

3.4 Site History

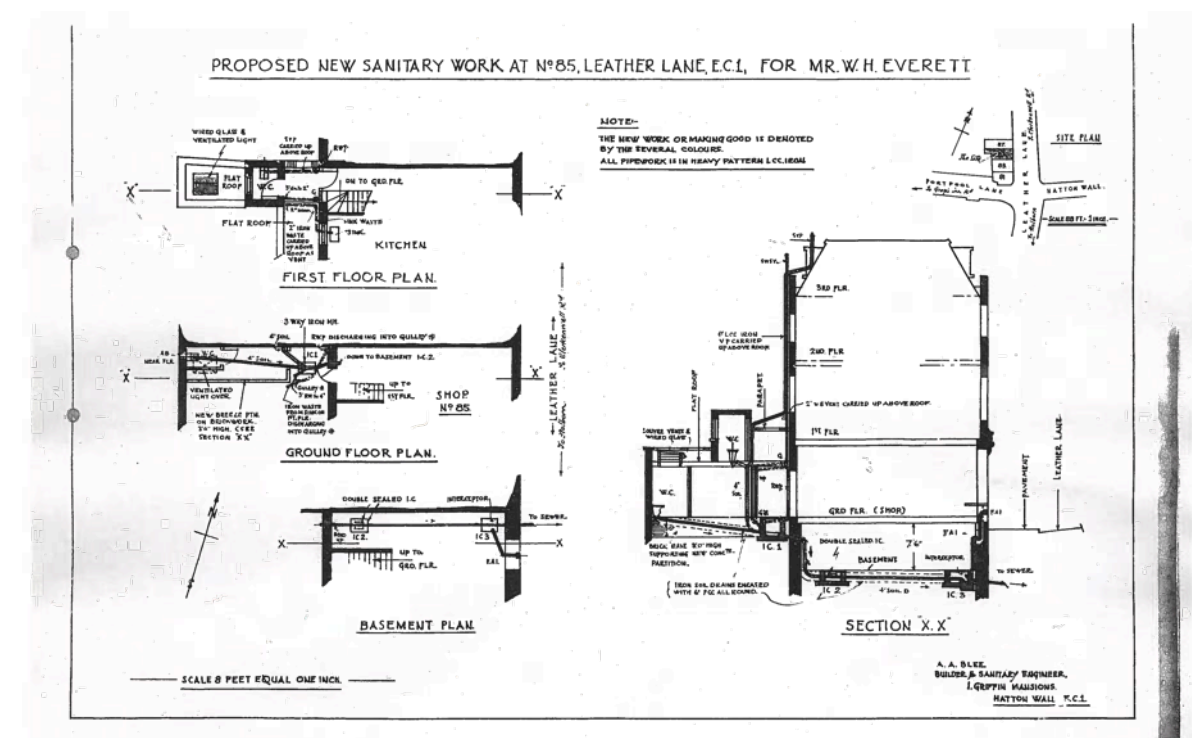
Whilst there is ample documentation on the history of the area as a whole, there is little known information on no.85. Below is a summary of the available information that has been gathered on 85 Leather Lane -

- Number 85 was constructed for a merchant in approximately 1720. This terrace of four houses is by far the oldest building on Leather Lane.
- Originally all the rooms would have been panelled, with a box cornice – see the attached historical photo of No. 87, next door. The main survival in No. 85 is the timber staircase from 1st floor up, and the general plan-form at 1st and 2nd floors.
- It was probably built as a house, then converted to a shop, perhaps by 1781, when an apothecary was in residence (a bit like a pharmacist).
- At some point in the C19th the rear façade was rebuilt in stock brick from second floor up and the third floor and roof were rebuilt.
- Most of the rear garden was lost c. 1880 to a large brewery behind the houses. After 1905 the brewery was replaced by the Bourne Estate.
- It has been a butchers' shop since at least 1903 (originally Gottwein, then Everett, then Gubb).
- The butcher M. H. Everett built the stores at the rear of the ground floor. There is a drainage plan relating to this phase sourced from the Camden Archives – see except opposite. This is undated, but can be estimated to date from the 1930's.

Further information is provided in the Heritage Impact Assessment by Alan Baxter Ltd accompanying this application.



3.4.1 Historical photograph first floor no.87 Leather Lane



3.4.2 Drawing describing additional single storey extension from 1930's

3.5 Planning History

Below is an overview of the available planning history related to this site -

PSX0205311	85 Leather Lane LONDON EC1	Submission of details of facing materials of shopfront pursuant to additional condition 2 of planning permission PSX0105178/R2, dated 5th February 2002 for a shopfront replacement, windows, facade repairs, roof and chimney repairs, as shown on: Sample (timber and paint finish).	FINAL DECISION	25-11-2002	Grant Approval of details
PSX0205139	85 Leather Lane LONDON EC1N 7T	Approval of details of blind pursuant to condition 1 of planning permission (PSX0105178R2) granted 8/2/2002, as shown on: Blind sample.	FINAL DECISION	09-10-2002	Grant Approval of details
PSX0105178	85 LEATHER LANE LONDON EC1N7TS	Installation of new shopfront, replacement windows, facade repairs, roof and chimney repairs, as shown on drawing numbers: 063/01; 02; 04B; 05A; 06A; 07A; 08.	FINAL DECISION	28-01-2002	Grant Full Planning Permission (conds)
LSX0105179	85 LEATHER LANE LONDON EC1N7TS	Installation of new shopfront, replacement windows, facade repairs, roof and chimney repairs, as shown on drawing numbers: 063/01; 02; 04B; 05A; 06A; 07A; 08.	FINAL DECISION	28-01-2002	Grant L B Consent with Conditions

Further information is provided in the Heritage Impact Assesment by Alan Baxter Ltd accompanying this application.



3.5.1 View internal - ground floor

4. Proposed

4.1 Design / Scope of Work

A refurbishment is planned to the building for a number of reasons. The owners have decided that the butchers shop that has operated in the building since 1903 is not longer financially viable and the commercial floors of the building will be refurbished and let for a new tenant or business occupant.

The proposed works will involve removal of the shop-fittings specific to the recent use as a butchers shop, including large industrial cold storage equipment on lower ground and ground floor. The commercial unit on the lower and ground floor will be improved with the addition of the new WC and formation within the existing rear single storey extension of an new external area providing additional natural light and access to the rear of the unit

Currently there is a single front door as part of the existing shop-front which grants access to both the commercial unit and the residential unit on the upper floors. This partially glazed entrance door will be replaced with a solid door dedicated to the residential unit and a new hallway on ground floor, and a new partially glazed door will be introduced to the front facade.

The full proposals, which are described further in this document, can be summarised as follows -

- Alterations to existing shop-front to introduce a dedicated entrance to the residential unit
- Formation at ground floor level of new residential entrance lobby and secure cycle storage
- Internal alterations to existing commercial unit - removal of shop-fitting items related to current use as butchers shop and refurbishment as a lettable A1/A3/B1 (new use class E) use
- Replacement of dilapidated rear flat roof to existing single storey extension
- Formation of new external space at ground floor level by demolition of part of existing rear extension
- Addition of new solid rear door to existing single storey extension
- Removal of non-original windows and doors to rear elevation at first floor level and replacement with heritage design doors and windows
- Removal of secondary glazing internally to residential unit and replacement of existing sash windows with heritage type double glazed sash windows to match existing
- General refurbishment of non-original internal finishes to provide refurbished three bedroom / two bathroom residential unit



4.1.1 View internal - ground floor

4.2 Shopfront modifications

The current entrance door to the shopfront grants access to the commercial unit and the residential unit above. This is a consequence of the past situation where the residents lived 'above the shop'. This is no longer practical and for security and fire escape reasons the programme of refurbishment will include formation of a dedicated entrance hallway linking the facade to the existing internal staircase rising to the maisonette on the floors above.

The existing glazed entrance door is to be replaced with a solid door.

To the opposite side of the shopfront a door of the same width will be introduced as a dedicated entrance to the refurbished shop unit. This will achieve a symmetrical arrangement and retain a large central shop window.

High quality ironmongery will be used as will the horizontal stall riser that is a key part of the existing shop-front.

The high level glass fronted sign-age fascia will be retained as a solid painted fascia - any prospective occupant of the shop unit may use this panel for additional of specific sign-age in an appropriate size and style.

The sign-age and font currently used to announce the street numbering will be retained. The existing cornice details to both sides of the shop-front will be retained as these are an important historical element and consistent to many shop-fronts on Leather Lane.

Existing glazed shopsign
(to be replaced)

Existing awning
(to be removed)

Existing entrance door
(to be replaced)



4.2.1 Existing 85 Leather Lane shopfront

New part glazed door
entrance to shop unit

Painted timber
fascia panel

Replaced solid painted
timber residential entrance



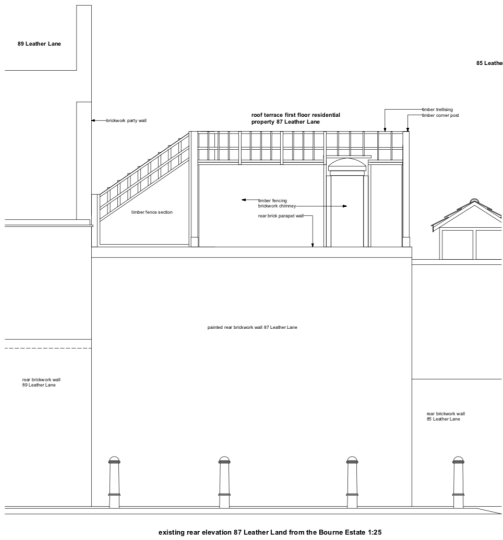
4.2.2 Visualisation of proposed 85 Leather Lane shopfront

4.3 Alterations to rear elevation

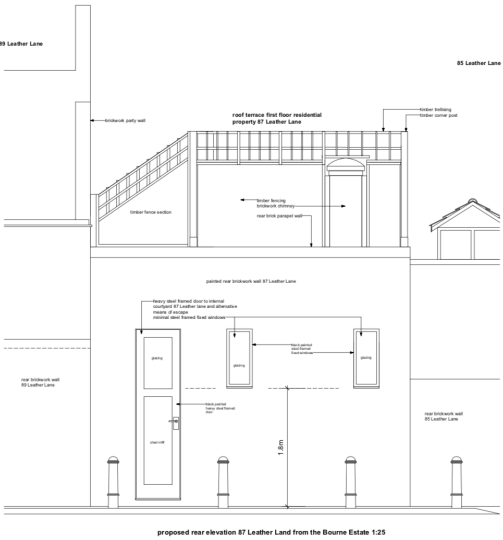
At the rear of the building it is proposed to introduce a new solid access door to the rear wall of the existing single storey ground floor extension.

As part of the consented application to the neighbouring property at no.87 Leather Lane (ref 2016/6527/P and 2016/6992/L) a new door and two new windows have been permitted and introduced to the same equivalent rear elevation wall.

This new door to the rear of no.85 will replace an existing access door to the right hand side which currently only provides access to an area that is secured by the entrance gate for residents of the neighbouring Bourne Estate buildings. In addition it is proposed to repair and repaint the render to the external walls of this single storey extension.



Previous rear elevation at no.87



Consented rear elevation at no.87

New opening
for new rear door

New solid painted
timber rear door and frame

New rear openings
and windows to no.87
(see above)

New rear door
to no.85

Render to be
repaired /
repainted



4.3.1 Existing rear elevation



4.3.2 Proposed rear elevation



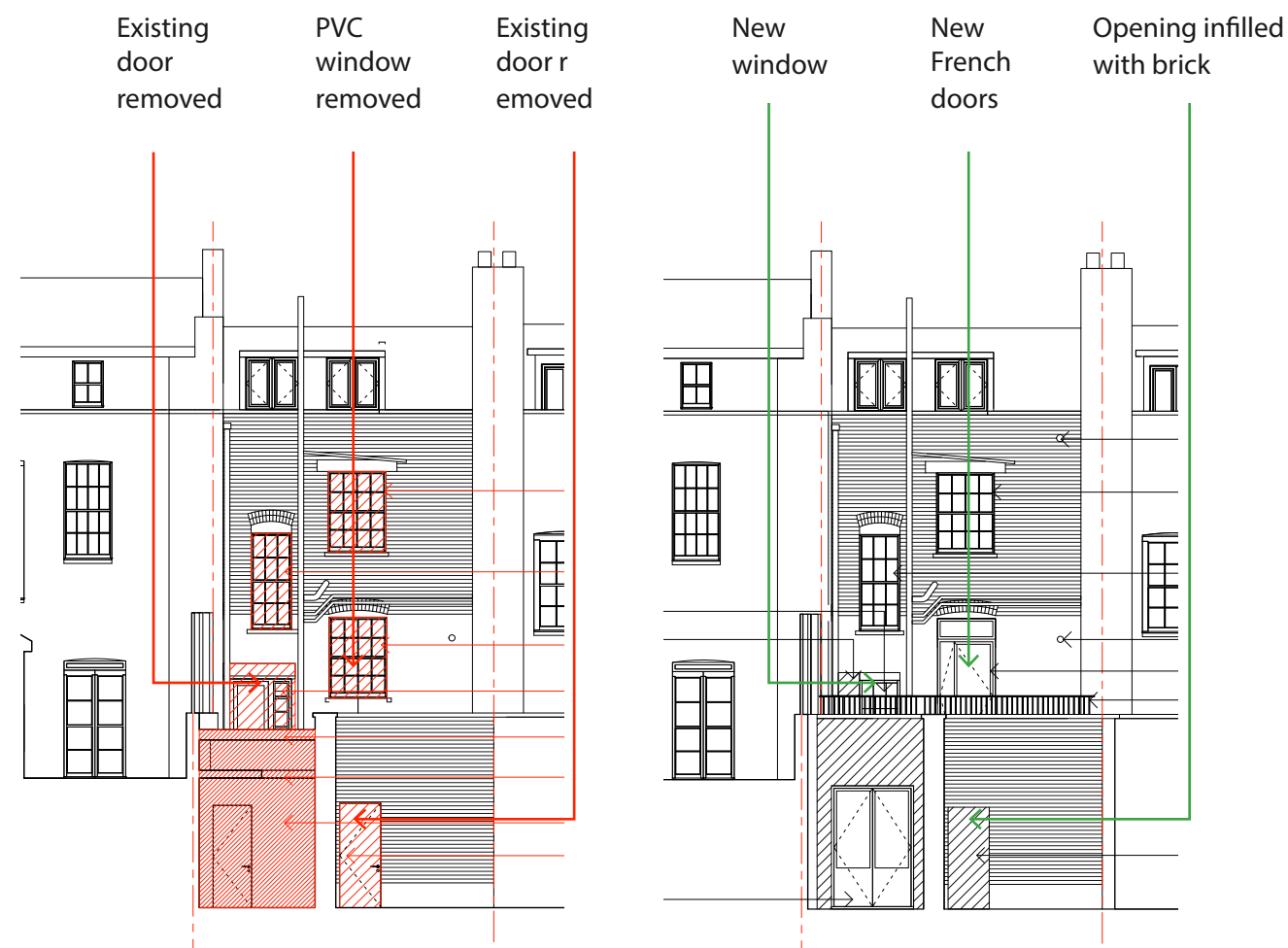
4.3.3 Third floor front room existing

4.4 New ground floor external space

To the existing rear elevation comprises on the first floor a window and a set of doors that have been replaced in past refurbishments with PVC double glazed units. To the left hand side there is a set of doors that grant access from the half landing of the existing stairs to a rear flat roof. To the right hand side is an window to the kitchen at first floor level.

A part of the refurbishments proposed to the existing rear extension, the level of the flat roof will be adjusted to align more directly with the first floor. The existing PVC window to the kitchen will be replaced with a pair of white painted timber French doors better matching the existing sash windows.

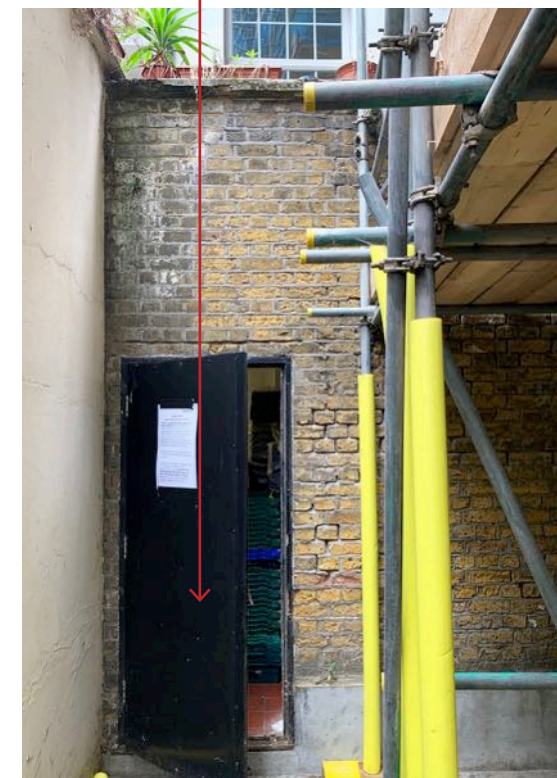
The existing PVC door to the half landing will be replaced with a sash window sized to match and align with the existing stair window on the level above.



4.4.1 Existing rear section

4.4.2 Proposed rear section

Existing rear door to be removed and infilled with brick to match existing



4.4.3 Existing rear door

Existing non-original doors to rear roof to be replaced with heritage window to match the one above

Existing non-original window to be removed and replaced with French doors



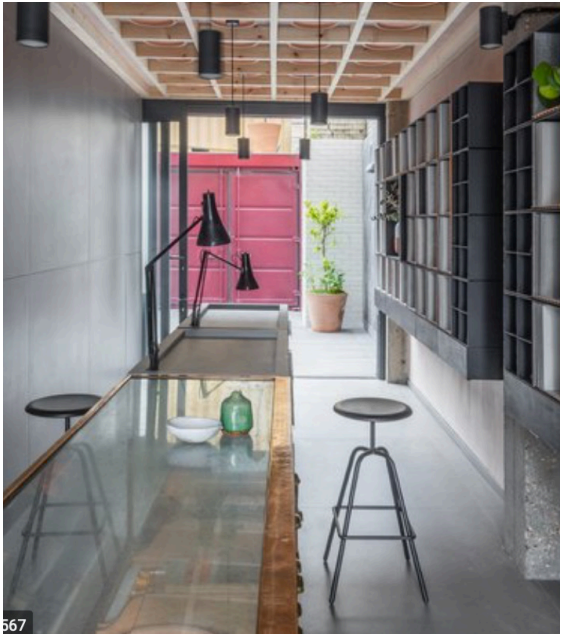
4.4.4 Second floor bathroom existing

4.5 New ground floor external space

The existing rear ground floor extension appears to have been added in the 1930's to provide an additional WC to the ground floor shop. The internal area which is defined by the property boundary is unsuitable for any practical use as it is overly narrow particularly once insulation and waterproofing improvements are considered.

To provide a feature that is currently lacking from the ground floor shop unit, it is proposed to remove the dilapidated existing roof from the rear part of the extension and form a discreet enclosed light-well that will benefit the daylight quality to the rear of the shop unit. A similar example that has been made at 45-49 Leather Lane is shown in the images opposite.

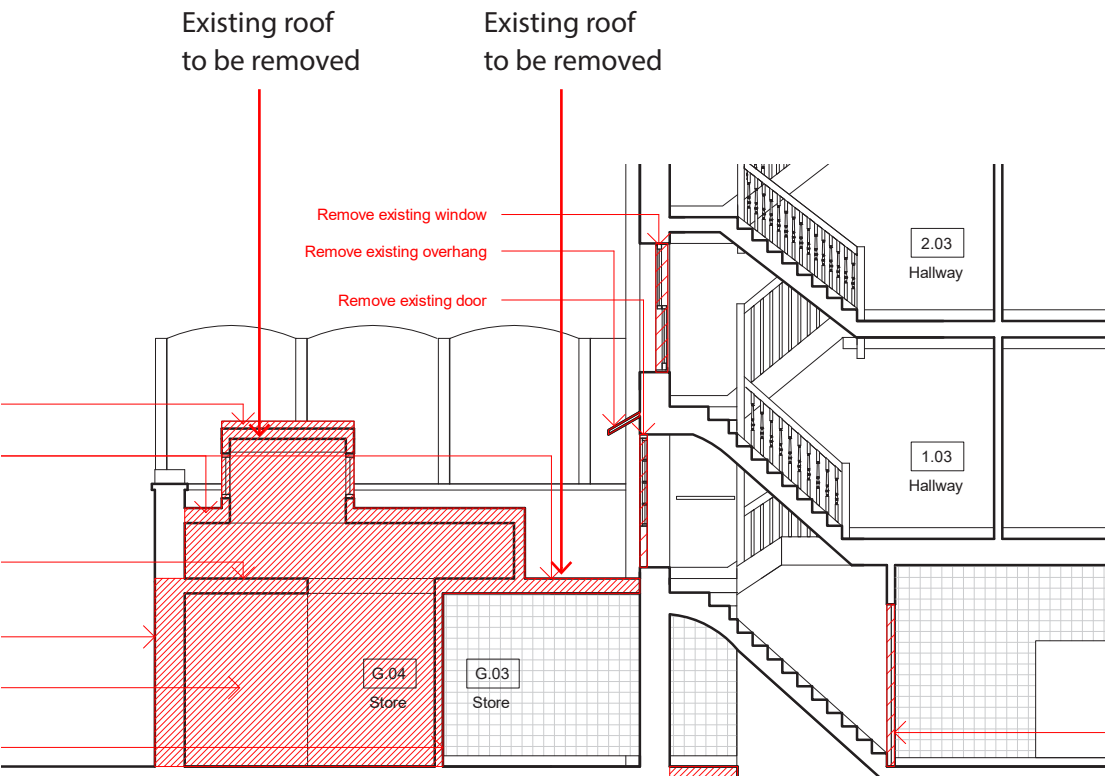
As noted in the previous section - as part of the refurbishments proposed to the existing rear extension, the level of the flat roof will be adjusted to align more directly with the first floor. This in conjunction with the formation of the light-well will further improve the quality of the shop unit.



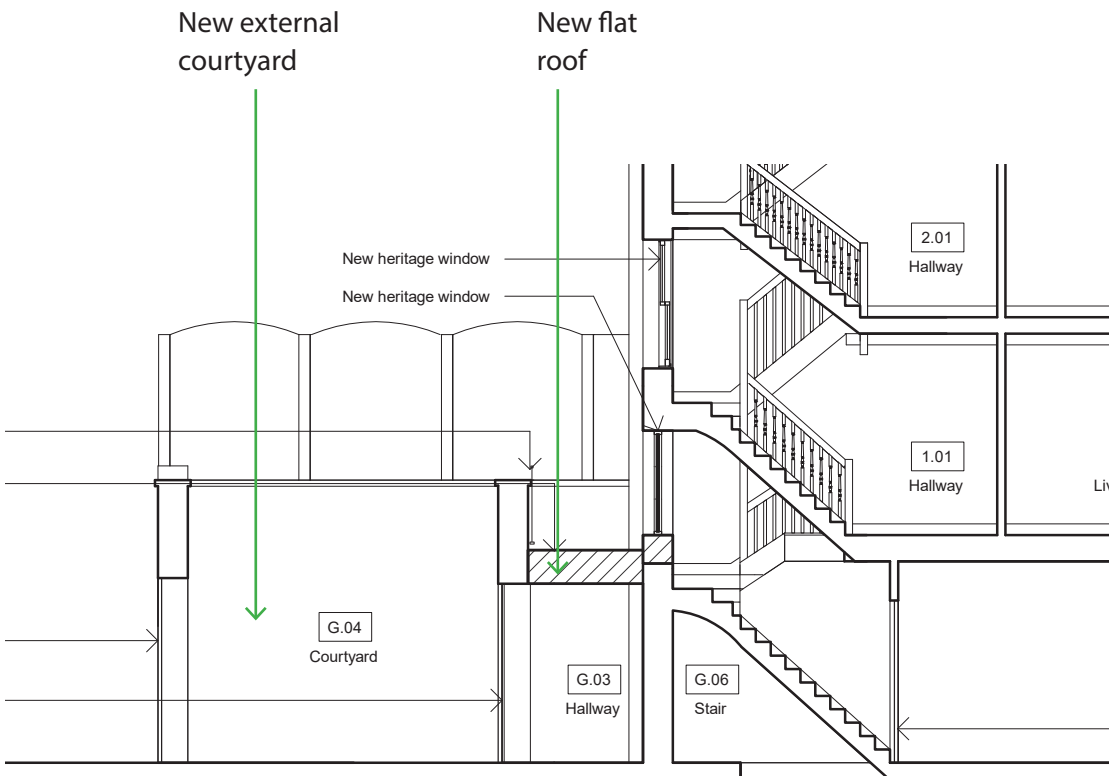
4.5.2 Reference for courtyard



4.5.3 Reference for courtyard



4.5.1 Existing Theobalds Road elevation



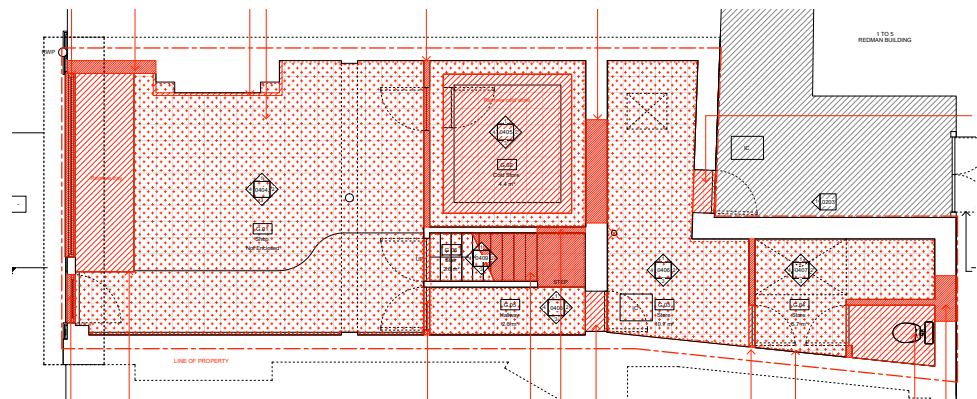
4.5.4 Proposed Theobalds Road elevation

4.6 Internal alterations - Ground floor

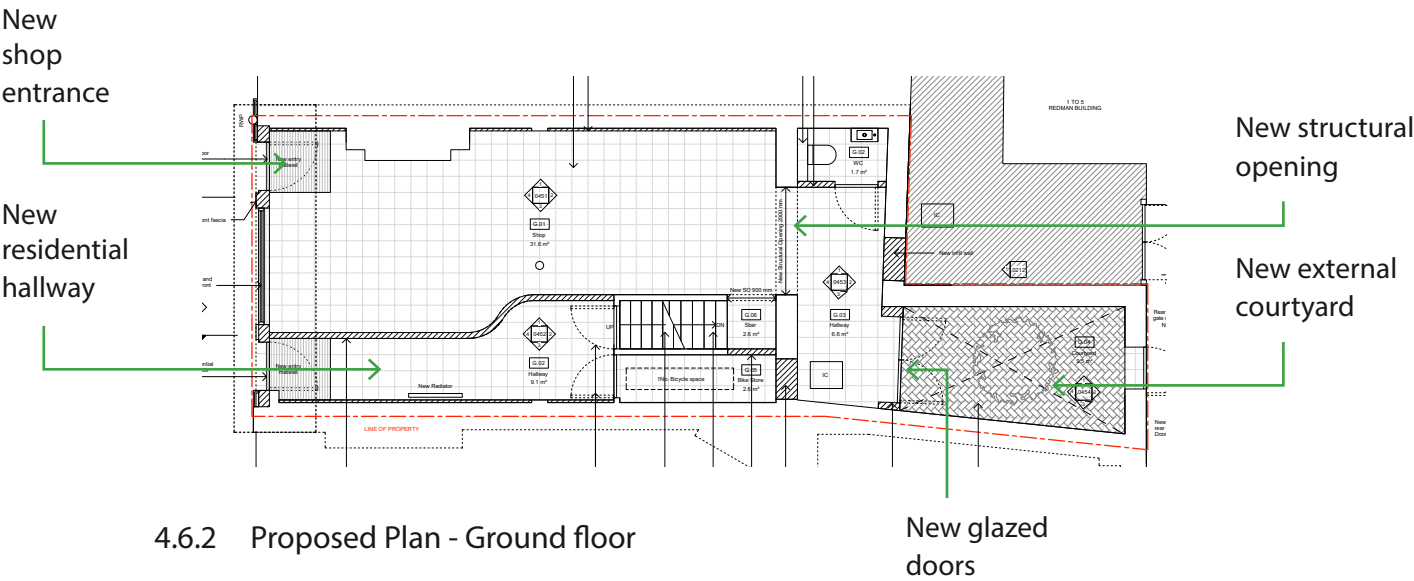
The basement level and ground floor are currently fitted out to serve as a butchers shop, with independent tiled linings throughout and on both levels large industrial cold storage fridges.

All these existing tiled linings, floor coverings and shop fittings will be removed to reveal the existing wall surfaces. To the existing ground floor is a structural column installed in a previous phase of work and this will be retained in position, with the new partition installed to form the dedicated residential entrance hallway.

A new opening is to be formed in the rear wall of the house to make a better connection to the existing ground floor extension at the rear. The existing non-original stair for ground to lower ground - which is currently too steep for practical use will be replaced.



4.6.1 Existing Plan - Ground floor



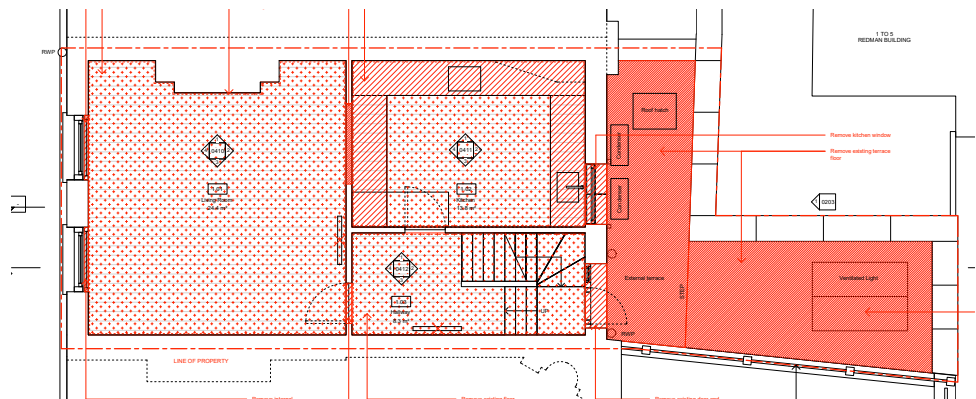
4.6.2 Proposed Plan - Ground floor

4.7 Internal alterations - First floor

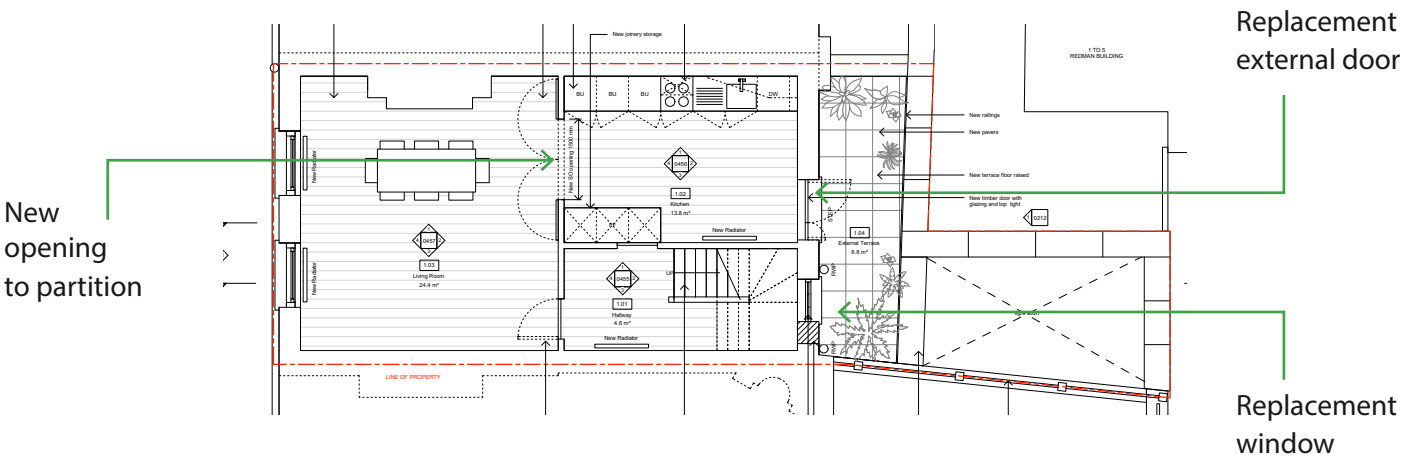
To the first floor, in addition to the alterations to non-original existing windows at doors in the rear elevation described in previous sections, the existing kitchen is to be removed and replaced. Between the kitchen and living room it is proposed to form a opening to allow better use of the space.

This new opening in the partition will be defined by a lintel and nibs so it appears as a doorway within the existing wall.

The existing staircase is not altered, only decorated. New heritage type steel radiators will be added in the positions indicated and a full update of the electrical services and lighting will be carried out.



4.7.1 Existing Plan - First floor



4.7.2 Proposed Plan - First floor

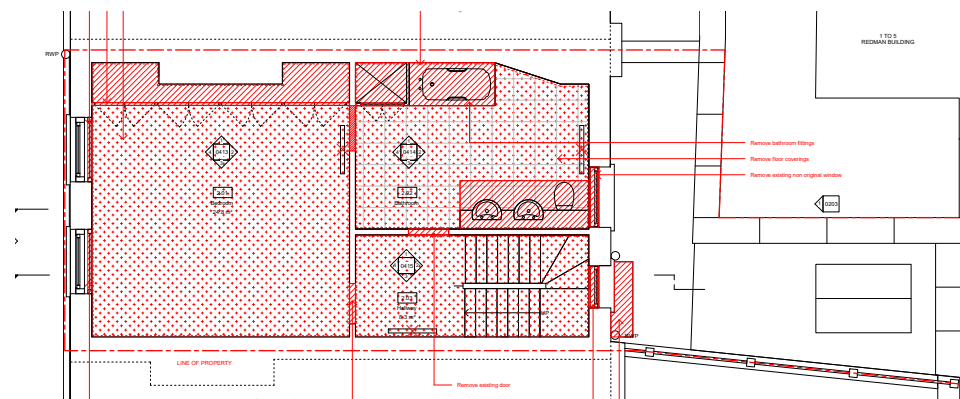
4.8 Internal alterations - Second floor

The second floor is to be arranged as a master bedroom suite with good provision of storage and a small shower WC room. To form the en-suite WC it is proposed to make a discreet opening in the central partition similar in scale to that on the first floor. The impact on the existing building fabric is therefore modest and can be reinstated in the future.

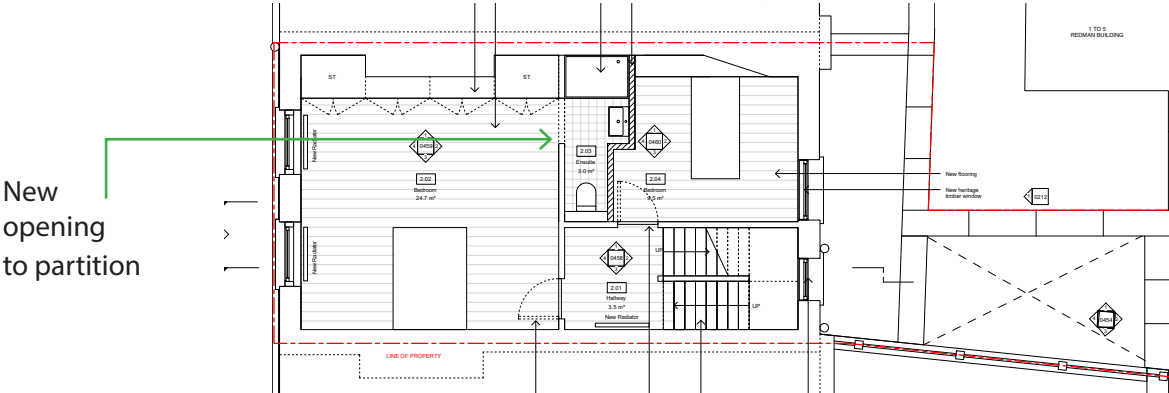
As in the existing arrangement, bedroom storage conceals the existing chimney breast which is not open or usable in its current form.

A second smaller bedroom is formed where the current bedroom is located and as at first floor the staircase or door positions of the stair are not altered.

As at first floor level, heritage type steel radiators will be added in the positions indicated and a full update of the electrical services and lighting will be made.



4.8.1 Existing Plan - Second floor

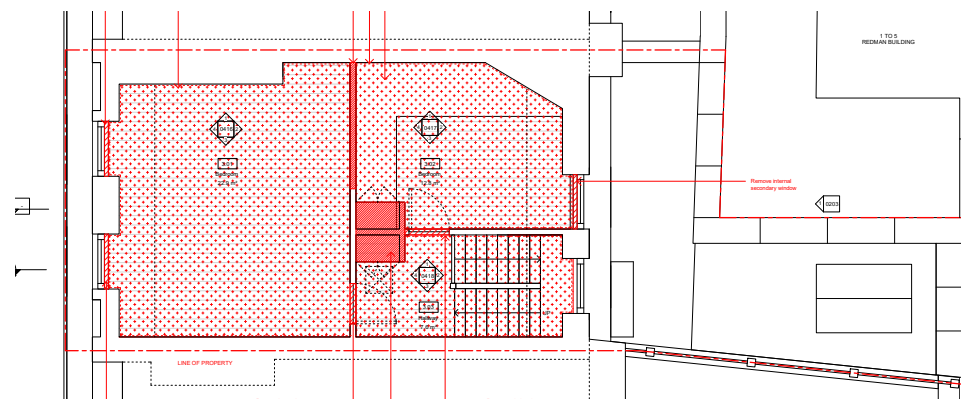


4.8.2 Proposed Plan - Second floor

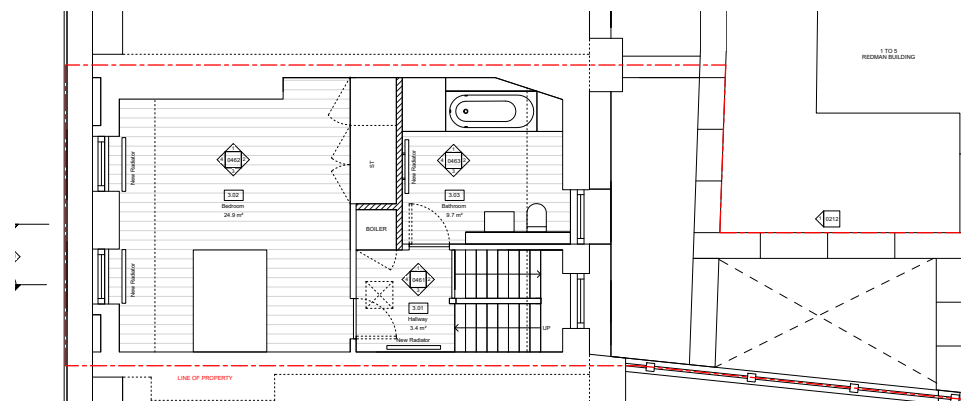
4.9 Internal alterations - Third floor

To the third floor, which is within the non-original mansard roof extension, a new family bathroom with walk-in shower will be formed, alongside a second double bedroom.

To the centre of the plan a storage space will be formed to locate a combination boiler for the new central heating system. Here too, heritage type steel radiators will be added in the positions indicated and a full update of the electrical services and lighting will be made.



4.9.1 Existing Plan - Third floor



4.9.1 Proposed Plan - Third floor

Appendix A: Area Summary

Level	Number	Name	Area	Occupancy
GF	G.02	Hallway	9 m²	Residential
GF	G.05	Bike Store	3 m²	Residential
			12 m²	
L1	1.01	Hallway	5 m²	Residential
L1	1.02	Kitchen	14 m²	Residential
L1	1.03	Living Room	24 m²	Residential
			43 m²	
L2	2.01	Hallway	3 m²	Residential
L2	2.02	Bedroom	23 m²	Residential
L2	2.03	Ensuite	2 m²	Residential
L2	2.04	Bedroom	10 m²	Residential
			39 m²	
L3	3.01	Hallway	3 m²	Residential
L3	3.02	Bedroom	25 m²	Residential
L3	3.03	Bathroom	10 m²	Residential
			38 m²	
B1	B.01	Store	51 m²	Shop
B1	B.02	Office	4 m²	Shop
			55 m²	
GF	G.01	Shop	32 m²	Shop
GF	G.02	WC	2 m²	Shop
GF	G.03	Hallway	7 m²	Shop
			40 m²	
TOTAL NIA			226 m²	
TOTAL GIA			241 m2	

GF	G.04	Courtyard	10 m²
L1	1.04	External Terrace	9 m²
			18 m²
TOTAL EXTERNAL			18 m²

Appendix B: Existing and Proposed Drawings

0001 - General			
0001	Site Location Plan		
0002	Site Plan		
0100 - Existing plans			
0101	Existing Basement Plan		
0102	Existing Ground Floor Plan		
0103	Existing First Floor Plan		
0104	Existing Second Floor Plan		
0105	Existing Third Floor Plan		
0106	Existing Roof Plan		
0110 - Proposed plans			
0111	Proposed Basement Plan		
0112	Proposed Ground Floor Plan		
0113	Proposed First Floor Plan		
0114	Proposed Second Floor Plan		
0115	Proposed Third Floor Plan		
0116	Proposed Roof Plan		
0200 - Existing elevations			
0201	Existing Leather Lane Elevation		
0202	Existing West Elevation		
0203	Existing West Elevation 2		
0210 - Proposed elevations			
0211	Proposed Leather Lane Elevation		
0212	Proposed West Elevation		
0213	Proposed West Elevation 2		
0300 - Existing sections			
0301	Existing Stair Section		
0302	Existing Terrace Section		
0310 - Proposed Sections			
0311	Proposed Stair Section		
0312	Proposed Terrace Section		
0400 - Existing internal elevations			
0401	Existing B.01 Internal Elevation		
0402	Existing B.02 Internal Elevation		
0403	Existing B.03 Internal Elevation		
0404	Existing G.01 Internal Elevation		
0405	Existing G.02 Internal Elevation		
0406	Existing G.03 Internal Elevation		
0407	Existing G.04 Internal Elevation		
0408	Existing G.06 Internal Elevation		
0409	Existing G.07 Internal Elevation		
0410	Existing 1.01 Internal Elevation		
0411	Existing 1.02 Internal Elevation		
0412	Existing 1.03 Internal Elevation		
0413	Existing 2.01 Internal Elevation		
0414	Existing 2.02 Internal Elevation		
0415	Existing 2.03 Internal Elevation		
0416	Existing 3.01 Internal Elevation		
0417	Existing 3.02 Internal Elevation		
0418	Existing 3.03 Internal Elevation		

0450 - Proposed internal elevations			
0451	Proposed G.01 Internal Elevation		
0452	Proposed G.02 Internal Elevation		
0453	Proposed G.03 Internal Elevation		
0454	Proposed G.04 Internal Elevation		
0455	Proposed 1.01 Internal Elevation		
0456	Proposed 1.02 Internal Elevation		
0457	Proposed 1.03 Internal Elevation		
0458	Proposed 2.01 Internal Elevation		
0459	Proposed 2.02 Internal Elevation		
0460	Proposed 2.03 Internal Elevation		
0461	Proposed 3.01 Internal Elevation		
0462	Proposed 3.02 Internal Elevation		
0463	Proposed 3.03 Internal Elevation		
0501 - Existing Shopfront			
0501	Existing Shopfront Plan		
0502	Existing Shopfront Elevation		
0503	Existing Shopfront Section		
0510 - Proposed Shopfront			
0511	Proposed Shopfront Plan		
0512	Proposed Shopfront Elevation		
0513	Proposed Shopfront Section		

