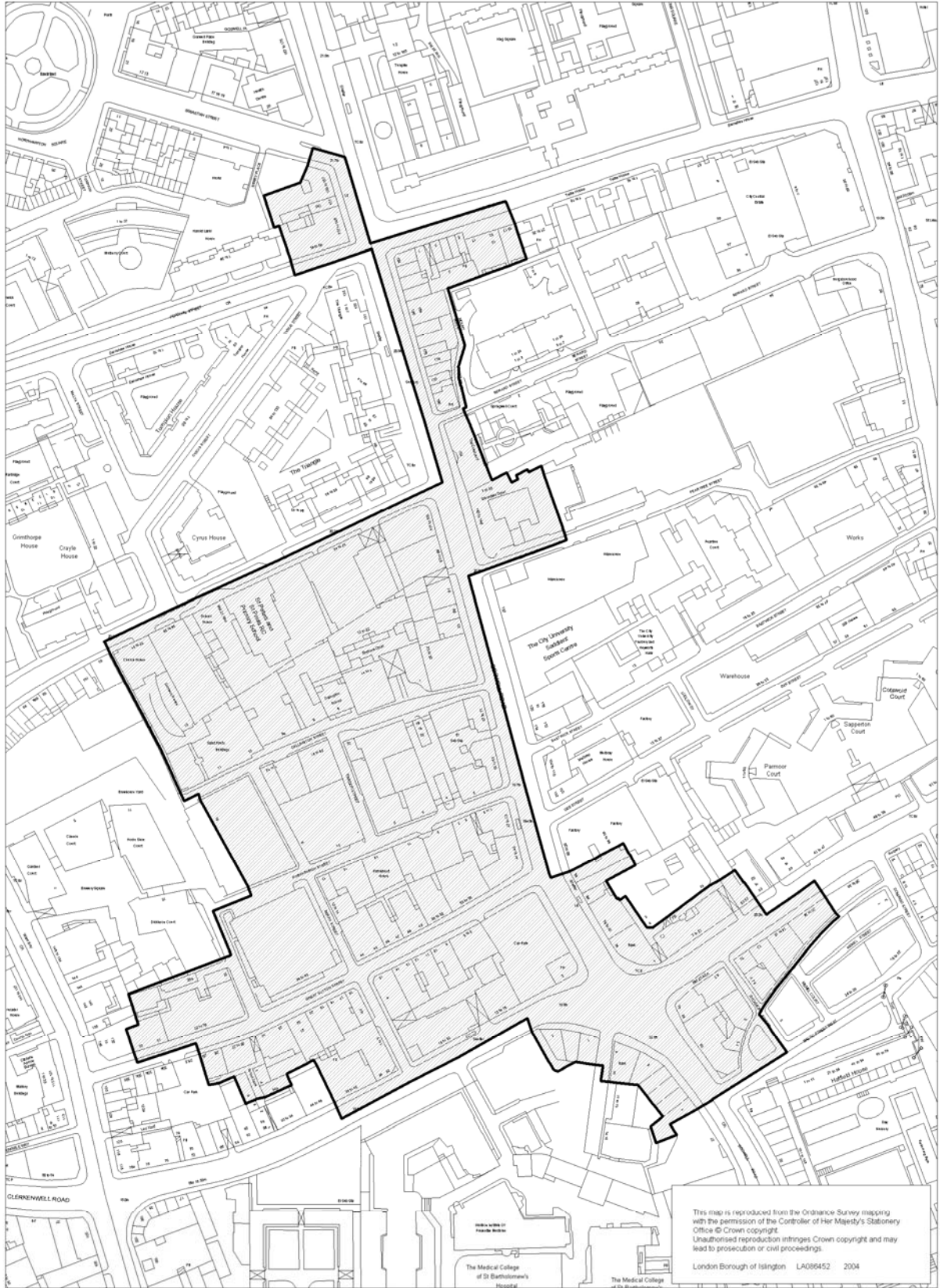


**Clerkenwell Green (CA01), Charterhouse
Square (CA09), Hat & Feathers (CA26)
Conservation Area Design Guidelines**

January 2002

Hat and Feathers (CA26)



Map Scale 1:2500

CA ONE, CA NINE, CA TWENTY SIX

CLERKENWELL GREEN, CHARTERHOUSE SQUARE AND HAT AND FEATHERS

- 1.1 The Council will operate special policies in the Clerkenwell Green, Charterhouse Square, and Hat and Feathers Conservation Areas, in order to preserve and enhance the special character and appearance of the area.**
- 1.2 The Clerkenwell and Smithfield area has the longest history of any part of the borough. It has a special character and appearance which stems from its mix of uses, its architecture and its history, which justifies its conservation area status. The Government Office for London has accepted that this area has a special character, which is of importance to London as a whole, and that the Council's conservation policies for the area should be included in the statutory UDP. This section of the Conservation Area Guidelines therefore repeats the policies set down in the UDP - they are included here for the sake of comprehensiveness. The policies in this section apply to the area covered by three conservation areas: Clerkenwell Green, Charterhouse Square and Hat and Feathers (CAs 1, 9 and 26).
- 1.3 The fabric of the area derives from incremental development from Norman times to the present day, with surviving examples of buildings from nine different centuries. The character of the area also depends on its great variety of uses including specialist manufacturing, workshops, wholesaling and retailing activities. The juxtaposition of different activities, cheek by jowl, sets Clerkenwell and Smithfield apart from more homogenous business and residential areas.
- 1.4 Clerkenwell and Smithfield have experienced immense pressure for change. The real threat of large-scale and comprehensive development requires special policies to ensure that the tightly-built and small scale character and appearance of the area, and the variety of land uses are protected and enhanced.

LAND USE

1.5 The Council will expect any scheme for Class B1 development to comply with the following criteria:

- i) a proportion of the proposed floorspace should be allocated for uses other than unfettered Class B1. Such uses should comprise one or more of the following: light industry (B1c), industry (B2), showrooms, shops and local services, eating and drinking, residential, hotel, education and community use, creche and child care facilities, museum, gallery and exhibition space;
- ii) there should be no loss of existing non-B1 floorspace, with the exception of warehousing;
- iii) existing non-B1 uses on ground floor street frontages should be retained;
- iv) non-B1 uses will be encouraged at ground floor street frontages where they do not currently exist.

1.6 The Clerkenwell/Smithfield area, being on the edge of the City of London, is subject to pressure for office development. The Council considers that the proliferation of unfettered B1 uses and the encroachment of more office use will erode much of the charm and interest of the conservation area, and thus harm its character. Clerkenwell/Smithfield is a special area which merits a special level of protection and which justifies restrictions on the normal freedom for changes of use. The Council will therefore pursue a policy on all class B1 development in order to achieve a mix of uses outside class B1a (offices). Specialist craft and light industrial workshops are traditional to Clerkenwell, but their premises are under increasing threat from more profitable office uses. The Council is particularly keen to secure B1c accommodation (light industry) in the area in order to protect the artisan / manufacturing sector, and will seek to achieve this through planning agreements with developers. Retail, showroom, eating and drinking, residential, educational, community and museum uses also give the area variety and vitality, ensuring that the area is not deserted outside business hours. That being said, the overall aim is to secure a wide mix and balance of uses throughout the area, and to avoid the over-proliferation of particular uses such as restaurants.

1.7 The Council supports the City of London's retention of the meat market, and welcomes the continued presence of long-established institutions such as the Order of St John, the Charterhouse, St Bartholomew's Medical College and the Marx Memorial Library. Increasing numbers of tourists have been attracted to them in recent years.

- 1.8 In assessing acceptable proportions of mixed use on any scheme for B1 development, whether refurbishment or new building, the Council will bear in mind any existing mix of uses on the site and consider the potential for each site to reflect and reinforce the prevailing mixture of uses in the area. In any event the Council will expect a reasonable proportion of non-B1 or B1c uses to be included in each scheme, and will normally expect this proportion to be at least 25%. The Council will also have regard to servicing and access requirements to the site.
- 1.9 The Council wishes to retain existing and to encourage new non-B1 or B1c uses at ground floor level in order to provide attractive and lively street frontages throughout the area. With the increase of the residential population in the area there is the need to improve the limited supply of local shops. The protected shopping centres (identified in the Unitary Development Plan) will be monitored and a full range of local services encouraged in these centres.
- 1.10 Permission for new residential floorspace, either by conversion or new building, normally will be allowed if:**
- i) the proposal does not involve the loss of premises suitable for uses within classes B1b or B1c of the Use Classes Order;**
 - ii) the proposal does not involve residential floorspace at ground floor level except where the premises were originally designed for residential use and remain suitable; and**
 - iii) in the main thoroughfares listed in Schedule 1.1 no more than 60% of the total floorspace of any building is in residential use.**
- 1.11 While the increase of new residential uses into the Clerkenwell / Smithfield area in the 1990's has been welcome in many respects, the Council is concerned that this should not be to the detriment of the established and traditional commercial richness of the area. The Council is determined that the specialist workshop uses which are essential to the varied character of Clerkenwell as a cultural quarter are not forced out by high value competing land uses. The Council is also concerned that excessive amounts of new residential do not marginalise existing commercial activities or impose environmental requirements which force them to leave.
- 1.12 Policy E4 of the UDP and supplementary planning guidance on 'business to homes' sets out that across the borough the Council wishes to protect suitable business floorspace. In addition, in the Clerkenwell/Smithfield area it is particularly important to consider space for small scale businesses requiring workshops, storage space, studios and light industrial space. In determining the suitability of such space, the Council will consider factors such as current and past occupation, the condition of the buildings, access arrangements and marketing of the premises. The Council will also seek to secure B1b uses

(studios, research & development, etc) and B1c uses (light industrial workshops) by means of planning agreements.

- 1.13 Part (ii) of this policy will only allow residential uses at ground floor level if the building was originally designed for this purpose and remains suitable for this use. Throughout the area, but particularly on the main thoroughfares, the Council is keen to encourage a lively mix of uses on ground floor street frontages. On these busy roads residential amenity is likely to be more acceptable on upper floors than at street level. Part (iii) of the policy aims to maintain mixed use in developments on the main thoroughfares. Any application for change of use will also be considered with regard to policy D20 in the UDP.
- 1.14 The Council wishes to see a good balance of small, medium and large residential units in the area in order to maintain and enhance a mixed community. The Council also wishes to see affordable housing provided in the Clerkenwell area, including provision for families and the elderly. None of the constraints imposed by these guidelines replace the Council's affordable housing requirements, as specified in section 4.3 of the UDP and in supplementary planning guidance.

CONTROL OVER DEMOLITION

- 1.15 **The Council wishes to retain all buildings and structures listed in Schedule 1.2, and will only grant conservation area consent for their removal where there are special circumstances or where the proposal would preserve or enhance the character or appearance of the conservation area. In addition to the identified buildings, there may be instances where the Council will insist that other buildings, currently not included in Schedule 1.2, are retained, due to the positive contribution they make to the character or appearance of the conservation area.**
- 1.16 The Clerkenwell and Smithfield area is of special architectural and historic interest, the character and appearance of which it is desirable to preserve and enhance. PPG15 states that the general presumption should be in favour of retaining buildings which make a positive contribution to the character or appearance of a conservation area. The Council believes that an excessive amount of new building would destroy the historic charm of the area. Although some buildings and structures are protected by statutory listing, there are many others where retention is also critical to the protection and enhancement of the appearance and character of the area. It is considered that the loss of any of these buildings or structures would reduce the historic and architectural interest of the area, even if replaced by well-designed modern buildings. There are still many opportunities for new buildings of good modern design which can improve the quality of the area.

1.17 Permission will not normally be given for the removal of existing shopfronts on the properties listed in Schedule 1.3.

1.18 A large number of old shopfronts exist in the area which contribute to its historic and architectural character and appearance. The Council will seek to retain these shopfronts even if the use of the building changes.

1.19 The Council considers that the design of many other shopfronts in the area could be improved. Changes in shopfronts will be expected to conform to the Council's 'Shopfront Design Guide'. The Council is aware of the security requirements of business premises but also wishes to provide an attractive and unthreatening pedestrian environment. Permission will not be given for solid roller shutters. Mesh or grill shutters should be used where necessary, with the shutter box hidden behind the fascia. Security glass and internal shutters are to be encouraged.

NEW DEVELOPMENT

1.20 New buildings and roof extensions to existing buildings should conform to the height of existing development in the immediate area.

1.21 Most buildings in the area are between three and five storeys high. There are very few buildings over five storeys and most of these detract from the appearance of the area. Normally no new building or extension will be permitted above five storeys (about 18 metres above ground level). All plant rooms and lift overruns should be located so as to be invisible from the street including long views from adjacent streets. On many sites new buildings may need to be lower, perhaps three or four storeys high, in order to fit into the existing scale of the street, to conform with prevailing parapet heights and to respect their neighbours. There are also protected views of St Paul's Cathedral across the area to which building heights must conform. There are also important local views of St James's Church which should be protected. For more information on views and landmarks see UDP section 12.2. In particular, paragraph 12.2.10 sets out the need for stringent height controls in the street block on the north east corner of St John Street and Charterhouse Street.

1.22 Roof extensions visible from the street or a public open space will not be granted where this is harmful to the character and appearance of the building.

1.23 Strong parapet lines and hidden roofs are characteristic of many properties in the area. These include terraces of Georgian houses in Sekforde Street, Woodbridge Street and Compton Street, but also Victorian and Edwardian or early 20th century commercial buildings throughout the area. It is considered that visible roof extensions can be detrimental to the simple verticality of these buildings and should be resisted. In these situations applicants will need to demonstrate that set-back extensions are not visible from public spaces and

streets. Roof terraces can be a way of achieving private amenity space, but should only be allowed where they are not visible from the street and do not cause problems of overlooking of neighbours.

1.24 New development should conform to the scale of existing buildings in the area.

1.25 Throughout its long history the area has never been developed or redeveloped comprehensively, even in terms of individual street blocks. The network of streets, alleys and spaces in the area are lined by buildings with generally narrow frontages. The piecemeal renewal of the area, perpetuated by fragmented land ownership, has ensured a varied and small scale built form. Large scale buildings and comprehensive redevelopment is not appropriate to the tightly-knit and small scale character and appearance of the area. There are very few buildings larger than 3,000 square metres in the area. Where a redevelopment in excess of this is proposed, the Council will normally expect the scheme to comprise several individual buildings, with separate access and servicing. Existing small scale plot frontages should be reflected in the design of new buildings. Where development involves long street frontages, i.e. more than 20 metres including corner sites, new buildings should be broken up to avoid a monolithic appearance and monotonous horizontality, by varying parapet heights and designing small scale frontages. The Council will encourage shopfronts on all street frontages.

1.26 On those sites where redevelopment or renewal is appropriate, the Council will seek to prepare Planning Briefs, to guide the form and content of development proposals.

1.27 New development should respect the long established building lines and street frontages.

1.28 The piecemeal development and incremental change in the area has resulted in the survival of an ancient, largely medieval, street pattern. The Council will expect new development to preserve this historic street pattern, including the retention of narrow side streets, courtyards and pedestrian alleyways. In the 1950s and 1960s some buildings were set back for road widening schemes which have now been abandoned. On redevelopment the Council may require new buildings to be set forward to re-establish the original street line. There are examples of this in St John's Lane, Briset Street, St John Street and Turnmill Street. Pedestrian safety and the provision of adequate pavements is also an important priority. Where this poses a potential conflict, it may be desirable to recess the ground floor or narrow the carriageway.

1.29 The Council will not normally permit the filling in or covering over of front basement areas, or the widening of front entrance steps, or the construction of dustbin or meter enclosures.

- 1.30 Some properties in the conservation area have front basement areas, protected by cast iron railings, which are important to the character of the area. The filling in or covering over of these areas prejudices light to the basements and spoils the appearance of the front elevation. The widening of front entrance steps, and the construction of dustbin and meter enclosures can also have a detrimental effect on the area. Dustbin and meter enclosures should be discreetly located so as to be invisible from the street.
- 1.31 These developments will only be permitted where it can be shown that the development would preserve or enhance the character of the conservation area. In addition, the needs of disabled people will be considered exceptional to this policy and essential adaptations will be allowed.

MATERIALS

- 1.32 On redevelopment and refurbishment schemes the Council will normally require the use of vernacular materials.**
- 1.33 The existing character and appearance of the area depends largely on the survival of a range of vernacular building materials, such as brick, render, stone, timber windows, slate and tile roofing. It is important that new buildings and refurbishment of existing buildings blend in with and reinforce this character. Large areas of glass, curtain walling or metallic finishes, alien to the character of the area, should be avoided. Alterations and extensions to existing buildings should respect the building's materials, architectural style and proportions. Traditional paving materials, such as yorkstone, granite setts and cobbles should be retained and reinstated into public and private areas.

THE STREETSCENE

- 1.34 Existing yorkstone paving, granite and wooden setts and kerbstones, traditional cast-iron bollards, cast-iron coal hole covers, old street signs, parish boundary plaques, railings and drinking troughs should be retained.**
- 1.35 The street surfaces and furniture contribute to the character and appearance of the area. Traditional street materials complement those used in the building, and where they survive they should be kept. Areas of existing poor paving should be reinstated in traditional materials, or a modern alternative which is the closest possible to traditional materials. Where features listed above are damaged, the Council will seek their repair, either directly or by encouraging the owners.
- 1.36 The Council is strongly opposed to the proliferation of advertising hoardings in the area. Permission will not be granted for new hoardings. Where resources permit, the Council will take legal action against unauthorised hoardings and estate agents' signs.**

- 1.37 The unsightly clutter of estate agents' boards or the impact of hoardings have a deleterious effect on the character of the area. While temporary hoardings screening construction sites are acceptable, they are unacceptable elsewhere.
- 1.38 Illuminated box advertisement signs will not be permitted. Other signs should be of appropriate scale, design and illumination and should conform to the Council's standards.**
- 1.39 Advertisements and signs can often detract from the visual amenity of the area. The Council will therefore seek to ensure that signs, display panels and advertisements are appropriately located and are of suitable size and design. Illuminated box signs detract from the overall appearance of the street and the historical and architectural quality of the buildings.

ENVIRONMENTAL IMPROVEMENTS

- 1.40 The Council will promote enhancement schemes for the area, funded from the private and public sector.**
- 1.41 Clerkenwell Green, St John's Square, St James's Churchyard, Benjamin Street Gardens, the Priory Church Gardens and Charterhouse Square are all historic open spaces vital to the character of the area, and provide relief to the tightly knit network of streets and lanes. The Council will set up an Environmental Fund, with contributions from the private and public sector in order to enable enhancement schemes to be prepared for the area, including improvement schemes in Clerkenwell Green, St John's Square, the southern end of St John Street, Peters Lane and Cowcross Street.
- 1.42 The Council will seek to achieve new areas of private and public open space in the area as part of new development proposals.**
- 1.43 The area is characterised by back alleys, courtyards and other open areas which have the potential to provide attractive private or semi-private amenity spaces for the use of residents and in some cases commercial uses. There are opportunities to provide a network of traffic free pedestrian spaces throughout the area which will enhance the character of the area and improve the quality of life for residents and workers.
- 1.44 The Council will seek to remove on-street car parking in the area, and to calm traffic throughout the area.**
- 1.45 Many streets in the Clerkenwell/Smithfield area are narrow medieval lanes, where parked cars and high traffic speed are visually and environmentally obtrusive. Opportunities for well-designed traffic calming exist in many streets in the area.

SCEDULE 1.1

STREETS WHERE POLICY 1.10 iii APPLIES

Aldersgate Street
Charterhouse Street
Clerkenwell Road
Cowcross Street
Farringdon Lane
Farringdon Road
Goswell Road
Great Sutton Street
Old Street
St John Street
Turnmill Street

SCHEDULE 1.2

LIST OF BUILDINGS WHICH SHOULD BE RETAINED

Agdon Street:	1-3, 7-9, bollard
Albermarle Way:	1, 2, 3, 4, 5, 6-7, 8
Albion Place:	Rear of London Institute
Aldersgate Street:	124, 125, 126, 127, 128, 129
Aylesbury Street:	8-15, including chimney, 17b, 17c
Bakers Row:	20, 22-24
Benjamin Street:	2-4 (entrance to Faulkner's Alley); northeast wall to gardens
Berry Street:	4, 12-14
Bowling Green Lane:	10, 11, 12, 13, 14, 15, 16-17, 20
Briset Street:	16, 17
Britton Street:	13-16, 19, bollards outside 20, 22, 24, 26, 27, 28, 30, 31, 32, 48, 50, 54, 55, 56, 57, 59, 60-61, 62

Carthusian Street:	1, 2, 3, 4, 5, 6, 7-8
Charterhouse Buildings:	4-10 (cons)
Charterhouse Mews:	Cobbled roadway, 22 and wall
Charterhouse Square:	2-3, 4, 5, 6-9, 12a, 12, 13-14, 17, 18-21, 22, cobbled roadway
Charterhouse Street:	Entrance gates, railings, lampposts, bollards, roadway, telephone kiosk, 38, 47-49, 51-53, 55, 57-59, 61, 63, 67-77, 77a, 79-83, 87, 89, 105, 109-113, 115, 119, 121-123
Charterhouse, The:	Entire complex of existing buildings and boundary walls
Clerkenwell Close:	6, 7, 19-20, 23, 24, 25, 26, 27-31,33, Blocks A, B, C, D, E, F, H, J, K and L Peabody Estate, 34, 35, 42-46, 47, 48, 53, 54, 55, St James' Church, Churchyard wall and railings, bollards.
Clerkenwell Green:	10-11, 12, 13, 14, 15, 16, 17, 20-21, 29, 30-31, 32, 37-38, 39, 40, 41-42, 43, 44, Sessions House, telephone kiosks, drinking trough, wall and railings to churchyard, 49, post above public conveniences.
Clerkenwell Road:	1, 2, 3, 5, 17, 19, 21, 23, 27, 31-33, 36-42, 37, 39-43, 44-48, 45-47, 49-53, 50-54, 56-58, 60-62, 64, 66, 68, 70-72, 76-78, 78a, 84, 86-88, 102-108, 110-114, 120, wall to the Charterhouse.
Compton Passage:	Plaque
Compton Street:	37-42, St Peter and St Paul School and Keepers House, 54-56, 64, 65, 66, 67, 68, 68a, 69, 70, 71, 72, 73, 74, 75, 76, 77
Corporation Row:	Kingsway Princeton College, main building, schoolkeepers houses and boundary walls (former Hugh Myddelton Secondary School)
Cowcross Street:	1, 2, 3, 4, 5, 6, 7, 8, 9-13, 14-16, 17, 18, 26, 27, 30, 32-33, 34-35, 36-43, 54-60, 61-63, 70-77, 90, 91, 92, 93, 94
Crawford Passage:	1-6, bollard
Dabb's Lane:	Bollard

Dallington Street:	8, 9, 10, 4 bollards
Eagle Court:	10, College for Distributive Trades (former school)
Farringdon Lane:	16, 18-20, 22-24, 28, 30-32, 34
Farringdon Road:	54, 56, 58, 60, 99-101, 103, 105-107, 109-111, 113-117, 143-157, 159
Faulkner's Alley:	1-4
Goswell Road:	Wall to 25, 41-45, 47-53, 55-63, 67-71, 68-70, 73-77, 74, 76-80, 83, 84, 86, 88, 89, 101-105, 137-157, 150-164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184-186, 188, 190, 192, 194, 4 bollards.
Great Sutton Street:	15, 16, 17-18, 19-20, 30a, 30b, 30c, 30d, 30c, 44-45, 46-47, 48-49, bollard
Greenhill Rents:	1, 11
Hayward's Place:	1-6, 7-9
Herbal Hill:	1, 2 and bollards
Jerusalem Passage:	1-2, 8, 9, 10, 11, 12
Lever Street:	1, 3, 5, 7, 9, 11-15, 17-19
Northburgh Street:	5-7, 8, 10, 12, 13, 15, 17
Peartree Court:	2
Peartree Street:	Bollard
Percival Street:	1a-6a
Peter's Lane:	13, 14, 2 bollards
Ray Street:	3-7, 11, 24, 26-28 and bollards
Ray Street Bridge:	Drinking Trough
Roberts Place:	Steps

Rutland Place:	St Bartholomew's Medical College Master's Lodge, entrance gates and Lodge house
St Bartholomew's Medical College:	Boundary wall to Glasshouse Yard.
St James's Row:	Wall to public gardens
St James's Walk:	20, 22a, 24, 26, 28, 30, 32, bollards
St John's Lane:	26, 27, walk to Passing Alley, 28-39, 30, 35, 36-37, St John's Gate, cobbled roadway and bollards under gate, 38-39, bollard at Albion Place
St John's Square:	27, 28-30, 33-35, 36, 47, 48, 49, 50-52, Priory Church of the Order of St John, granite setts, telephone kiosk
St John Street:	1, 3, 5, 7-9, 16, 18-20, 22, 24, 26, 34-36, 37-41, 38-40, 42, 43-45, 44-46, 47-53, 55, 57, 59, 61, 63, 69, 71-73, 72, 75-77, 78, 80, 82-84, 86, 88, 89, entrance and wall to Passing Alley, 90-92, 97, 99, 102-106, 105, 115-121 (Mallory Buildings), 116-118, 120, 122, 122a (Leo Yard), 126, 128, 130, 138, 144, gates and tombstones in garden adjacent to 145, 146, 148-154, Cannon Brewery, 159-173, 175-179, 178, 180, 181, 182-204, 183, 185, 187-205, 214-222, 221.2-8, 223-227, 231-243, 238-240, 246-252
Sans Walk:	Wall to Kingsway Princeton College, bollards
Sekforde Street:	1-7, 8, 9, 10, 11-13, 14, 17, 18, 18½, 19, 20, 21, 22, 23, 24, 26a, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43
Skinner Street:	1-33, 2-4, 35, 37, 39, 41, 43, 45, 49
Sycamore Street:	1-3, 5, 6, 7, 8
Topham Street:	5
Turnmill Street:	64, 65-66, 89-90, 91, 92, 93, 99-100, bollard at junction of Benjamin Street, 101-102
Warner Street:	43-49
Woodbridge Street:	7-9, 11, 12, 13, 14, 16, 18-28, 30, 32, 34, 36, Woodbridge Chapel

SCHEDULE 1.3

LIST OF SHOPFRONTS WHICH SHOULD BE RETAINED

Albermarle Way:	3, 4, 5, 6-7, 8
Briset Street:	16-17
Britton Street:	55
Carthusian Street:	6
Charterhouse Street:	38, 67-77, 89, 105, 115, 119
Clerkenwell Close:	6, 7, 24, 53
Clerkenwell Green:	12, 13, 14, 14a, 29, 30-31, 43
Clerkenwell Road:	2, 27, 48, 60-62, 120
Compton Street:	64, 65, 66, 67, 68a, 70, 72, 73, 75, 76, 77
Cowcross Street:	14-16, 18, 34-35, 36, 37, 38, 41, 91, 92, 94
Eagle Court:	10
Farringdon Road:	99-101, 103, 105-107, 159
Goswell Road:	74, 76-78, 101-105, 166, 184, 190
Great Sutton Street:	16, 23-25, 26-27, 30a 30b, 30c, 32, 33, 34-35
Lever Street:	3a, 5, 9
Old Street:	1, 11, 12
Ray Street:	26-28
St John's Square:	27, 36, 47, 52
St John Street:	1, 3-5, 2-6, 16, 18-20, 22, 34-36, 57, 72, 78-80, 82-84, 88, 122, 128, 144, 178, 180, 185, 238, 240
Sekforde Street:	34, 35, 49
Skinner Street:	49