

60-70 Shorts Gardens Heritage Impact Assessment

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1.0 Introduction

- 1.1 This Heritage Impact Assessment (HIA) has been prepared by Nathaniel Lichfield & Partners (Lichfields) to accompany a planning application for:

“The refurbishment, extension and alteration of 60-70 Short Gardens and 14-16 Betterton Street to provide a two storey roof extension to accommodate 4 residential units, the refurbishment of basement and internal alterations to include the installation of a mezzanine floor at basement and ground floor levels and refurbishment of façade treatments.”

- 1.2 Nos.60-70 Shorts Gardens and 14-16 Betterton Street are unlisted buildings within the London Borough of Camden’s Seven Dials Conservation Area (see Heritage Assets Map at Appendix 1). Nos.60-70 Shorts Gardens is located in Sub Area 3 of the conservation area while 14-16 Betterton Street is included in Sub Area 1. The site has a combined size of 0.08ha. Nos.62-70 Shorts Gardens is identified in the Seven Dials Conservation Area Appraisal (1998) as a positive contributor.

- 1.3 The heritage assets within and in close proximity to the site are:

- 1 Nos.60-70 Shorts Gardens (Non-Designated Heritage Asset)
- 2 Nos.14-16 Betterton Street (Non-Designated Heritage Asset)
- 3 No.24 Betterton Street, Brownlow House and Attached Railings (Grade II* Listed)
- 4 No.33 Betterton Street (Grade II Listed)
- 5 No.22 Endell Street and Attached Railings (Grade II Listed)
- 6 Cross Keys Public House, Endell Street (Grade II Listed)
- 7 Nos.51 and 53 Shelton Street (Grade II Listed)

- 1.4 Whilst the site is also in an Archaeological Priority Area this HIA deals only with above ground heritage assets.

- 1.5 In accordance with the statutory requirements under the Planning (Listed Buildings and Conservation Areas) Act 1990, and national and local policy requirements, this HIA has been submitted to consider the effect of the proposals on the significance of heritage assets.

- 1.6 Archival research on the buildings has been completed at the London Metropolitan Archives and Camden Local Studies and Archives Centre. There were no files in relation to the buildings held at the former; the information held at the latter is included within this report.

2.0 Statutory and Policy Considerations

- 2.1 This section outlines the legislation and policy which is relevant to the heritage effects of the proposals. The overall aim of the national, regional and local planning policies is to conserve or enhance the setting and significance of heritage assets.

Heritage Legislation

- 2.2 Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to have special regard for the desirability of preserving or enhancing listed buildings, or their setting or any features of historic or architectural interest which they possess.
- 2.3 Section 72 of the Act requires the local planning authority to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

National Planning Policy and Guidance

- 2.4 The National Planning Policy Framework (NPPF) was published in March 2012. At the heart of the NPPF is a presumption in favour of sustainable development, including contributing to protecting and enhancing our built and historic environment and conserving heritage assets in a manner appropriate to their significance.
- 2.5 Paragraph 126 of the NPPF outlines that the conservation of heritage assets can bring wider social, cultural and environmental benefits. Paragraph 128 requires applicants to describe the historic significance of heritage assets affected by proposals, including any contribution made by their setting. Under paragraph 132 great weight should be given to the conservation of a designated heritage asset.
- 2.6 Paragraph 135 requires that in determining applications, the effect of proposals on the significance of non-designated heritage assets should be taken into consideration. A balanced judgement is required in weighing applications which directly or indirectly affect non-designated heritage assets including considering the scale of loss or harm and the significance of the heritage asset.
- 2.7 Paragraph 137 requires local planning authorities to look for opportunities for new development within conservation areas or within the setting of heritage assets *“to enhance or better reveal their significance”* and that *“Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.”*
- 2.8 It is recognised under paragraph 138 that not all elements of a conservation area will necessarily contribute to its significance.
- 2.9 Annex 2 of the NPPF defines a heritage asset as *“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).”*
- 2.10 Annex 2 defines the setting of a heritage asset as *“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”*
- 2.11 The NPPF considers design at Chapter 7. This provides guidance on the importance of good design and how buildings and the spaces between them should be considered.

Statutory Development Plan

- 2.12 The Statutory Development Plan for the application site comprises the London Plan (2016, as amended) and the London Borough of Camden's Local Development Framework, including the:

- 1 Core Strategy (2010)
- 2 Development Policies (2010)

London Plan

- 2.13 The London Plan (modified March 2016) places importance upon sustainable development and **Policy 5.3** states that development proposals 'should demonstrate that sustainable design standards are integral to the proposal, including its construction and operation.'
- 2.14 Heritage assets are considered in **Policy 7.8** which states that: *'Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.'*

London Borough of Camden Core Strategy (2010)

- 2.15 **Policy CS5** considers the management of the impact of growth and development. Particular consideration will be given to:
- a providing sustainable buildings and spaces of the highest quality.
 - b protecting and enhancing our environment and heritage.

- 2.16 The Council promotes high quality places and the conservation of heritage through **Policy CS14**. This requires *'development of the highest standard of design that respects local context and character'* and the preservation and enhancement of *'Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, etc.'*

London Borough of Camden Development Policies (2010)

- 2.17 **Policy DP24** requires all development to be of high quality design which considers:
- a the character, setting, context, form and scale of neighbouring buildings;
 - b the character and proportions of the existing building, where alterations and extensions are proposed;
 - c the quality of materials to be used;
 - d the provision of active frontages at street level;
 - e the appropriate location for building services equipment;
- 2.18 **Policy DP25** details how the Council will look after heritage assets. To maintain the character of conservation areas the Council will:
- *"take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;*
 - *only permit development within conservation areas that preserves and enhances the character and appearance of the area;*
 - *prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area...;"*
- 2.19 To preserve or enhance the borough's listed buildings, the Council will *"not permit development that it considers would cause harm to the setting of a listed building."*

London Borough of Camden Local Plan (2016)

- 2.20 The Council submitted the Camden Local Plan for examination by the Secretary of State for Communities and Local Government on 24 June 2016. The Draft Local Plan (2016) has only been afforded limited weight as it is not a formally adopted statutory document.
- 2.21 The January 2017 proposed Main Modifications states that Paragraph 7.42 will be amended to include the following paragraph:
- “The Council recognises that development can make a positive contribution to, or better reveal the significance of, heritage assets and will encourage this where appropriate. Responding appropriately to the significance of heritage assets and its setting can greatly enhance development schemes (for example, King’s Cross Central).”*
- 2.22 Policy D2 – Designated Heritage Assets will be amended to include:
- “Designated heritage assets include Conservation Areas and listed buildings. The Council will not permit the loss of or substantial harm to a designated heritage asset unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss...”*

Other Material Considerations

Camden Planning Guidance 1: Design (2015)

- 2.23 The Design Guidance for Heritage is as follows: *“Camden has a rich architectural heritage and we have a responsibility to preserve, and where possible, enhance these areas and buildings.”*
- Only development which preserves and enhances the character and appearance of the area will be permitted in a conservation area.
 - The significance of ‘Non-Designated Heritage Assets’ (NDHAs) will be considered when making decisions
 - Sustainability and accessibility should be addressed in historic buildings

Seven Dials Conservation Area Appraisal (no date)

- 2.24 The Conservation Area Appraisal provides advice and guidelines regarding planning matters such as: changes of use, design, materials and extensions, including: roof extensions, rear extensions and basements. This document is referred to fully in Section 4, which sets out the significance of the Conservation Area.

Historic England Advice

- 2.25 This assessment has had regard to the following Historic England documents which provide guidance in relation to understanding significance and setting:
- 1 Conservation Principles: Policy and Guidance for the Sustainable Management of the Historic Environment (April 2008);
 - 2 Historic England Advice Note 1: Conservation Area Designation, Appraisal and Management (February 2016);
 - 3 Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)
 - 4 Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (March 2015)

3.0

Description of the Site

Existing Site Description

- 3.1 Nos.60-70 Shorts Gardens is a three storey plus large basement, loadbearing, brick building with a steel and concrete frame (existing photos of the site are included at Appendix 2). The bitumen roof is flat with a mansard to a rear courtyard containing small dormer windows. The main red brick façade is nine bays wide; this appears to date between 1910 and 1952 (see Historic Development section below) and has a double height ground floor comprising arches infilled with brick and steel Crittall-type windows above. The upper two floors also comprise large Crittall windows. A series of brick pilasters separating the bays give the building a defined vertical rhythm along its length. The main façade of the building is set back by approximately 1.2m from the adjoining sections of the site.
- 3.2 At the south-western end there is a brick building (originally four storeys but with the windows removed) which vented the basement of the main building when it was in use as a sub-station¹ (see Figure A2.2 included at Appendix 2). This is referred to as the ‘vent’ building. It appears to be a heavily altered 18th or early 19th century building. A three storey portion of the corner block to the north-eastern end of the site adjoins the main arched façade (see Figure A2.3, Appendix 2). This dates to around the turn of the 20th century. White glazed bricks face the courtyard side of the Shorts Gardens building with various steel framed windows and external escape stairs. The courtyard is not part of the site.

Figure 3.1: Nos.60-70 Shorts Gardens (left) and 14-16 Betterton Street (right)



¹ As set out in the Feasibility Report (May 2016)

- 3.3 Nos.14-16 Betterton Street is a four storey warehouse of brick and concrete construction with steel Crittall-type windows, which appears to date to around 1927 (see Appendix 4). It has a flat roof and a protruding chimney breast to the west façade. The ground floor features a large double height opening. The two buildings currently interconnect at the rear with a concrete staircase running from the ground floor to the third floor.
- 3.4 A visual inspection survey was undertaken at the two buildings (excluding the two elements flanking the central nine bay element of Shorts Gardens). It appears that many of the spaces have been altered and modernised and there is little of architectural or historic interest internally. Concrete columns are evident throughout the building. The Shorts Gardens building has a large basement (38m long x 11m wide and is 7.5m high). The interior of the vent building has been completely stripped out and it is now a shell without floors.

Historic Development

- 3.5 A general description of the history of the area is provided in Camden's Conservation Area Appraisal. This subdivides the Conservation Area into three. Nos.60-70 Shorts Gardens are located in Sub-Area 3 whilst 14-16 Betterton Street is located in Sub-Area 1.
- 3.6 The Statement notes of Sub-Area 1 that the distinct layout around Seven Dials is the legacy of an ambitious building plan devised by Thomas Neale, a speculator and Master of the Mint, at the end of the 17th century.²
- 3.7 This area became dominated by the brewery industry in the 18th and 19th centuries. The Woodyard Brewery was established in 1740 on a site between Long Acre and Shelton Street. Over the next century the brewery industry expanded and eventually filled the area between Long Acre and Shorts Gardens with large stock brick warehouse buildings linked by high level cast iron bridges causing the demolition of many of the original houses. This altered the scale and character of parts of the area, although the street layout stayed the same. The brewery industry has not functioned in the area for over 80 years, yet most of the brewery buildings have survived.³
- 3.8 A more detailed understanding of the historic development of the application site is provided by historic mapping (Appendix 3). In summary, the historic mapping shows:
- 1 1720, by Richard Blome (Figure A3.1): Entire block between Shorts Gardens and the then named Brownlow Street (subsequently renamed Betterton Street) is developed with buildings of small footprints with rear gardens.
 - 2 1815, by Nathaniel Rogers Hewitt (Figure A3.2): Again, the blocks appear to be predominantly buildings of small footprints but with a building of larger footprint located fronting Shorts Gardens towards the western end of the street block. A building projecting beyond the rest of the building line is seen fronting the north-east corner.
 - 3 1824, by James Wyld (Figure A3.3) and 1875-1878, OS Map (Figure A3.4): The same configuration of the street block is shown as the 1815 map.
 - 4 1888, Goad's Insurance Map (Figure A3.5): This identifies a number of the building uses within the street block and identifies the name of the street to the south as Betterton Street (Late Brownlow Street)⁴. Fronting Shorts Gardens the buildings comprise lodging houses and the British Lying-In Hospital (maternity hospital) at the western end. The current 60-

² Camden Council, *Seven Dials Conservation Area Statement* p.6

³ Camden Council, *Seven Dials Conservation Area Statement* p.7

⁴ Brownlow Street was re-named Betterton Street in 1877 in honour of the seventeenth-century Shakespearean actor Thomas Betterton who lived and died in nearby Russell Street. <http://www.coventgarden.uk.com/streets/uncovering-betterton-street>

70 Shorts Gardens is not yet built. Some of the earlier buildings in this location are shown as no longer there and the majority of the site appears empty. Lodging houses are shown within the eastern and western portions of the site. No.14 Betterton Street is identified as a saddle factory with rear buildings. No.16 is marked 'D'. The key indicates that 'S' is for shop and 'D' is for dwelling.

- 5 1896 (Figure A3.6): 60-70 Shorts Gardens has still not been constructed. The lodging houses still appear to be shown within the eastern and western parts of the site of 60-70 Shorts Gardens. However, within the main part of the site, the outline of a building does appear to have been constructed by this time, set back from the main building line. It appears to have a vehicular entrance into it. Nos.14 and 16 Betterton Street remain distinct from 60-70 Shorts Gardens at this time.
- 6 1898 (not included in Appendix 3): The building on Shorts Gardens, where 60-70 now stand, is shown as blank space on the map that could have been demolished by this time, however, the mapping is not detailed enough to provide any clarity.
- 7 1910, OS Map (not included in Appendix 3) and 1916, OS Map (Figure A3.7): The lodging houses at the eastern end of the site of 60-70 Shorts Gardens appear to have been demolished by this time. A building, in the rough configuration of 60-70 Shorts Gardens, does appear to be shown at this time, although an additional building/subdivision is evident between the main body of the Shorts Gardens building and the earlier lodging house that sits forward of it at the very south-eastern end of the site. An L-shaped building appears to front Drury Lane in place of what was four buildings of smaller footprints on this corner. This is thought to be the LEB substation, part of which now forms the north-eastern portion of the site. 14 and 16 Betterton Street remain separate from 60-70 Shorts Gardens.
- 8 1952-1953 OS Map (Figure A3.8): By this time 60-70 Shorts Gardens has been built and is labelled as 'El Sub Sta' (electricity substation). It appears to be amalgamated with the building on the eastern end of the street block, fronting Drury Lane (which is not part of the application site). Nos. 14 and 16 Betterton Street are now shown as being amalgamated.

3.9 Online historic research into the electricity power stations indicates that:

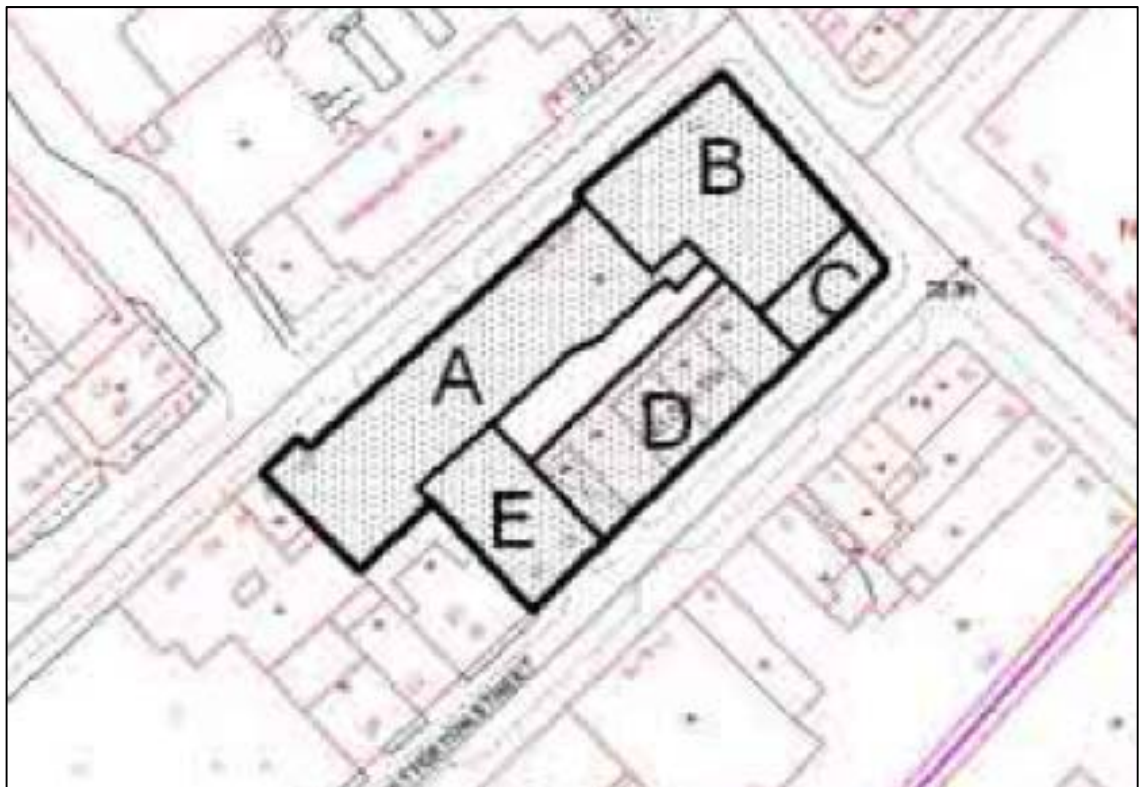
- 1 In 1915, new premises were being built over an Electric Power Station, on Shorts Gardens. The location of this power station has not been identified.⁵
- 2 A document (not reproduced for copyright reasons) indicates the Holborn (or Shorts Gardens) electricity station was opened 1915-1935 (closed 1963-5). This document states that the 1934 PO directory shows the CCESCO (presumably Charing Cross Electricity Supply Company) was located at No. 72 (end of the road) only, with Nos. 52-70 as commercial premises (stationers). It states that it "*Also fronts Drury Lane and Betterton St.*" It also notes, "*This much enlarged site seems to have been in existence since at least 1904 and was described under its new name as a CC, WE&C E.S.Co substation by 1915. Became very important substation. In 2005 still EDF Offices at 72. Some site redevelopment in the 1950s with scaling down 1980s onwards. Recent shaft built to HT cable network (to Seacoal Lane) completed late 2006...Still had generation capacity in 1950 and 1963 (but not in 1966 handbook)...Some evidence (purchase of oil fuel) that the original engines date prior to 1925-6.*"⁶

⁵ "Report of Premises Closed, Demolished or Rebuilt during 1915" from the "Report for the Year 1915 of the Medical Officer of Health (William Arthur Bond), The Metropolitan Borough of Holborn" Page 30. Available at: <http://wellcomelibrary.org/moh/report/b18116528/29#?c=0&m=0&s=0&cv=29> [Accessed 23 January 2017]

⁶ "London Area Power Supply – A Survey of London's Electric Lighting and Power Stations, Version 3, 2012" M.A.C. Horne, page 17. Available at: http://www.metadyne.co.uk/pdf_files/electricity.pdf [Accessed 23 January 2017]

- 3.10 An internet search of Brydone, Paget and Co., uncovered Grace's *Guide to British Industrial History*. This states that Brydone, Paget and Co. of 62/70 Shorts Gardens was a 1922 Listed Exhibitor of the British Industries Fair. It states they were manufacturers of account books, photo frames, diaries, calendars, pocket books and wallets, advertising novelties, fancy leather goods and albums.⁷
- 3.11 In 2002, the London Borough of Camden prepared Planning Brief No. 35, '*London Electricity Site as 60-70 Shorts Gardens, 17-20 Drury Lane, 2-16 Betterton Street*', this considers the site owned at that time by the London Electricity Group PLC (LEG PLC) and which housed the electricity substation at Betterton Street. At the time the LEG PLC was considering relocating the substation. The Planning Brief split the site into the following five buildings:

Figure 3.1: London Electricity Site Building Divisions (London Borough of Camden, 2002)



- 3.12 It states the following for each building:
- 3.13 **Building A:** '*The Shorts Gardens frontage is characterised by its three tiers of solid arched windows and is visually the most interesting of the five buildings. Built at the start of the last century, it contains a ground floor and double height upper ground floor that house the LEB substation facilities and its transformers, emergency access, car parking and working space. The first, second and third floors of number 62-70 Shorts Gardens has an authorised use for offices*' (p 3).
- 3.14 **Building B:** '*...was the first to be built and dates from the very end of the 19th century...*'
- 3.15 **Building C:** '*...built in the 1960s*'

⁷ Grace's Guide to British Industrial History: http://www.gracesguide.co.uk/Brydone,_Paget_and_Co

- 3.16 Building D: Is 'post war'.
- 3.17 Building E: 'This building is pre WW1 brick built and was originally a warehouse.'
- 3.18 Nos. 60-70 Shorts Gardens were used as an electricity substation until 1987, after which they were in office use.⁸
- 3.19 Archival research has been undertaken at Camden Local Studies & Archives. This uncovered the following:
- 1 No.14 Betterton Street – Application for a new W.C. dated 7th May 1902, this is accompanied by a simple drainage plan for what appears to be the ground floor.
 - 2 No.14 Betterton Street – Drainage application for a six inch stoneware pipe dated 16th May 1902, accompanied by a simple drainage plan for what appears to be the basement.
 - 3 Nos.14-16 Betterton Street - Drainage application for a 4 inch iron pipe dated 1927. This is accompanied by a drawing titled 'The Charing Cross Electricity Supply Co. Ltd., Nos. 14-16 Betterton Street, Drury Lane, Proposed Brick Building'. This appears to depict the current building at 14-16 Betterton Street, albeit an additional floor appears to have been added since between 1st and 3rd floors (note different brick window headers on photos at Appendix 2).
 - 4 Nos.62-70 Shorts Gardens –A drainage application dated 1972, accompanied by a plan titled 'Proposed alterations to toilets and offices on 1st and 2nd floors at Shorts Gardens Depot'.
- 3.20 It is not immediately clear whether there has ever been a historical link between the two buildings. The earlier buildings on the site of 14-16 Betterton Street comprised a saddle factory and a dwelling. These appear to have been replaced in 1927 by the current building which was constructed by the Charing Cross Electricity Supply Co. It is not known exactly when 60-70 Shorts Gardens was constructed but in 1922 and 1934 it was in use as a stationery manufactory. At some point in the 1950s, 60-70 Shorts Gardens was subsumed into the Charing Cross Electricity Supply Co., which was first established at No. 72 on the corner of Drury Lane. Therefore, from around the mid. 20th Century there does appear to be an historic link between the two buildings – through the Charing Cross Electricity Supply Co.

Summary of Historic Development

- 3.21 **Nos. 60-70 Shorts Gardens:** What appears to be an outline of an earlier, smaller, building is seen on the 1895 OS. By 1910, a building in the rough configuration of 60-70 Shorts Gardens does appear to be shown, albeit with an extra subdivision towards its western end. What is now referred to as the 'vent' building within the site and fronting Shorts Gardens, appears to be one of the lodging houses identified on the earlier mapping. This could originally date anywhere between the 18th Century and early 19th Century. The site in its current configuration isn't shown until the 1952 map.
- 3.22 Documents indicate that stationers, Brydone Paget Manufacturing, occupied the Shorts Gardens part of the site in 1922 and in 1934, with the Charing Cross Electricity Supply Co. occupying No. 72 at the end of the road. With some site redevelopment in the 1950s. Presumably it was around this time that the Shorts Gardens part of the site became subsumed into the earlier sub-station which was identified at No. 72 Shorts Gardens and formed part of the London Electricity Group PLC site.

⁸ London Borough of Camden, "London Electricity Site at 60-70 Shorts Gardens, 17-20 Drury Lane, 2-16 Betterton Street, Planning Brief No. 35" (2002) (page 5)

3.23 **Nos. 14-16 Betterton Street:** The Camden Council's historic files appear to date 14-16 Betterton Street to 1927.

3.24 Therefore the dates of the various elements of the site appear to be:

- 1 Main body (nine bay element), of 62-68 Shorts Gardens – c.1910 to 1952.
- 2 'Vent' building at south-western end of 62-70 Shorts Gardens (No. 60) – 18th/early 19th Century but heavily altered and stripped internally.
- 3 Protruding element at north-eastern end of Shorts Gardens (No. 70) – between 1896 and 1910.
- 4 Nos.14-16 Betterton Street – around 1927, with later alterations such as additional floor and associated windows.

4.0 Statement of Significance

- 4.1 The National Planning Policy Framework (NPPF) highlights the importance of understanding and describing the significance of heritage assets, and using this understanding to inform development proposals. Annex 2 of the NPPF defines significance as follows: *“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”*
- 4.2 Setting is defined in the NPPF as follows:
- “Setting of a Heritage Asset: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or be neutral.”*
- 4.3 Historic England’s Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (April 2008) also assists in understanding significance. This document states that significance embraces the heritage values that people associate with an asset. These are: evidential, historical, aesthetic and communal. Any one of these heritage values may be attached to a place.
- 4.4 Historic England’s Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2015) provides an accepted methodology for identifying impacts on significance as a result of impacts on setting.
- 4.5 This section of the HIA establishes the significance of the heritage assets affected.
- 4.6 Highways England has produced the *Design Manual for Roads and Bridges* which sets out a *Guide for Establishing the Value of Historic Buildings (ref location in document)*. This is an accepted starting point within the industry for attributing value to heritage assets. This guidance is included at Appendix 5.

Heritage Assets

- 4.7 Desk-based research and fieldwork was conducted to identify the heritage assets with the potential to be affected by the proposal. Those heritage assets are:
- 1 Nos.60-70 Shorts Gardens (Non-Designated Heritage Asset)
 - 2 Nos.14-16 Betterton Street (Non-Designated Heritage Asset)
 - 3 No.24 Betterton Street, Brownlow House and Attached Railings (Grade II* Listed)
 - 4 No.33 Betterton Street (Grade II Listed)
 - 5 No.22 Endell Street and Attached Railings (Grade II Listed)
 - 6 Cross Keys Public House, Endell Street (Grade II Listed)
 - 7 Nos.51 and 53 Shelton Street (Grade II Listed)
 - 8 Seven Dials Conservation Area
- 4.8 The listing descriptions for the listed buildings are included at Appendix 6. Photographs of the assets near to the site are included at Appendix 7.

Nos.60-70 Shorts Gardens (Non-Designated Heritage Asset)

- 4.9 A description of the building is provided at section 3 of this HIA, with photos at Appendix 2, an historic understating of the building is also included at section 3. The building is identified as a Positive Contributor in the London Borough of Camden's Seven Dials Conservation Area Appraisal (no date).
- 4.10 Nos.60-70 Shorts Gardens comprises three sections of differing date. The 'Vent' building at 60, the central nine bay element and the north-eastern element which was formerly part of the LEB Substation.
- 4.11 According to the historic mapping, the Vent building dates to the late 18th or early 19th century and was formerly a brown brick townhouse, subsequently used as a lodging house, before being turned into a vent shaft. It has been completely stripped internally of any historic features and has no floors. The windows and doors to the three lower levels have been blocked up and the top floor windows retain neither glass nor window frames. Due to these alterations it has limited architectural and historic significance.
- 4.12 The north-eastern portion of 60-70 dates to the end of the 19th century. As the historic mapping shows, when built it formed part of the LEB substation on the corner of Shorts Gardens and Drury Lane but has since been altered to form part of 60-70. The ground floor has been extensively altered externally. Its separation from the main part of the original corner building and its limited external and internal interest means this element of 60-70 Shorts Gardens is of negligible significance.
- 4.13 The central nine bay element of 62-68 Shorts Gardens is the more recent of the three sections, having been constructed between 1910 and 1952. It is a three storey red brick warehouse with arched windows and ground floor openings. It has brick pilasters, Crittall-style windows and a pleasing rhythm but the ground floor presents a predominantly blank frontage to the street. Varying treatments of the ground floor arches mean the symmetry of the upper stories is not continued along the ground floor. Some openings have fanlights, some have doors and others have roller shutters creating a disjointed and confusing frontage. Its significance primarily lies in its rhythmic façade and the symmetry of its upper storeys.
- 4.14 In terms of its setting, 60-70 Shorts Gardens sits on the northern boundary of the Seven Dials Conservation Area. It is situated directly opposite the five to nine storey Travelodge Hotel, a building constructed of concrete slabs with recessed windows and irregularly laid out across the site. It was constructed in the late 1970s. In close proximity to the site are a tower block on Macklin Street and a four to eleven storey development on Endell Street dating from the late 1960s or early 1970s. It is clear that its setting comprising modern, large-scale buildings has altered significantly in the latter half of the twentieth century onwards. While elements of its setting do contribute to its significance, its setting has not been preserved.
- 4.15 As identified by the DMRB, historic unlisted buildings can be considered to be of low significance. This is considered an appropriate value for this unlisted building, comprising three different elements which include some heavy and unsympathetic alterations.

Nos.14-16 Betterton Street (Non-Designated Heritage Asset)

- 4.16 Nos.14-16 Betterton Street is not identified as a positive contributor within the Seven Dials Conservation Area Appraisal; however, given its age and its inclusion within the application site, it will be treated as a non-designated heritage asset.
- 4.17 A description of the building is provided at section 3, with photos at Appendix 2, an historic understating of the building is at section 3.

- 4.18 The building which appears to date to around 1927 has, like those on Shorts Gardens, been heavily altered. It has had an extra floor inserted between its original first and second floors, necessitating an extra row of windows. It is a utilitarian, twentieth century building of no special architectural or historic interest. It has no historic interest internally as any historic features have been removed. It adjoins the central portion of the Shorts Gardens buildings to the rear.
- 4.19 It is situated within the Seven Dials Conservation Area adjacent and opposite 19th century townhouses as well as later 20th century housing and warehousing and immediately adjacent to a building which presents a blank brick face to the street with some small high level windows. Like 60-70 Shorts Gardens, it is in close proximity to large-scale 1970s and later development.
- 4.20 The building is of low significance due to its early twentieth century date, its lack of architectural or historic interest and the extensive alterations which have taken place.

24 Betterton Street, Brownlow House and Attached Railings (Grade II* Listed – List Entry Number 1244498)

- 4.21 This late 17th or early 18th century house is built of brown brick with a stucco ground floor in a Classical style (see Figure A7.1, Appendix 7). It is three bays wide and four storeys in height with a basement. Left of the central entrance door is a later shop window with small panes. The listing description notes that it is listed Grade II* primarily for its interior which retains its original panelling and staircases.
- 4.22 No. 24 Betterton Street is situated within the Seven Dials Conservation Area and is adjacent to other townhouses to the north-east but next to an early 21st century development to the south-west, 26 Betterton Street. This building is four storeys but with large floor to ceiling heights making it considerably taller than 24 Betterton Street. Large expanses of pale brick at first floor level and on the portion next to the listed building give it a monolithic presence. On the south side of Betterton Street, within the setting of the listed building is Betterton House a four storey block of flats in red brick, which had been constructed by 1952 and after 1916.
- 4.23 The site (nos. 14-16 Betterton Street) forms a neutral element of its setting within the same terrace of buildings on the northern side of Betterton Street.
- 4.24 No. 24 Betterton Street has architectural and historic interest for its fine interior décor and is of high significance. Many of the surrounding buildings contribute to the significance of the asset through their date, use of similar materials, window treatments and decorative detailing; however there are other elements which detract from its setting. Its setting is clearly not preserved in an unaltered state since its construction.

No.33 Betterton Street (Grade II Listed – List Entry Number 1244499)

- 4.25 This early 18th century, terraced house of stock brick was refaced in the early 19th century and has a 20th century shopfront (see Figure A7.3, Appendix 7). It is four storeys high with a basement and is two bays wide. The listing description notes that it is listed primarily for its interior which has a good early 18th century staircase, reaching to the top of the house, a moulded dado rail and a number of original doorcases.
- 4.26 No.33 Betterton Street is immediately adjacent to other historic townhouses of a similar height and it is in close proximity to two other listed buildings, 24 Betterton and 22 Endell Street. It is immediately opposite the modern, monolithic building described above. The site is visible within its setting, further to the north-east and on the opposite side of the road. Like 24 Betterton Street, there are both positive and detracting elements to the asset's setting.

- 4.27 No.33 Betterton Street has architectural and historic interest as an example of an early 18th century decorative scheme. It is of medium significance. Its setting has been altered over recent decades.

No.22 Endell Street and Attached Railings (Grade II Listed – List Entry Number 1078289)

- 4.28 No.22 Endell Street (see Figure A7.5, Appendix 7) was formerly a stained glass studio, built in 1859 to designs by RJ Withers for Lavers and Barraud – a very well reputed Gothic Revival stained glass manufacturer. The building is also in the Gothic Revival style; built of red brick with blue and yellow diapers and bands, stone dressings and a slated roof. It is three storeys high, seven windows wide and two deep. A carved stone at second floor level declares: “Lavers and Barraud, stained glass works” to the Endell Street façade. To the Betterton Street return, beneath a crowstepped gable and large pointed arch window with 20th century stained glass, the band reads “Lavers and Barraud.”
- 4.29 No.22 Endell Street is situated on the western end of the Betterton Street terrace with its main frontage on Endell Street. It abuts the Hospital Club building to the north-west and 26 Betterton Street to the north-east. Both are of a comparable height to the listed building and 26’s tall floor to ceiling heights mirror those of 22 Endell Street. It is opposite the Cross Keys Pub and terraced houses along the south-west side of the street. It is in close proximity to tall, modern development on Shorts Gardens, Drury Lane and the corners of Endell Street and Shelton Street which form part of its setting. The site, specifically 14-16 Betterton Street is visible in the asset’s setting and makes a neutral contribution to it and the building’s significance.
- 4.30 The former Stained Glass Studio has architectural and historical significance as an impressive piece of Gothic Revival architecture by RJ Withers and as the home of renowned stained glass manufacturers, Lavers and Barraud. It is of medium significance. There are positive and negative elements to the buildings setting which has not survived unaltered

Cross Keys Public House, Endell Street (Grade II Listed – List Entry Number 1078290)

- 4.31 The Cross Keys Pub (see Figure A7.5, Appendix 7) was built between 1848 and 1849. It is four storeys tall with a basement and two windows wide, built of brick which has been painted. The ground floor façade is elaborate, incorporating a three bay arcade with a centre piece above it, with high-relief putti holding a pair of crossed keys. Internally the bar has its original dado, panelling, ceiling and the majority of the bar fittings.
- 4.32 The Cross Keys Public House is immediately adjacent to an early 20th century town house to the north and earlier houses to the south. Further south on the same block are late 1980s flats. It is opposite Grade II listed 22 Endell Street and the entrance to Betterton Street. The site is visible from the heritage asset and makes a neutral contribution to its setting as part of a terrace of historic buildings, in the context of more modern structures.
- 4.33 The pub has historic and architectural interest as a well maintained example of a mid. 19th century public house. It is of medium significance with a setting that has been altered in more recent decades.

Nos.51 and 53 Shelton Street (Grade II Listed – Listing Number 1378655)

- 4.34 These two terraced houses date from the early 19th century and are constructed of stock brick (see Figure A7.7, Appendix 7). They are four storeys tall with basements and later shopfronts in a simple Classical style.

- 4.35 To either side of the terraced houses are further historic terraced townhouses, also in stock brick and with similar proportions. Opposite the listed buildings is the late 1970s, 90 Long Acre/1 Arne Street which is between four and eleven storeys in height and makes a negative contribution to its setting. Other modern development on the opposite corners of Endell Street and Shelton Street are of a more sympathetic scale. The site is not visible within the setting of the assets.
- 4.36 Nos. 51 and 53 Shelton Street have architectural and historic interest as an example of early 19th century housing with later alterations to provide a new function. They are of medium significance with an altered setting.

Seven Dials Conservation Area

Figure 4.1: Aerial View of the Conservation Area showing its setting, comprising a number of tall buildings and 20th and 21st century buildings. The application site is indicated in red (Bing Maps).



- 4.37 **Sub Area 1:** The Conservation Area was first designated in 1971 with extensions in 1974, 1991 and 1998. This section refers to the Conservation Area Appraisal by London Borough of Camden (no date). Refer to Appendix 3 for the boundaries of the sub-areas (see Figure A7.9 and A7.10, Appendix 7 for images of the Conservation Area and its setting).
- 4.38 By the 10th century, the area north of the Strand and south of Holborn was part of the Westminster Abbey estates. The land was taken over by Henry VIII in 1537 and leased. The distinctive layout of Seven Dials was an ambitious plan by Thomas Neale and is the only 17th and 18th century plan to depart from a grid layout. Some of Thomas Neale's domestic terraced buildings survive and where they do not, their plot width and depth is still apparent.
- 4.39 First occupied by merchants and gentlemen, the area became a hub of 18th and 19th century commercial development, in particular for breweries. This industry, *"filled the area between Long Acre and Shorts Gardens with large stock brick warehouse buildings linked by high level cast iron bridges causing the demolition of many of the original houses ..."* altering the scale of the area but maintaining the street layout. In the 19th century, many of the older houses were divided into lodgings and Seven Dials became notorious for crime and corruption. Resulting slum clearances led to the creation of Shaftesbury Avenue in 1889.

⁹ Camden Council, *Seven Dials Conservation Area Statement*

- 4.40 The majority of Shorts Gardens consists of 19th century commercial buildings, particularly towards the west, near Seven Dials. Further east there are some more modern buildings which are sympathetic to their surrounding townscape in their use of materials and their scale.
- 4.41 Many of the buildings along the south side of Shorts Gardens (within both sub-area 1 and sub-area 3, see below), within the same block as and including the application site, are identified as positive contributors. Within Sub-Area 1 the Hospital Club on the corner of Endell Street and Shorts Gardens is identified as a positive contributor. This large red-brick building with stone dressings and quoins was built c.1849 and was the British Lying-in Hospital (maternity hospital) until 1919 when it became St Paul's Hospital for Skin and Genito-Urinary Diseases until closure in 1992 and is now the Hospital Club, a hub for the creative community. The building is four storeys in height and is divided into three sections with differing floor heights.
- 4.42 Nos.14-16 Betterton Street is located within this sub-area. It is an early twentieth century warehouse building, typical of the industrial development of this part of the Conservation Area. It is not identified as a positive contributor and has been heavily altered since its construction, with a new row of windows inserted. However, it is considered a non-designated heritage asset due to its age and its material conformity with its surroundings.
- 4.43 The Seven Dials area has an interesting mix of residential, warehouse, brew-house and theatre buildings ranging in construction date from the 17th century to much more recent dates. *"From the column there are long vistas along narrow streets that are lined with tightly built terraces and warehouses. The close proximity of industrial buildings with domestic terraces creates the special quality of the Conservation Area."*¹⁰
- 4.44 The setting of the Conservation Area consists of a number of later 20th century developments which are considerably taller than the structures included within the Conservation Area. These include the Travelodge on Shorts Gardens, development on Macklin Street, 1 Arne Street and flats on the corners of Shelton and Endell Street as well as Shorts Gardens and Endell Street. The street pattern leading into and out of the Conservation Area has changed very little over the centuries, excepting the addition of Shaftesbury Avenue, and it is the layout of Seven Dials and its surrounding streets which is particularly significant to this part of the Conservation Area. While the layout of the streets remains similar, many of the later 20th century buildings which border the Conservation Area sub-area detract from its character and appearance.
- 4.45 **Sub Area 3:** Drury Lane runs north to south through this sub-area and is one of the oldest roads in Covent Garden, possibly dating to the Saxon settlement of Ludenwic and having been named after William Drury who had a house at the southern end of the road during Elizabeth I's reign. Development began in earnest in the middle of the 16th century and the townscape is predominantly made up of four storey terraced buildings which were originally domestic but now have shops at ground floor level.
- 4.46 Within this sub-area, there are a number of buildings in proximity to the application site which are considered to make a positive contribution to the Conservation Area. They are 52-58, 62-72 Shorts Gardens and the LEB building as well as 1, 3, 5 and 9 Betterton Street. Nos.62-70 form the application site and have been described at section 3. Nos.52-58 are a former warehouse building of three storeys, built from stock brick with red brick detailing. It has four bays of paired windows, one bay with loading doors and a further bay with a single window. It was built around the turn of the 20th century and the ground floor has later shopfronts in a classical style. The LEB building is two storeys, with large floor to ceiling heights, built of red brick with a black brick base, built towards the end of the 19th century.

¹⁰ Camden Council, *Seven Dials Conservation Area Statement*

- 4.47 Nos. 1, 3, 5 and 9 Betterton Street are a collection of terraced townhouses, all of which are constructed of stock brick but which vary in probable date from the late 18th to the late 19th century. All have mansards or roof extensions and most are four storeys, except No.5 which is three. All have flat arch window heads in a contrasting brick, mostly red. No.9 is later and has more decorative detailing.
- 4.48 Shorts Gardens and Betterton Street both lead off Drury Lane to the south-west. The former LEB substation which spans between Shorts Gardens and Betterton Street is identified as an opportunity site as well as a positive contributor.
- 4.49 The townscape of the area is cohesive, albeit with buildings from the 18th and 20th centuries standing side by side, with a number of Victorian municipal buildings spread amongst them. Views within the sub-area vary from short distance views into yards and enclosed spaces to longer distance views which demonstrate the cohesive quality of the varied facades and rooflines.
- 4.50 No.60 Shorts Gardens detracts from the character and appearance of the Conservation Area as it is poorly maintained, presents a sheer face of patched bricks to the street and has little remaining historic significance. Nos.62-68 Shorts Gardens is an early 20th century warehouse building, typical of the Conservation Area but it presents a predominantly blank façade to the street. No.70 Shorts Gardens was formerly part of the LEB substation building but has subsequently been heavily altered.
- 4.51 The setting of this part of the Conservation Area consists of a number of later 20th century developments, along Drury Lane, Macklin Street and Arne Street which are considerably taller than the structures included within the Conservation Area. These buildings range from seven to 15 storeys. In particular, the buildings on the north side of Shorts Gardens date from the 1970s and are of a poor design which undermines the character and appearance of the street. The setting of the Conservation Area, in the immediate vicinity of 60-70 Shorts Gardens, detracts from its character and appearance.
- 4.52 **Summary:** The Conservation Area has architectural and historic significance for its varied townscape from many different periods, arranged along streets which have an extensive history of their own. The Conservation Area is of medium significance. Its setting, particularly in the vicinity of 60-70 Shorts Gardens, has been significantly altered during the latter part of the twentieth century.

5.0

Description and Assessment of the Proposal

Description of the Proposal

5.1

The proposed development comprises the refurbishment of and alterations to the internal and external fabric of 60-70 Shorts Gardens and 14-16 Betterton Street. This will include a two storey extension to both properties. The proposed scheme will provide a mix of residential, B1 and commercial floorspace, which could include A1/A2/A3/D1/D2 uses.

Nos.60-70 Shorts Gardens

5.2

The elements of the scheme of most interest for this assessment are summarised below:

- 1 The retention of the main (nine bay) element of the Shorts Gardens frontage.
- 2 The existing brick infill and Crittall units within the ground floor arches will be replaced with new recessed double glazed units. One arch will accommodate a new metal and glass entrance door. The window and door frames will be constructed of a bronze coloured aluminium.
- 3 The existing Crittall windows to the first and second floors will be refurbished or replaced with matching double-glazed metal windows and painted dark grey.
- 4 The scheme introduces a new use into the currently disused basement space of 60-70 Shorts Gardens and creates a basement mezzanine and ground floor mezzanine. A range of uses is currently being considered for this area.
- 5 The north-western end of the Shorts Gardens frontage (70) will also be retained. A new double-glazed, full height window will be inserted, in place of the existing door. Metal louvres and doors will also be inserted to the east of this window.
- 6 The vent building will be demolished and replaced with a high quality piece of new architecture. This will comprise bronze coloured aluminium louvres and doors at ground floor with a brick work façade above. This will comprise a solid element and hit and miss brickwork with openable windows behind in a red brick to match the existing brick of Shorts Gardens.
- 7 The scheme proposes a two storey roof top extension to 60-70 Shorts Gardens (with a sedum roof). This would be curved along the Shorts Gardens frontage with stepped back elements at either end and would provide roof terrace space to its front. The curved element would be constructed with a bronze coloured aluminium frame with full height glazing. The two recessed ends would comprise bronze coloured aluminium louvres with openable windows behind and matching perforated louvres. A bronze coloured steel balustrade is proposed to the roof terrace.
- 8 Public realm improvements and improved lighting would be introduced along Shorts Gardens.

Nos.14-16 Betterton Street

- 9 Four residential units are proposed in 14-16 Betterton Street, along with a possible ground floor café and cycle storage, waste storage and plant within the basement area.
- 10 The refurbishment of the façade, including replacing the current windows to the upper floors with matching double-glazed metal windows and the removal of rainwater goods to remove clutter.

- 11 It is proposed to introduce symmetry to the ground floor. This will be achieved by inserting a new metal and glass entrance to the ground floor café with new windows above. Replacing the existing metal windows either side with glass windows with new metal louvred doors beneath.
- 12 The scheme proposes a two-storey roof top extension to 14-16 Betterton Street. This will comprise a new feature roof, constructed of metal and new metal double glazed windows and doors. A small roof-terrace is proposed behind the parapet. The roof will be grey or bronze coloured metal (possibly zinc) with matching windows. New brickwork will be constructed of matching stock yellow/brown brick.

Assessment of Impacts on Significance

Nos.60-70 Shorts Gardens (Non-Designated Heritage Asset)

- 5.3 This building is being retained with a high quality piece of new architecture introduced at the south-western end in place of the vent building (No. 60). The façade of the main building will be significantly improved with the opening up of the ground floor arches and upgraded and refurbished windows. The part metal, part feature brick (hit and miss) south-west element will be a significant improvement on the heavily altered predominantly solid brick vent building.
- 5.4 The well-designed rooftop extension creates a roofline which is more consistent in height with the four storey Hospital Building further westwards. It will be set back and gently curved to reduce its impact on views looking east and westwards along Shorts Gardens. The design and materials create a complementary but modern extension which adds architectural interest to the existing building.
- 5.5 The ground level improvements to 62-70 will give the building a better street presence, making the building more open and welcoming. The proposals represent an enhancement to the building and the Conservation Area. The proposed roof level extension is modern and uses materials which will complement the host building. The extension will be set back from the parapet line so as not to dominate the streetscape or the building. The proposed height of the extension is consistent with the adjacent Hospital Club building (see Appendix 8).
- 5.6 The demolition of the vent building does not harm the character and appearance of the conservation area, given that its architectural and historic interest has largely been lost through substantial alterations. In line with NPPF, paragraph 135 the loss of this building needs to be weighed against its significance, which has been established as low.
- 5.7 The works to the retained Shorts Gardens frontage must also be considered in light of its significance, which has been established as low. Overall the refurbishment to the façade, the activation of the ground floor and the addition of a cohesively designed rooftop extension and high quality replacement vent building is considered to enhance the significance of the non-designated heritage asset.

Nos.14-16 Betterton Street (Non-Designated Heritage Asset)

- 5.8 Nos.14-16 Betterton Street is to be retained and refurbished, making the façade more symmetrical, refurbishing the windows and removing unsightly pipe-work from the front of the building. Although not identified as a positive contributor, due to its age, 14-16 Betterton Street is considered to be a non-designated heritage asset and its retention is considered to be beneficial to the character and appearance of the Conservation Area.
- 5.9 The proposed alterations to 14-16 Betterton Street will improve the building and surrounding streetscape by restoring the symmetry of the ground floor and through the refurbishment of the

windows and doors at all levels. The proposed roof extension would be comparable to the height of 26 Betterton Street, albeit slightly taller (see Appendix 8). Furthermore, this is within the context of other taller buildings on Macklin Street and Drury Lane. The extension to 14-16 will be set back from the front of the building in order not to dominate the streetscape or the host building. Roof extensions are common in the Conservation Area in traditional and in more modern languages and both approaches have been successfully incorporated within the area.

- 5.10 The proposed alterations to 14-16 Betterton Street will improve its street presence and architectural symmetry as well as adding new elements of well-designed modern architecture which is sympathetic to its context through its scale, massing, alignment and use of materials. Therefore the proposals are considered to enhance the significance of the non-designated heritage asset, which lies predominantly in their contribution to the streetscene.

No.24 Betterton Street, Brownlow House and Attached Railings (Grade II* Listed)

- 5.11 The proposed changes to 14-16 Betterton Street will be visible within the setting of 24 Betterton Street as the asset and the site can be seen together. No. 14-16 Betterton Street will increase in height, but within the context of other much taller buildings on Macklin Street and Drury Lane. The modern building neighbouring 24 Betterton Street (26 Betterton Street) is currently taller than 14-16 Betterton Street and with the added roof extension, these buildings would be of a comparable height, albeit, the extension will be set back from the front of the building in order that it does not dominate the streetscape. Roof extensions are common in the area, both in a traditional mansard form and in a more modern language and both approaches have been successfully incorporated within the surrounding Conservation Area. The proposals represent a positive change to the buildings and are considerate of their context; therefore they enhance the setting of the Grade II* listed building. The proposals preserve the significance of the heritage asset, which lies predominantly in its interior decorative scheme.

No.33 Betterton Street, 22 Endell Street and Attached Railings and Cross Keys Public House, Endell Street (Grade II Listed)

- 5.12 The proposed changes to 14-16 Betterton Street will be visible within the setting of the heritage assets either from the corner of Betterton Street and Endell Street or from the junction of Betterton Street and Drury Lane, albeit, the Cross Keys will be largely obscured in summer by trees. The changes proposed to 60-70 Shorts Gardens will not be visible from the heritage assets nor within their setting.
- 5.13 The proposed changes increase the height of 14-16 Betterton Street, but this would be within the context of much taller buildings on Shelton Street, Macklin Street and Drury Lane, and only slightly taller than 26 Betterton Street, adjacent to 22 Endell Street which is also of a comparable height. For the reasons stated above, the proposed roof extension and improvements to the façade would be acceptable. The setting of the asset is enhanced and its significance is preserved.

Nos.51 and 53 Shelton Street (Grade II Listed)

- 5.14 Given the height of the heritage asset and the surrounding townscape, the alterations proposed at the site are unlikely to be visible either from the asset or within its setting, meaning that both its setting and significance would be preserved.

Seven Dials Conservation Area – Sub Area 1

- 5.15 There will be a minimal impact on the Conservation Area which is positive in nature. The proposals retain and refurbish the non-designated heritage asset, 14-16 Betterton Street. The refurbishment and upgrading of the building, both internally and externally, will be an

enhancement to the Conservation Area, restoring symmetry to the façade at ground level and removing the clutter of the rainwater goods.

- 5.16 The design of the roof extension is modern and innovative. It uses complementary materials, brick to match the existing and a bronze or grey metal for the roof structure, either aluminium or zinc. Pale metals such as zinc and lead have been used extensively as roofing within the Conservation Area and a bronze colour would complement the stock brick of the host building while blending with the darker brick used elsewhere in the surrounding area. The extension would be set back from the front of the building in order that it does not dominate the host building.
- 5.17 The proposed alterations represent a positive contribution to the Conservation Area by enhancing the appearance of the buildings and by introducing interesting and innovative modern architecture which is sensitive to its location. The significance of the Conservation Area is retained.

Seven Dials Conservation Area – Sub Area 3

- 5.18 The impact on this part of the Conservation Area will be minimal. The proposals retain the façades of the positively contributing buildings, 62-70 Shorts Gardens. No.60, the Vent building does not retain any historic interest as it has been so radically altered, and is not identified as a positive contributor. The refurbishment and upgrading of the façades of 62-70 will make a positive contribution to the character of the sub-area by opening up the ground floor arches and creating a more active, enlivened street frontage. The proposed new building, to replace the Vent building is a well-considered modern building which conforms to the scale and building line of the existing structures as well as using complementary materials, both red brick to match the retained 62-70 and bronze coloured aluminium which will visually unite the various elements of the refurbished building.
- 5.19 The proposed roof extension will match the height of the nearby Hospital Club (see Appendix 8) and remains considerably lower than nearby development including the Travelodge opposite the site, 1 Arne Street and tall buildings on Macklin Street and Drury Lane (see Appendix 7). Furthermore, the roof extension will be set back and gently curved which minimises its visual presence when looking east and west along Shorts Gardens. The proposed alterations can be incorporated sensitively and positively within the Conservation Area and would make a positive contribution to its character and appearance. Its significance would be preserved.

6.0 Summary and Conclusions

- 6.1 As required by the National Planning Policy Framework, this HIA describes the significance of the assets with the potential to be affected by the proposals, and the effect of the development on that significance.
- 6.2 The proposed works to 60-70 Shorts Gardens will replace the redundant Vent building with a well-designed modern building which complements the adjoining 62-70 Shorts Gardens and accords with the Conservation Area. The proposed roof extension is set back from the front of the building and is designed to be no taller than buildings within the same terrace although it will be lower than many of the buildings within the setting of this part of the Conservation Area. The refurbishment of the windows and the façade, as well as the opening up of the ground floor arches, represent an enhancement to the building, which is a non-designated heritage asset. Its significance would be enhanced.
- 6.3 The proposed refurbishment and extension of 14-16 Betterton Street will improve the symmetry of the façade and the modern roof extension is innovative and will both complement the Conservation Area while also being set back from the front of the building to reduce its visibility from street level. The building will remain lower than other development within the street. The proposals represent an enhancement to the building, which is a non-designated heritage asset. Its significance would be enhanced.
- 6.4 The proposals will improve the appearance of the buildings within the Conservation Area and will introduce well-designed modern development. The proposals would enhance the character and appearance of the Conservation Area whilst maintaining its significance. Similarly the proposals will enhance the setting of the nearby Grade II* and Grade II buildings while preserving their significance.
- 6.5 The proposed development therefore complies with local policies DP24 and DP25 as well as policy D2 from the draft Local Plan.
- 6.6 Considered against the statutory provisions under the Planning (Listed Buildings and Conservation Areas) Act 1990, the proposals enhance the character and appearance of the Conservation Area and the settings of the Grade II* and Grade II Listed Buildings.

Appendix 1: Heritage Assets Map

Appendix 2: Existing Photos of the Site

Figure A2.1: 60-70 Shorts Gardens viewed from the south-west (left) and north-east (right)



Figure A2.2: (left) The 'Vent' building and (right) the courtyard between the buildings, note the white glazed bricks.



Figure A2.3: 60-70 Shorts Gardens viewed from the junction of Shorts Gardens and Drury Lane



Figure A2.4: 14-16 Betterton Street



Figure A2.5: 14-16 Betterton Street viewed from the junction of Betterton Street and Drury Lane



Figure A2.6: The basement of 60-70 Shorts Gardens



Figure A2.7: Interior of 60-70 Shorts Gardens

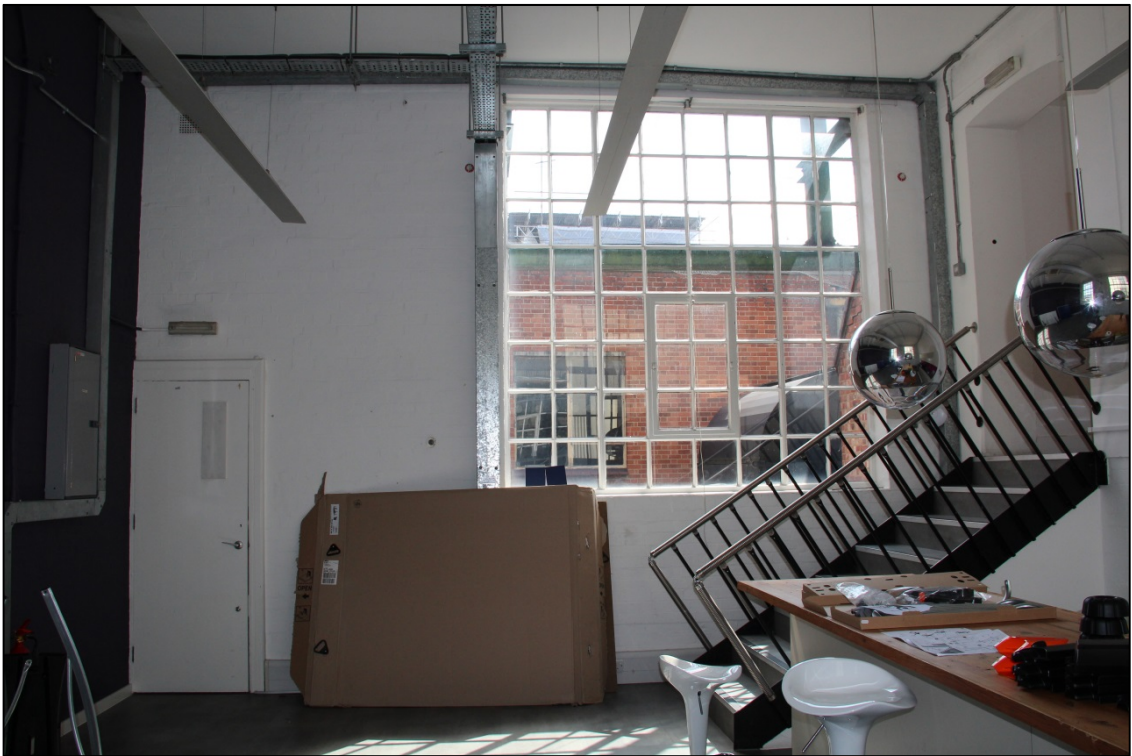


Figure A2.8: Second Floor of 60-70 Shorts Gardens



Appendix 3: Historic Mapping