

Heritage Statement

172 Drury Lane, WC2

July 2016

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PLANNING



RTPI

Chartered Town Planners

Contents

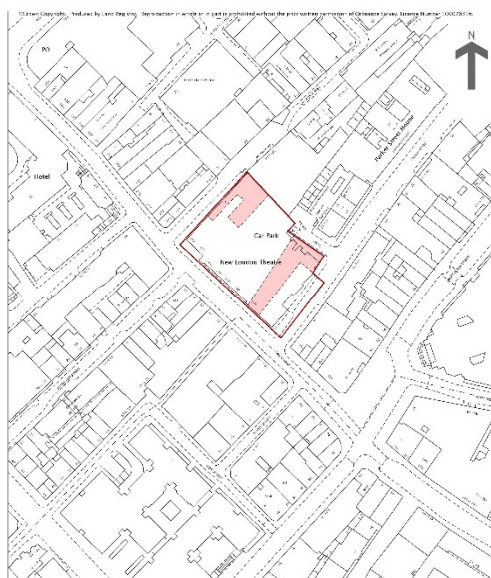
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1 | Introduction

- 1.1. This heritage statement accompanies a planning application at 172 Drury Lane. The planning application seeks permission for the infill of three external voids along the Macklin Street elevation in order to create additional B1 floorspace.

2 | The Site and its Context

- 2.1. The application site is located on the corner of Drury Lane and Macklin street and forms part of a larger mixed used development dating from the 1970s. The mixed development comprises the adjacent theatre, retail units to the ground floor fronting Drury Lane, offices to Macklin Street and at first, second and third floor levels. There is a public car park to the rear and a 13 storey residential block.



- 2.2. The site is located within the Seven Dials Conservation Area and the building together with the New London Theatre is described in the Conservation Area Appraisal as a building which provides a positive contribution to the Conservation Area.



3 | Statement of Significance and Sensitivity to Change

- 3.1. The building forming part of this larger complex was built in the 1970s and whilst described as providing a positive contribution to the Conservation Area, the building is not listed. The building sits within the areas described in the Conservation Area Appraisal as Sub Area 3 it was officially designated as part of the Seven Dials Conservation Area in 1998.
- 3.2. The proposal seeks to expand the B1 floorspace of the existing four storey building. This will be achieved by expanding the building's floorspace into the three voids which face Macklin Street on the second and third floors.
- 3.3. Macklin Street has a variety of different building types and styles and forms part of an area that was subject to Victorian slum clearance. On the opposite side of Macklin Street to the application site are Victorian four and five storey properties, with a mix of retail/café's and residential uses.



- 3.4. The voids are proposed to be filled with bays which will project slightly from the elevation of the building, these will be clear glazed to match the existing glazing. It is considered that whilst these bays project from the building, the massing is such that it would not appear obtrusive in the streetscene, but would act to enhance the appearance and interest of this elevation.

4 | Conclusion

- 4.1. It is considered that the voids presently detract from building. The proposed contemporary design solution to fill in these voids will enhance the building's appearance. The proposal also provides economic and social benefits in line with NPPFs aims of Sustainable Development, through the enhancement of the immediate environment and the efficient use of space to create additional B1 floorspace in a sustainable location and will not cause harm to the character of the Conservation Area but will enhance it.

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