightwell.





One of the windows proposed to be replaced.
Internally showing boxed painted reveals, painted timber window cill.



This image is in the main lightwell. The elevation shows three of the four windows proposed to be replaced. Externally walls and reveals are white glazed brick, fairfaced concrete cills and existing windows with white coated metal frames with clear double glazing as fixed lights. The lightwell continues to the basement level in the middle.





This image is in the main lightwell. The elevation shows one of the four windows proposed to be replaced. In the foreground is the roof over the basement.

