

Hatton Garden Conservation Area Appraisal and Management Strategy *Consultation Draft* November 2016



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Appraisal



Greville Street

1.0 Introduction

Summary

- 1.1 The Hatton Garden Conservation Area covers approximately 20 hectares west of Farringdon Road. Its historic character derives largely from its many robustly detailed industrial, commercial and residential buildings of the late nineteenth to mid twentieth centuries, combined with an intricate street pattern that is overlaid on undulating topography. This character is closely related to the history of metal working and other industries that have been carried out here. At the heart of the district is Hatton Garden, well known as the focus of London's jewellery trade.

Purpose

- 1.2 This Appraisal and Management Strategy has been prepared to define the special interest of the Hatton Garden Conservation Area in order that its special qualities are understood and can be protected, and that measures are put in place to ensure appropriate enhancement. It replaces a Conservation Area Statement adopted in 1999.
- 1.3 This document is designed to guide development within the Conservation Area and is one of the tools used by Development Management in making decisions on planning and listed building consent applications. It is also for the use of local residents, community groups, businesses, property owners, architects and developers, especially as a guide to the formulation and design of development proposals.

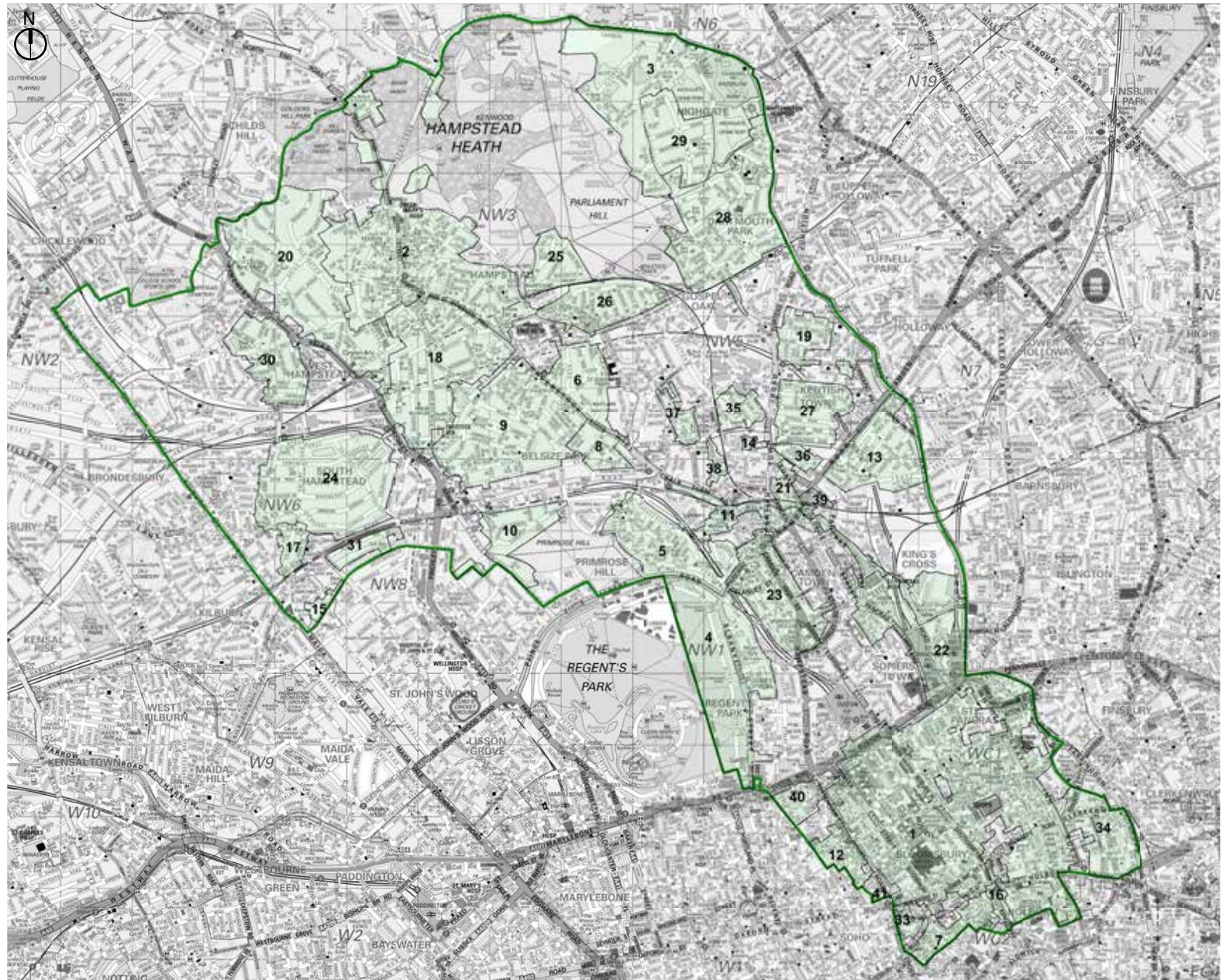
Methodology

- 1.4 This document follows the Historic England's guidance on appraising conservation areas, *Conservation Area Designation, Appraisal and Management (2016)*. Sources are listed in Chapter 11.
- 1.5 The Appraisal analyses the history and development of the Area as well as its current appearance and character, describing significant features in the landscape and identifying important buildings and spaces. The purpose of characterisation is not to give an exhaustive description, but to try and capture the essence of a place.
- 1.6 Based on the analysis in the Appraisal, the concluding Management section addresses the key issues, guidelines and opportunities for enhancement.
- 1.7 This draft will be subject to Council review and public consultation.

Designation

- 1.8 The Hatton Garden Conservation Area was designated in 1999, when its first Conservation Area Appraisal and Management Strategy was adopted. That document will be replaced by the present document.
- 1.9 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'.

- 1 Bloomsbury
- 2 Hampstead
- 3 Highgate Village
- 4 Regents Park
- 5 Primrose Hill
- 6 Parkhill
- 7 Seven Dials (Covent Garden)
- 8 Eton
- 9 Belsize Park
- 10 Elsworth
- 11 Regents Canal
- 12 Charlotte Street
- 13 Camden Square
- 14 Kelly Street
- 15 St Johns Wood
- 16 Kingsway
- 17 Priory Road
- 18 Fitzjohns Netherhall
- 19 Kentish Town
- 20 Redington Frognal
- 21 Jeffrey's Street
- 22 Kings Cross St Pancras
- 23 Camden Town
- 24 South Hampstead
- 25 South Hill Park
- 26 Mansfield
- 27 Bartholomew Estate
- 28 Dartmouth Park
- 29 Holly Lodge Estate
- 30 West End Green
- 31 Alexandra Road
- 33 Denmark Street
- 34 Hatton Garden
- 35 Inkerman
- 36 Rochester
- 37 West Kentish Town
- 38 Harmond Street
- 39 Camden Broadway
- 40 Fitzroy Square
- 41 Hanway Street



Conservation Areas in the London Borough of Camden

2.0 Policy Context

National Policy

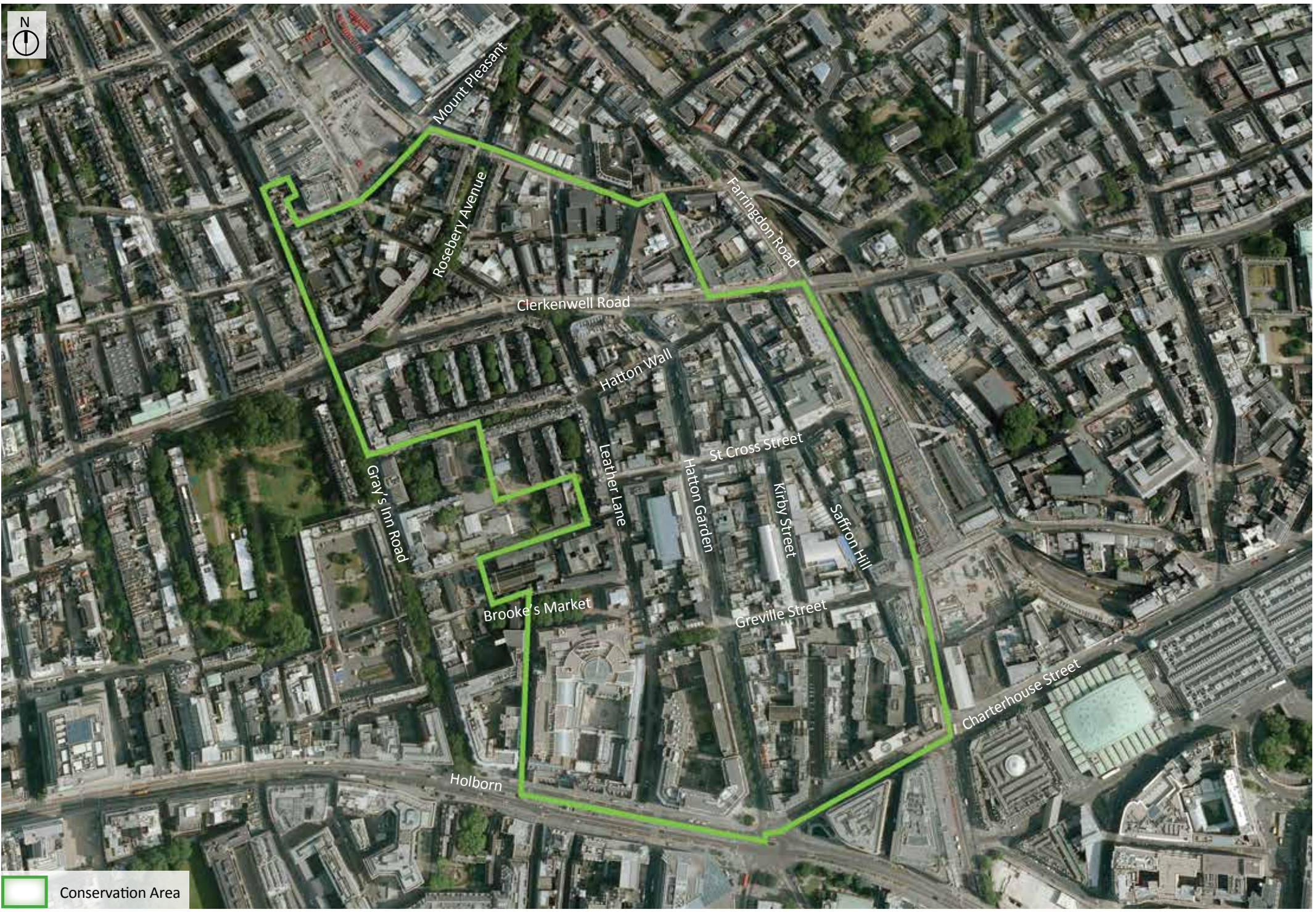
- 2.1 Conservation Areas were introduced by the Civic Amenities Act 1967.
- 2.2 Conservation Area legislation is contained in the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 69 defines conservation areas as places of ‘special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’.
- 2.3 Section 72 of the Act imposes a duty on the Council in its role as local planning authority to pay special attention to the desirability of preserving or enhancing the character or appearance of the area.
- 2.4 Conservation area designation introduces a general control over the demolition of unlisted buildings and the lopping or felling of trees above a certain size. It also withdraws some permitted developments rights.

Regional Policy

- 2.5 The London Plan (2011 and later alterations) is the overall strategic plan for London. It forms part of the development plan for Greater London. Relevant policies include 7.7 – Location and design of tall and large buildings, 7.8 – Heritage assets and archaeology, 7.9 – Heritage-led regeneration, and 7.18 – Protecting local open space and addressing local deficiency.

Local Policy

- 2.6 Camden’s strategy for managing growth and development across the Borough is set out in the Local Development Framework (LDF), which replaced the Unitary Development Plan (UDP) in November 2010. The LDF is a collection of planning documents, including the Core Strategy (2010), Development Policies (2010) and Camden Site Allocations (2013).). The current LDF is under review and it is anticipated that a replacement plan will be adopted in 2017.
- 2.7 Within the Core Strategy, relevant policies include CS7 – Promoting Camden’s centres and shops, CS8 - Promoting a successful and inclusive Camden economy and CS14 – Promoting high quality places and conserving our heritage.
- 2.8 Relevant Development Policies include DP1 – Mixed Use Development, DP13 – Employment Premises and sites, and DP24 – Securing high quality design and DP25 Conserving Camden’s heritage. Paragraphs 13.7 and 13.8 encourage the provision of spaces suitable for jewellery uses within new developments.
- 2.9 Conservation area designation allows Camden to identify buildings that make a positive contribution to the area. They are subject to local policies, although not to listed building legislation
- 2.10 The Camden Site Allocations Local Development Document (2013) sets out Camden’s aspirations for development in the Farringdon area and identifies Herbal House, 10 Back Hill as a site within the Conservation Area that is likely to be subject to development proposals (this building is now identified as making a Positive Contribution to the Area).



Mount Pleasant

Rosebery Avenue

Farrington Road

Clerkenwell Road

Hatton Wall

Gay's Inn Road

Leather Lane

Hatton Garden

St Cross Street

Kirby Street


Saffron Hill

Brooke's Market

Greville Street

Charterhouse Street

Holborn

 Conservation Area

3.0

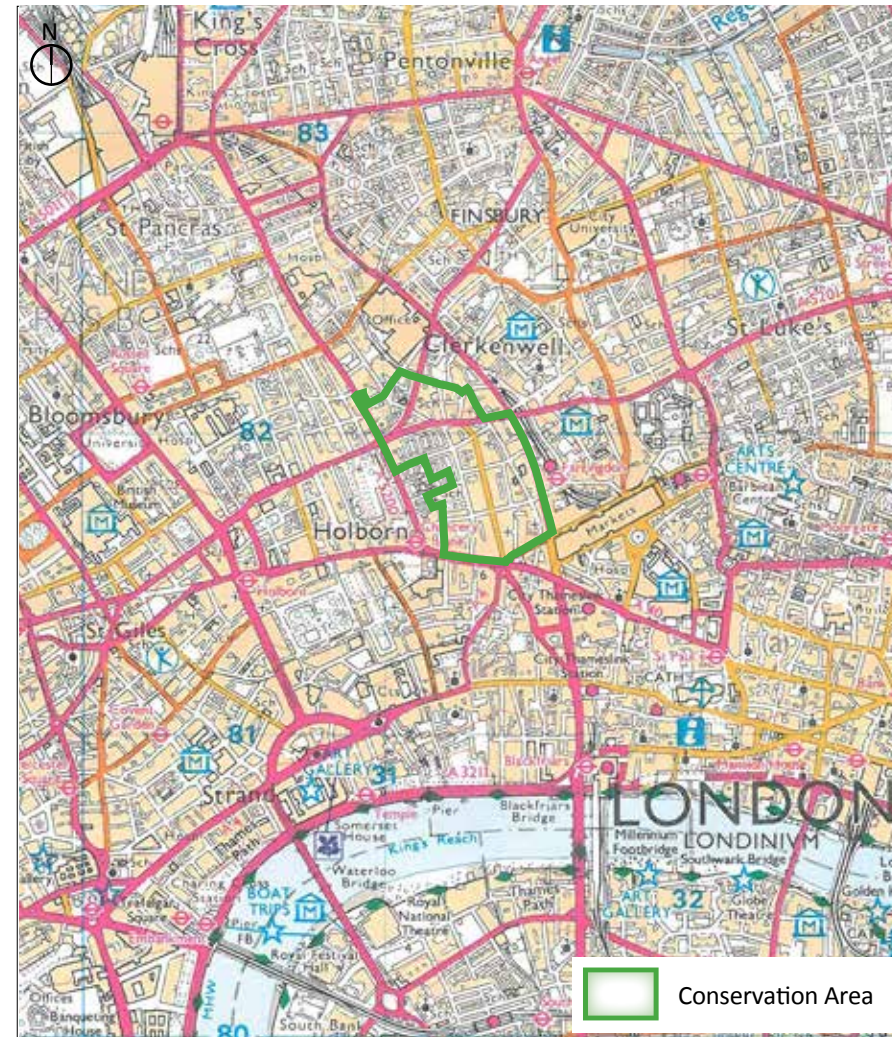
Location and summary

Location and context

3.1 The Area lies within the Holborn district in central London. It occupies the south-east corner of the London Borough of Camden and abuts the City of London to the south (including the Chancery Lane Conservation Area) and the London Borough of Islington to the east (including the Clerkenwell Green Conservation Area). To the west of the Area is the large open space of Gray's Inn Gardens. Immediately north of the Area is the large postal sorting office complex at Mount Pleasant.

General character and plan form

- 3.2 The character of the Area is varied, with no single period, style or use predominating. Yet, there is a conspicuously high proportion of Victorian former warehouses and twentieth-century commercial buildings, and a smattering of Georgian houses, all of which are the direct result of the history of the Area. Today there are a mix of uses, especially commercial and residential.
- 3.3 Part of the character comes also from the activities associated with the Area, especially those connected to the jewellery trade, concentrated along Hatton Garden and its side streets. This has given rise to a lively street scene of small jewellery shops which are busy throughout the week, including at the weekend when the rest of the Area is quieter. Leather Lane hosts a lively street market during the week which is thronged at lunchtimes thanks to its popularity with office workers.



Location within London

- 3.4 The Area forms a dense network of minor streets connected to four major streets: Holborn on the southern boundary, Farringdon Road on the east boundary, Clerkenwell Road in the north of the Area, and Hatton Garden, which connects Clerkenwell Road to the junction at Holborn Circus. Hatton Garden is the spine of a grid of north-south streets laid out in the seventeenth century including Leather Lane and Kirby Street.

Landscape setting and topography

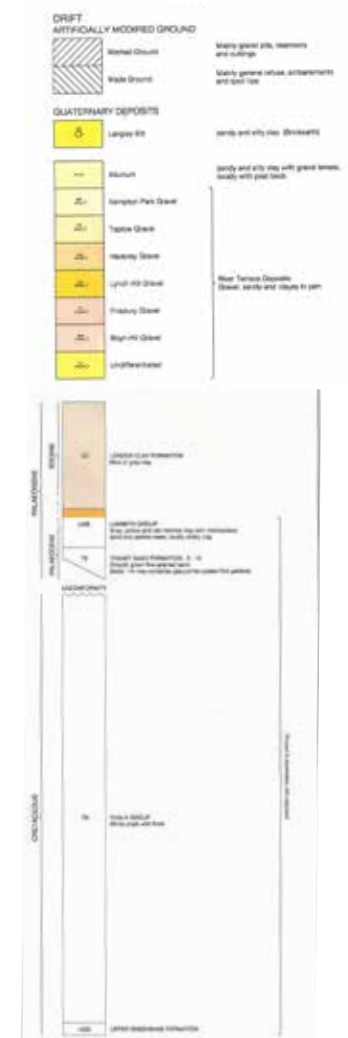
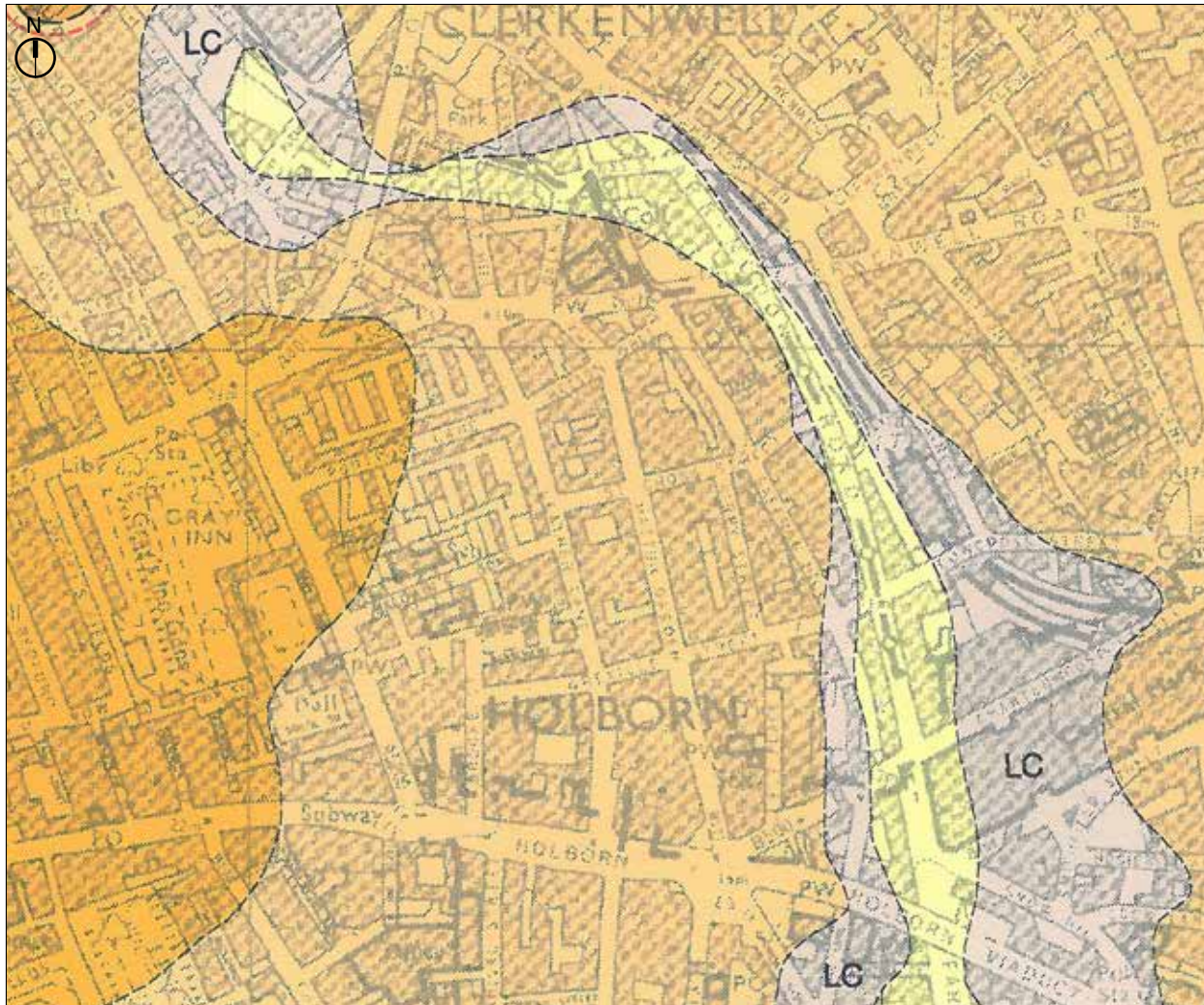
- 3.5 The eastern and northern parts of the Area are unusually hilly for central London. Their distinctive topography is due to the presence of the valley of the former River Fleet, aligned roughly with present-day Farringdon Road. This was once a major tributary of the River Thames, broad and fast flowing, but by the nineteenth century it had become an open sewer and was culverted beneath the streets. Steep streets on the valley slopes include Greville Street, Back Hill and Herbal Hill.

Terminology

- 3.6 Throughout this report, 'Area' refers to the Hatton Garden Conservation Area. 'Positive' refers to a building that makes a positive contribution to the Conservation Area. 'Negative' refers to a building that makes a negative contribution to the Conservation Area (see Audit).



Herbal Hill



Geology map, showing the alluvial deposits along the route of the River Fleet in yellow



Hatton Garden in 1895, looking north from Holborn Circus

4.0 History

Roman and Saxon: the beginning of Holborn

- 4.1 Apart from the valley of the River Fleet, the oldest feature of the Area is the gently curving road known as Holborn. It was created during the Roman period as one of several approach roads to the walled City of London. The Area was then well outside the City and was largely uninhabited. Archaeology has revealed Roman burials along the road.
- 4.2 At the east end of Holborn stands the church of St Andrew Holborn (outside the Area), established during the Saxon period. It was described as an 'old wooden church' in 959 (the present stone building is mainly of the seventeenth century). It may have been built originally to serve a small agricultural community, or for travellers on the Holborn road. It stands near the former site of the Holborn Bridge over the River Fleet.

Medieval and Tudor: mansions in the country

- 4.3 Following the Norman Conquest of 1066 the population of the City of London expanded and the River Fleet became the site of noxious industries including the tanning of animal hides, known from archaeological finds of leather and bones. Beyond the River, the land was in agricultural use. Holborn was described in the Domesday Survey of 1086 as a small hamlet of farmers who ploughed the land and kept pigs in the forests.
- 4.4 The medieval period saw monasteries and grand houses established in the countryside around the City of London. Nearby monasteries included the Priory of St John and the Charterhouse, both east of the River Fleet, outside the Area. These large and wealthy institutions naturally encouraged development in the Area, including along Holborn. The nunnery of St Mary Clerkenwell owned a large tract of undeveloped land in the northern part of the Area around present-day Warner Street.



Ely House, c. 1772, before demolition of the hall and cloister. The chapel on the right survives as St Etheldreda's Church (from *Picturesque Antiquities of the English Cities*, 1828)

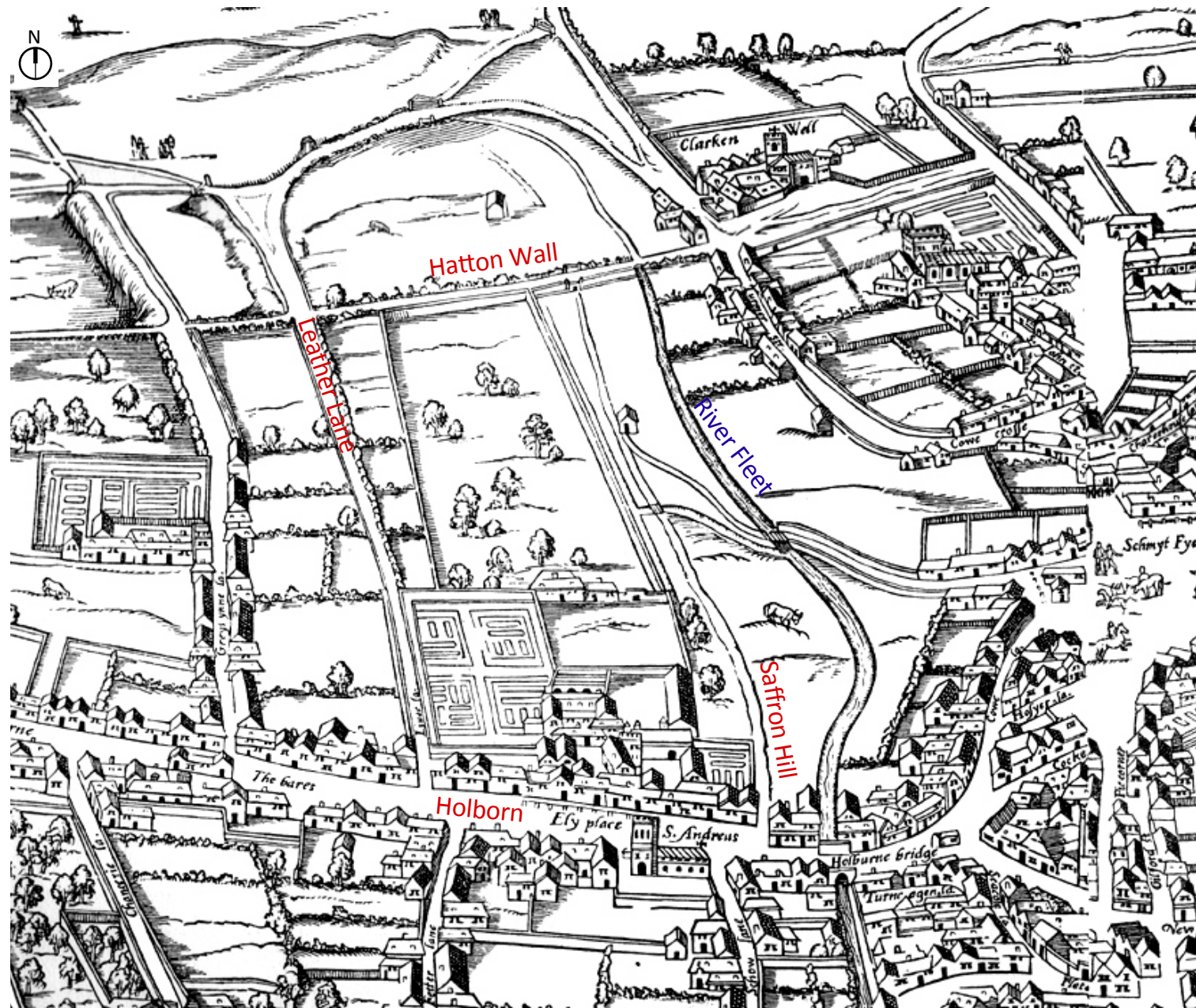
- 4.5 In the late thirteenth century John de Kirkeby, Bishop of Ely built a large house on the north side of Holborn, which included an unusually fine chapel that survives today as St Etheldreda's Church (Grade I). It is now one of the few medieval buildings in central London. South of the chapel originally stood a cloister, great hall, other rooms and a gatehouse. Beyond the house was a walled garden extending west to Leather Lane and an orchard reaching to the line of Hatton Wall (see Agas map). Their alignments are therefore important reminders of the historic landholding. The estate was left to future Bishops of Ely as their London base.
- 4.6 Following the Dissolution of the Monasteries of 1536, church land throughout England was appropriated by the Crown. In 1576 Queen Elizabeth I forced the Bishop of Ely to surrender the majority of the house and 14 acres of land to one of her favourite courtiers, Sir Christopher Hatton. The Bishops of Ely bitterly contested the arrangement for many decades, but the landholding would remain in the Hatton family.
- 4.7 West of Ely House stood two other country houses whose land was later developed. Furnival's Inn was a substantial courtyard house, built for the Furnival family but bought by lawyers in the fourteenth century and converted into one of the Inns of Chancery, which were colleges of solicitors. In the 1890s its site became the Prudential Assurance headquarters, now Waterhouse Square (Grade II*). Further west stood Brooke House, built c. 1620 and lived in by Fulke Greville, Lord Brooke, another favourite of Queen Elizabeth I; by c. 1700 its site was redeveloped to create Brooke Street.



Furnival's Inn, c. 1720 by Sutton Nicholls (British Museum)



The site today: Waterhouse Square



c. 1558: Agas map

Seventeenth and eighteenth centuries: residential suburb

- 4.8 In 1654 the courts ruled that the contested land once owned by the Bishops of Ely would be inherited by Christopher Hatton III, paving the way for the development of the area. In 1659 he laid out the grid of streets that survives today as an important early example of town-planning: Hatton Garden, Kirby Street, Greville Street, St Cross Street and Hatton Wall. Ogilby and Morgan's map shows that the names have changed slightly, e.g. Hatton Garden was originally Hatton Street. Kirby Street, originally Great Kirby Street, is named after the Hattons' country estate: Kirby Hall, Northamptonshire. The map also shows empty land to the north, which was acquired separately in 1676 and then built up.
- 4.9 The grid was eventually filled with good quality houses, their plot widths proportioned in relation to the street widths, with the largest houses on Hatton Garden. This is shown on an estate survey of 1694. Each house had a garden, and often a coach house and stables. The pattern of development was based on West End models and in 1720 Hatton Garden was described by Strype as 'very gracefully built, and well inhabited by the gentry'.
- 4.10 The only original building within the Hatton Grid is the former chapel of c. 1670 at No. 43 Hatton Garden, now offices (Grade II), an important survival, prominently sited on the corner with St Cross Street. Important, slightly later houses of c. 1720-30 survive at No. 29 Hatton Garden (Positive) and at Nos. 83-89 Leather Lane (Grade II). An even greater number of houses survive from the later Georgian period, including a fine late eighteenth-century example at No. 29 Hatton Wall (Positive).



The old, winding streets like Saffron Hill would have contrasted sharply with the smart new district planned by Hatton (watercolour by John Wykeham Archer, 1848)



Above: Former chapel of c. 1670 at No. 43 Hatton Garden, now offices (Grade II)



Right: Abraham Arlidge's survey of 1694, with the chapel marked 'Church'

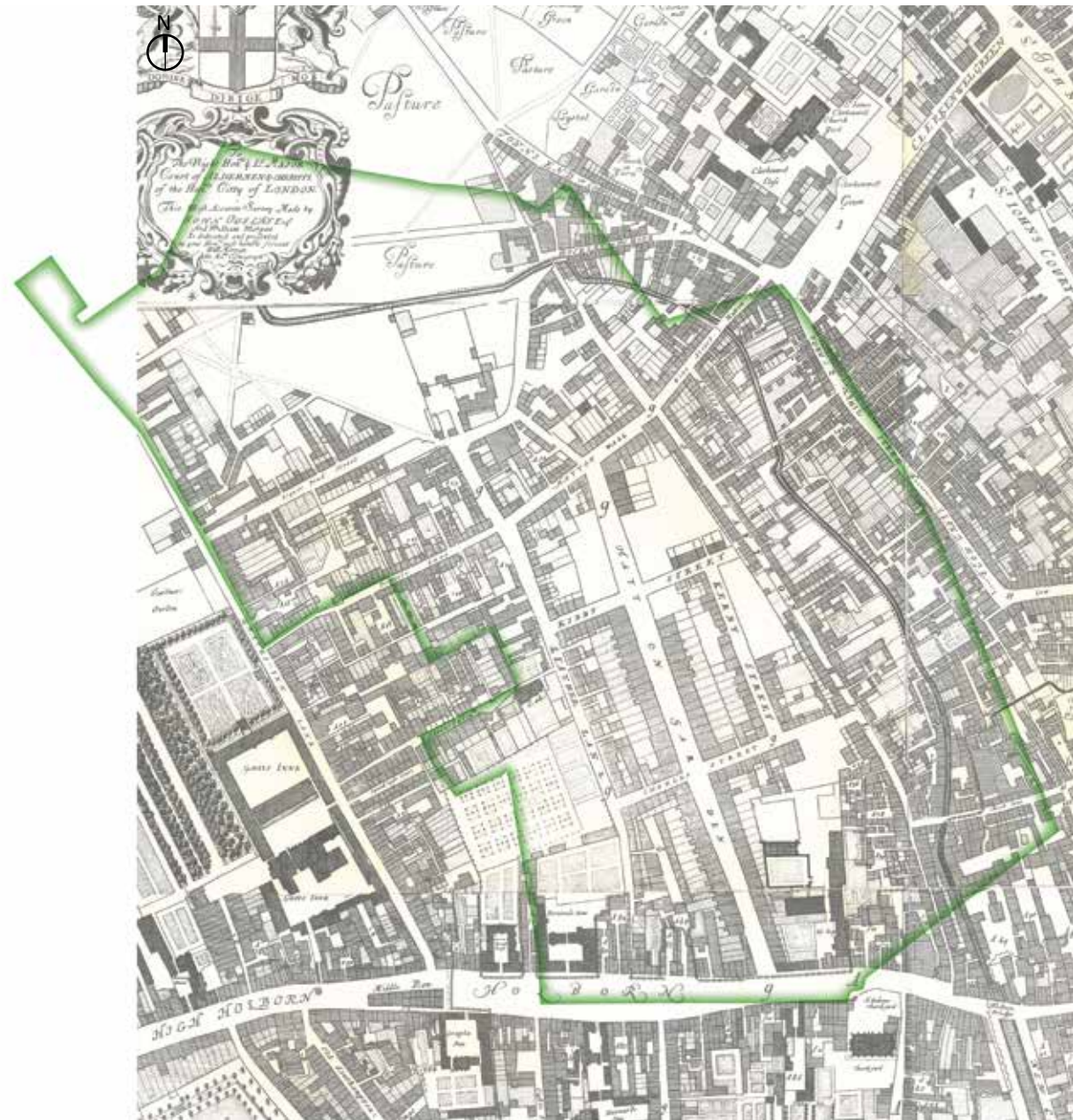
- 4.11 A notable characteristic of the seventeenth-century street pattern is the number of yards behind the main thoroughfares, a few of which still survive, including Hatton Place (originally Hatt and Tunn Yard) and Bleeding Heart Yard. They were originally used for stables, but in the eighteenth and nineteenth centuries were appropriated for industrial uses. They add an interesting dimension to the historic townscape.
- 4.12 The northern part of the Area was also developed in this period. In the 1690s the lawyer Walter Baynes purchased the land once belonging to St Mary's nunnery and converted an ancient spring into a medicinal attraction called the Cold Bath (demolished 1887). This became the centrepiece of a residential development begun in 1719 by Baynes in partnership with a banker, John Warner, on Mount Pleasant (then Dorrington Street), where some of the original houses survive today as Nos. 47-57 (Grade II). The hilly terrain gave rise to an irregular street pattern that partly survives around Mount Pleasant, Warner Street and Eyre Street Hill.
- 4.13 Outside the Hatton and Baynes-Warner estates, the Area declined in status over the seventeenth century, especially around the noxious River Fleet. Saffron Hill and Leather Lane became built up with narrow timber-framed houses, none of which have survived. At Hockley-in-the-hole, now Ray Street, there was a notorious bear-baiting garden at the Cock Inn where violent blood sports took place (now the site of the Coach and Horses pub, just outside the Area).
- 4.14 The last part of the Area to be developed was the site of Ely House itself, which was claimed by Matthew Wren (uncle of Sir Christopher) in 1660. He was the last Bishop of Ely to live there, but failed to resolve the legal dispute over its ownership. In 1772 the government intervened and purchased the land through an act of parliament, selling it on to the developer Charles Cole. He demolished the ruined medieval house except for its chapel and erected a street of smart terrace houses. Today, Ely Place is important as a relatively intact eighteenth-century development (mostly Grade II).




Bleeding Heart Yard, thought to be named after an old inn sign



Nos. 47-57, Mount Pleasant (Grade II)

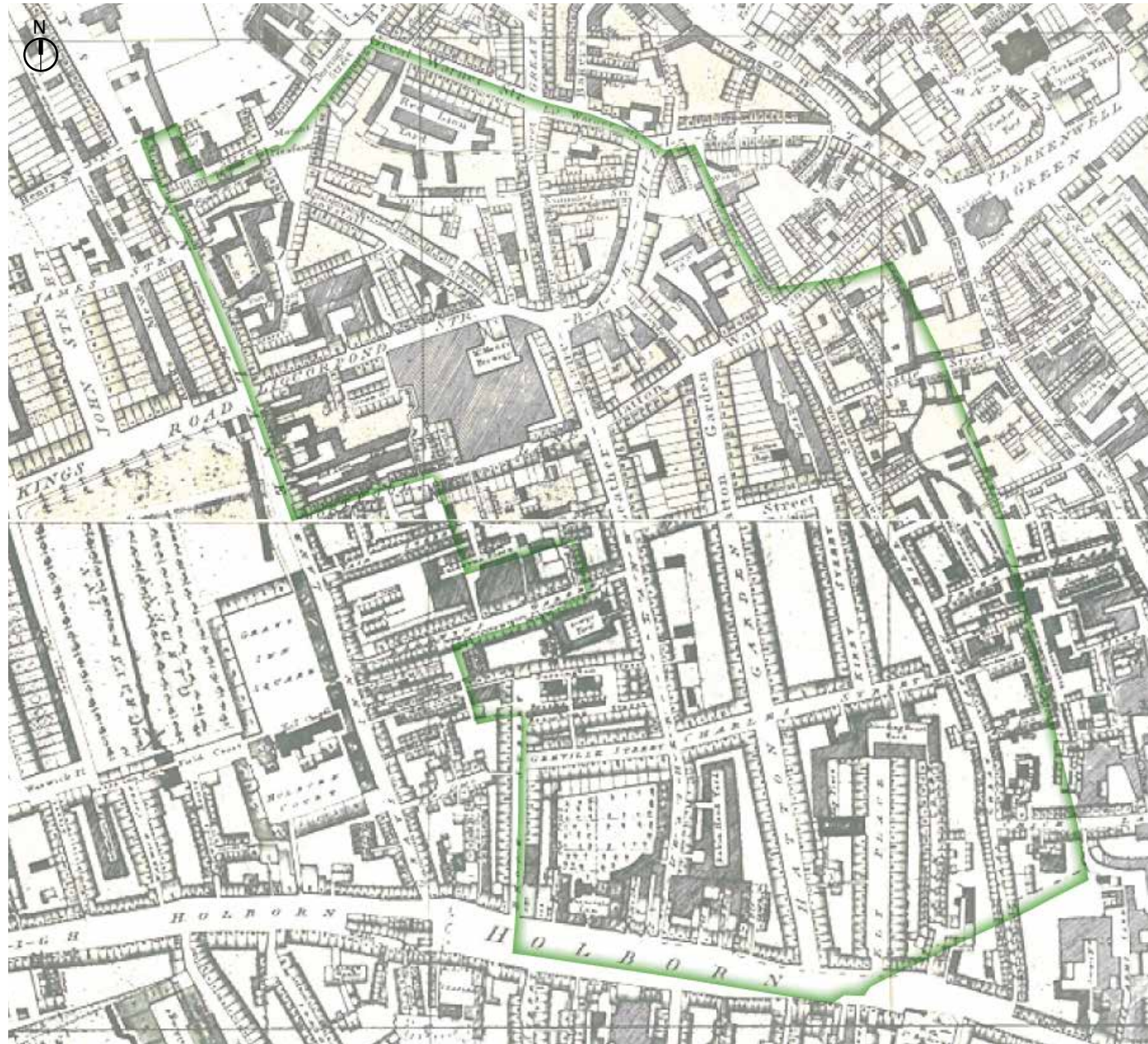



 Conservation Area

1676: Ogilby & Morgan's map



Georgian houses at 15 and 16 Hatton Garden, photographed in 1944 and demolished c. 1970s (LMA)



 Conservation Area

1799: Horwood's map

Nineteenth century: industry

- 4.15 Hatton Garden's association with the jewellery trade began in the early nineteenth century. By 1822 there was a jeweller and gold refiner, Charles Johnson, at No. 11 Hatton Garden, while at No. 79 his nephew Percival Johnson set up as an 'Assayer and Practical Mineralogist' (neither building survives). The writer Rachel Lichtenstein argues that Johnson's highly respected assay office (renamed Johnson & Matthey in 1851) was influential in the development of Hatton Garden as a jewellery quarter. The old houses were no longer fashionable residences and they were easily adapted to light industrial uses, typically with basement workshops, ground-floor shops and living quarters above.
- 4.16 Other prominent industries included clock and watch-making, printing and engraving, technical manufacturing, metal production, chemicals, medicine and brewing. Immigration brought workers from Europe who were skilled in these specialised trades, especially Jewish jewellery merchants and craftsmen, whose descendants still have a strong presence in the Area. Many Italian makers of optical instruments settled in the north part of the Area, which by 1900 was dubbed 'Little Italy', marked by St Peter's Italian Church on Clerkenwell Road (Grade II*); the Italian community here is no longer pronounced except during the lively annual *Processione* through the streets.



Detail from John Tallis's *London Street Views*, 1838-40, showing the variety of manufacturing workshops



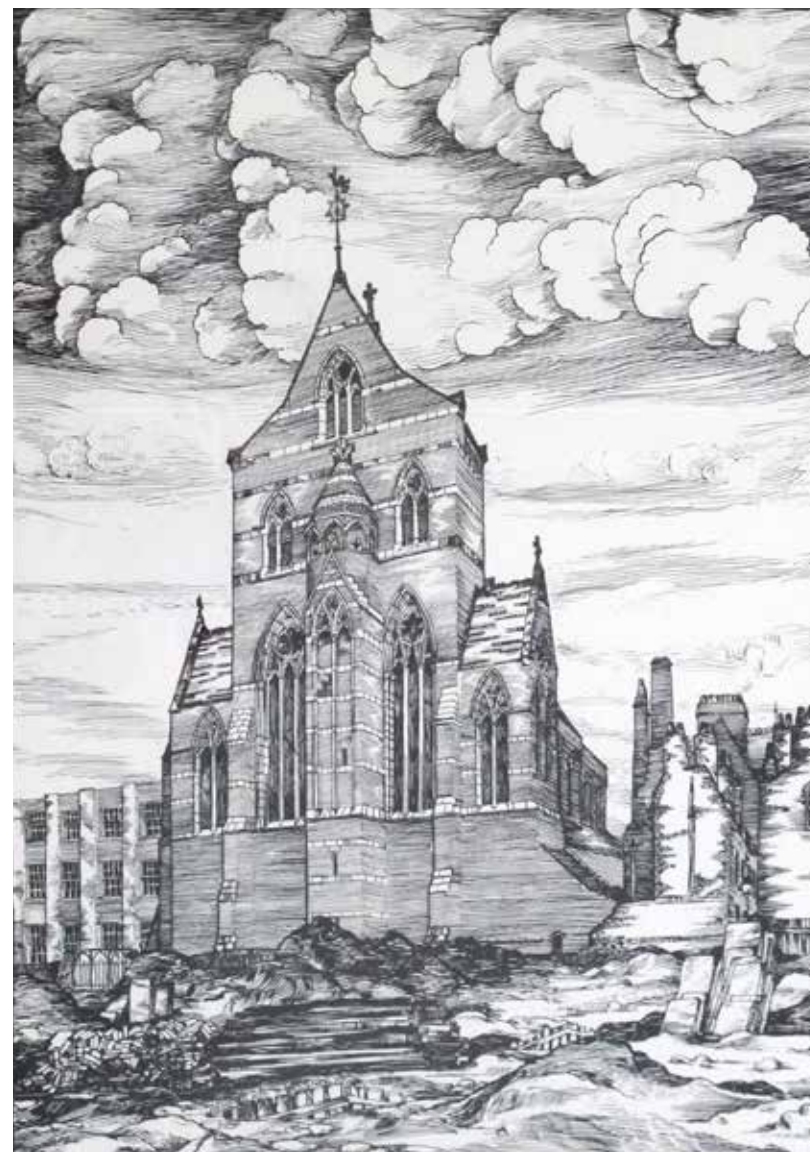
Jewellery workshop, Hatton Garden, c. 1940s (LMA)

4.17 In the second half of the nineteenth century the Area was transformed by a series of road schemes that cleared the notorious slums and created development sites:

- Farringdon Road, created 1841-56 by culverting the River Fleet
- Holborn, widened 1863
- Holborn Viaduct, built 1863-69
- Holborn Circus, created 1860s by demolishing southern end of Hatton Garden
- Clerkenwell Road, created 1874-78 by widening existing roads
- Gray's Inn Road, widened 1880s by demolishing east side
- Rosebery Avenue, created 1887-92 through clearance

4.18 These road schemes account for the large number of late nineteenth-century buildings in the Area. These include speculatively-built commercial premises such as the impressive run at Nos. 39-73 Farringdon Road (1880s; Positive). Even more conspicuous are the large housing blocks in the north of the Area around Rosebery Avenue, most of which were erected as a statutory requirement of slum clearance. Among the largest are Gray's Inn Buildings (Positive), built as model dwellings in 1887-88 by the Artizans', Labourers' & General Dwellings Company. Others are by the prolific developer James Hartnoll, whose model dwellings and mansion blocks are named after towns in Devon, where his family originated:

- Churston, Dawlish, Dulverton and Tiverton Mansions, Gray's Inn Road (1888-90; all Positive)
- Cavendish Mansions, 170-178 Clerkenwell Road (1880-81; Positive)
- Holsworthy Square, Elm Street (1888-90; Positive)
- Rosebery Square (1890-91; Positive).




St Alban Holborn (Grade II*) after slum clearance, drawn by Arthur Beresford Pite for *the Builder*, 1884



The site of Farringdon Road in 1855, showing the River Fleet (left) and the brick sewer being built to culvert it (right), following clearance of houses on Saffron Hill (watercolour by John Wykeham Archer, British Museum)



 Conservation Area

1873: Ordnance Survey


Twentieth century: commerce

- 4.19 The prosperous Edwardian period saw the construction of imposing commercial buildings, especially on Hatton Garden (e.g. Nos. 19-21, Grade II, and 67-68, Positive) and on Holborn, where the former Prudential offices survives as Waterhouse Square (1885-1901, Grade II*); next door was an equally large department store (Gamages, c. 1900) that was demolished in the 1970s and replaced with a tall complex of offices and flats (Vesage Court).
- 4.20 The Area's association with diamonds had been cemented in 1890 when Cecil Rhodes founded a syndicate of Hatton Garden diamond traders. This evolved into the Diamond Trading Company, established by De Beers in 1934 at 17 Charterhouse Street. As rebuilt in 1976-79, this large office complex incorporates a rooftop helipad and, at the rear, the converted St Andrew's House (see 4.17), now inaccessible due to the privatisation of a courtyard.
- 4.21 Around 1900 the warren of overcrowded streets west of Leather Lane was replanned in conjunction with two separate municipal projects: the London County Council's Bourne Estate (Grade II), built 1905-09 on the site of the Griffin Brewery, and the creation of Brooke's Market, created c. 1900 through slum clearance and now a public open space.
- 4.22 From the 1930s, terrace houses were increasingly demolished and their plots amalgamated, both in the northern part of the Area around Warner Street and Back Hill, and in Hatton Garden itself. For example, the assayers and refiners Johnson Matthey had, until 1937, occupied thirteen adjacent houses on the west side of Hatton Garden which they had connected internally. But their need to refine gold on an industrial scale led to the rebuilding of the houses as a single large building, very plainly designed. This survives as the Johnson Building, 73-83 Hatton Garden (Negative).
- 4.23 The Second World War (1939-45) had a devastating impact. The bombing raids of 1940-41 severely damaged dozens of buildings, especially north of Baldwins Gardens, along Kirby Street and in the northern part of Saffron Hill. As a result there are a large number of 1950s buildings in the Area today. These vary in quality and are spread throughout the Area, with a noticeable proportion around Saffron Hill.



44 Hatton Garden: an Interwar commercial building, now apartments



 Conservation Area

1914: Ordnance Survey

- 4.24 The Second World War also brought economic changes which altered the character of the jewellery quarter. Until the War, Hatton Garden had been known for its back-room jewellery workshops and trade deals conducted on the street, and there were only a handful of jewellery shops. After the War, the number of jewellery shops increased steadily, so that today they are the best-known feature of the Area.
- 4.25 The late twentieth century saw some historic buildings creatively converted, e.g. 1-10 Summers Street (Positive), while others were demolished, as the market for apartments and open-plan offices increased. In the 1970s the rambling Gamages department store (c. 1900) was replaced by a megastructure of offices and flats (the latter named Vesage Court). The neighbouring Waterhouse Square development rehabilitated the former Prudential building (Grade II) but built over part of Greville Street, reducing connectivity (see 1914 map).



Aerial view, 1947, showing bomb damage north of St Alban's Church, an area still relatively undeveloped today (Britain from Above)

- 4.26 Today the Area retains buildings from each of the principal phases in its history, as shown in the Age of buildings map. This indicative map is based on a visual inspection of buildings taken at street level.

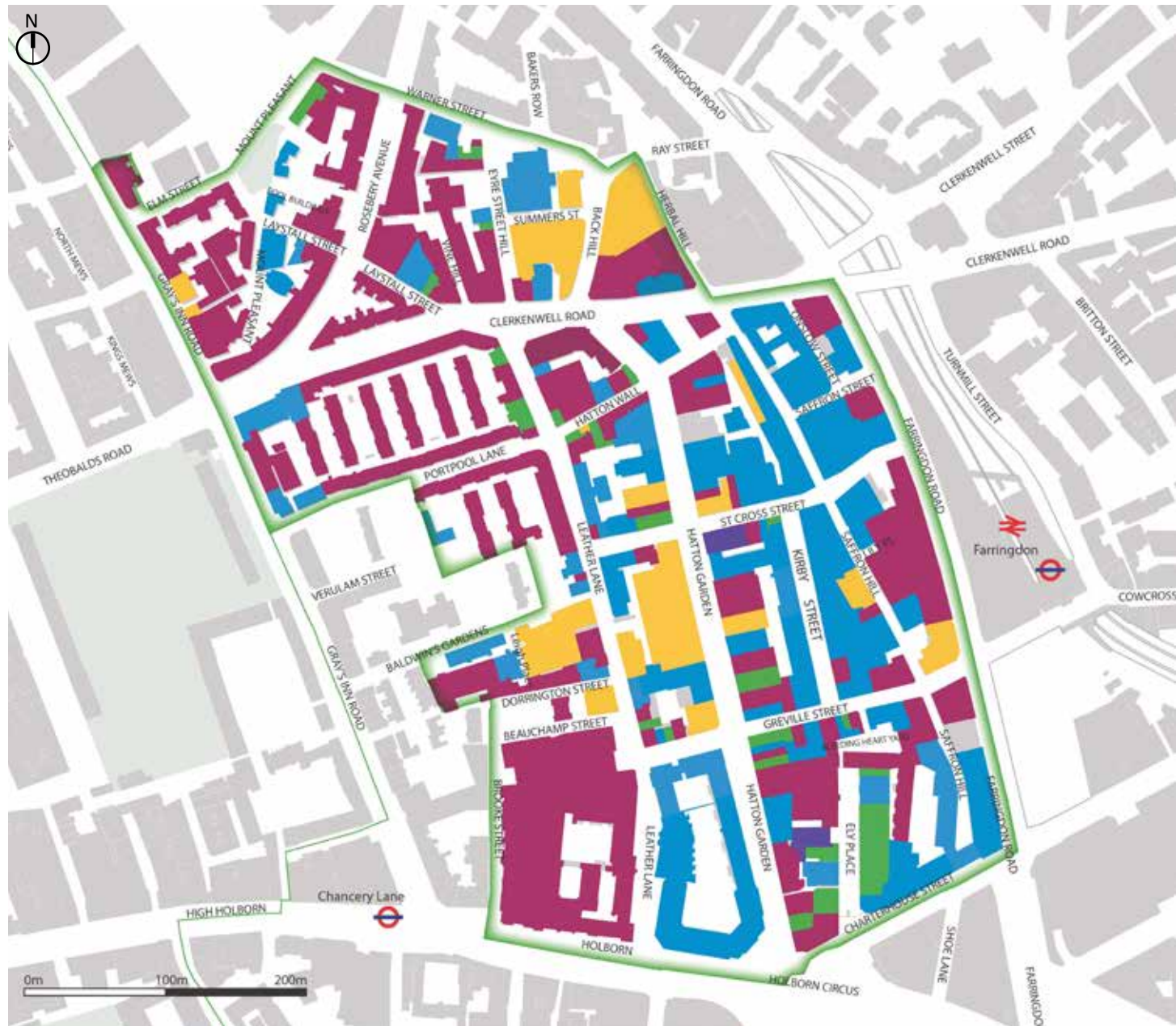


Hatton Garden hit upon hard times, 1939 (London Metropolitan Archives)

- Pre-Georgian:
1066–1714
- Georgian:
1714–1837
- Victorian and
Edwardian:
1837–1914
- Interwar:
1914–1939
- Postwar and later:
1939–2014

Extensions are not dated separately

Age of buildings





The Victorian townscape of Clerkenwell Road

5.0 Character

5.1 The Hatton Garden Conservation Area derives much of its character from its robustly detailed industrial, commercial and residential buildings of the late nineteenth to mid twentieth centuries. Also in evidence are a few Georgian terraces and a large number of unexceptional late twentieth-century buildings (see Age of Buildings map). All of these buildings occupy a historic and intricate network of streets that becomes gently hilly in places, adding another dimension to the character. On top of these features, the activities, sights and smells of the Area add a richness to the way it is experienced, particularly in the bustling street market of Leather Lane and around the Hatton Garden jewellery quarter.

5.2 The Area is remarkably varied and heterogeneous, but for the purposes of description it is divided into six sub-areas. Each of the sub-areas differs slightly in terms of characteristics such as density, street pattern and history. The street market of Leather Lane warrants its own sub-area, which gives rise to some overlap with the adjacent sub-areas. Each sub-area characterisation begins with a spatial analysis and ends by describing the qualities of the buildings. Wider themes such as views, movement and open space are addressed toward the end of the chapter.



Sub-area 1: Rosebery Avenue

Spatial character

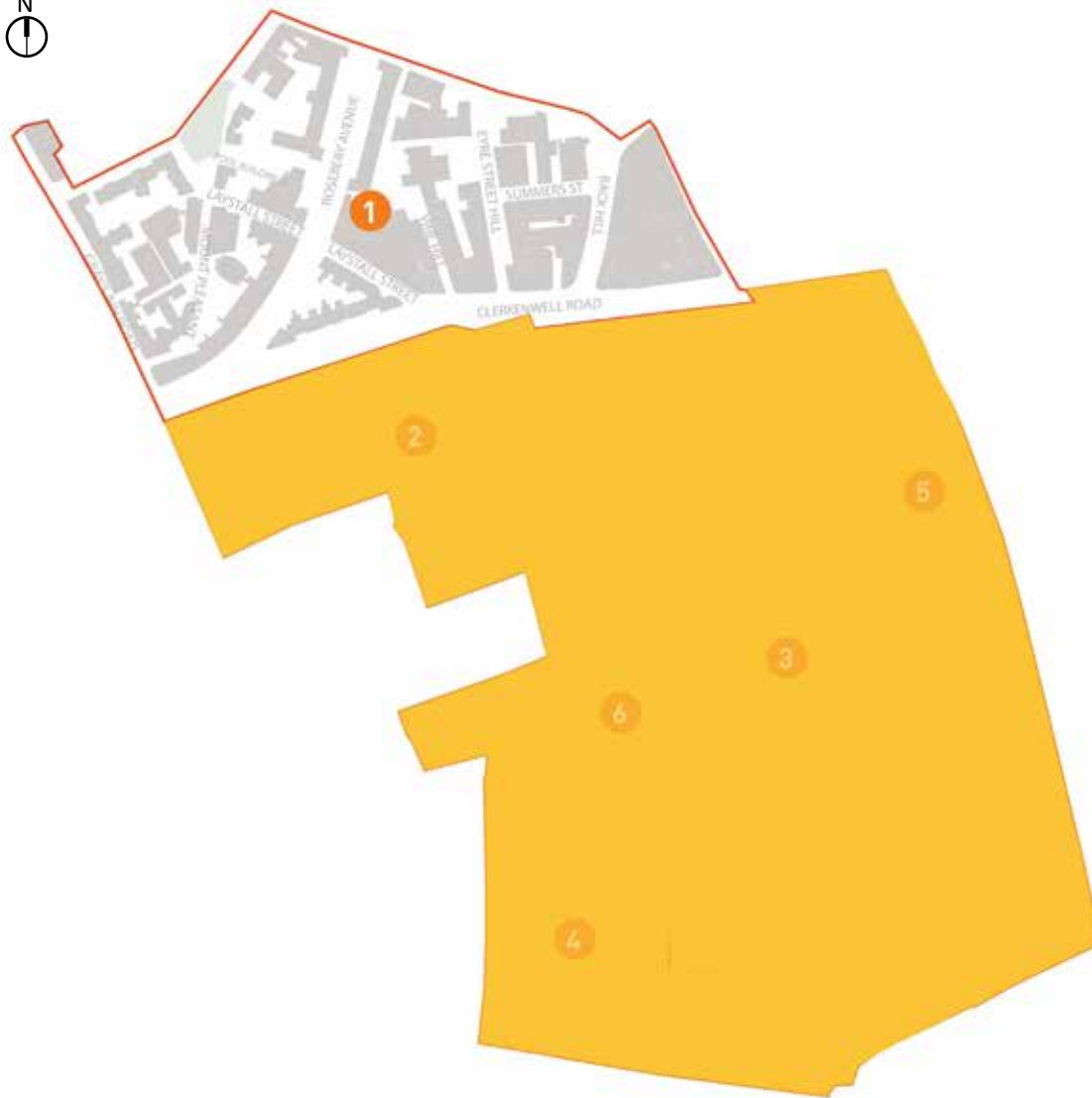
- 5.3 Sub-area 1, in the northern part of the Area, forms a dense pattern of short, narrow, hilly streets, contained within a framework of three major thoroughfares: Gray's Inn Road, Rosebery Avenue and Clerkenwell Road. The complex medieval street plan, cut through by these three nineteenth-century roads, creates surprising vistas and transitions in the townscape that are integral to the character. There are many curving or angular plot boundaries and there are also interesting changes in level. For example, it is possible to turn off the broad, tree-lined Rosebery Avenue, descend steep steps and find yourself in Vine Hill, a narrow lane with a strong sense of enclosure.

Architectural character

- 5.4 Much of Sub-area 1 has a strongly defined architectural character derived from its large and impressive late nineteenth-century housing blocks. These include austere 'model dwellings' in London stock brick (e.g. Cavendish Mansions, Clerkenwell Road; Positive) and more decorative mansion blocks in red brick with stucco ornaments (e.g. Churston, Dawlish, Dulverton and Tiverton Mansions on Gray's Inn Road; Positive). There are also several large industrial buildings of similar or later date, including Panther House, grouped around a secluded courtyard off Mount Pleasant (Positive), and Herbal House (Positive), a monumentally treated former print works on Herbal Hill and Back Hill. As a result the overall architectural character is robust and strongly articulated though not highly decorative. The irregular street pattern has created many wedge-shaped sites that some of the best buildings turn to advantage, e.g. 144 Clerkenwell Road (Positive), which sweeps round dramatically into Back Hill. Red brick and London stock brick are the predominant materials.



Vine Hill from Clerkenwell Road, showing the tower of the former Ragged Schools building (Positive)





Warner Street viewed from the Rosebery Avenue Viaduct



Gray's Inn Road, looking north



View along Laystall Street toward the Bourne Estate



St Peter's Italian Church, Clerkenwell Road



144 Clerkenwell Road sweeping round into Back Hill

Sub-area 2: The Bourne Estate

Spatial character

- 5.5 Sub-area 2, in the western part of the Area, comprises the residential Bourne Estate (Grade II), built by the London County Council in 1905-09. Its spatial character is inward-facing. The perimeter blocks facing Clerkenwell Road, Leather Lane and Portpool Lane each form a strong, uniform frontage, characterised by a general lack of permeability except for the original arched entrances and small ground-floor shops. The interior blocks are detached and are laid out in parallel rows, continuing the regularity but with more permeability and, significantly, several areas of open space, including some mature trees.

Architectural character

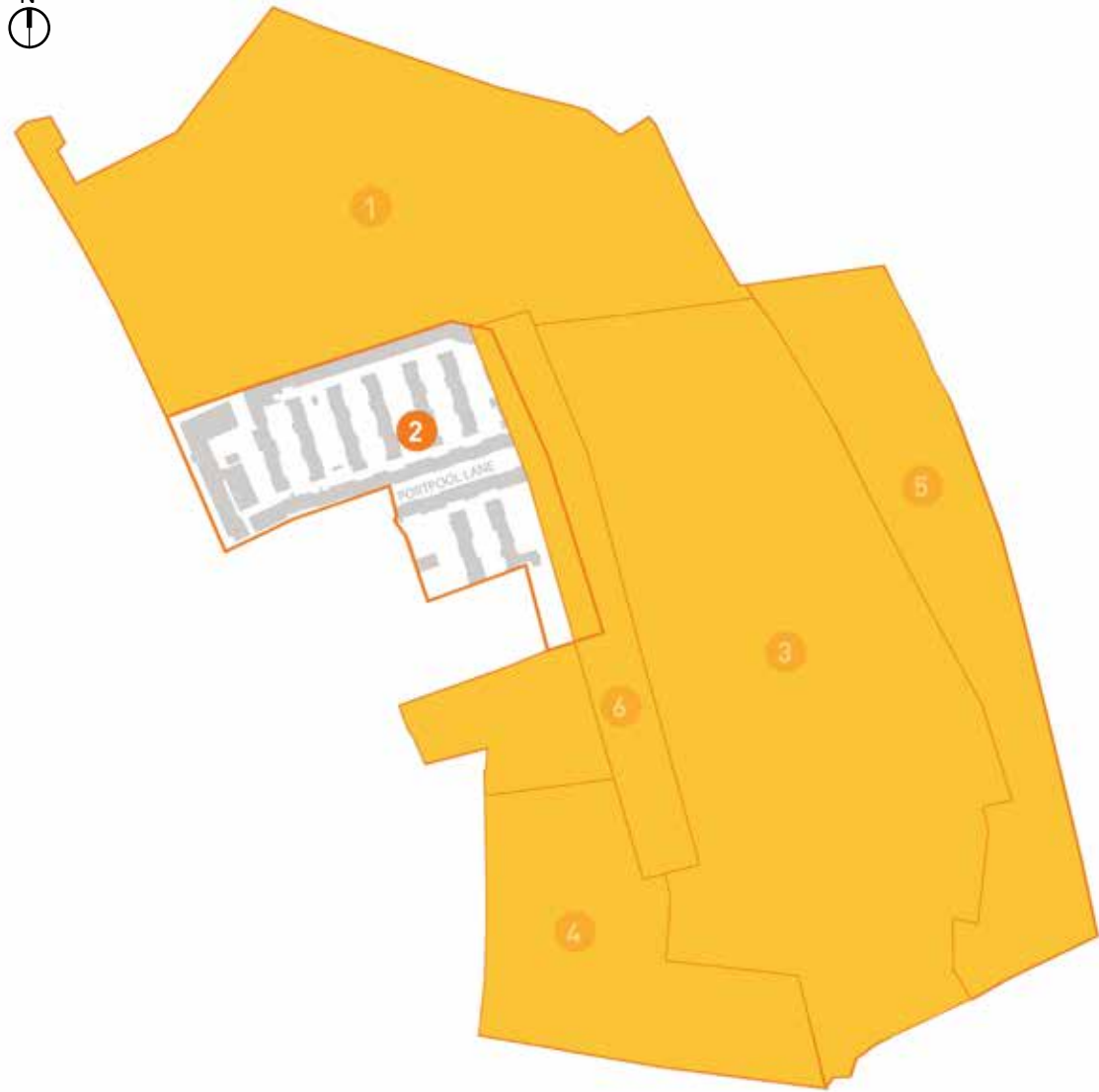
- 5.6 The Bourne Estate has a very strong architectural identity owing to the grand, classical treatment of the buildings and courtyards. The articulation of the main frontages provides an object lesson in how to vary a façade for picturesque means while maintaining a symmetry and regularity to the whole. The classical details, including a giant order of pilasters, are monumentally treated in a variety of materials, including render, stock brick and high quality rubbed brick along Leather Lane. The slightly plainer interior blocks are distinguished by high quality ironwork to the balconies.



Bourne Estate, Clerkenwell Road frontage



Ratcliff Buildings, Bourne Estate, corner of Leather Lane and Clerkenwell Road





Portpool Lane, looking east



Access road, Bourne Estate



Parking and planting, Bourne Estate



Bourne Estate viewed from Baldwins Gardens



Residents' garden with mature trees, Bourne Estate

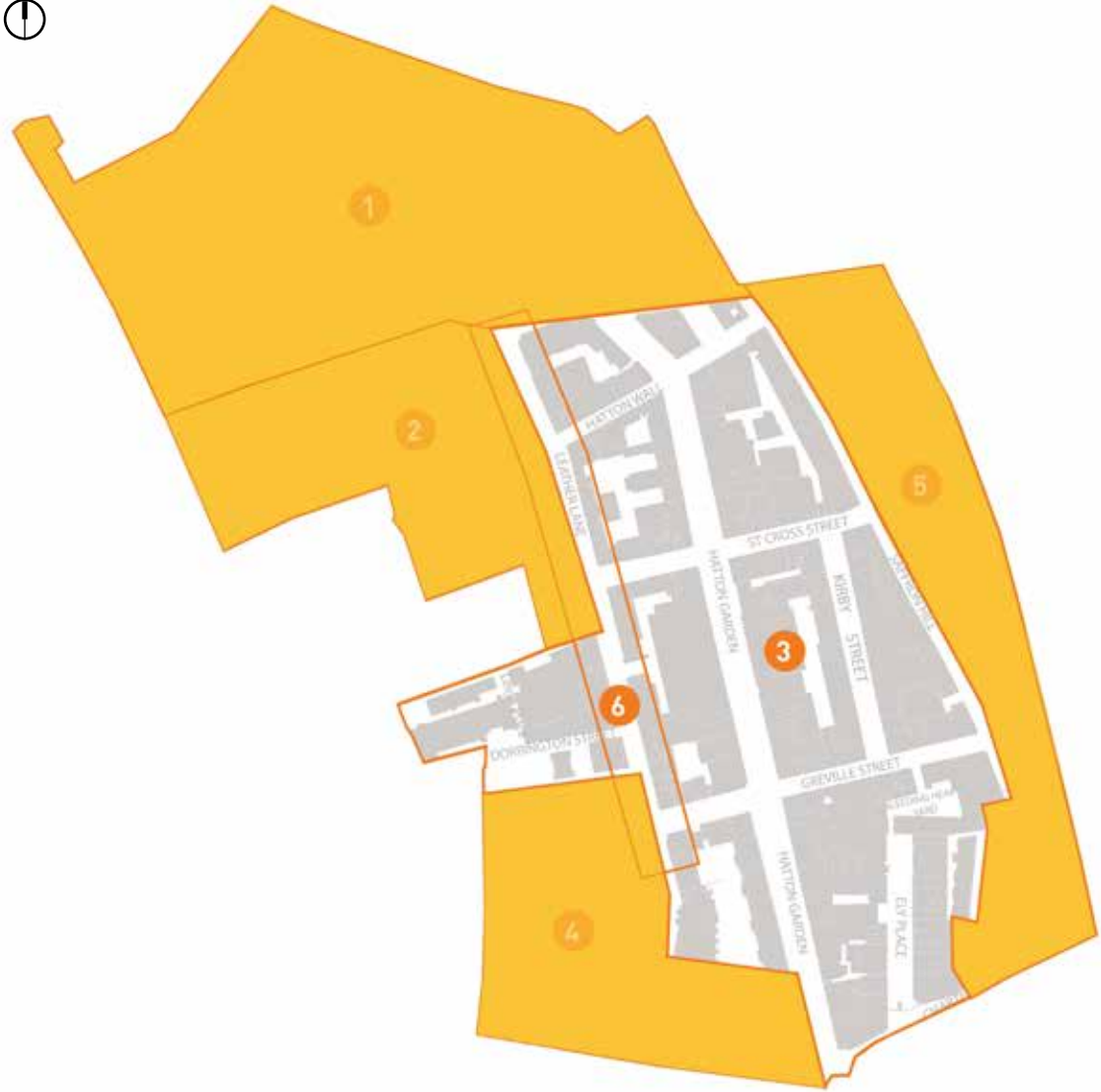
Sub-area 3: The Trading Centre

Spatial character

- 5.7 Sub-area 3 comprises the grid of streets laid out by Christopher Hatton III in 1659 and the adjacent enclaves of Brooke's Market and Ely Place. This fine-grained area accommodates a variety of specialist shops, workshops and offices, many linked with the diamond and jewellery trade. The regularity of the street grid creates a strong sense of formality, tempered by the fall of land to the east. The principal feature is Hatton Garden, unusually straight and broad for a London street. The straight streets of Sub-area 3 rely for much of their visual effect on variation in the frontages, which is ensured where the original plot widths survive. The survival of many original plot widths lends a satisfying rhythm to the east side of Hatton Garden and to both sides of Greville Street and St Cross Street. However, the west side of Hatton Garden and both sides of Kirby Street have a weaker character owing to the amalgamation of many of the original plots.
- 5.8 Bleeding Heart Yard and Hatton Place are important as large yards that have survived from the seventeenth-century street plan. They depend on lower heights, irregularity of outline and a strong sense of enclosure for their effect. Saffron Hill has never had regular plot widths imposed upon it but possesses a marked character of its own, the building line closely following its gently winding and undulating course, serving as a reminder of its medieval origins.
- 5.9 Ely Place is cut off from the rest of the Area and forms a quiet enclave of regular eighteenth-century terrace houses where the original plot widths and building heights are mostly intact. South of St Etheldreda's Church (Grade I) is Ely Court, a short, irregular alley of medieval origin that widens in the middle to frame an intimate view of the Olde Mitre pub (Grade II).
- 5.10 Brooke's Market, formed through slum clearance c. 1900, suffers from a tall, inactive frontage on its south side, but its enclosed plan is successful in creating a quiet oasis from the bustling Leather Lane. To the north of Brooke's Market is an area remodelled after bomb damage and without strong character but with the remains of an alley, Leigh Place, that serves as a reminder of its early history.



Hatton Wall, showing No. 29, a surviving Georgian house (positive)



Architectural character

- 5.11 The buildings of Sub-area 3 are varied in period, style, materials and height. However, there is a noticeable proportion of Victorian warehouses/workshops and twentieth-century commercial buildings, plus some important Georgian survivals from the area's domestic past. Among these building types the most common materials are stock brick, red brick and Portland stone. The more formal and decorative buildings are concentrated here, particularly along Hatton Garden and Greville Street. Kirby Street had a similar character until the Second World War but now suffers from too many large and monotonous buildings that are lacking in texture.
- 5.12 Between Holborn and Greville Street is Vesage Court, a large 1970s development with tall, incoherent frontages to Leather Lane and Greville Street and a more successful parade of small shops along Hatton Garden, given interest by a saw-tooth front clad in stone. Its height and bulk make the complex unduly prominent in long views along Leather Lane.
- 5.13 Brooke's Market has a strong character which comes from a series of brick buildings whose frontages directly address the central open space and its mature trees, but the south side of Brooke's Market and Brooke Street suffer from the inactive frontages of the Waterhouse Square development.
- 5.14 In Ely Place, restoration and replication have maintained the proportions and details of the simple yet elegant Georgian terraces, which frame the thirteenth-century St Etheldreda's Church (Grade I). Nineteenth-century Audrey House (Positive) has a different character from the terrace houses, yet its exuberant decoration adds interest.



Brooke's Market, showing Cranley Buildings (positive)



Ely Place, looking north



Hat and Tun, St Cross Street, with a glimpse of Hatton Place

Sub-area 4: Holborn

Spatial character

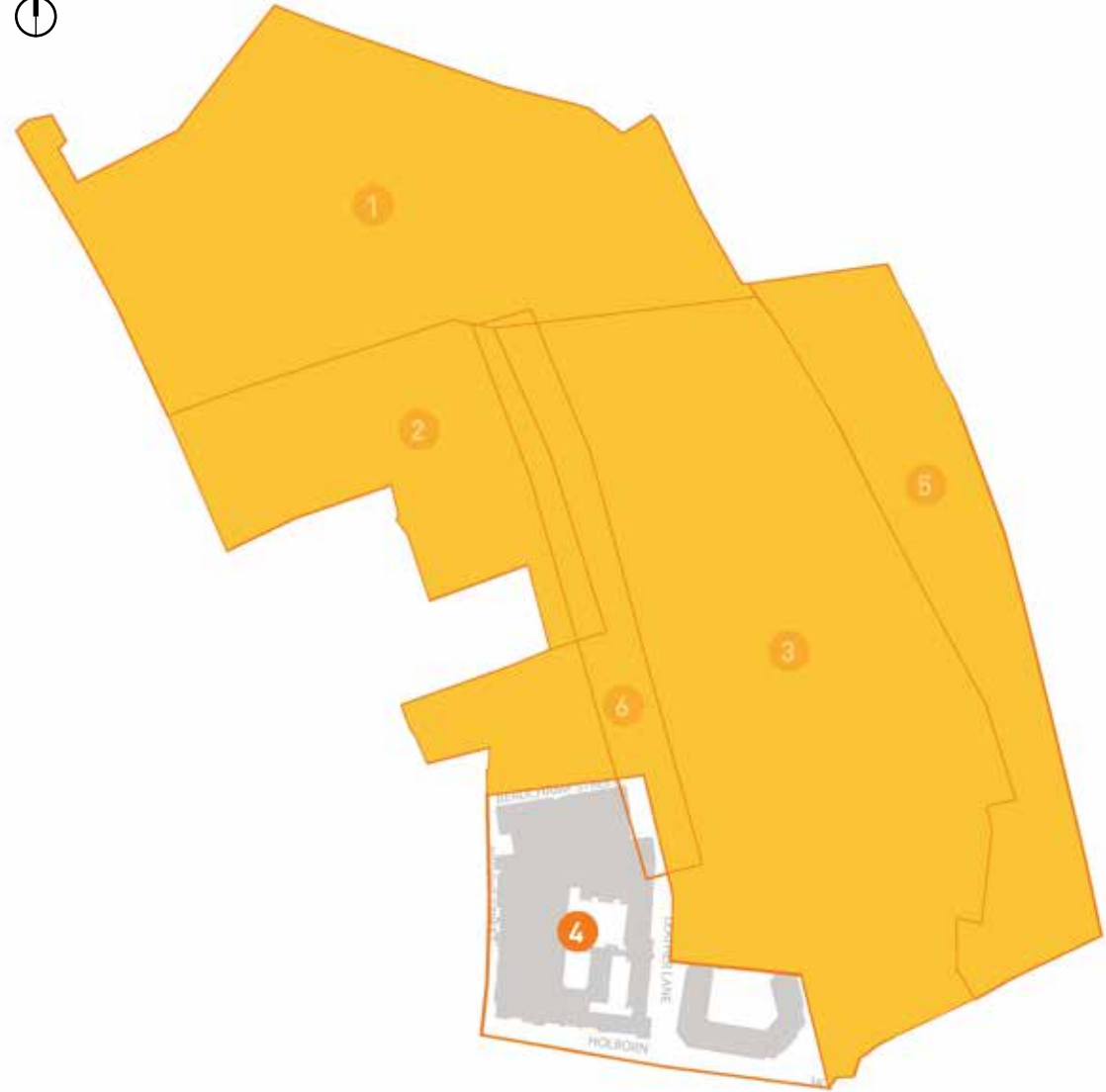
- 5.15 Sub-area 4 consists of two large mixed-use buildings fronting the traffic-dominated street of Holborn. The Waterhouse Square development is formed around two publicly-accessible courtyards whose presence is signalled by the tall frontage and tower on Holborn. Aside from the three entrances to the courtyards, the frontages are inactive. To the east, the large 1980s office building incorporates a raised arcade of shops, set back from the street.

Architectural character

- 5.16 The Waterhouse Square development was created in the 1990s by remodelling and extending the Grade II* former Prudential Assurance headquarters (1885-1901), designed originally by the noted architect Alfred Waterhouse. Its highly decorative elevations in red brick and terracotta form important features on Holborn and Leather Lane, but the 1990s additions in purple stone, e.g. on Brooke Street and Brooke's Market, lack interest. The large 1980s office building to the east lacks interest and is at odds with the character of the Area.



Holborn, looking west, showing Waterhouse Square to the left





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

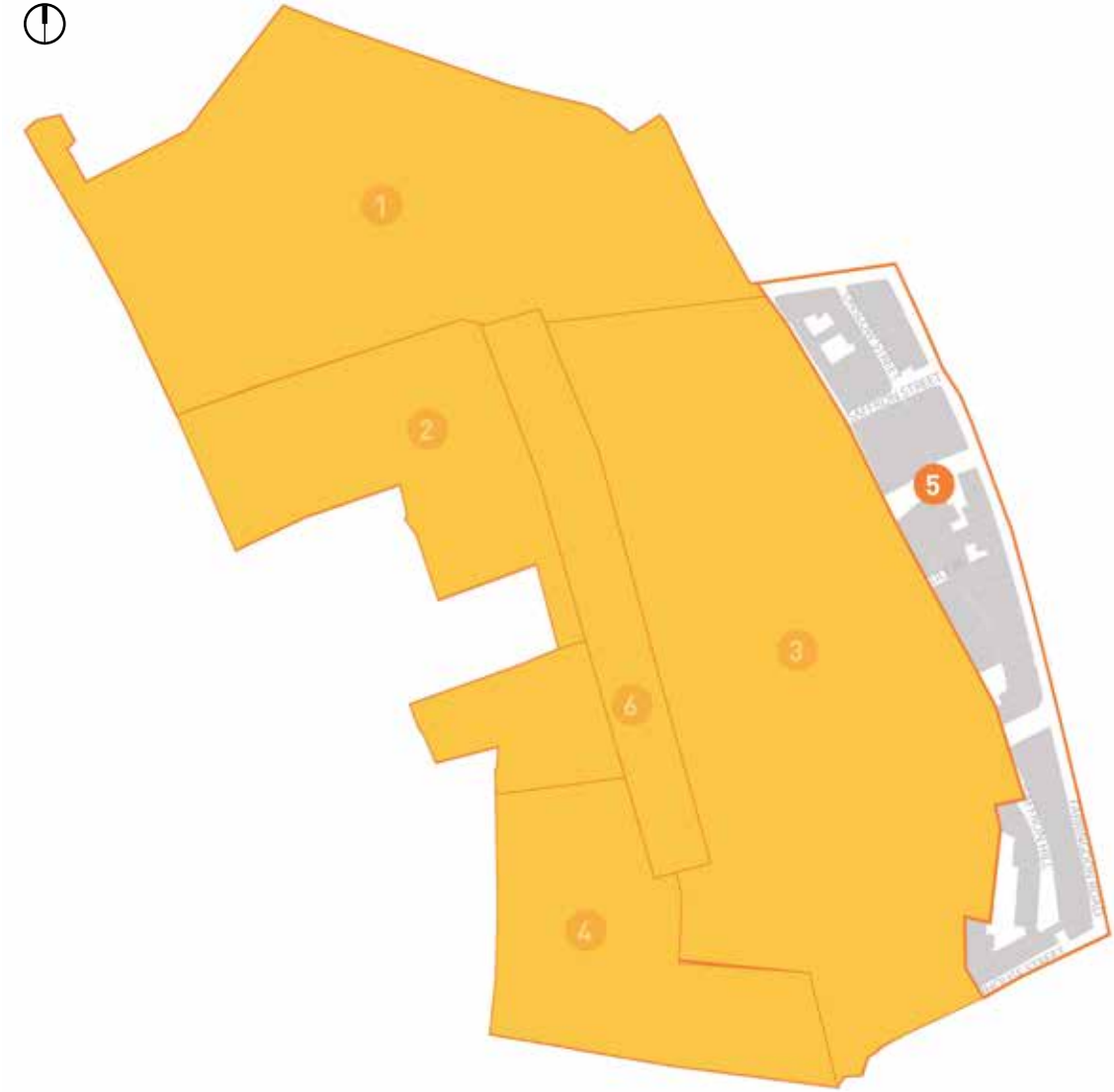
5.17 Sub-area 5 comprises a strip of land between the quiet backwater of Saffron Hill and the busy, highway-dominated Farringdon Road. The east side of Saffron Hill was once densely built up with narrow houses backing onto the River Fleet, cleared when Farringdon Road was created in 1841-56. Since then, 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

5.18 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. Fronting Saffron Hill is the monotonous, fully-glazed elevation of the rear part of 17 Charterhouse Street (Negative). The few older buildings that survive on these streets are generally brick warehouses or workshops that provide a more interesting texture and urban grain.



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 (Negative)



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

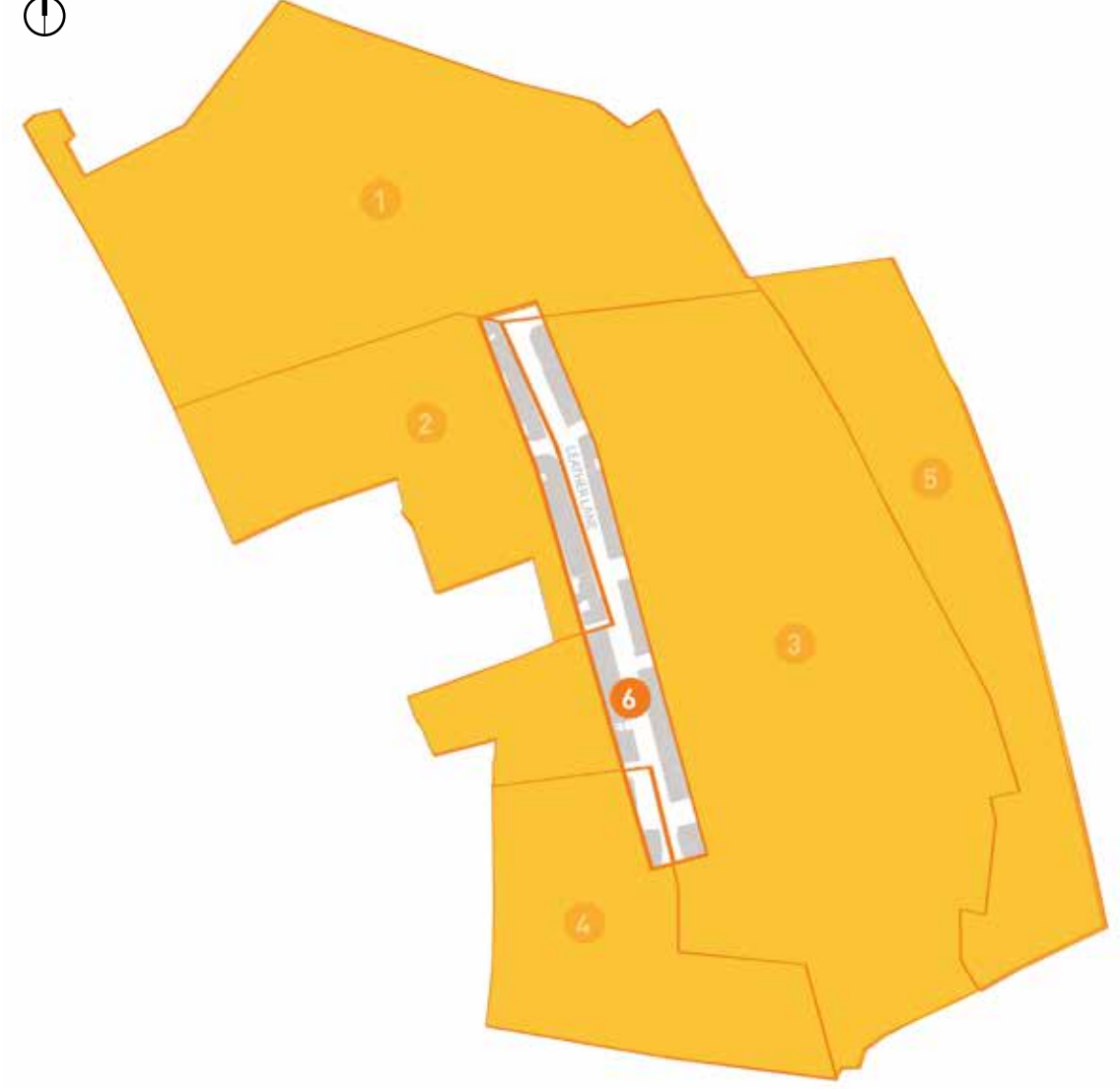
5.19 Sub-area 6 comprises of the length of Leather Lane, which stands out due to its bustling street market, often thronged at weekday lunchtimes. When the market is operating it presents a lively streetscape, with moveable stalls lining both sides of the road and permanent stalls on a widened pavement 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

5.20 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



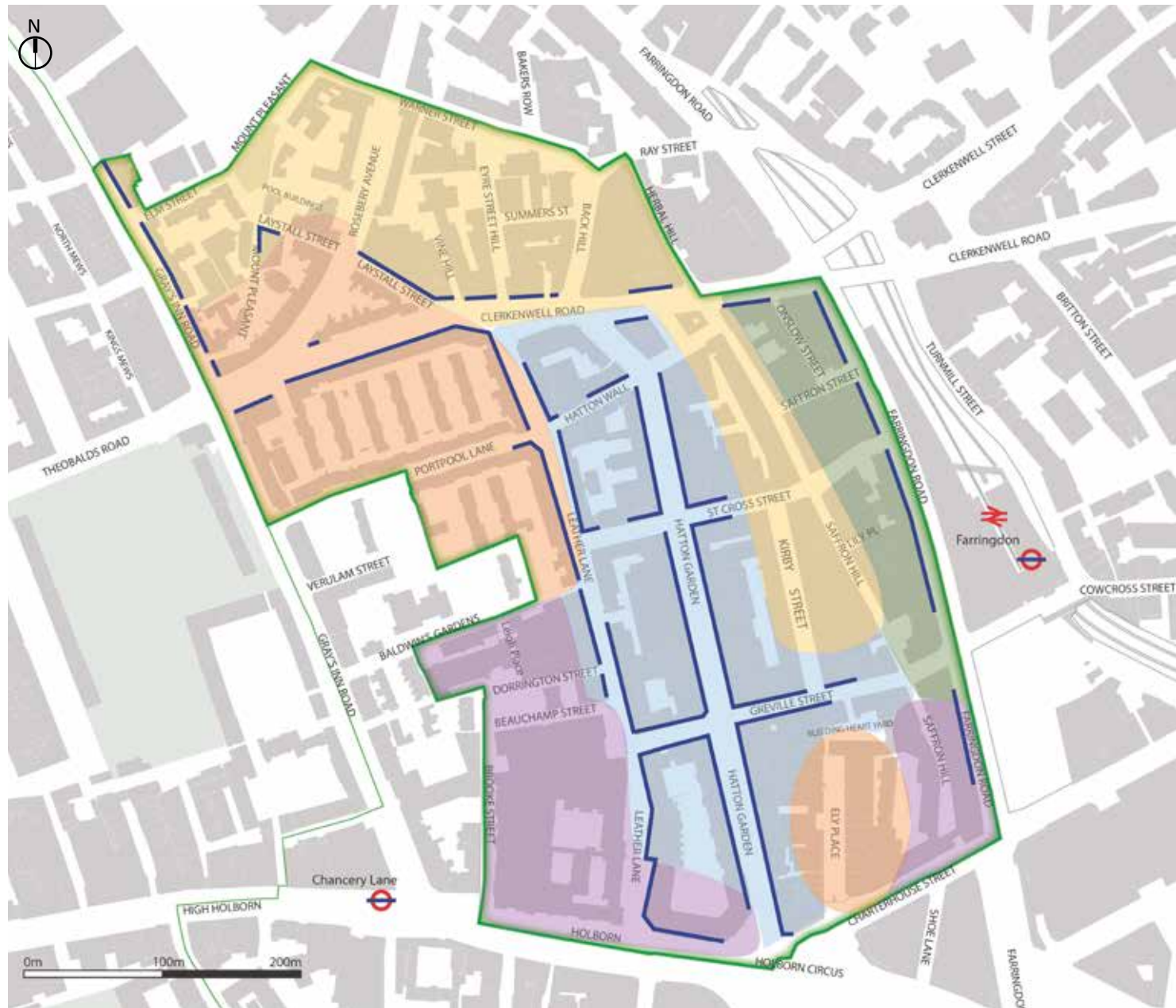
Leather Lane looking south, showing Vesage Court (Negative) rising up behind

Land use and retail frontages

- 5.21 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.
- 5.22 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

5.23 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.

5.24 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.

5.25 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

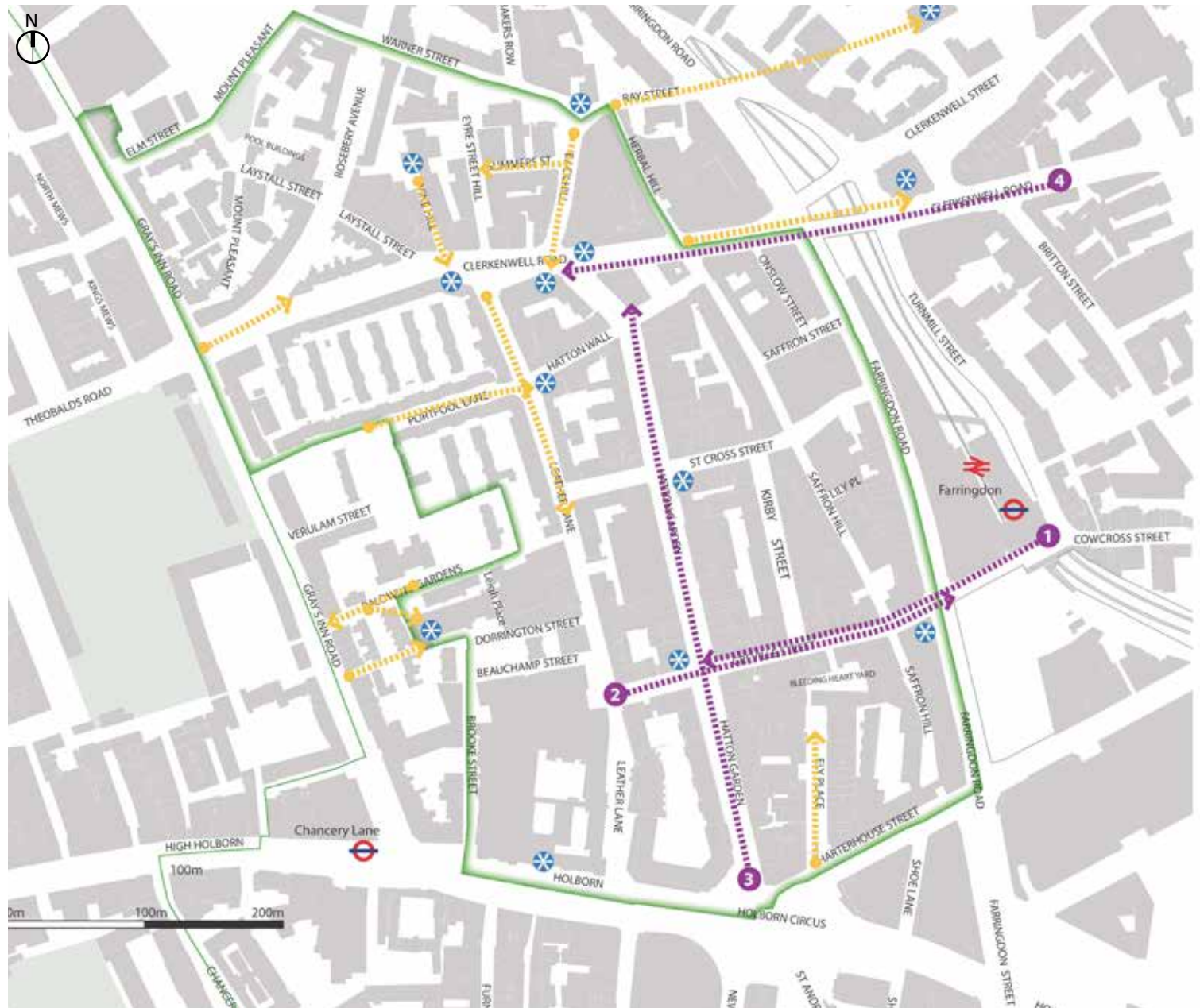
The view eastward along Greville Street is dominated by the richly decorative 25-27 Farringdon Road (Grade II), which juts into the viewer's eyeline owing to the distinctive street plan and topography. Its conical turret, added c. 1990, forms a striking feature against the sky. Immediately beyond is 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.

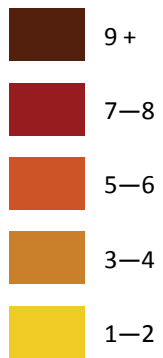
- 5.26 Due to the significance of these views future development should seek to protect and enhance the key views whilst remaining sensitive to the issues and guidelines set out in chapter 9 of this document.
- 5.27 Building heights vary, but the majority of buildings are between three and six storeys 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.
- 5.28 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

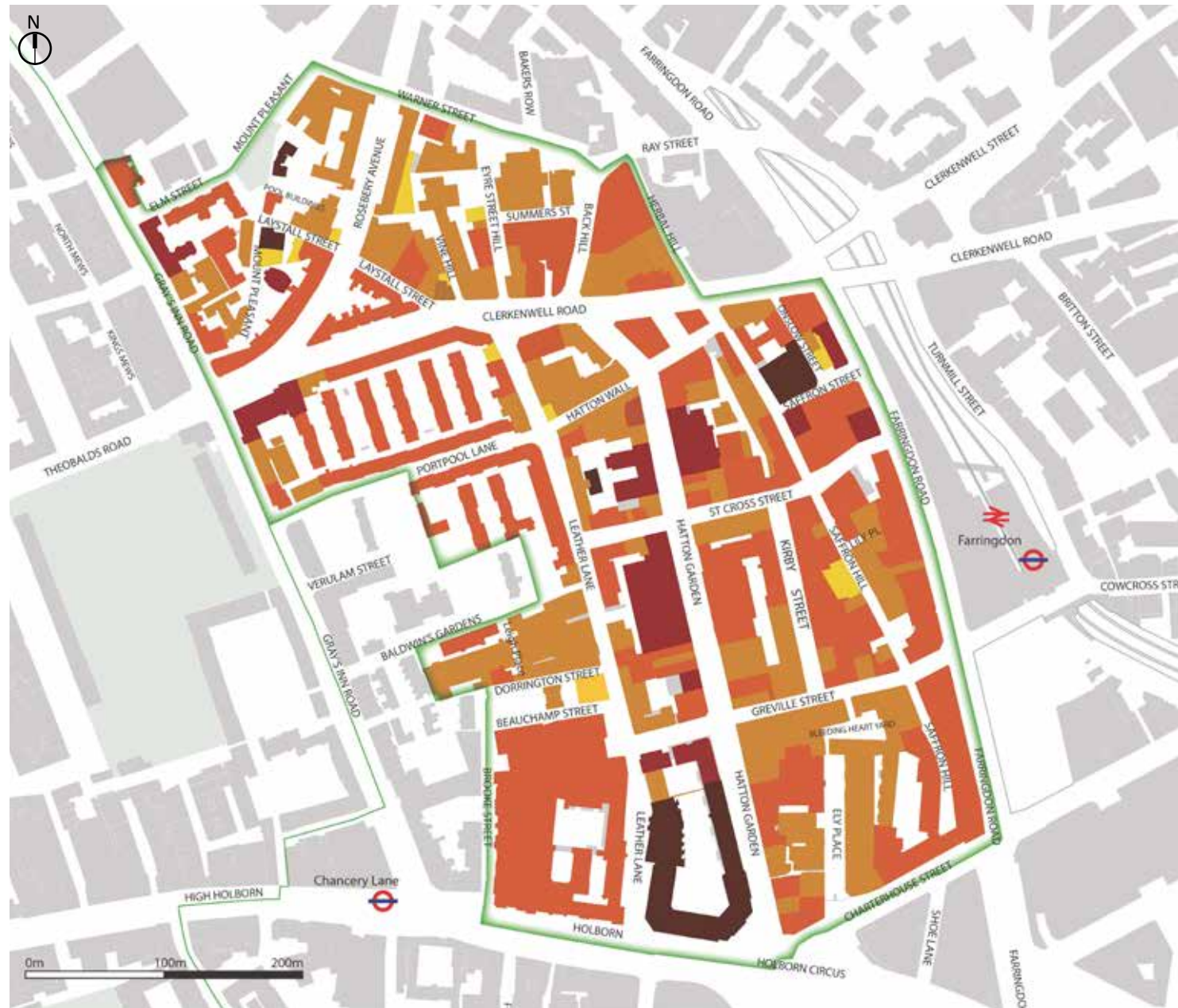


Clerkenwell Road looking west toward Lever Building











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

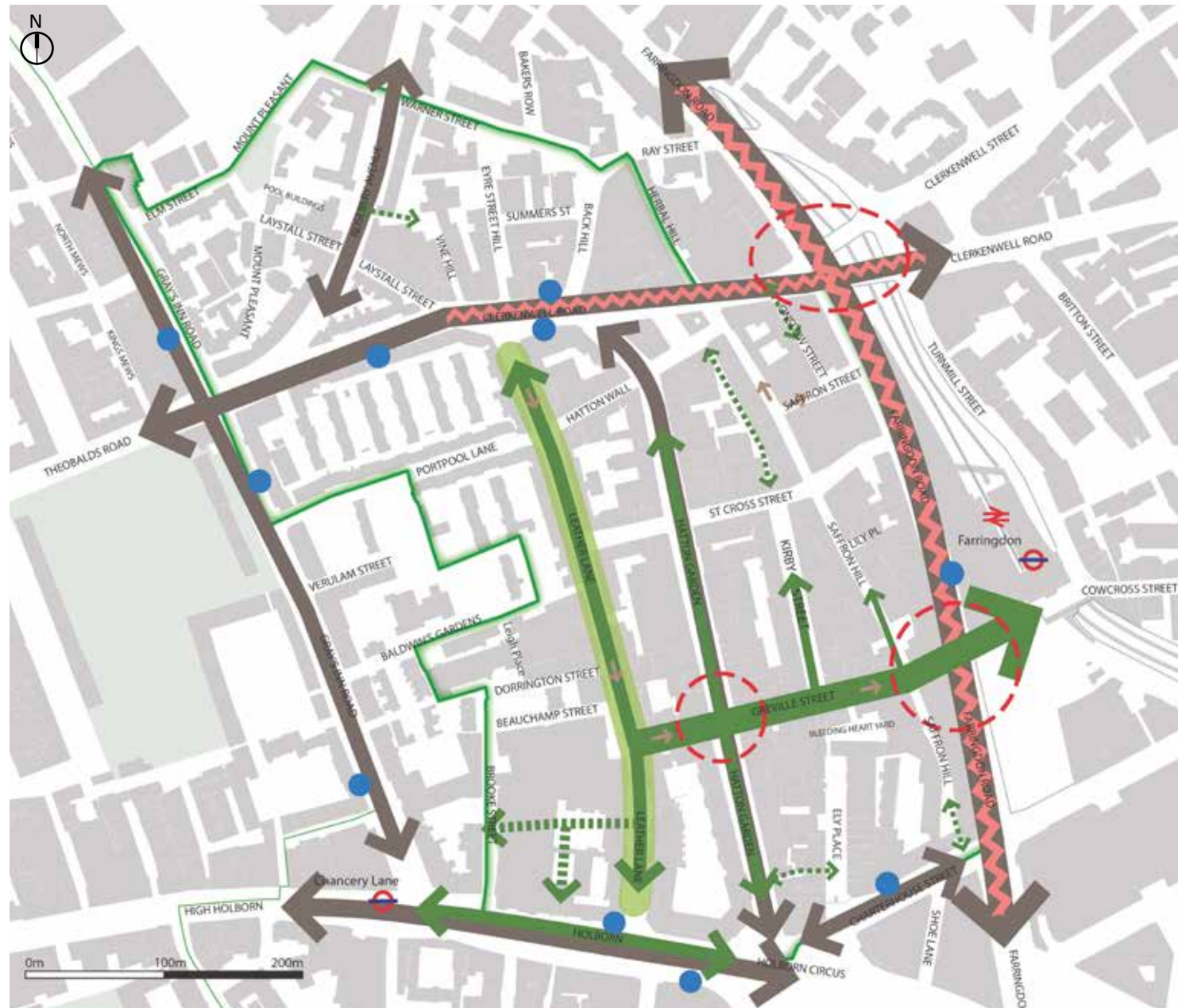
Number of storeys



Movement

- 5.29 The Area is busy with both people and traffic, which in places are in conflict, diminishing the visitor experience. Movement patterns are therefore an important consideration.
- 5.30 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.
- 5.31 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.
- 5.32 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

- 5.33 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.
- 5.34 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.
- 5.35 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.
- 5.36 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.
- 5.37 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:
- Charterhouse Street: 17 (rear, fully-glazed part only, facing Saffron Hill)
 - Farringdon Road: 17-23, 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

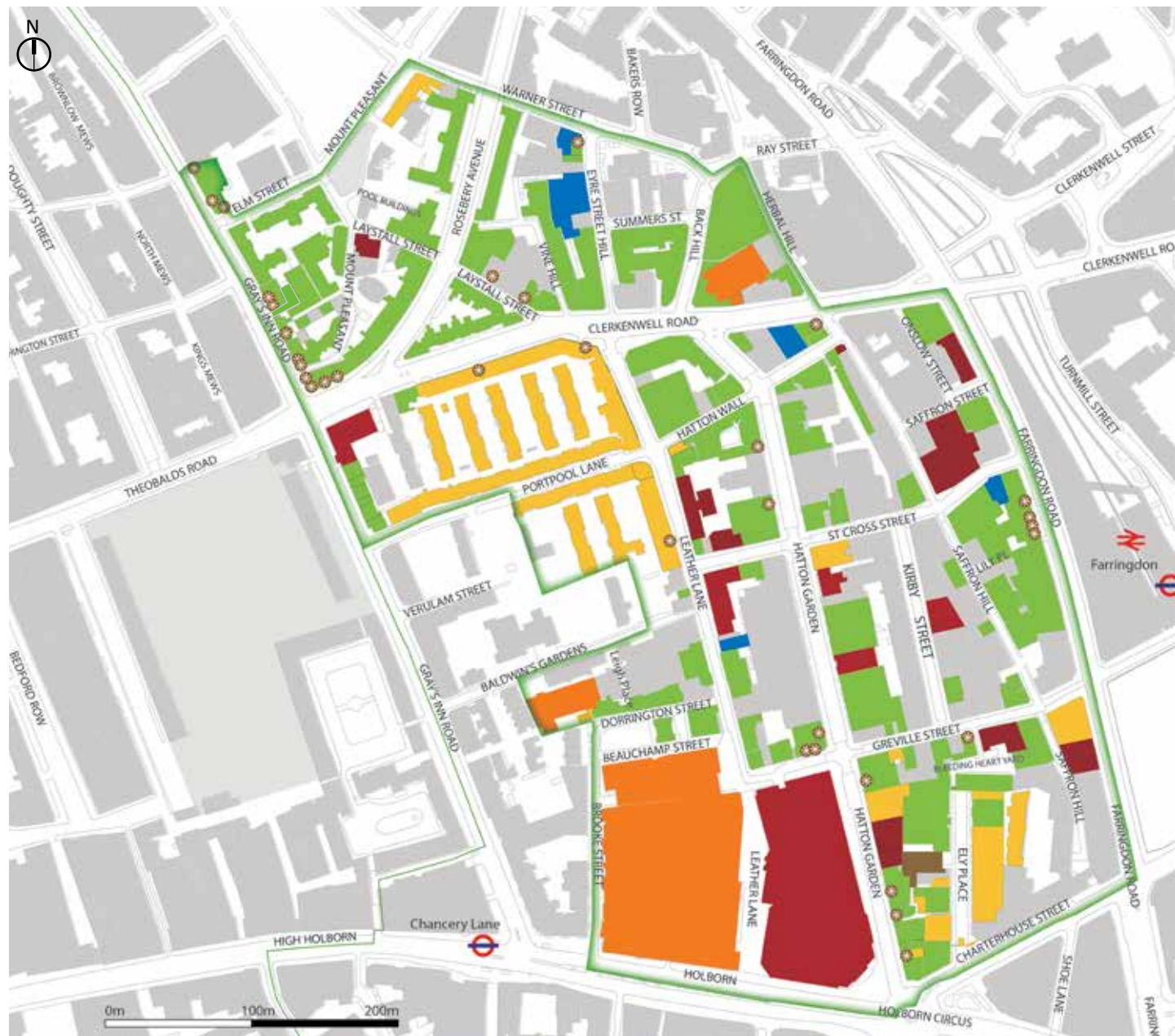
Shopfronts of merit

- 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
 - 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

- 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.



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 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.

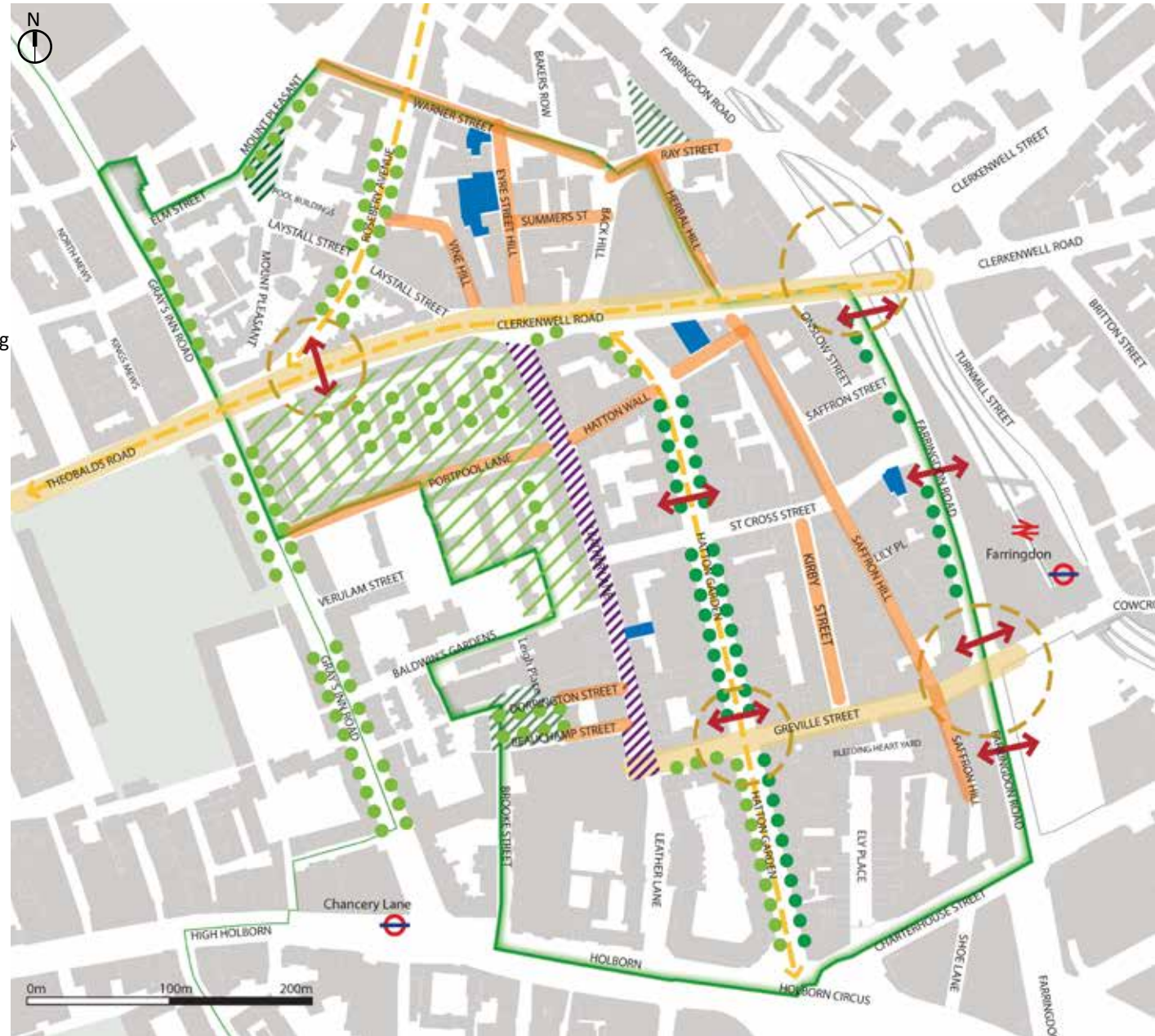
Buildings: strengths

- 10.13 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.
- 10.14 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

- 10.15 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



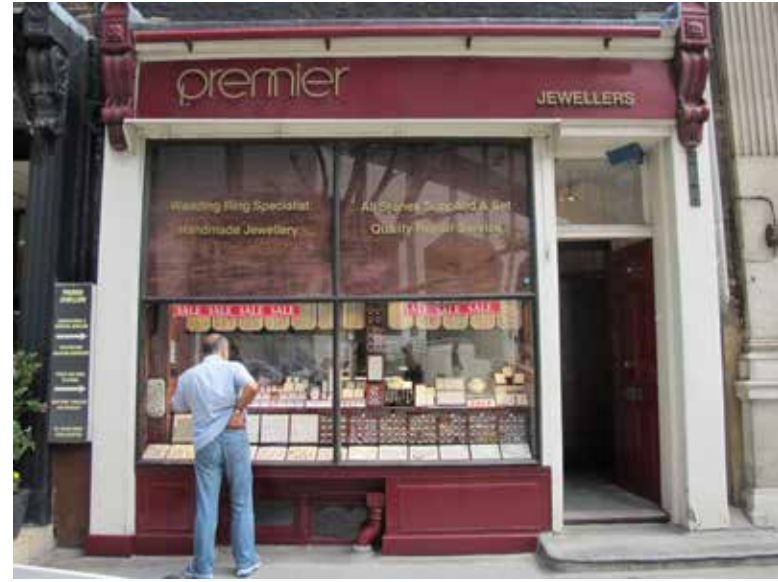
178 Gray's Inn Road



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

