

# Heritage Statement

40-42 Hatton Garden

10.09.2021  
Job No. 21-023



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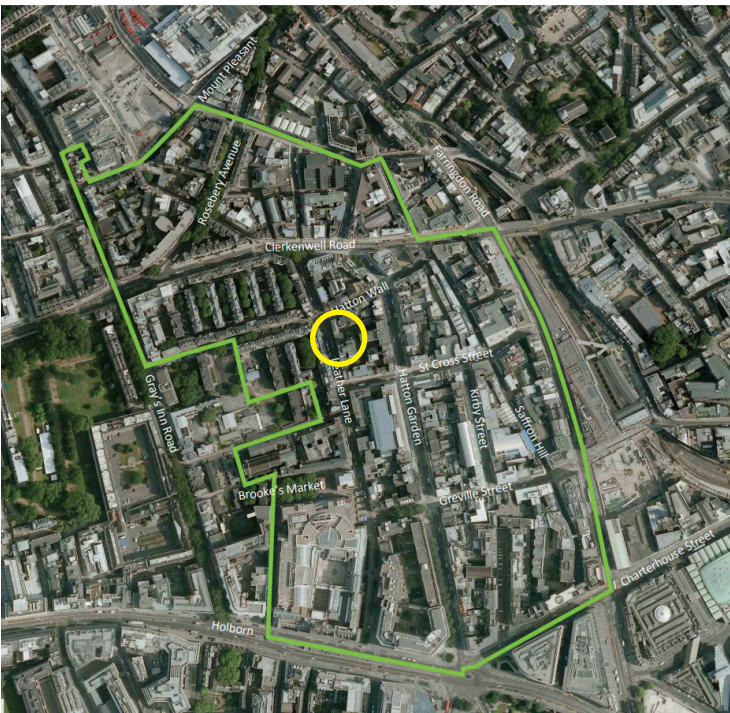
4 S Architecture



# Heritage Statement

(Prepared by Julia Hamson, RIBA accredited Conservation Architect)

Cover Photo: Hatton Garden in 1865 looking north from Holborn Circus  
From Hatton Garden Conservation Area Appraisal & Management Strategy



Mapp of the Hatton Garden Conservation Area with site circled in Yellow



Historic Photo of the Hatton Garden Jewellery district from the 1920s

## 1.1 Purpose of the Heritage Statement

This Heritage Statement has been prepared for Estel Property Investments No 3 Limited by 4 S Architecture to accompany the submission of a planning application for the external modifications to the property at 40-42 Hatton Garden.

The purpose of this Heritage Statement is to assist the Council in its consideration of the pre-application proposals in light of relevant national, regional and local planning policy and guidance, and material considerations.

Paragraph 193 of the National Planning Policy Framework requires applicants to describe the significance of the identified assets so that the impact of the proposals may be understood. This report will also fulfil the requirement by presenting an historic and architectural appraisal of the Site and a Statement of Significance for the building directly impacted by the proposed works.

## 1.2 Site Summary

40-42 Hatton Garden was built in the mid 1970’s to designs of Ronald Fielding Chartered Architects. The building is located in the Hatton Garden Conservation Area and is currently used as offices.

The building is seen to make a negative contribution to the Conservation Area. The building does however have some redeeming features derived from the robust, high quality brick detailing on the exterior and the rigorous rhythm of chamfered window surrounds that march across the building facade which serve as an example of development at this time.

## 1.3 The Application Proposals

The proposals seek to implement a scheme of improvements including window replacement

throughout, ground floor entrance area improvements and the installation of new service plant in the rear lightwell.

The works are part of an overall scheme to modernise the office accommodation in connection with the applications submitted for additional plant (Application ref 2019/5535/P).

Overall, the proposals seek to enhance the significance of this non-listed building and its contribution to the Hatton Garden Conservation Area by improving the fabric of significance and improving the attractiveness of the building in the Conservation Area.

## 1.4 Legislation & Planning Policy

**NATIONAL POLICY**  
The government’s guidance on plan making and planning decisions is set out in the NPPF which was republished online in July 2021. The relevant chapters which will be referred to and discussed in thisassessment are:  
- Chapter 12 - Achieving well-designed places;  
- Chapter 14 - Meeting the Challenge of Climate Change, Flooding and Coastal Change  
- Chapter 16 - Conserving and enhancing the historic environment.

We have also had regard to the following guidance and other information as part of our assessment:  
- National Planning Practice Guidance (online) (‘NPPG’)  
- National Design Guide (2019)  
- Historic England, Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (2015)  
- Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2017)

**LOCAL POLICY**  
We have also reviewed the following local guidelines:  
- Camden Local Plan (2017)  
- Hatton Garden Conservation Area Appraisal and Management Strategy (2017)





World War II Bomb Damage Map with site outlined in blue

- Total Destruction
- Damaged beyond repair
- Seriously damaged, doubtful if repairable
- Seriously Damaged, repairable at cost

Detail from Abraham Arlidge’s survey of 1694 showing tighter urban grain of Hatton Garden when mainly residential use with site outlined in blue



### 1.5 Hatton Garden Conservation Area

The importance of the Hatton Garden area was first acknowledged in the 1976 Greater London Development Plan as part of the ‘Royal Courts of Justice, Inns of Court Area of Special Character’. The Hatton Garden Conservation Area was designated in 1999. The historic development of the CA is summarised in section 3.6 when discussing the specific site history.

The August 2017 Hatton Garden Conservation Area Appraisal and Management Strategy (HGCAA&MS) provides a summary of the designation information, historical development, listed buildings and character and appearance of the Hatton Garden Conservation Area.

The HGCAA&MS divides the Conservation area into 6 sub-areas, with the development site being located in the ‘Trading Centre’.

The development site sits along Key View 3: *Hatton Garden looking north towards belfry of Italian Church*. This view displays a 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 beside the development site at 40-42 Hatton Garden. The HGCAA& MS 5.27 states that: Due to the significance of these views’ future development should seek to protect and enhance the key views.

Hatton Garden is also identified as having major pedestrian flow and development proposals should take the pedestrian into account.

### 1.6 Historic Development of Site

This section describes the historic development of the site and that of the immediate surrounding area.

The current grid of streets that exists today, including

Hatton Garden (originally Hatton Street) was laid out in 1659 when the land once owned by the Bishops of Ely were inherited by Christopher Hatton III. The land here was once owned by the Monasteries, but following the Dissolution of the Monasteries of 1636, church land throughout England was appropriated by the Crown. The land that forms the present-day Hatton Garden Conservation Area was passed onto Sir Christopher Hatton. The area became a residential suburb as the streets were filled with good quality houses in the 17th and 18th centuries, with the largest of the houses situated on Hatton Garden.

The only original building which still stands on this original ‘Hatton Grid’ is the Grade II listed former chapel at No 43 Hatton Garden, adjacent to the development site, which is currently used as offices. A lightly later Georgian house from the 1700’s survives at No. 29 Hatton Garden.

Hatton Garden’s association with the jewellery trade began in the early nineteenth century. Other prominent industries included clock and watchmaking, printing and engraving, technical manufacturing, metal production, chemicals, medicine and brewing.

In the second half of the nineteenth century the Area was transformed by a series of road schemes that cleared the slums and created development sites which transformed the finer residential urban grain of the area. The subsequent Edwardian period saw the construction of a number of imposing commercial buildings on Hatton Garden. The Second World War later (1939-45) had a devastating impact on the whole area. The bombing raids of 1940-41 severely damaged dozens of buildings including those on the development site at 40-42 Hatton Garden as seen in the adjacent map.

In summary, the Hatton Garden Conservation Area’s historic character is rich and varied with buildings from the late nineteenth to mid twentieth centuries sited on an intricate street pattern established in the 17th century with no single period, style or use predominating.



1.7 Statement of Significance

Paragraph 194 of the NPPF requires applicants to describe the significance of any heritage assets likely to be affected by the development proposals. The level of detail should be proportionate to an asset’s importance, and no more than is sufficient to understand the potential impact of the proposals.

The relevant heritage assets that may be affected by these proposals are the existing adjacent Grade II listed Chapel at 43 Hatton Garden and the Hatton Garden Conservation Area itself.

The list entry for 43 Hatton Garden is quoted as follows:

*Formerly known as: St Andrew’s Parochial Schools  
HATTON GARDEN. Includes: No.8A ST CROSS STREET.  
Church, now offices. c1670 replacing St Andrews Holborn after the Great Fire of 1666, adapted as a Chantry School c1696, gutted during Second World War, rebuilt internally but facade restored. Erected by Lord Hatton, reputedly to designs by Wren. Brown brick with stone rusticated quoins. Brick band below parapet. C20 tiled roof. EXTERIOR: 2 storeys. Double fronted, 3 windows. 6-window return to Cross Street. Hatton Garden facade with slightly projecting central bay with stone doorcase with consoles, pulvinated frieze and segmental pediment. To either side stone corbel supports with painted stone boy and girl figures in C18 costume. Above, semi-circular arched window with stone key, the bay topped by an open stucco pediment. Bays to either side with transom and mullion windows with flat arches and stone keys on ground floor, 1st floor with semi-circular arched windows having stone keystones. Stone capped parapet. Cross Street elevation similar but 3 window central bay, no pediment, figures missing and left-hand bay with square headed windows on ground and 1st floor. Ground floor window to right of door only one with keystone. INTERIOR: not inspected. SUBSIDIARY FEATURES: attached wrought-iron railings with geometrical panels to areas.*

The development site at 40-42 Hatton Garden, constructed in the mid 1970’s does not carry a statutory listing, nor is it noted as a locally listed building of merit.

In fact, the HGCAA&MS audit identifies in section 6.4 that the building has 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”*.

4 S Architecture have carried out a site appraisal of the parts of the building that are the subject of this application, in June 2021.

Despite the negative HGCAA&MS statement, it has been assessed that the building does possess some merit in its upper floors.

Although the building’s width is disruptive of the once finer original urban grain, the building’s main brick volume matches the parapet line of adjacent wider fronted stone clad nearby 36-38 Hatton Garden, and its set back mansard roof also follows this street datum line.

There is a rigorous and robust rhythm of windows across the façade finished in high quality and carefully detailed dark brown brickwork which tonally picks up on the brown brick of the adjacent listed building. The windows are set back deeply into the façade and finished with a well-executed surround of stacked bond brickwork (see next page for photo). This adds depth and visual texture to the façade unlike the newer developments on Kirby street which “now suffers from too many large and monotonous buildings that are lacking in texture” (HGCAA&MS, 5.11).

The ground floor however is seen to present a negative impact on the Conservation Area. The set-background floor creates a dark zone where litter collects and offers little engagement with the street. The black painted

street front railings, although serving a safe access requirement, present an unwelcoming barrier on the street. It is believed that the grey shopfront windows with its horizontal mullion are not original and were likely replaced when the access ramp and railings were added.

These elements do not contribute positively to the Conservation Area and are therefore are not sensitive to removal and alteration.



1

- 1 Street view showing setting of Grade II listed adjacent chapel at 43 Hatton Garden. Photo also shows negative impact of dark recessed entrance and defensive nature of railings at 40-42 Hatton Garden.
- 2 Closer view of entrance area showing unwelcoming appearance and inactive frontage at 40-42 Hatton Garden.



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1.7.1 Historic Interest

The building was designed in 1972 by Ronald Fielding Chartered Architects. Ronald Fielding was once a Master of the Worshipful Company of Constructors but is otherwise not an otherwise well-known architect. In 1970 his practice had just completed the building at 7-10 Hanover Square, and one can see a similar motif of chamfered window surrounds being further explored in brick instead of concrete at 40-42 Hatton Garden.

Permission to demolish 7-10 Hanover Square was granted in 2012 as it was similarly not seen to make a positive contribution to the Mayfair Conservation Area.

There is no special historical interest in the building.



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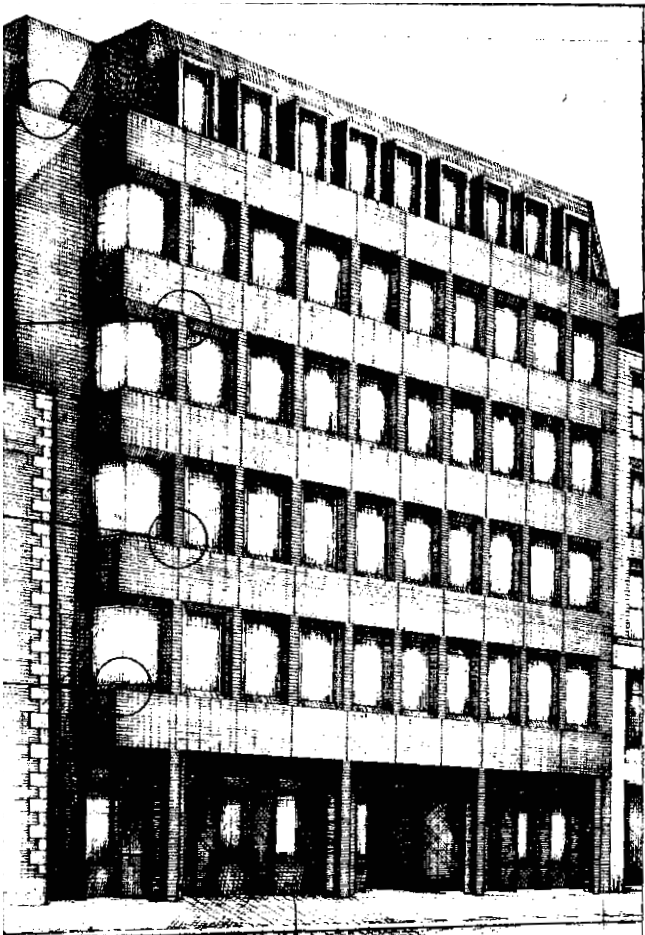
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1.7.2 Contribution of Setting to Significance

In the HGCAA&MS audit, 40-42 Hatton Garden, is identified by Camden as having a negative impact upon the character and appearance of the Area, and indeed the setting of the adjancet Grade II listed 43 Hatton Garden.

The HGCAA& MS 5.12 states that: *Ground floor retail spaces and businesses with active street frontages predominate. In places this has been eroded by the introduction of basement lightwells with railings and the amalgamation of several units to form larger office spaces which detracts from the area.* The setback ground floor and railings at 40-42 Hatton Garden make a negative impact on the setting of the Conservation Area

- 1 View of 7-10 Hanover Square by Ronald Fielding prior to demolition
- 2 Detailed view of 7-10 Hanover Square showing similar window geometry to 40-42 Hatton Garden
- 3 Sketch from 1972 Planning application of 40-42 Hatton Garden. Note ramp not part of original design.
- 4 Photo showing carefully detailed and executed brick window surrounds



3



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Artist's impression of proposed ground and first (typical) floor modifications

### 1.8 Assessment of Proposals

The following section assesses the effect of the proposals on the setting of the adjacent Grade II listed building and the surrounding Hatton Garden Conservation area.

Through the development of the proposals, we have been mindful that conservation is a process of managing change. The emphasis is on understanding what is important about the Conservation Area and building and ascertaining where elements are capable of accepting change without harming the special values of a place.

All of the existing elements that are seen to positively contribute to the character of building (the brickwork detailing around the windows, the rhythm of windows) will be retained as part of the proposals to bring the building up to the standards expected of 21st century office occupants.

The proposed materials to be used in the replacement windows match the material, character and operation of the original windows but provide more thermally efficient models in a lighter stone colour which will pick up on the stonework of the adjacent listed building and make the building feel lighter and less oppressive.

The proposal removes the ground floor office glazing and replaces and re-positiones them closer to the street with new full height glazing with aluminium frames which will match the material of the original. This will:

- make more efficient use of the space
- eliminate an area where litter can accumulate
- eliminate an area where people could hide, and anti-social behaviour could occur
- provide a more active frontage in the Conservation Area.
- allow for half of the obstructive railings to be removed

The design also seeks to re-orient the steps but retain the ramp to ensure inclusive access for all, and replace the existing ramp railings with high quality metal railings which are similar to those used on The Johnston Building.

All of these changes are assessed to make a positive contribution to the Conservation area and the setting of the Grade II listed building adjacent.

The new plant has been positioned at the ground floor rear light well where it is most discrete. It is not seen from any public vantage point in the Conservation Area and as such does not cause any harm.

1.9 Balancing of Harm & Benefits

The proposals present a scheme that is a contemporary yet responds to the original design intent to bring the building up to date and ensure it remains relevant in the current office market.

The above assessment has found no harm to the Hatton Garden Conservation area of Grade II listed 43 Hatton Garden from the proposals. The proposals will overall be beneficial to setting of the adjacent listed building, and the Conservation Area.

Nonetheless, if the decision maker were to identify harm from any aspect of the proposals, that harm would be less than substantial and would fall to be considered under Paragraph 202 of the NPPF.

In our view the potential harm to the adjacent listed building would be at the lowest end of the less than substantial scale, and in our judgement would attract very limited weight.

In this case, Paragraph 202 of the NPPF allows for that very limited harm to be outweighed by public benefits, and in a proportionate manner to the level of harm that is considered to arise.

We consider those benefits, which include heritage benefits, would be inclusive of the following:

- Creating a new active frontage in the Conservation Area
- Removing a potentially unsafe area where litter collects
- Introducing high-quality new elements which are in keeping with the character and architecture of the building and Conservation Area
- Securing the ongoing use of the building as an office and improving the tenant experience

Weighed against the considerable public benefits of the scheme listed above, we consider that the any potential less than substantial harm would be demonstrably outweighed.

1.10 Conclusion

The proposals to replace the windows, improve the ground floor entrance area and add plant into the rear lightwell seek to present a contemporary solution that brings the building up to date and ensures it remains relevant to current office occupiers.

The negative impact that 40-42 Hatton Garden makes on the Hatton Garden Conservation Area by is reduced through the proposals for window replacement and high-quality exterior detailing at the ground floor. The proposals presented here will have a positive material effect on the Conservation Area and the setting of the adjacent Grade II listed building.

Turning to an assessment of the proposals against policy, we conclude the proposals comply with National Planning Policy Framework 12 (Achieving Well Designed Places) 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), and 16 (Conserving the historic environment).

In our judgement the proposals also comply with Camden’s Local Plan Policy D1 Design and D2 Heritage through the provision of a high quality and inclusive design which will contribute positively to local character and distinctiveness, enhancing the diverse heritage assets and their settings.

The proposals are based on an understanding and appreciation of the defining characteristics of the Conservation Area. More specifically, the proposals comply with these policies through the following mechanisms:

- Proposals are sympathetic to local character and history including the surrounding built environment
- Proposal to shift forward shopfront windows optimises the potential of the site, and mitigates against negative impact the current building makes on the Conservation Area
- Proposal creates places that are safe, inclusive and

accessible and where crime and disorder do not undermine the quality of life by improving the ramp access with new railings, and eliminating dark recesses where anti-social behaviour could occur and where litter collects

- Proposal replaces thermally inefficient windows with new to reduce energy consumption and therefore greenhouse gasses

Overall, our analysis has produced a finding of net enhancement to the setting of the adjacent Grade II listed building at 43 Hatton Garden and the character and appearance of the Hatton Garden Conservation Area. That benefit derives from a comprehensive, managed solution comprising a sensitive refurbishing of the building.

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