
HERITAGE STATEMENT



**168 Drury Lane
London
WC2B 5QD**

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1.0 INTRODUCTION

- 1.1 In accordance with national and local planning policy, this Statement considers the impacts of proposals of alteration to No.186 Drury Lane, a Grade II listed building located within the Seven Dials Conservation Area. The application premises are located at first floor level within the principal building and ground and first floor levels within a 2 storey rear extension.
- 1.2 This Statement has been written in support of proposals put forward on behalf of the London School of Barbering (LSB) for (the relocation of) 2 air conditioning units and (the retention of) 2 ventilation skylights and associated cabling/trunking at 186 Drury Lane. All of the equipment is located within the rear extension. No works have or will be undertaken within the panelled rooms of the principal house.
- 1.3 Camden Council served an Enforcement Notice on LSB on 30st January 2015 requiring the removal of 2 unauthorised air conditioning units and 2 unauthorised ventilation skylights. This Enforcement Notice has been appealed by the LSB. This application seeks planning permission and listed building consent for (relocated) air conditioning units and ventilation units to enable the business to remain viable and continue use within these premises.
- 1.4 The London School of Barbering is a training centre for men learning the trade. Hair driers are commonplace and as a result of a lot of hot air circulating within the building, air conditioning is required to reduce internal temperatures. The air conditioning units and associated equipment are

located with the rear extension to preserve the historic panelling within the principal building.

- 1.4 The application site is located on the east side of Drury Lane at its northern end, close to the junction with High Holborn. It falls within the Covent Garden area, which forms part of the West End. The area is characterised by an intricate mix of uses, which are generally small in scale, and set within a unique historic and architectural environment. Uses include residential development, retail, offices, food and drink uses and hotels, and are often mixed vertically within buildings.
- 1.5 When considering the proposals, consideration must be given to the impacts on the heritage assets as well as noise and visual impacts on neighbours and amenity, in accordance with local planning policy.

2.0 PLANNING POLICY

3.1 The following national and local planning policies and guidance are relevant considerations against which to consider the proposals.

3.2 *National Policy*

- Planning (Listed Building and Conservation Areas Act) 1990
 - Section 66 – listed buildings
 - Section 72 – conservation areas
- National Planning Policy Framework (2012) (NPPF)
 - Policy 12: Conserving and Enhancing the Historic Environment
- The London Plan (2011) – Spatial Development Strategy
 - Policy 7.8 – Heritage

3.3 *Local Policy*

- Camden Local Development Framework (2010)

Core Strategy

- CS14 - Promoting high quality places and conserving our heritage

Development Policies

- DP12 - Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses
- DP24 - Securing high quality design
- DP25 - Conserving Camdens heritage
- DP26 - Managing the impact of development on occupiers and neighbours
- DP28 - Noise and vibration

3.3 Guidance

- Conservation Principles (English Heritage, 2008)
- London Terrace Houses 1660-1860 (English Heritage, 1996)
- Camden Planning Guidance 1: Design (20104)
- Seven Dials (Covent Garden) Conservation Area Statement (2010)

3.0 PLANNING HISTORY

3.1 The following list sets out the planning history solely for the premises occupied by the London School of Barbering 186 Drury Lane, namely first floor level of the principal building and the 2 storey rear extension.

- **2008/5983/L**

Display of non-illuminated projecting sign at 1st floor level between windows
REFUSED 23-12-2008

- **2008/4219/P**

Change of use from office use (Class B1) to hairdressing salon (Class A1) at first floor level.
GRANTED 10-09-2008

- **33753/R1 & HB2828/R1**

Erection of a rear extension at first floor level and the conversion of the building to provide shop and ancillary storage on ground and first floors, offices on the first and a two bedroom maisonette at second and third floor levels.
GRANTED 18-02-1982

- **32817**

CoL use of the first floor front rooms of 186 Drury Lane as offices
GRANTED 11-08-1981

4.0 HISTORICAL & ARCHITECTURAL SIGNIFICANCE

4.1 Historical Background

4.1.1 The following text is taken from 'London: A Life in Maps' by P. Whitfield (2006).

4.1.2 Drury Lane runs northwest to southeast is one of the oldest roads in the Covent Garden area, possibly dating back to the Saxon settlement of Lundenwic. On older maps it is known as Via de Aldwych and was a major route from what is now Aldwych to Holborn. The name is taken from Sir William Drury who built a house at the southern end of the road during the reign of Elizabeth I. Substantial development of the street did not occur until the middle of the 16th century continuing into the early 17th century.

4.1.2 The frontage to Drury Lane began to be built up in the early 17th century, and plots to the rear were let to tenants for gardens. Although there were one or two fine houses fronting Drury Lane, and a few built entirely of brick facing Little Russell Street, the majority of buildings were small and of a poor standard, built of timber and brick on confined curtilages. There were also many stables.

4.1.3 In the first half of the 18th century the Drury Lane neighbourhood was a dangerous place to visit by night, empty houses in the locality of the theatre being often taken by the professional gamsters. By the end of the 19th century some of the worst social conditions in the whole of London existed in the streets to the east and west of Drury Lane. Social regeneration of the area was not achieved until

c.1899-1900 when the Duke of Bedford bought back a number of the properties that his predecessors had sold more than 2 centuries previously.

4.2 Fabric Analysis

4.2.1 Pevsner makes no mention of No.186 or the historic buildings adjacent to it, which form a small group of surviving former terraced houses. Nos.186 and 187 are listed (Grade II). They date from the early 18th century which is most apparent internally as the front facades were rebuilt in the late 18th/early 19th century. The facades are built of multi coloured stock brick and are 2 bays wide and 4 storeys high, above basements which are not visible from the street.

4.2.2 The rear has been extended with a shallow 3 storey closet wing, which is clad externally with weatherboard. Abutting and surrounding the rear closet wing at ground and first floor level is an infill 2 storey rear extension. This may have been an original or early stable block. However, as a result of the surrounding development the site is landlocked and as a result it was not possible to fully assess the historic external fabric. However, internally, at first floor level, several original timbers survive suggesting this may have been a former stable. It has been converted to offices.

4.2.3 Internally, the original principal house retains a wealth of early 18th century panelling, a closed string staircase with turned balusters and squared newel posts. An original hornless sash window also survives within the side elevation of the weather-boarded rear extension.

4.3 Assessment of Significance

4.3.1 The building has both historical and architectural significance. Its historical significance derives from age and survival. It holds evidential value as a former London terraced house, possibly with associated stabling at the rear, and as a building which once formed part of one of the poorest areas of London. It also has evidential value as a physical reminder of the historical evolution of Drury Lane. The surviving historic fabric within the principal house and the rear extensions also hold historic significance.

4.3.2 The architectural significance of the building lies in its design, proportions and surviving historic panelling and joinery. The original raised and fielded panelling and closed string staircase with turned balusters and squared newels are all original and hold evidential value demonstrating the typical designs and styles of the period.

7.0 ASSESSMENT OF PROPOSALS

- 7.1 The air conditioning units and ventilation skylights, which were inserted within existing skylights, were carefully installed to ensure no harm to the original panelling in the main house and no harm to the historic timbers.
- 7.2 The Council and Freehold owner of the building both require the relocated of the existing unauthorised units to address both the visual and noise implications of the units. Accordingly, the current proposals seek planning permission and listed building consent for:-
- Erection of 2 external air conditioning units, attached to the side wall of the rear extension to No.187;
 - A hole 70mm in diameter will be made within the timber weatherboard cladding of the rear extension to No.186 to allow the 4 copper pipes with 'closed cell' black Armaflex insulation and 4 steel wire protected cables to be passed through to the interior in the corner of the rear extension. **No timber beams will be cut and no cabling will be attached to any of the beams.**
 - Retain the 2 existing skylight ventilation units (referenced as 'indoor cassettes' on the plans) will be retained in situ.
 - New cabling concealed within white plastic trunking will be run along the side wall below the timber beams and fixed using a limited number of fixings.
 - New drainage pipe to be run at high level and linked into existing WC sink waste pipe. **No timber beams will be cut or affected.**
- 7.3 The works proposed have been developed with an understanding that the building is Grade II listed and the timber beams, as well as the wall panelling in the principal house, is significant historic fabric which cannot be cut or used for attachment. None of the timber beams will be cut or harmed as a result of the works.
- 7.4 The interior of the rear extension is of little architectural interest such that the presence of the discretely located skylight cassettes will not harm the character or significance of the listed building.
- 7.5 The proposed works are relatively minor in nature and are largely reversible alterations, which will have only a very minor impact on any historic fabric (the creation of the 70mm hole in the timber weatherboarding).
- 7.6 The impact on the external appearance and setting of the listed building will be limited as the units will be discretely housed on a rear extension at the rear of the property. The rear elevation is not visible from the public realm. As a result there will be no harm either to the character or appearance of the conservation area.
- 7.7 The works are reversible and will aid in securing the buildings optimum viable use, without causing any significant harm, in accordance with the NPPF (para.134).

APPENDICES

APPENDIX 1	LIST DESCRIPTION
APPENDIX 2	BOOTH'S POVERTY MAP (1898-99)
APPENDIX 3	PHOTOGRAPH



IoE Number: 477146

Location: 186 AND 187 DRURY LANE (north east side)
CAMDEN TOWN, CAMDEN, GREATER LONDON

Photographer: Mrs Darshan Saffery

Date Photographed: 28 October 2004

Date listed: 15 January 1973

Date of last amendment: 11 January 1999

Grade II

CAMDEN TQ3081SW DRURY LANE 798-1/105/346 (North East side) 15/01/73 Nos.186 AND 187 (Formerly Listed as: DRURY LANE Nos.186-189 (Consecutive)) II Pair of terraced houses with later shops. Early C18, refaced late C18. Multi-coloured stock brick. 4 storeys. 2 windows each. No.186, C20 timber shopfront with panelled risers, plate glass window, double panelled and part-glazed doors, fascia and cornice; panelled house door with overlight. No.187, early C19 shopfront having flat bay windows flanking a central part-glazed door with overlight, inswept frieze and projecting cornice; recessed house door to left having reeded surround with stops. Glazing to shop altered. Upper floors have gauged red brick flat arches to recessed sashes; No.186, 4 pane apart from 1st floor with late C20 glazing. Parapets. INTERIORS: not inspected but noted to retain some good panelled rooms; No.187 with original staircase with closed string, turned balusters and square newels; No.186, original staircase boxed in.



<p>BLACK: Lowest class. Vicious, semi-criminal.</p> <p>DARK BLUE: Very poor, casual. Chronic want.</p> <p>LIGHT BLUE: Poor. 18s. to 21s. a week for a moderate family</p> <p>PURPLE: Mixed. Some comfortable others poor</p> <p>PINK: Fairly comfortable. Good ordinary earnings.</p> <p>RED: Middle class. Well-to-do.</p> <p>YELLOW: Upper-middle and Upper classes. Wealthy.</p>	<p>DARK BLUE: Very poor, casual. Chronic want.</p> <p>LIGHT BLUE: Poor. 18s. to 21s. a week for a moderate family</p> <p>PURPLE: Mixed. Some comfortable others poor</p> <p>PINK: Fairly comfortable. Good ordinary earnings.</p> <p>RED: Middle class. Well-to-do.</p> <p>YELLOW: Upper-middle and Upper classes. Wealthy.</p>
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186 Drury Lane

Key illustrates the occupiers of the application site to be 'poor' with very poor and lowest /semi-criminal classes living adjacent to the east, southeast and south.

To the north, the area was populated by the Middle Class and others who were 'fairly comfortable'.





Interior of the 2 storey rear extension (possibly a former stable block) looking west towards principal building.
Doorway at the centre leads into the closet wing extension
Attached to the rear elevation of the listed building.