



Historic England

Ms Kate Henry
London Borough of Camden
Town Hall
Argyle Street
London
WC1H 8ND

Direct Dial: 020 7973 3763

Our ref: L00552211

16 February 2017

Dear Ms Henry

**Arrangements for Handling Heritage Applications Direction 2015 & T&CP (Development Management Procedure) (England) Order 2015
Application for Listed Building Consent**

**STRAND UNION WORKHOUSE, MIDDLESEX HOSPITAL ANNEX, 44
CLEVELAND STREET, LONDON, W1T 4JT
Application No 2017/0415/L (Listed Building Consent)
2017/0414/P (Planning Permission)**

Thank you for your consultation of 25 January 2017 notifying Historic England of the applications for listed building consent and planning permission for the redevelopment of the former Strand Union Workhouse site.

As you know, Historic England has been involved in pre-application discuss with the development team and your Council regarding these proposals, and I enclose our most recent advice letter for your information. This should be read alongside the advice set out in this letter.

Historic England's Advice

These proposals seek to secure a sustainable long-term future use for the Grade II listed former Strand Union Workhouse whilst largely retaining its remaining architectural and historic features. This in turn should facilitate the removal of the building from Historic England's Heritage at Risk Register. Therefore, whilst we note the somewhat intensive nature of this residential-led scheme, Historic England broadly welcomes these proposals in principle.

We are particularly pleased to see that our main areas of concern we identified at pre-application stage have been resolved. This includes the retention of the front boundary wall, and much of the north and south Victorian annexes (identified as North and South House in the submission). These positive changes should help to preserve the character of the Charlotte Street Conservation Area along Cleveland Street, and the setting of the listed workhouse. Although we acknowledge that the extensive demolition proposed to the rear hospital extensions is a sensitive conservation issue, these extensions are exempt from the listing, and are generally hidden from public view within the Conservation Area. We therefore have limited



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remit regarding the demolition to the rear of the listed building. However, your Council must be satisfied with the extent of demolition proposed in accordance with your own policies and guidance.

Internally, the north wing staircase, which is likely to be original, would now be retained, and the access lift would now be attached to the rear elevation, thus allowing for a more sensitive internal layout. The rear brickwork has extensive scarring due to various external alterations, and does not possess the same formal arrangement as the front elevation. We are therefore content with the proposed addition of a lift stack to the rear. However, your Council should consider imposing a condition regarding the external treatment of the lift to ensure that it would be a sensitive and high-quality addition to the listed building.

We note that a high percentage of the existing windows are to be replaced as part of the Workhouse refurbishment. We understand from the submitted Heritage Statement that no original windows are likely to remain (Paragraph 5.12, Heritage Statement, January 2017), and that a number of 19th century windows will be retained and repaired as part of the scheme. Taking into account the benefits of reinstating an orderly fenestration pattern to the main elevation, we confirm that we are content with the proposed approach.

We also consider that the removal of the 20th century porch will improve the appearance of the front façade. We recommend however, that the detailed design of the replacement porch is subject to condition following further investigation of the fabric that remains and the available evidence for the proposed 'canted memorial stone'.

We are pleased to see that a visual assessment of the proposed changes to the listed building and new development behind has been undertaken as recommended at pre-application stage. On the basis of the information provided, it would appear that the proposed replacement roof structure would sit relatively comfortably with the host building in views along Cleveland Street and Foley Street. It is important, however, that the proposed PV panels would be as discrete as possible. Regarding the new developments to the rear, it does not appear that these would make a significant impact on the immediate setting of the listed building, particularly when taking into account the existing effects of the large developments immediately to the north east of the development site.

Recommendation

As set out in this letter, Historic England is broadly content with these proposals and welcomes the potential removal of this important building from our Heritage at Risk Register. We would, however, urge your Council to address the advice set out in this letter and determine these applications in accordance with national and local policy guidance and in consultation with your Design and Conservation Team.



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We have therefore drafted the necessary letter of authorisation (draft attached) for your Council to determine the listed building consent application as you see fit and referred the case to National Planning Casework Unit. Subject to the Secretary of State not directing reference of the application to him, they will return the letter of authorisation to you. If your authority is minded to grant listed building consent, you will then be able to issue a formal decision. Please send us a copy of your Council's decision notice in due course.

Please note that this response relates to historic building matters only. We are aware that our colleagues in the Greater London Archaeological Advisory Service are in the process of providing additional advice on potential archaeological implications. They can be contacted directly on 020 7973 3712.

Yours sincerely

Alasdair Young

Inspector of Historic Buildings and Areas

E-mail: alasdair.young@HistoricEngland.org.uk

Enc: Draft letter of authorisation



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Ms Kate Henry
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Direct Dial: 020 7973 3763

Our ref: P00552411

16 February 2017

Dear Ms Henry

**Arrangements for Handling Heritage Applications Direction 2015 &
T&CP (Development Management Procedure) (England) Order 2015
STRAND UNION WORKHOUSE, MIDDLESEX HOSPITAL ANNEX, 44 CLEVELAND
STREET , LONDON, W1T 4JT
Application No 2017/0414/P**

Thank you for your letter of 25 January 2017 notifying Historic England of the application for planning permission relating to the above site.

Please see our comments provided for the associated listed building consent application (our ref: L00552211).

Please note that this response relates to historic building and historic area matters only. If there are any archaeological implications to the proposals it is recommended that you contact the Greater London Archaeological Advisory Service for further advice (Tel: 020 7973 3712).

Yours sincerely

Alasdair Young

Inspector of Historic Buildings and Areas

E-mail: alasdair.young@HistoricEngland.org.uk



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Our ref: L00552211

16 February 2017

Dear Ms Henry

Arrangements for Handling Heritage Applications Direction 2015 & T&CP (Development Management Procedure) (England) Order 2015

Authorisation to Determine an Application for Listed Building Consent as Seen Fit

**STRAND UNION WORKHOUSE, MIDDLESEX HOSPITAL ANNEX, 44 CLEVELAND STREET , LONDON, W1T 4JT
Application No 2017/0415/L**

Applicant:

UCLH Charity

Grade of building(s):

II

Proposed works:

Various external and internal alterations and extension to the former Workhouse building in association with the conversion of the building to 8 self-contained flats; demolition of 19th and 20th century wings to the east and southern elevations and associated brickwork infilling to match existing; erection of external lift shaft to east elevation with associated creation of new openings within existing walls; demolition of 20th century porch and plant room to front elevation; demolition and replacement of existing roof and installation of conservation roof lights; lowering of the existing parapet to east elevation; opening up of infilled window openings and creation of new window openings to north, east and south elevations; replacement of existing sash windows and doors; removal of existing internal lift shaft; removal of all modern internal partition walls; installation of new internal partition walls throughout and creation of new openings within retained historic walls

Drawing numbers:

Drawings as approved by the local planning authority

Date of application:

25 January 2017



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Date of referral by Council: 25 January 2017
Date received by Historic England: 27 January 2017
Date referred to CLG: 16 February 2017

You are hereby authorised to determine the application for listed building consent referred to above as you think fit. In so doing Historic England would stress that it is not expressing any views on the merits of the proposals which are the subject of the application.

Yours sincerely

Alasdair Young

Inspector of Historic Buildings and Areas

E-mail: alasdair.young@HistoricEngland.org.uk

NB: This authorisation is not valid unless it has been appropriately endorsed by the Secretary of State.



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Robert Joyce
Llewelyn Davies Architects
3-5 Rathbone Place
London
W1T 1HJ

Direct Dial: 020 7973 3763

16 November 2016

Dear Mr Joyce

Pre-application Advice

FORMER STRAND UNION WORKHOUSE (MIDDLESEX HOSPITAL ANNEX)

Thank you for engaging Historic England in pre-application discussions regarding the proposed residential conversion of the Grade II listed Former Strand Union Workhouse (Middlesex Hospital Annex) in Fitzrovia. It was very useful to hear your plans for the site at our meeting with officers from Camden Council in September, and thank you for sending me the revised plans last week which respond to many of the comments made at that meeting.

Significance of the Development Site

The building is of substantial historic interest as rare example of a Georgian parish workhouse which operated as facility for the London's sick and poor for over 200 years. Its association to notable figures relating to mid-19th century workhouse reform, such as Louisa Twining and Dr Joseph Rogers, and its likely inspiration for the works of Charles Dickens, add substantially to its historical significance.

Although the building has been altered over time, its Georgian 'H' plan layout remains legible, and some features of interest survive such as a stone cantilever staircase within its north wing. Moreover, its imposing and austere character along Cleveland Street, accentuated by its boundary wall and locally listed Victorian annexes, hints at its original function and adds to its historical and aesthetic values. The workhouse and these various streetscape elements also make a substantial positive contribution to the character of the Charlotte Street Conservation Area in our opinion.

Following the refusal of the previous scheme for the site and the subsequent statutory listing of the workhouse in 2011, the building was added to our Heritage at Risk Register in 2012. We are therefore eager for a sustainable long-term use to be found for this important building which would facilitate its removal of the Register.

Historic England's Advice

As you know, Historic England attended a Design Review Panel at the London



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Borough of Camden's offices in June this year, in which the previous draft proposals for the site were presented. Our main area of concern at that stage related to the potential demolition of the flank Victorian annexes and boundary wall along Cleveland Street which we considered would harm the character of the Conservation Area and the setting of the listed workhouse.

When we met again in September, it was explained that the annexes and parts of the boundary wall are now to be incorporated in the scheme. This is strongly welcomed by Historic England. The remainder of that meeting focussed on the proposed alterations to the listed workhouse which will be subject to listed building consent. A number of revisions have now been made to the scheme in light of our concerns raised at that meeting.

We consider that the most positive change to the scheme following our meeting is the proposed retention of the north wing staircase, which is likely to be an original feature and a vital component of the workhouse plan form. The plans suggest that the staircase will be accessible to all residents thus retaining its original communal function which is very encouraging.

We are also very pleased to see that the lift and associated services will now be accommodated externally as an extension to the rear wall. As illustrated in the proposed plans, the relocating of the lift will reduce the physical impact on significant internal fabric and simplify the internal alterations, allowing for a more sensitive internal layout. Details of the external lift cladding should be provided at an early stage, and these should be distinct from, yet complementary to, the materiality of the listed building.

The internal alterations appear to be relatively sensitive to what remains of the original plan. However, as we previously mentioned, a colour-coded assessment of significance for the existing plan would help us to make a fully informed assessment of the proposed internal alterations. Similarly, further analysis of the elevations would help inform the proposed fenestration arrangement and masonry repairs and alterations.

Finally, regarding the roof alterations, it was mentioned at our meeting that the existing roof is unlikely to be original, and from external inspection it would certainly appear to have undergone extensive alterations. We therefore consider that a case could be made for the roof works in principle, providing that the evidence is provided to demonstrate that the existing structure is not original.

If the principle of the alterations is justified, it is important that further visual information is provided to demonstrate the degree of impact that the increase in roof height would have on the listed building in views along Cleveland Street and on the approach from Foley Street. This could be assessed either by providing a CGI



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assessment, or by erecting a wire 'mock up' for inspection.

Summary and Next Steps

We broadly welcome these emerging proposals, which respond to our previous concerns, and seek to secure a sustainable long-term use for this 'at risk' site. However, we would urge you to address the advice set out in this letter, in particular the need for a more detailed assessment of significance which should inform and support your plans.

I would be very happy to clarify any of the points raised, and please do keep Historic England updated as the scheme progresses. I would welcome the opportunity to visit the site prior to the submission of an application if this is to be arranged.

Please note that this response relates to historic building matters only. If there are any archaeological implications to the proposals it is recommended that you contact the Greater London Archaeological Advisory Service for further advice (Tel: 020 7973 3712).

Yours sincerely

Alasdair Young

Inspector of Historic Buildings and Areas

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