

Design and Access Statement

Incorporating Heritage statement



Supporting document for: Listed Building Consent application.

Project: Replacement of flat entrance door sets.

Location: Bourne Estate, Portpool Lane, London, EC1N 7UP.

Client: London Borough of Camden

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1 Introduction

This Design and Access Statement, incorporating a Heritage Statement has been prepared by Arcadis on behalf of The London Borough of Camden, to support an application for listed building consent with regard to the replacement of flat entrance door sets to residential apartments within the Bourne Estate.

This report has been prepared by Laura Reynolds BA(Hons) MSc MRICS, Building Surveyor at Arcadis.

It describes the property, and the proposed project works and is intended to provide background information to Camden Council's planning team to assist in their consideration of the proposed works in relation to Listed Building Consent.

2 The Property

2.1 Site Location

The properties which this application applies to, known collectively as the Bourne Estate, are located North and South of Portpool Lane, London EC1N. A high-resolution copy of the below plan is attached with this application – please note that confirmed flat numbers have been added in red and differ slightly from the baseline Ordnance Survey map. The blocks are also referred to as ‘House’ in this report in line with the Listing descriptions but are generally known as and recorded by postal address and on map data as ‘Buildings’.



2.2 Building Design and Layout

The application concerns two early 20th Century housing developments, 'Union buildings', located South of Portpool Lane, and 'Bourne Estate' located North of Portpool Lane, both now known collectively as The Bourne Estate.

The buildings North of Portpool Lane are made up of 6 blocks in parallel on a north-south axis (Shene, Ledham, Skipwith, Denys, Frewell and Scrope Houses). Long east-west blocks (Radcliff House and Redman Houses) form a surrounding perimeter to these facing outwards to Clerkenwell Road, Leather Lane and Portpool Lane, with broad arches providing pedestrian and vehicular access through to the inner blocks. The buildings are generally five storeys, some have a sixth storey in the roof.

The buildings South of Portpool Lane comprise a similar enclosed layout, with Kirkeby and Buckridge Houses in parallel on a north-south axis. Laney House and Nigel House form a continuous perimeter along Leather Lane and Portpool Lane respectively, the latter parallel with Redman House on the north side of Portpool Lane. An open courtyard exists between Kirkeby House and Laney House.

The construction of all blocks generally comprise elevations of load bearing yellow and red brick with some blue and glazed bricks. Some portions of elevations towards Leather Lane and Portpool Lane are stuccoed. Stone string courses feature throughout with triangular or semi-circular pediments to inner blocks. All blocks have brick chimney stacks and natural slate roofs with dormers. Windows are timber sash and casement and doors are a range of different styles, many replaced throughout the 20th and 21st Centuries.

Formal gardens feature between the inner blocks, as well as a number of large London plane trees.

Access is via communal intercom doors to concrete stairways within each block, leading onto external concrete balconies with iron railings, or internal corridors that give access to individual flats. There are no lifts or designated access for disabled persons.

The flats affected are as follows:

1-30 Denys House
1-34 Ledam House
1-30 Skipwith House
1-34 Scrope House
1-30 Frewell House
2-42 Laney House
1-48 Nigel House
1-30 Buckridge House
1-30 Gooch House
1-61 and 95-117 Redman House
1-30 Kirkeby House
1-54 Radcliffe House
55-61 Radcliffe House
1-17 Shene House

3 The Project

3.1 Requirement for upgrade to flat entrance doors

The London Borough of Camden are proposing to upgrade fire suppression throughout the buildings. This will comprise replacement FD30 rated flat entrance door sets. The works outlined within this document are in addition to a previously approved listed building application to upgrade windows and carry out like for like repairs and redecoration to building fabric. The works relating to both listed building consent applications will be executed as part of the same project.

3.2 Design Principles

The following design principles applied to the works have been driven by the Grade II listed status of the buildings within the Bourne Estate. This approach has been adopted by all consultants working on this project:

1. Minimum intervention: If possible, leave historic fabric alone and do not interfere unless it is absolutely essential.
2. Maximum retention: Where intervention is required there should be the minimum loss of historic fabric, and modern fabric should be targeted wherever possible.
3. Research and inspection: Decisions regarding what will be altered and how must be based upon detailed inspection of the buildings and an informed understanding of its history, development and character based on research.
4. Materials: Wherever possible sympathetic materials and traditional methods of workmanship should be adopted for carrying out repairs.
5. Reversibility: Where possible any alterations should be reversible.
6. Workmanship character: the design of repairs should take note of original/historic patterns of workmanship, character and profile where possible.
7. Skills and trades: Only contractors, trades and craftsmen with the necessary experience and skills working with historic buildings will be permitted to undertake works.
8. Timing: the provision of scaffolding and access may guide decisions regarding the extent of what work is done now and where.

3.3 Environmental Sustainability

- Implementation of a materials recycling strategy by the main contractor for all waste materials arising from the project.
- Implementation of a sustainable timber policy complying with the recommendations and policies of the Forest Stewardship Council (FSC) or the Programme for the Endorsement of Forest Certification (PEFC).

3.4 Appearance

The intention of the works is to retain original features or, if this is not possible, to use materials which closely resemble the appearance and design of the original. The new doors will match the originals installed at the point when the building was constructed as closely as possible.

4 Proposed Scope of Works

4.1 Excluded Works

The London Borough of Camden have been advised by Camden planning officer Neil McDonald that previously obtained Listed Building Consent for works included within this project is still valid. Therefore, this application concerns only additional elements that have since been added into the scope. Please refer to planning applications 2016/6836/P and 2016/5704/L.

4.2 Deleterious Materials

4.2.1 Asbestos

In preparation for the works an Asbestos Refurbishment Survey will be undertaken.

4.2.2 Concrete

Appropriate testing for concrete defects to the walkways providing access to flats within the buildings has been included within the scope of works.

4.3 Outline Scope of Works

The proposed works that form part of this application are:

- Remove existing flat entrance door sets (including fanlights where present) and replace with new FD30 rated and secure by design rated hardwood door sets. Please see Appendix B for detailed design – to be amended to suit individual apertures and fanlight arrangements varying across the Estate.
- Making good to all threshold details, upstands, and minor repairs to plaster where this is damaged internally during new door installations.

For context, the works already approved under previous application 2016/6836/P and 2016/5704/L (granted 01/03/2017) are set out below and have been completed on a phased basis. These works have been completed on Laney House, Nigel House, Buckridge House, Gooch House, Redman House, Kirkeby House, Radcliffe House and Shene House. The current phase of works will complete the previously consented works at the blocks known as Scrope House, Frewell House, Denys House, Skipwith House and Ledam House as part of the current project:

- *The replacement of existing single glazed timber sash fixed and casement windows (including sidelights to doors) with new double glazed Accoya® timber windows to match the existing.*
- *Like for like replacement of rotten or damaged communal doors in Accoya® timber.*
- *External redecoration works to all previously painted surfaces.*
- *Brick cleaning and replacement, pointing works and crack repairs are also included to isolated areas in the remedial works schedule, where the existing elements are in poor condition.*
- *Some concrete repairs to isolated areas to match existing.*
- *Asphalt repairs to balconies on a like for like basis.*
- *Repairs to cast iron rainwater goods on a like for like basis.*

- *Isolated slate replacement works, along with any flashing replacement, where existing are damaged or missing to match existing using natural slate and lead respectively.*
- *Minor plaster repairs internally where this is damaged during window installations.*

5 Heritage statement

5.1 Assessment methodology

The National Planning Policy Framework (NPPF) set's out the government's planning policies for England and how these are expected to be applied.

Regarding proposals affecting Heritage Assets, paragraph 194 states:

'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'.

Significance is described in Annex 2 as:

'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

The assessment of significance within this statement follows the rationale set out in Historic England's 'Conservation principles, policies and guidance' (2008) and identifies the:

- Evidential value – Deriving from the potential of a place to yield evidence about past human activity.
- Historical value – Deriving from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.
- Aesthetic value - Deriving from the ways in which people draw sensory and intellectual stimulation from a place.
- Communal value - Deriving from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values but tend to have additional and specific aspects.

Together these form the asset's overall significance.

The impact of proposals on the significance, according to the NPPF (paragraph 199 – 202) can be described as:

- Total loss
- Substantial harm
- Less than substantial harm

This section of the report intends to provide an assessment according to these criteria. It is intended to be proportionate to the works proposed, and should not therefore be viewed as an exhaustive review.

5.2 Statutory Designations

5.2.1 Listing status

With the exception of Gooch House, which is not statutorily listed, this application relates to properties identified in two separate Listed Building entries within the National Heritage List for England which are designated under the Planning (Listed Buildings and Conservation Areas) Act 1990. Under this Act there is a duty on the Local Authority to *“have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”*, and there is a need for the building owner to be sympathetic to this when undertaking any repair or refurbishment works.

A copy of the list entries are included in the appendices of this document.

Please note each block is titled and addressed generally as a ‘Building’, but are listed as ‘House’ in the statutory Listing. The two terms should be considered as referring to the same property therefore for the purposes of this application.

List entry number: 1245473

Grade: II

Bourne Estate (Northern part)

1-30 DENYS HOUSE

1-30 FREWELL HOUSE

1-34 LEDAM HOUSE

1-30 SKIPWITH HOUSE

1-34 SCROPE HOUSE

1-54 RADCLIFFE HOUSE

55-61 RADCLIFFE HOUSE

1-61 AND 95-117 REDMAN HOUSE

List entry number: 1379284

Grade: II

Bourne Estate (Southern part) formerly Union Buildings Estate

2-42 LANEY HOUSE

1-48 NIGEL HOUSE

1-30 BUCKRIDGE HOUSE

1-30 KIRKEBY HOUSE

1-17 SHENE HOUSE is not specifically identified within the register entries contained in the National Heritage List for England, but Shene House is identified on Camden Council’s website as being within the Grade II listing.

5.2.2 Conservation area status

The properties are located within the Hatton Garden conservation area, with the exception of Gooch House.

The National Planning Policy Framework requires the Local Authority to have special regard to the preservation and enhancement of the character or appearance of conservation areas. As far as can be determined, there are no Article 4 directions affecting The Bourne Estate which remove permitted development rights within Hatton Garden Conservation Area.

The below image shows the relevant heritage designations overlaid on a plan, with the Listed blocks of Bourne Estate arranged North and South of Portpool Lane.



Figure 1: Plan showing Grade II status of Bourne Estate and the Hatton Garden Conservation area. Source – Camden Council website.

5.3 Historical background

By the mid 19th century, the Hatton Garden area had developed into a thriving centre for London's jewellery industry, with a strong industrial, commercial and residential character relating to metal working and other businesses. Influxes of European migrants, particularly Italian helped to develop specialist trades such as optical instruments and clock making. Brewery was also prominent and an 1887 insurance map shows Messrs Reid and Co's Brewery occupying the Northern section of what is now the Bourne Estate.

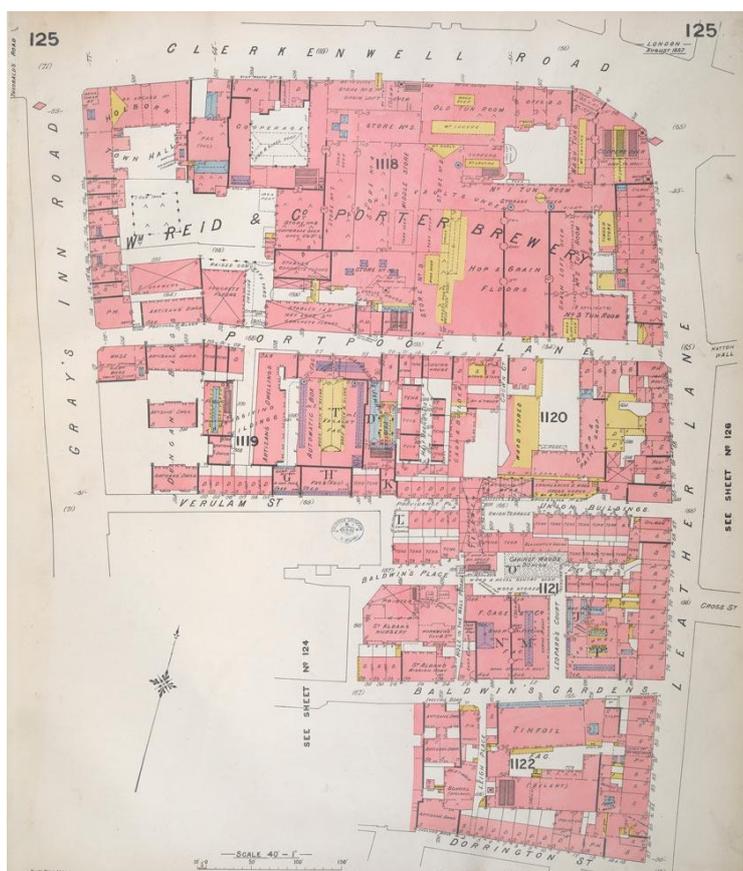


Figure 2: 1887 Fire insurance map (Source – British Library)

Development sites were created through the clearance of slums to make way for new road schemes, which displaced thousands of working class people. Until the Housing of the Working Classes Act 1890, social housing development was the realm of private companies and societies, such as the Peabody Trust. This was to change as London County Council exercised new powers to spend taxes on building social housing of its own, to house the thousands that had been displaced.

Sites already purchased or retained by the council following slum clearance were not enough and it became aware that Messrs Reid and Co were seeking to sell the brewery site. This was purchased in 1899 and intended to house 1,864 persons under a scheme approved by the secretary of state.

Representation was then made by the medical officer of Holborn regarding the death rate in the Union-buildings area (South of Portpool Lane) as being double that of comparative areas. In response, a further scheme approved clearance of this land and the design of four new blocks (Nigel, Laney, Kirkeby and Buckbridge) of dwellings modelled on the lines of the preceding Bourne Estate scheme.

In March 1893, LCC had employed a staff of Architects that formed the Housing of the Working Classes branch. They drew influence from prominent and socially astute Architects of the time including William Morris, Philip Webb and Norman Shaw. In 'A Revolution in London Housing', Susan Beattie observes that 'this architectural branch became a dominant force within the Council and earned for the Council's building programme between 1893 and 1914 the right to be counted among the highest achievements of the Arts and Crafts movement'. The chief Architectural assistant for both schemes comprising what is now the Bourne Estate was Ernest Hadden Parkes (1866/8-1953), working under William Edward Riley (1852-1937). Both were involved in a number of slum clearance and development schemes throughout their careers with LCC.

Due to pressure to house the numbers that had been approved under the schemes, and the sizing constraints of the plot, the Estate was laid out in the form of internal parallel North - South blocks set within external street facing blocks along Clerkenwell Road, Leather Lane and Portpool Lane. The layout was less open than earlier LCC schemes but still featured green space between each block. Indeed, each flat had at least one room looking onto a garden, and the aspect made the most of available sunshine into the main living room. Balconies were open, allowing the 'domestic character' such as front doors to be seen, in a style less regimented than other social housing blocks.

Sources:

"Housing of the working classes in London: Notes on the action taken between the years 1855 and 1912 for the better housing of the working classes in London, with special reference to the action taken by the London County Council between the years 1889 and 1912" (1913).

'Hatton Garden conservation area appraisal and management strategy', Alan Baxter Ltd on behalf of Camden Council, 2017.

Beattie, S., 'A revolution in London Housing – LCC Housing Architects and their work 1893-1914, London: 1980.

www.webarchive.org.uk/wayback/archive/20140124051751/http://www.bl.uk/onlinegallery/onlineex/firemaps/england/london/vitox/largeimage150412.html

5.4 Significance

5.4.1 Evidential value

The Bourne Estate is described in its listing description 'as the third of the three key estates built by the LCC in the years of its greatest innovation... [having] international significance as the model for the much admired and highly influential public housing erected in Vienna immediately after the First World War. The Viennese model was subsequently brought back to England, as can be seen in the Ossulton Estate, Camden'.

As it exists largely unaltered, the building fabric yields physical evidence of the development, and indeed British influence over the development of social housing across Europe in the early twentieth century.

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The following photographs have been obtained, showing Kirkeby Houses and Nigel Houses in 1909, shortly after their completion. The original flat entrance doors can be seen in both of these images.



*Figure 3: Kirkeby Building, 1909. Source:
London Picture Archive.*



*Figure 4: Nigel Building, 1909. Source:
London Picture Archive.*

These images suggest some variation in the glazing bar arrangement of the original doors and whilst these no longer appear to be in situ within Nigel or Kirkeby Houses, they do provide some guidance as to the style of original doors installed when the estate was built.

On other blocks within the Estate, some original doors do still appear to be present. These provide evidential value. Please refer to Appendix A for a more detailed review of original doors still present in each block.

5.4.2 Historical value

Set within the wider landscape and context of Hatton Garden, the wider setting and construction of the Estate helps portray the requirement for supplementary housing in the locality to support the area's wide range of industries. Considered alongside other social housing projects by the London County Council

(LCC), the Estate has associative value with a forward-thinking, and arguably influential Council Architectural department.

5.4.3 Aesthetic value

The blocks feature strong classical treatment throughout, with consistent symmetry and regularity. The Estate is noted in the Hatton Garden Conservation Area Appraisal and Management strategy (2017) as [an example of] large buildings in the area that successfully maintain the traditional rhythm of the townscape. They feature monumental character through the use of grand classical motifs, softened within a domestic context through the use of red, brown and yellow brick, multi-paned sash and casement windows, mansard roofs, and open balconies with decorative railings. Indeed, the inner areas containing the parallel blocks where front doors and kitchen windows are exposed along these open balconies reveal a gentler, social aesthetic.

The aesthetic value has been reduced however by large scale replacement of the original flat entrance doors. The replacement doors currently installed are a range of modern variations, inconsistent in style, colour and quality, installed by tenants throughout the 20th and 21st Century. These detract from the overall symmetry and regularity that underpins the design ethos and wider significance of the design.

5.4.4 Communal value

Social housing in itself holds much value in the sense of community history and social values. The Bourne Estate as it stands today would be wholly recognisable to those who moved in when it was first built. Residents were (and are) more able to mingle on the open balconies and green spaces between blocks, giving back some of the social qualities that had been lost in other developments following slum clearance. Wider collective memory is held in relation to world war damage and subsequent repair to Redman House.

5.5 Relevant planning history

- 2016/6836/P (Planning permission for replacement of windows and repair works to Bourne Estate)
- 2016/5704/L (Listed Building Consent for replacement of windows and repair works to Bourne Estate)

5.6 Heritage Impact

The replacement of flat entrance doors will require the removal of some historic fabric. Appendix A sets out the approximate number of original doors believed to be still in situ. Their removal will reduce the evidential value of the asset. As far as can be determined, no original ironmongery or locking mechanisms remain in situ.

However, replacing all flat entrance doors with a unified design, which matches the original doors as closely as possible could provide an enhancement to the overall aesthetic value. Previously, in their Consent for the related Listed Building Consent 2016/5704/L, Camden Council have previously conceded that “the significance of the buildings is not primarily the fabric (specifically the windows), but the fact that the estate is an early example of social housing in London, in relation to the layout and design”.

In context of the above, the proposal can be viewed as causing **less than substantial harm**.

NPPF Paragraph 202 states:

'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'

The proposal seeks to replace the flat entrance doors with bespoke 30minute fire resisting doors (FD30) and Secure By Design rated hardwood door sets. The design of the doors has been selected to be representative and sympathetic of the original design ethos and the replacement doors will ensure compliance with current Fire Regulations and will provide additional security for residents reflecting changing social trends in Local Authority housing developments.

Camden Council have explored options for a bespoke design in consultation with the Local Authority Conservation Officer, that achieves certification and honours the period character of the buildings. The design is restrained by technical restrictions relating to fire and security rating certification and the requirements for safety glass outlined in the Glazing Regulations with particular reference to maximum glazing sizes and the accommodation of multiple point locking systems within the door frame. The proposal seeks to replicate the original design and appearance of any original doors still in situ and therefore mitigate any harm caused.

We have consulted with Camden Council's Conservation Officer in respect of the design for the proposed works and following receipt of the observations provided, it is proposed to omit glazing bars in order to balance the larger frame stiles required to accommodate the modern design requirements. The detail of the design can be seen in Appendix B. This shows a typical arrangement that would be adjusted to suit differing apertures and fanlight arrangements across the Estate. Fanlight arrangements would be replicated with hardwood frame and fire rated glass.

Residents would be given a limited palette of colour options to maintain the differing domestic element, but within the overall sense of a unified design is considered appropriate to the period.

6 Access Statement

The proposed scheme does not envisage any alterations which might reduce accessibility to building. The works require compliance with the provisions of Approved Document M of the Building Regulations.

- Building Entrance – entrance is via key fob communal entrance doors. There are no proposals to alter this.
- Vertical Circulation - There is currently level access available to ground floor flats. Other flats can only be accessed by stairs. There are no proposals to alter this.
- Circulation – individual door apertures will remain as existing. New threshold levels will comply with Approved Document M.
- Fire Management Plan – The Building Management team operate and regularly review and update an existing Fire Evacuation Policy and Fire Risk Assessment and this addresses the means of evacuating persons within the building who might be unable to use the escape staircases. No alterations to the means of escape or refuge policy are planned as part of these works. The installation of fire rated door sets will extend the protection afforded to the building and persons within flats.

7 Management of the Works

The following conditions will be met by the appointed Main Contractor.

7.1 Considerate Constructors Scheme

- Registration: Before starting work, the contractor is to register the site and pay the appropriate fee.
- Standard: Comply with the Scheme's Code of Considerate Practice.
- Minimum compliance level: Very good.

7.2 Occupied Premises & Phasing

The premises will remain occupied during the works.

7.3 Working Restrictions

Works: Carry out without undue inconvenience and nuisance and without danger to occupants and users.

Monday to Friday 08:00 – 18:00

Saturday 08:00 – 13:00

Sunday No works to take place

7.4 Adjoining Premises

Take all reasonable precautions to prevent damage and nuisance to adjoining premises and its occupants.

7.5 Deliveries

All materials deliveries will be made in compliance with the London Borough of Camden's existing policies.

8 Appendices

Appendix A Photographic schedule of existing flat entrance doors (separate document).

Appendix B Door set detail drawing (separate document).

Appendix C National Heritage List for England – list entry descriptions (below)

8.1 Official list entry

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1245473

Date first listed:

11-Jan-1999

Statutory Address 1:

87-101, LEATHER LANE

Statutory Address 2:

91-101, LEATHER LANE

Statutory Address 3:

BOURNE ESTATE (NORTHERN PART), CLERKENWELL ROAD

Statutory Address 4:

DENYS HOUSE, 1-30, CLERKENWELL ROAD

Statutory Address 5:

FREWELL HOUSE, 1-55, CLERKENWELL ROAD

Statutory Address 6:

LEDHAM HOUSE, 1-34, CLERKENWELL ROAD

Statutory Address 7:

RADCLIFFE HOUSE, 1-105, CLERKENWELL ROAD

Statutory Address 8:

REDMAN HOUSE, 1-17, CLERKENWELL ROAD

Statutory Address 9:

SCROPE HOUSE, 1-34, CLERKENWELL ROAD

Statutory Address 10:

SKIPWITH HOUSE, 1-55, CLERKENWELL ROAD

Statutory Address:

87-101, LEATHER LANE

Statutory Address:

91-101, LEATHER LANE

Statutory Address:

BOURNE ESTATE (NORTHERN PART), CLERKENWELL ROAD

Statutory Address:

DENYS HOUSE, 1-30, CLERKENWELL ROAD

Statutory Address:

FREWELL HOUSE, 1-55, CLERKENWELL ROAD

Statutory Address:

LEDHAM HOUSE, 1-34, CLERKENWELL ROAD

Statutory Address:

RADCLIFFE HOUSE, 1-105, CLERKENWELL ROAD

Statutory Address:

REDMAN HOUSE, 1-17, CLERKENWELL ROAD

Statutory Address:

SCROPE HOUSE, 1-34, CLERKENWELL ROAD

Statutory Address:

SKIPWITH HOUSE, 1-55, CLERKENWELL ROAD

The building or site itself may lie within the boundary of more than one authority.

County:

Greater London Authority

District:

Camden (London Borough)

Parish:

Non Civil Parish

National Grid Reference:

TQ 31118 82005

8.1.1 Details

TQ 3181 NW CAMBDEN CLERKENWELL ROAD (South side) 798-1/102/1769 Bourne Eastate (Northern part) 11.01.1999

GV II

Includes: Skipwith House 1-55, Ledam House 1-34, Redman House 1-17 CLERKENWELL ROAD Includes: Radcliffe House 1-105, Scrope House 1-34, Frewell House 1-55, Denys House 1-30 CLERKENWELL HOUSE Includes: 91-93 and 99-101 (Odd) LEATHER LANE Includes: 87-101 (Odd) LEATHER LANE

Housing estate for the London County Council. 1901-3. Designed by the LCC Architect's Department (chief assistant for scheme E H Parkes under W E Riley). Elevations of red, orange and stock bricks with some blue and glazed bricks. Portions of upper elevations towards Clerkenwell Road and Portpool Road stuccoed. Brick chimneys, slated roofs. Stone string courses, parapets and segmental arches. Concrete open stairs and balconies with iron railings. Wooden sash and casement windows, some within segmental brick arches and with brick aprons. STYE: free Classical style, with

Arts and Crafts touches, developing the idiom established by the LCC Boundary Street and Millbank estates in a formal direction. EXTERIOR: 5-storey flats with balcony access; some portions with sixth storey in roof. Enclosed layout, with 5 blocks in parallel on a north-south axis (Shene, Ledham, Skipwith, Denys, Frewell and Scrope Houses) and narrow quadrangles (once with formal planting) between Ledham and Skipwith Houses and between Denys and Frewell Houses. Long east-west blocks (Radcliff House and Redman House) to perimeter of estate, with broad arches leading through to centre of estate, their stuccoed upper storeys with giant pilasters. Some later alterations. Radcliff House: long elevation to Clerkenwell Road, shorter elevations in two sections to Leather Lane, and canted corner between with principal entrance arch to estate and pyramidally capped towers left and right. Ground storey towards roads have shops, with granite piers in between. Upper storeys towards Clerkenwell Road alternate between plain brick elevations with dormers in roof and slightly recessed stuccoed sections with giant pilasters rising through three storeys and parapet over. 3 broad moulded segmental arches lead through to centre of estate, the arch at the corner being more fully detailed with voussoirs and small brick windows over. The Bourne Estate is the third of the three key estates built by the London County Council in the years of its greatest innovation. In Britain the Bourne Estate is the least known, but it has an international significance as the model for the much admired and highly influential public housing erected in Vienna immediately after the First World War. The Viennese model was subsequently brought back to England, as can be seen in the Ossulton Estate, Camden, listed some years ago, and in some private mansion blocks in central London of the 1930s.

Listing NGR: TQ3111882005

8.2 Official list entry

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1379284

Date first listed:

11-Jan-1999

Statutory Address 1:

11, 11A AND 12, PORTPOOL LANE

Statutory Address 2:

51-75, LEATHER LANE

Statutory Address 3:

BOURNE ESTATE (SOUTHERN PART); FORMERLY UNION BUILDINGS ESTATE,
LEATHER LANE

Statutory Address 4:

NIGEL HOUSE 1-71, LANEY HOUSE 1-72, KIRKEBY HOUSE 1-45, BUCKRIDGE
HOUSE 1-30, LEATHER LANE

Statutory Address:

11, 11A AND 12, PORTPOOL LANE

Statutory Address:

51-75, LEATHER LANE

Statutory Address:

BOURNE ESTATE (SOUTHERN PART); FORMERLY UNION BUILDINGS ESTATE,
LEATHER LANE

Statutory Address:

NIGEL HOUSE 1-71, LANEY HOUSE 1-72, KIRKEBY HOUSE 1-45, BUCKRIDGE
HOUSE 1-30, LEATHER LANE

The building or site itself may lie within the boundary of more than one authority.
County:

Greater London Authority

District:

Camden (London Borough)

Parish:

Non Civil Parish

National Grid Reference:

TQ 31234 81892

8.2.1 Details

CAMDEN

TQ3181NW LEATHER LANE 798-1/102/1770 Nos.51-75 (Odd)

GV II

See under: Bourne Estate (southern part); formerly Union Buildings Estate LEATHER
LANE.

CAMDEN

TQ3181NW LEATHER LANE 798-1/102/1770 (West side) Bourne Estate (southern part);
formerly Union Buildings Estate

GV II

Includes: Nigel House 1-71, Laney House 1-72, Kirkeby House 1-45, Buckridge House 1-30 LEATHER LANE. Includes: Nos.11, 11A AND 12 PORTPOOL LANE. Includes: Nos.51-75 LEATHER LANE. Housing estate built by the London County Council. 1905-9. Designed by LCC Architect's Department (chief assistant for scheme EH Parkes, under WE Riley). Elevations of yellow and red bricks with some blue and glazed bricks. Portions of elevations towards Leather Lane and Portpool Lane stuccoed. Brick chimneys, slated roofs. Stone string courses, parapets and segmental arches. Concrete open stairs and balconies with iron railings. Wooden sash and casement windows. Free Classical style, with Arts and Crafts touches, developing the idiom established by the LCC Boundary Street and Millbank Estates in a formal direction. EXTERIOR: 5-storey flats with balcony access; some portions with sixth storey in roof. Enclosed layout, with Kirkeby and Buckridge Houses in parallel on a north-south axis behind frontage. Open courtyard (formerly with crazy paving and cobbles) between Kirkeby House and Laney House. Laney House and Nigel House form a continuous perimeter along Leather Lane and Portpool Lane respectively, the latter parallel with Redman House on north side of Portpool Lane (see Clerkenwell Road, Nos 87-121, Bourne Estate, northern part (qv)). Some later alterations. Laney House: elevation to Leather Lane with shopfronts between granite piers on ground storey. Upper portions with brick quoins and alternating between 3 and 4 full storeys with deep cornices, the centres of the 3 lower portions having rubbed brick pilasters with Ionic capitals rising to triangular pediments (two removed after war damage). Dormers in roof. Curved corner between Leather Lane and Portpool Lane with giant pilasters in stucco running through upper storeys. Rear elevation with ground storey projecting, terminated by high parapet wall with chequered brickwork pattern; the windows at this level now filled in. Balconied elevations above and complex roof line. Kirkeby and Buckridge Houses: similar in design, with plain brick elevations in one direction having slightly projecting

ends with triangular pediments and centres with segmental pediments, both with quoins; rear elevations irregular, with open stairs and balconies and some distinctive glazed-brick entrances towards Laney House. Nigel House: long elevation to Portpool Lane, aligned with Redman House on north side of Portpool Lane and identical in design, with solid ground and first storeys of channelled brickwork and alternating sections of plain brickwork and giant pilasters above. Continuous moulded parapet, and dormer windows in roof. Rear with quoined projections and broad triangular pediments over arched entrances, open stairs and balconies, and angled projection through 4 storeys near west end of group. INTERIORS not inspected. HISTORICAL NOTE: listed as part of the last of the 3 major centre-city housing estates built by the LCC before the First World War, with a different layout and approach from Boundary Street Estate (Tower Hamlets) and Millbank Estate (Westminster). A significant precursor in form and style of inter-war housing estates throughout Britain, and influential on tenement housing throughout Europe. This southern portion of the estate was a slum-clearance scheme, conceived and probably designed before the northern portion but built later. Forms a group with northern part of Bourne Estate, Clerkenwell Road (qv).

CAMDEN

TQ3181NW LEATHER LANE 798-1/102/1770 Nigel House 1-71, Laney House 1-72, Kirkeby House 1-45, Buckridge House 1-30

GV II

See under: Bourne Estate (southern part); formerly Union Buildings Estate LEATHER LANE.

CAMDEN

TQ3181NW PORTPOOL LANE 798-1/102/1770 Nos.11, 11A AND 12

GV II

See under: Bourne Estate (southern part); formerly Union Buildings Estate LEATHER
LANE.

Listing NGR: TQ3123481892

Design & Access Statement, incorporating Heritage Statement
Bourne Estate, London.

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