

# CHANCERY LANE

Area Enhancement Scheme



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# 1. Introduction

The City of London has developed the Chancery Lane Area Enhancement Scheme in partnership with the London Borough of Camden, and with the support of the Chancery Lane Association. This forms part of a Transport for London Area Based Scheme funding initiative under the Clear Zones Partnership. The Clear Zones is a partnership which aims to reduce congestion, air and noise pollution in urban areas.

**Background**

Funding has been received from Transport for London to develop this Scheme, as a result of a successful bid which was put together following the creation of the Chancery Lane Strategic Development Plan.

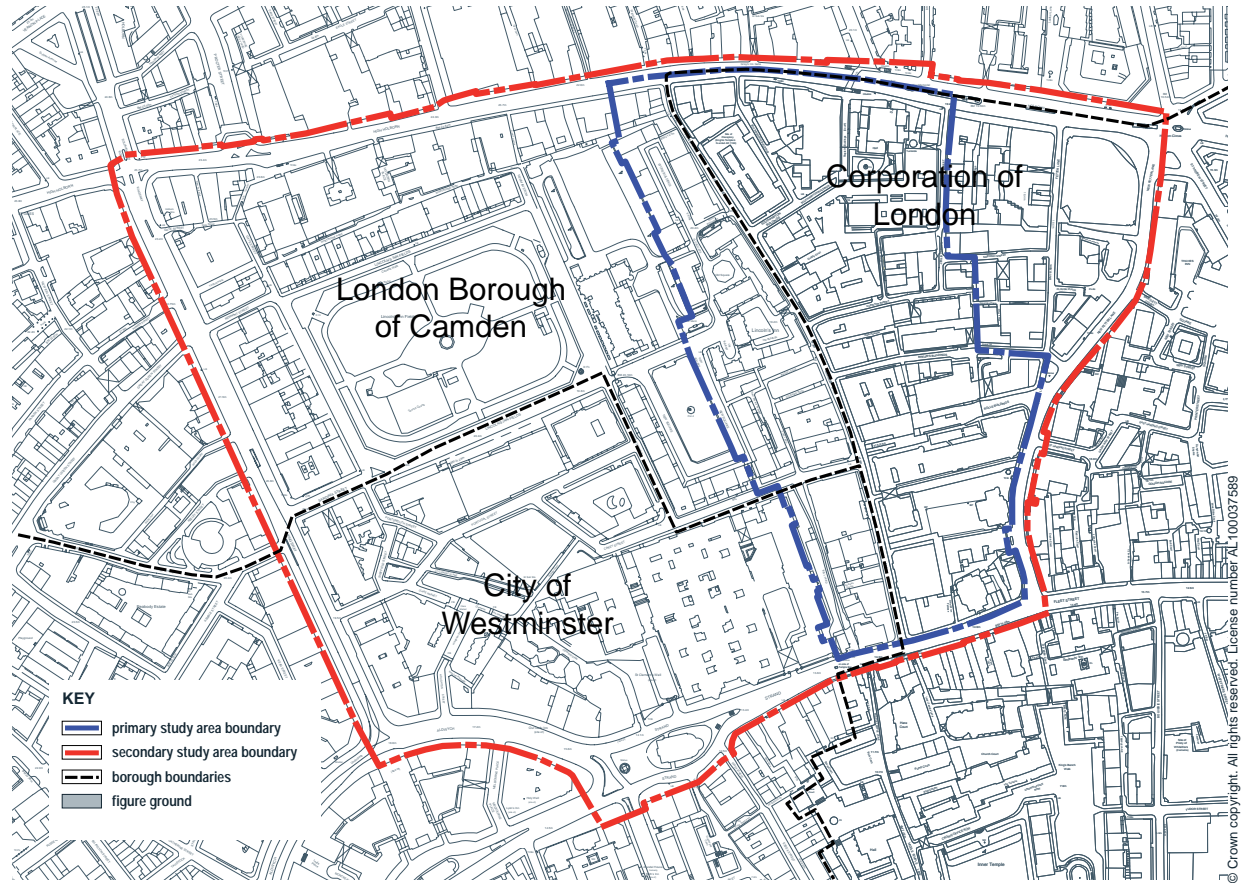
The Chancery Lane Strategic Development Plan was produced by Burns & Nice for the Chancery Lane Association in July 2007 and was designed to provide long term guidance for the creation of a public realm that is of the highest quality within Chancery Lane and its immediate surroundings. As part of the initial stages of this Strategy, the Chancery Lane Association put forward a number of suggested improvements for the area which were:

- The creation of a pedestrian priority zone along part of Chancery Lane;
- A reduction in vehicular access;
- The provision of more public space with seating and planting in the area;
- The introduction of restaurants that spill out onto the street;
- Increased public access to area;
- Improved retail facilities;
- Improved street lighting, signage and other street furniture.

In order to assess the area’s potential for such improvements a thorough analysis was undertaken; the investigations included looking at:

- The historical and heritage value of the area;
- The land uses and any potential land use conflicts;
- The traffic flows and pedestrian movement;
- Architectural features;
- Lighting;
- The open spaces that characterise the area.

The Chancery Lane Strategic Development Plan investigated these



Plan showing the study area

ideas and as part of this process a small local public consultation was also undertaken. An overall vision for improvements to the area was created and included the following:

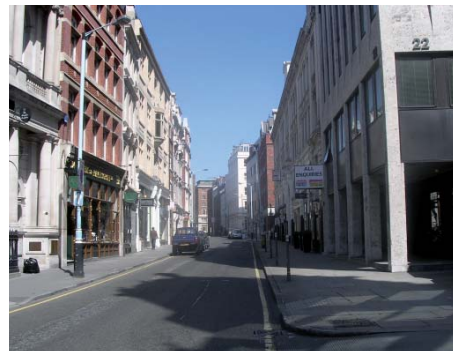
- Create a sense of arrival at Chancery Lane;
- Improve signage to the area, particularly at the main points of entry into the street;
- Improve the quality of the public realm by creating a more cohesive and attractive streetscape;
- Build upon and extend the existing high quality retail area;
- Improve pedestrian links, particularly the east west links;
- Rationalise and reduce traffic movement;
- Create new public open spaces and encourage access to some of the existing open spaces;
- Introduce a strategy for street tree planting;
- Encourage more activity during the evenings, by making the area a destination of choice for high quality restaurants;
- Improve the lighting throughout the area, including up-lighting key historic buildings;
- Provide additional visitor attractions within the area, for example gallery or exhibition space.

The Strategic Development Plan sets out an overall vision for improvements to the area:

- To create a place that becomes a destination of choice;
- To celebrate the area's heritage;
- To celebrate the area's identity as the legal quarter of the City;
- To build upon the existing high quality retail centre;
- To enhance the culture of the area;
- To enhance the area's connections with education.

The Chancery Lane Area Enhancement Scheme has since been developed following evaluation and design processes, which have included necessary traffic studies and ongoing discussions with all relevant stakeholders. This Scheme aims to focus upon individual proposals in the area, by designing these to further detail and undertaking a more comprehensive public consultation exercise.

The main objective of the Chancery Lane Area Enhancement Scheme is to create a high quality street environment that makes the area



Current views along Chancery Lane

more pleasant and easy to use for workers, residents and visitors to the area. Cycling and walking will be more convenient as public highways and open spaces are better connected and easier to use through a series of street enhancements. These improvements will build upon the unique character of the Chancery Lane area as the City's legal quarter, emphasising its rich architectural and cultural heritage and encouraging its growing retail and leisure facilities.

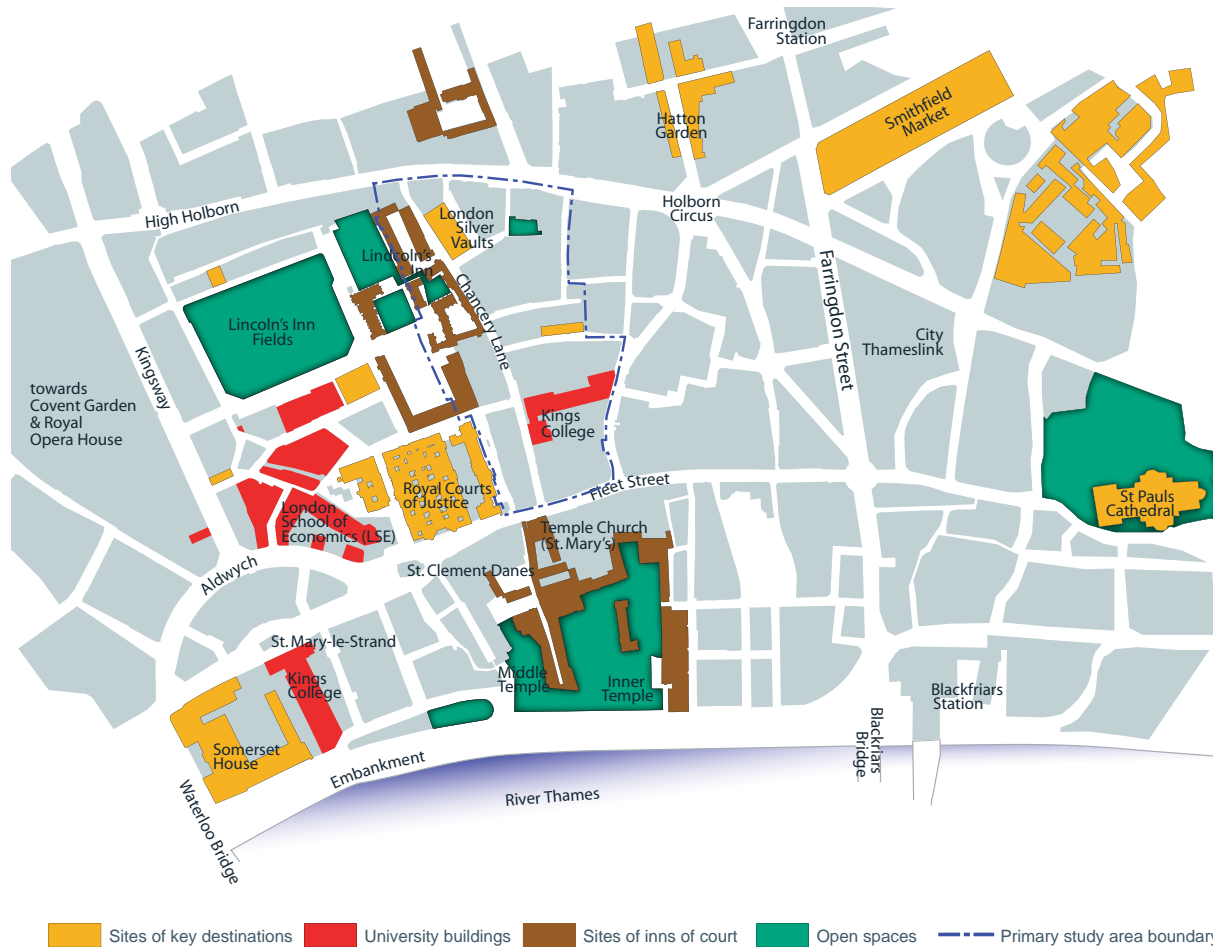
These proposals seek to:

- Create an enhanced streetscape;
- Improve how streets function for the benefit of all users;
- Encourage walking and cycling;
- Ensure an accessible street environment;
- Form new public open spaces where appropriate;
- Enhance street lighting throughout the area;
- Introduce street trees and planting (subject to feasibility studies);
- Create a vibrant pedestrian and shopping environment.

This document draws together site analysis work, with recently developed and designed proposals. A comprehensive public consultation exercise on these proposals is being undertaken in March to April 2009.

## 2. Context





Plan showing the key destinations and areas of interest surrounding Chancery Lane

Chancery Lane runs in a north-south direction rising gently from Fleet Street, slightly curving to the west until it joins High Holborn. It is situated between a number of very prominent areas within Central London for example Covent Garden, with its many theatres and most importantly the Royal Opera House; Hatton Garden, an area renowned for its jewellery sector; Smithfield Market and St Paul's Cathedral. To the south is the Embankment and the River Thames.

There are a number of important educational establishments associated with the wider study area in particular King's College London, and the London School of Economics. It has also been long associated with legal education and the Inns of Court; Gray's Inn lies to the north, Lincoln's Inn is situated on Chancery Lane and Middle Temple and Inner Temple lie directly to the south.

The focus of employment throughout the area has traditionally been the legal profession with solicitors' offices and barrister's chambers occupying many of the buildings. The Royal Courts of Justice are also very prominent in the cityscape, situated a little to the west of Chancery Lane with its main entrance from The Strand. Over recent years however commercial occupiers have become increasingly attracted to the area diversifying its employment base.