



Setting, Townscape and Heritage Statement

Lupus House 11-13
Macklin Street,
Camden

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Contents

Contents

1. Introduction	6
2. Relevant Policy, Legislation & Guidance	11
3. Relevant Historical Background	16
4. Significance	23
5. Potential Impact.....	36
6. Conclusion	42

Figures

Fig. 1 Aerial View, Lupus House, Orientated North West (Google Street View, 2019)

Fig. 2 Aerial View, Lupus House, Orientated South East (Google Street View, 2019)

Fig. 3 Historic England Map, Site indicated in Red, Nearby Listed building indicated within blue icons (2019)

Fig. 4 Horwood's Map (1792)

Fig. 5 OS Map (1872)

Fig. 6 Goads Insurance Map (1888)

Fig. 7 OS Map (1894)

Fig. 8 Charles Booth Map (1899)

Fig. 9 OS Map (1914)

Fig. 10 Charles Booth describing Macklin Street (1899)

- Fig. 11 Macklin Street: looking west, Collage London Picture Archive, ref: 73506 (1968)**
- Fig. 12 Main Elevation, Lupus house, 11-13 Macklin Street, Looking East (Site Visit, Feb 2019)**
- Fig. 13 Main Elevation, Lupus house, 11-13 Macklin Street, Looking West (Site Visit, Feb 2019)**
- Fig. 14 Macklin Street Looking East (Site Visit, 2019)**
- Fig. 15 Macklin Street, Looking West (Site Visit, Feb 2019) Fig. 16 The Glazed entrance to International House London 16**
- Fig. 16 Stukeley Street and the rear of Lupus House 11-13 Macklin Street, Looking South East, (Site Visit, Feb 2019)**
- Fig. 17 The rear of the Lupus House photographed from the roof (Site Visit, Feb 2019)**
- Fig. 18 Original Front Elevation – extract from London Street Directory sourced 2019**

1.0

1. Introduction

- 1.1** This report has been prepared by Landscape Collective on behalf of Mr Victor Woolf, the client. It relates to proposals for extensions at roof level and internal changes and remodelling to the rear of Lupus House, 11-13 Macklin Street, London Borough of Camden. The building is not statutorily or locally listed but it is within the Seven Dials Conservation Area. It has been identified as making a positive contribution to the character and appearance of the conservation area by the local authority.

Understanding the Site

- 1.2** Nos 11-13 Macklin Street was originally built as 'The Lincolnshire Buildings' between c.1878-1884 as a large industrial building, it has historic use as Wheel Merchants and later Ball and Rout Furnishers. It was later converted for, and remains in, commercial use as an office building with other light commercial functions on the ground floor.
- 1.3** The building has frontage to Macklin Street (Cover Image), rear of the site is abutting 31 Stukeley Street (International House). Its frontage is read as four storeys of London stock brick, the ordered fenestration which marks the building as a commercial structure carries arched red brick window heads, which add contrast. The façade of the building is centred around a bay entrance ascending to a simple pediment which is flanked by chimney stacks. The building is constructed in a U-shape facing southwards. The building has been heavily altered internally and externally to accommodate changing use. The ground floor has been adapted with some loss to the building's character and cohesive appearance.
- 1.4** Its position within the townscape character of the area is as part of a row of Victorian commercial, tenement and social housing along the narrow Macklin Street. Macklin Street runs parallel to Stukeley Street and both carry a 'backstreet' character. Both streets run adjacent to Drury Lane, Macklin Street is partly pedestrianised, the enclosed character of the streets aids in the character of the area.
- 1.5** The following designated heritage assets have been identified as being potentially affected by the proposed development:
- Seven Dials Conservation Area;
 - St Giles Almshouses and Walls and Railings (Grade II, List UID: 1113093).

1.6 The following buildings are considered as part of this assessment for their positive contribution to the townscape and the character and appearance of the conservation area Locally Listed Buildings at;

- Wimbleton House,
- Powis House,
- St Joseph's RC School,
- Macklin Street 1-7 odd, 9-11, 13, 15
- Stukeley Street 4, 6, 8, 10, 12, 14,

1.7 This assessment is confined to the significance of heritage assets and the impact of change on that significance. It does not address the planning balance in which public benefit is weighed against the degree of harm, if any.

Proposed Development

1.8 Massing and design for the proposals have been informed by an assessment of the current building, the nearby historic environment and architectural value of the surrounding buildings.

1.9 Landscape Collective have undertaken an assessment of the surrounding urban environment to better understand the scope for redevelopment and provide outline advice to the effects of the proposals on heritage significance. This assessment follows the undertaking of documentary, cartographic and pictorial research to understand the development and evolution of the site and buildings. The site and its context have been inspected during visits made in Feb 2019.

1.10 Consideration has been given to the sensitivities of the buildings in terms of form, fabric, features and townscape contribution.

1.11 Proposals include;

- Changes to plan form on all floors
- remodel the interior of the building and 'infill' the existing 'U' shape of the building
- extension at roof level

1.12 This pre-application heritage statement describes the significance of the heritage assets in accordance with requirements of Paragraph 193-197 of the NPPF. This statement describes the significance of the designated heritage assets potentially affected by the proposed development and the capacity for the heritage assets to absorb change.

- 1.13** This document should be read in conjunction with the scheme and Design and Access Statement prepared by BB Partnership Architects and the pre-application documentation submitted.

Key Issues

- 1.14** Key heritage issues arising from the proposed development include:
- The effects upon the significance of The Seven Dials Conservation Area as a designated heritage asset;
 - The effects upon the significance, special architectural interest, and special historic interest of nearby listed buildings and their setting(s);
 - The effects upon the contribution to townscape by locally listed buildings (Non Designated Heritage Assets).

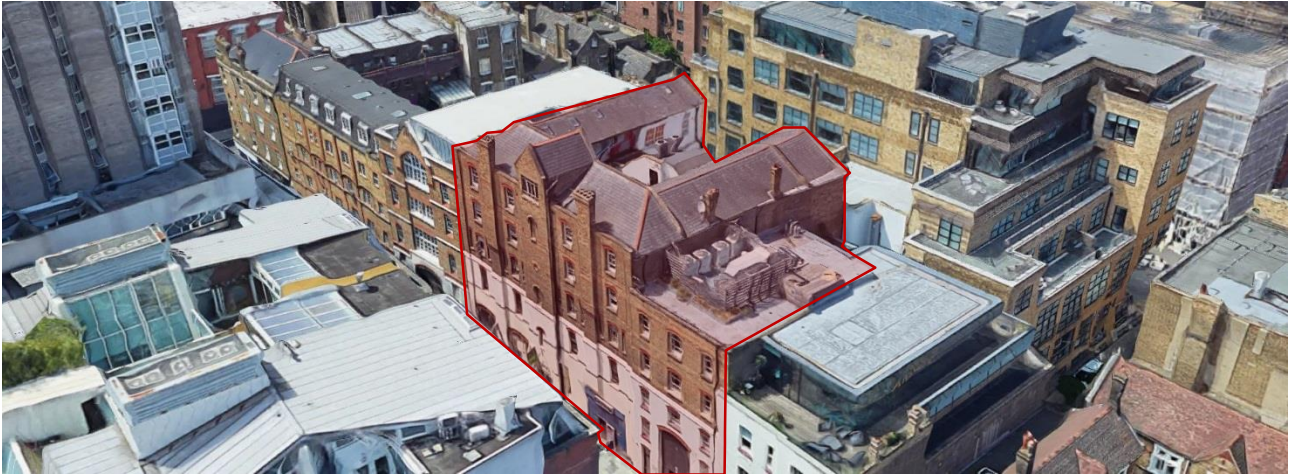


Figure 1 - Aerial View, Lupus House, Orientated North West (Google Street View, 2019)



Figure 2 - Aerial View, Lupus House, Orientated South East (Google Street View, 2019)



Figure 3 - Historic England Map, Site indicated in Red, Nearby Listed building indicated within blue icons (2019)

2.0

2. Relevant Policy, Legislation & Guidance

Planning (Listed Buildings and Conservation Areas) Act 1990

- 2.1** Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid by the decision maker to the desirability of preserving or enhancing the character or appearance of a conservation area.
- 2.2** The decision maker is also required by sections 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed building. The decision maker must also give considerable importance and weight to the desirability of preserving the listed building. There is a strong presumption against the grant of permission for development that would harm the special interest of the listed building though the presumption will plainly be lessened if the harm is less than substantial within the meaning in the National Planning Policy Framework (NPPF) as is explained further below.

National Planning Policy Framework (NPPF)

- 2.3** The significance of a heritage asset is defined in Annex 2 of the NPPF as being made up of four main constituents, architectural interest, historical interest, archaeological interest and artistic interest.
- 2.4** The assessments of heritage significance and impact are normally made with primary reference to the four main elements of significance identified in the NPPF.
- 2.5** The NPPF requires the impact on the significance of the heritage asset to be
- 2.6** considered in terms of either “substantial harm” or “less than substantial harm” as described within paragraphs 193 - 197 of that document. National Planning Practice Guidance (NPPG) makes it clear that substantial harm is a high test, and recent case law describes substantial harm in terms of an effect that would erode or drain away much of the significance of a heritage asset.¹

¹ Harm is defined by Historic England as change which erodes the significance of a heritage asset. Paragraph 84 Conservation Principles (2008)

- 2.7** Paragraph 193 of the NPPF states that great weight should be given to the conservation of a designated heritage asset when considering applications that affect its significance.
- 2.8** The NPPF defines the setting of a heritage asset in Annex 2 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.” The contribution to significance that elements of a heritage asset’s setting make is governed by the nature of the asset, its context, aesthetic connections and historic, special and visual relationships amongst others.
- 2.9** The effect of the proposals on the significance of Lupus House as a non-designated heritage asset is considered as part of this report (NPPF, Para. 197) This assessment is confined to the significance of heritage assets and the impact of change on that significance. It does not address the planning balance in which public benefit is weighed against the degree of harm, if any.

The London Plan (2016)

- 2.10** The London Plan provides strategic planning policy and guidance. It was updated in 2016 and is a material consideration in the determination of applications within the plan area.
- 2.11** Policy 7.8 – Heritage Assets and Archaeology: This policy seeks to safeguard heritage assets. The policy encourages development that (i) identifies, values, conserves, restores, re-uses and incorporates heritage assets, where appropriate, and (ii) that conserves heritage assets and their setting.

Camden Local Plan (2017)

- 2.12** The following policies contained in the London Borough of Camden’s Camden Local Plan (Adopted 2017) are of relevance:
- Policy D1 Design - The Council will seek to secure high quality design in development.
 - Policy D2 Heritage - The Council will preserve and, where appropriate, enhance Camden’s rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.

2.13 Policy D1 Design states the council will seek high quality design in development. D1 deals specifically with new design, setting out a series of criteria that new design is required to meet. These are:

- respects local context and character;
- preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;
- is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;
- is of sustainable and durable construction and adaptable to different activities and land uses;
- comprises details and materials that are of high quality and complement the local character;
- integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;
- is inclusive and accessible for all;
- promotes health;
- is secure and designed to minimise crime and antisocial behaviour;
- responds to natural features and preserves gardens and other open space;
- incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping,
- incorporates outdoor amenity space;
- preserves strategic and local views;
- for housing, provides a high standard of accommodation; and
- carefully integrates building services equipment.

2.14 Policy D2 Heritage, states: 'The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.'

2.15 This policy goes on to state that the Council will not allow substantial harm to be caused to a designated heritage asset unless the nature of the asset prevents any other use, no viable use for the asset can be found, conservation by grant funding is not possible or the harm is outweighed by the benefit of bringing the site back into use.

- 2.16** Moreover, the Council will require development in conservation areas to preserve or where feasible enhance the character and appearance of the conservation area. LB Camden will resist the loss or total demolition of unlisted buildings that makes a positive contribution to the character and appearance of the conservation area, resist development outside of the conservation area that could harm its character and appearance and preserve trees or garden space that contributes to its significance.
- 2.17** With regards to listed buildings this policy states that the total loss or substantial demolition of a listed building will be resisted, that changes which would cause harm to the special architectural or historic interest of the building will also be resisted and that development that would cause harm to the significance of a listed building by a change to its setting will also be resisted.

Seven Dial Conservation Area Appraisal

- 2.18** The Seven Dials Estate conservation area statement was adopted in 1998. It provides a detailed historical background, character appraisal and assessment of the significance of the conservation area, which has been drawn upon as part of this report.

3.0

3. Relevant Historical Background

- 3.1** This section of the report details the historic background of the immediate area, it draws a particular focus towards sub area 3 identified within the Seven Dials Conservation Area Appraisal, of which Macklin Street forms a part.

Macklin Street

- 3.2** From the Mid-13th Century the north-west corner of Drury Lane was occupied by a smith's forge. Lewknor's Lane was situated within Rose Fields which spanned approximately six acres around 'The Rose Inn' public house (on Lewknors Lane). The name was originally derived from Sir Lewis Lewknor, who owned property here in the reign of James I.

- 3.3** Macklin Streets status as one of the oldest streets in Covent Garden and references to its iteration as Lewknors Lane (later Charles Street) can be traced back to 1537. Large scale development did not occur until the middle of the 16th century continuing into the early 17th century. The development of the Lane is recorded in the Survey of London;

From an early date it bore a bad character, and in it Jonathan Wild kept "a house of ill fame. "Constant allusions to its residents occur in the plays of the time of Queen Anne; and John Gay, in the Beggar's Opera, alludes to it as one of the three places in which ladies of easy virtue might be found. If we may judge from a passage in "Instructions how to find Mr. Curll's Authors," published in Swift's and Pope's Miscellanies, it was also the residence of hack-writers for the press. "At Mr. Summer's, a thief-catcher, in Lewknor's Lane, a man that wrote against the impiety of Mr. Rowe's plays." The thoroughfare (called Lutner's Lane by Strype) is, as it was two hundred years ago, "a very ordinary place." It is to be hoped that its morality is higher now than it was in the time of Samuel Butler, who speaks—satirically, of course—of "The nymphs of chaste Diana's train, The same with those of Lewknor's Lane." To which passage Sir Roger L'Estrange adds a note to the effect that it was a "rendezvous and nursery for lewd women, first resorted to by the Roundheads."

- 3.4** The street's reputation for squalid conditions, overcrowding, and prostitution are well documented. Towards the end of the 19th century the need to regenerate the area had become essential and was inspired by clearances of the existing housing demolished in favour of groupings of Almshouses, workshops which were built for the benefit of local businesses and a Workhouse, extending to the south of Macklin

Street onto Parker Street and Queen Anne Street. These remain as part of the present street scape and can be seen nearby as Powis House & the Wimbledon buildings respectively.

- 3.5** As part of this development Macklin Street was renamed in 1878, in recognition of the actor Charles Macklin, an actor who performed extensively at Drury Lane during the 18th Century.

Lupus House 11-13 Macklin Street

- 3.6** It has not been possible to achieve an exact date for the construction of the Lincolnshire Buildings (currently Lupus House) but it was likely constructed prior to the first main phase of social housing redevelopment sometime after 1878. The building exists largely in its current form by Goads survey in 1884 (Figure 6), with the building recorded as being in use as Iron and Hardware Merchants under the ownership of J Pfeil, Robert Stedall, and Henry Stedall.
- 3.7** Towards the end of the 19th Century, Charles Booth records the building in his survey of London as a Rout and Ball Furnishers (Figures 8 & 10) (providing the furnishings for large Victorian social arrangements) and were likely involved with the theatres on Drury Lane. The building and parts of the immediate area are marked in dark blue and black which denotes the lowest class and income, identified by Charles Booth as; *'Very poor, casual. Chronic want. And Lowest class. Vicious, semi-criminal'*. The excerpt from his notebook describes the population of the area as *'Women of low repute'*
- 3.8** In the 20th Century the building was converted to office use and has been heavily altered internally. The exterior has been the subject of alterations, with changes to fenestration on the Macklin Street elevation and to the rear. During the later 20th Century the ground floor remodelled to accommodate alternative commercial functions. (Figures 12-13)



Figure 4 - Horwoods Map (1792)



Figure 5 - OS Map (1872)



Figure 6 - Goads Insurance Map (1888)



Figure 7 - OS Map (1894)



Figure 8 - Charles Booth Map (1899)



Figure 9 - OS Map (1914)

dark blue shown in map. The west side taken up
by a large firm of bath & room furnishers. Nearly
Facing the East end of Macklin St. on the E side
are the Holland Dwellings. tenanted by 'market
porters & policemen, purple as ^{210mm} map. South
of it is Trinity Court. in map Black.
on either side is a Lodging ^{for men} house. 'not a brother
tho' women of low repute sleep there & match
& flower-sellers, 'beds about 6! a night' said

Figure 10 - Charles Booth describing Macklin Street (1899)



Figure 11 - Macklin Street: looking west, Collage London Picture Archive, ref: 73506 (1968)

4.0

4. Significance

- 4.1** It is recognised that not all parts of a heritage asset will necessarily be of equal significance. In some cases, certain aspects or elements could accommodate change without affecting the Government's objective, which includes 'intelligently managed change' and which seeks to ensure that decisions are based on the nature, extent and level of significance of heritage assets.
- 4.2** Change is only considered to be harmful if it erodes an asset's significance. Understanding the significance of any heritage asset affected and any contribution made by their setting (NPPF, Para.189) is therefore fundamental to understanding the scope for and acceptability of change.

Seven Dials (Covent Garden) Conservation Area & Townscape

- 4.3** Seven Dials (Covent Garden) Conservation Area was first designated November 1971, the sub-area 3 of which Macklin Street forms a part was added July 1998.
- 4.4** A conservation area statement has been produced by the Council. The following analysis of significance considers the information in the statement along with value judgements from the site visit to the conservation area. The significance of Seven Dials Conservation Area can be summarised as follows.
- 4.5** Architectural interest: The conservation area has a number of architectural styles which reflect the changing fashions for buildings over time and the requirement to house London's expanding population. The conservation area is named after the Seven Dials development which is of distinctive architectural interest as part of a street pattern designed by Thomas Neale at the end of the 17th century. The street plan eschewed the regular grid pattern and instead had streets radiating out from a central polygonal circus with a Doric column in the centre. The buildings along these streets were terraced properties and some still survive. Where they do not the plot width and depth is still apparent and is of architectural interest, demonstrating the original layout of the area.
- 4.6** The area has further architectural interest in the industrialisation it underwent in the 18th and 19th century when the brewery industry grew in the area. This established an industrial style of architecture with the erection of large stock brick warehouses, some of which still survive.
- 4.7** There is additional architectural interest in the number of theatres that arose in the 19th and 20th century in the area and the decorative style of these buildings which include the St Martin's Theatre and Ambassador Theatre.

- 4.8** In Sub-Area Two of the conservation area the architectural interest is primarily found in Freemason's buildings dating from the 18th century onwards. These buildings, in differing materials, utilise a classical style with columns, string courses, entablature, cornices and sculpture all adding to the architectural interest of this sub area of the conservation area.
- 4.9** Sub-Area Three, where Macklin Street is located, is representative of the late Victorian redevelopment of the area following concerns over sanitary conditions of the housing. The architectural interest in this sub-area is therefore gained from a mixture of architectural styles, from Arts and Crafts to Gothic. There are a number of buildings designed and built for the LCC mixed with workshops that reflect the varied use, both residential and commercial, of the area. The building materials are broadly similar and are of brick (red and yellow) with slate roofs. Some decorative detailing exists on the grander buildings in the area. This all contributes to the architectural interest of the area.
- 4.10** There are a number of modern infill buildings in this area which contrast with the more traditional brick buildings. These modern additions add to the architectural interest by their use of contemporary form, glazing and modern materials, clearly demonstrating the continuum of organic development of the area.
- 4.11** There is no consistent or uniform roof-scape; the compact nature of the public realm and width of streets precludes extensive lateral views beyond frontages. This is particularly relevant in the case of Macklin Street.
- 4.12** Historic interest: The conservation area has high historic interest as a settlement that is thought to have been in continuous use from the Saxon era. The development of the area can be seen in the mixture of architectural styles and the uses of the buildings.
- 4.13** The first council built houses in Camden demonstrate the later development and the awareness of the necessity for better housing conditions to improve the health of the population.
- 4.14** There is also associative interest with historic individuals such as Thomas Neale, the Earl of Bedford and Inigo Jones who are responsible for the street pattern; and Covent Garden Square that contributes to the character and appearance of the area. Further associative historic interest is the location within the conservation area of the Freemasons central headquarters in England.
- 4.15** Artistic interest: The conservation area is of some artistic interest. Seven Dials is an area with a number of theatres and has a strong connection with the theatrical industry.

- 4.16** The range of architectural styles and the decorative features on many of the buildings all add to the artistic interest of the conservation area.
- 4.17** Archaeological interest: The conservation area is of archaeological interest having been occupied since the Saxon era.
- 4.18** Landscape Interest: The landscape of the conservation area comprises its urban context with a number of three, four and five storey buildings in shallow plots demonstrating the historic development of the area. Nearby listed and locally listed buildings are predominantly Victorian and representative of socially virtuous attempts to reduce overcrowding and poverty in the area.
- 4.19** Routes: There are several important routes through the conservation area. The Seven Dials represent the early development of the area as laid out by Thomas Neale. The streets adjacent to Drury Lane have long been back streets and infrequently used because of the squalid conditions until the early 20th century.
- 4.20** Character: The area has a mixed commercial and residential character reflected in the different uses of the buildings. The character of the area is primarily based around its historic development and this is reflected in the mixture of uses and styles of building.

Lupus House, Macklin Street

- 4.21** The Character of Macklin Street is described within the Conservation Area Appraisal thus:

...has an interesting variety of buildings. The street layout creates contrast, narrowing at St Joseph's RC Primary School to the width of the original street prior to realignment in the 1890s. The street is pedestrianised from Newton Street to Stukeley Street. At the western end is Wimbledon House, an LCC building designed by Roland Plumb, two storeys with lancet and bulls eye windows, scrolled gables and high chimney stacks. The street then narrows at St Joseph's RC Primary School, a three storey building in two tone brick, with a brick apron under the windows and projecting keystones on the arches. The street widens at Powis Buildings, an LCC building designed by Rowland Plumb similar to Wimbledon House in style but four storeys. No.24 is the Mortuary, now converted to offices, a two storey mid-19th century building in redbrick with stone dressings, cornice and strings in the Gothic style. No.23 is of historic interest, built in 1851 for Thomas Grieve and Son as painting rooms for theatrical scenery, they initiated the system of freelance painters working in their own premises rather than within theatres. It is a large three storey stucco-fronted building with central loading doors on the upper floors. No.17a is the St Giles Almshouses, a quadrangle of four almshouses founded in 1665, first built on this site in 1790 and rebuilt in 1885 in a Jacobean style by

Edward Henry Burnell. The almshouses are largely hidden from view from the street by a high brick wall.

- 4.22** Lupus House is considered to be Non-Designated Heritage Asset. It is recorded within the Seven Dial Conservation Area Appraisal (1998) as making a positive contribution to the character and appearance of the conservation area. Architectural interest is derived from its style, form and material composition which are all typical of the Victorian period for a building with its commercial functions. It is considered to be of significance largely on account of the frontage to Macklin Street.
- 4.23** During the period of the Lincolnshire Buildings construction, major redevelopment of the area in 1870's- 1890's was taking place to address the issues of overcrowding, poverty, prostitution and crime in this area of St. Giles. This lends the building a degree of historic interest.
- 4.24** The proximity of the building to neighbouring plots adds to the enclosed character of the streets, it also restricts views to the rear and upper parts of the building, which has been heavily altered and is obscured by International House, Stukeley Street; itself heavily altered at the rear, with a large C20th glazed entrance immediately to the rear of Lupus House.
- 4.25** The building has been heavily altered internally to suit an evolving commercial use and is of little heritage interest. To the rear, modern 'Crittall' windows have replaced the original windows. Unavailable to view from any public vantage point, the roof has a terrace area supported by ironwork and small rooms surrounding the central area.
- 4.26** Nearby Designated Heritage Assets
- 4.27** St Giles Almshouses and Walls and Railings (Grade II, List UID: 1113093)

Quadrangle of 4 almshouses. Founded 1665, erected on this site 1790 and rebuilt 1885 by Edward Henry Burnell. Yellow stock brick with red brick bands, strings and stone dressings. Fishscale tile roofs with gables. Jacobean style. 2 ranges forming 2 sides of quadrangle, 2 double fronted cottages in each, all with 3 windows each. 2 storeys. Arched doorways with dripmoulds with foliated labels, fanlights and ledged and braced doors in slightly projecting gabled entrance bays with oculus in the gable. Transom and mullion windows with C20 glazing. INTERIORS: simple.

SUBSIDIARY FEATURES: attached boundary walls with stone coping surmounted by cast-iron railings. On wall at south end of quadrangle of almshouses an inscribed

York Stone tablet, dated 1790, recording former almshouses on the site; also a tablet dated 1885 recording the rebuilding of the almshouses.

- 4.28** Significance is derived from the architectural interest of the grouping, indicative of Victorian almshouses.

Setting & Nearby Non-Designated Heritage Assets

- 4.29** Nearby non-designated heritage assets are referenced within the conservation area appraisal as making positive contribution to the character and appearance of the conservation area. These include; Wimbledon House, Powis House, St Joseph's RC School, Macklin Street 1-7 odd, 9-11, 13, 15, Stukeley Street 4, 6, 8, 10, 12, 14. The significance of these buildings is derived from their contribution to the local townscape, architectural merit and historic interest.



Figure 12 - Main Elevation, Lupus house, 11-13 Macklin Street, Looking East (Site Visit, Feb 2019)



Figure 13 - Main Elevation, Lupus house, 11-13 Macklin Street, Looking West (Site Visit, Feb 2019)



Figure 14 - Macklin Street Looking East (Site Visit, 2019)



Figure 15 - Macklin Street, Looking West (Site Visit, Feb 2019)



Figure 16 - The Glazed entrance to International House London 16 Stukeley Street and the rear of Lupus House 11-13 Macklin Street, Looking South East, (Site Visit, Feb 2019)



Figure 17 - The rear of Lupus House photographed from the roof (Site Visit, Feb 2019)

PFEIL, STEDALL & SON.
Iron and Hardware Merchants,
BROAD STREET, BLOOMSBURY, LONDON, W.C.
 Telegrams: "STEDALL, LONDON," Telephone: 5400 HOLBORN (8 Lines).

PFEIL & CO.,
Tool Manufacturers, Agents and Importers,
ST. JOHN STREET, CLERKENWELL, LONDON, E.C.
 Telegrams: "PFEIL, LONDON," Telephone: 3470 CITY (7 Lines).



IRON AND TIMBER WAREHOUSES; MACKLIN STREET, DRURY LANE.

Figure 18 – Original Front Elevation – extract from London Street Directory sourced 2019

5.0

5. Potential Impact

5.1 This chapter of the assessment examines potential impacts on the heritage significance of Seven Dials Conservation Area and the setting and significance of nearby Designated and Non-Designated Heritage Assets. It addresses the nature of the development and the effects on the core constituents of significance. Potential effects are assessed in relation to;

- Change to the character and appearance of the conservation area.
- Change to the significance and setting of nearby listed buildings.
- Change to the positive contribution made by locally listed buildings

Proposals

5.2 Specific details of the proposal are set out in the architectural package prepared by BB Partnership. Proposals can be summarised below as;

- Internal changes to plan form at all floors to provide additional commercial office space
- Infilling at the rear of the building within the existing U shape
- Extension at roof level

5.3 The design intends for the changes to the building to be carefully integrated within the existing urban grain and historic context. Alterations will not be visible in any material sense from the public realm and surrounding streets.

Lupus House as a Non-Designated Heritage Asset

5.4 The primary influence of Lupus House as a positive contributor to the character and appearance of the conservation area i.e. the Macklin Street frontage will be enhanced, significance will not be meaningfully impacted upon by proposed remodelling to the rear of the building. The rear elevations are subservient, heavily altered, and hidden in any public views by International House, 31 Stukeley Street. They are not of a noteworthy contribution to the character and the appearance of the conservation area.

5.5 Lupus House is a building largely altered over the preceding century to suit changing commercial needs; the layout is well suited to the proposals for extension.

5.6 In as much as it can be appreciated from any quarter, the roof is of a form and appearance that contributes positively to the conservation area and the character and appearance of the building in the local view.

5.7 Redevelopment of the site presents an opportunity to improve the overall architectural interest of the site. Through an understanding of the individual character and importance of the building it has been possible to inform a development proposal that integrates a new development with its historic context while retaining and enhancing those important aspects of the historic environment.

Views

5.8 The infilling extension and roof extension of the building will be hidden from view. It is immediately abutted by 31 Stukeley Street International House. Views are glimpsed beyond from the passage adjacent to 31 Stukeley Street however this is incidental view of the rear of the property limited by the dense urban form and massing of the buildings. The roof extension, as far as it can be appreciated, will read as part of the varied roof-scape and existing urban grain.

5.9 Views extending down Macklin Street in both directions will not be impacted. The proposed changes are to the rear of the building and do not affect the interpretation of the property frontage, which will be renovated and is of primary importance in the considerations of positive contribution to the conservation area.

Effects on the significance on Seven Dials Conservation Area

5.10 Architectural interest: There will be no impact on the architectural interest of Seven Dials Conservation Area. The rear of the building is of negligible importance due to its low visibility from the public realm, level of alteration from original form and proximity to modern additions. Remodelling of the rear of the structure and the roof extensions will be a low level of change which will have no impact and therefore preserve the existing character and appearance of the conservation area.

5.11 The infilling of more modern developments within Sub Area 3 demonstrates the conservation area is able to undergo change without causing harm to its character and appearance, which is overall a mixture of architectural styles. The infilling of the building will not be at odds with the existing streetscape or roofscape.

5.12 The wider architectural interest of the conservation area will not be harmed. This comprises buildings of different styles and scales that are set within their historic plots forming a pleasingly disparate whole. Part of the character of the place is its variety and the robustness to levels of organic change. The architectural character and appearance of the conservation area will not be harmed by the remodelling of the rear of Lupus House, 11-13 Macklin Street.

- 5.13** Historic interest: The historic interest of Seven Dials Conservation Area will not be harmed. This interest is primarily demonstrated in the continued habitation of the area from the Saxon period onwards and the associated changes. Nos. 11-13 Macklin Street is a typical example of the late Victorian development of the area. Outwardly its character will not change. The historic interest of the conservation area will remain intact.
- 5.14** Artistic interest: The artistic interest of the conservation area will be preserved. The current building is not of any artistic interest and its removal will not harm this aspect of significance which is largely based around the area's association with theatre and the arts. This will not be changed by the redevelopment of the site.
- 5.15** Archaeological interest: There will be no harm to the archaeological interest of Seven Dials Conservation Area by the demolition and redevelopment of the site.

Effect of the proposals on the setting and significance of nearby listed buildings

- 5.16** St Giles Almshouses and Walls and Railings (Grade II, List UID: 1113093) will not be physically affected by the proposed development. The listed buildings are primarily of historic and architectural interest in demonstrating the historic built form of the area and social virtues of Victorian era in addressing urban poverty. Its architectural interest is primarily derived from its front elevation which will not be harmed by the new proposals.
- 5.17** The new building has been carefully designed to respect its surroundings and compliment the built environment without being overbearing. The architectural and historic interest of the buildings will still be understood. There will be no harm to the artistic or archaeological interest of the buildings.
- 5.18** The setting of the buildings comprises the tight urban grain of the area. This nor its contribution to significance, will not be changed by the proposals. The height of the listed buildings and the enclosed nature of the street mean that views to the new development will be screened by the existing built form. In the few instances when it will be visible, the development will appear as 'more of the same' – i.e. part of the urban fabric no different in impact than existing forms. This will not harm the significance of the listed buildings which will still be understood as buildings of special architectural and historic interest.

Effect of the proposals on the setting and significance of nearby Non-designated heritage assets

- 5.19** Due to the density of the existing urban form, lack of inter-visibility or causal links, the effect of the proposals on the nearby Non-designated heritage assets will be negligible. Extension at the rear of the building will not meaningfully impact either way on the positive contribution made by the locally listed buildings on the character and appearance to the local townscape or conservation area.

Summary of impacts

- 5.20** Overall the current proposals for Lupus House accord with policy, preserve the special interests of the conservation area and offer an opportunity for enhancement. Redevelopment represents an appropriate design response to the heritage values of the site and area.
- 5.21** It has been demonstrated that the building's primary interests derive from the contribution made by the main elevation to the character and appearance of the conservation area. Retention of this feature as per the proposals is desirable and important in preserving the area's character and appearance.
- 5.22** The proposals offer a limited degree of change to the urban form between Macklin's Street and Stukeley Street. The redevelopment would result in an increased massing depth from Macklin Street. The increased depth would not be out of character with the prevailing massing and density of the existing urban forms and building character.
- 5.23** Beyond the Macklin Street frontage, the rear elevation is of a composition and construction type that is typical for the area. However, this contributes little to the overall character and appearance of the conservation area. The rear lacks architectural interest or townscape quality that is desirable to preserve beyond their massing and building hierarchy.

6.0

6. Conclusion

- 6.1** Nos. 11-13 Macklin Street, Lupus House is part of a contained townscape which is typical for its period and location. The building has been identified as a heritage asset and is assessed for its contribution to townscape character. Within the building's immediate context are a variety of social housing initiatives in a comparable style and form which contributes to the character of much of the surrounding area and the network of back streets.
- 6.2** The proposal responds to its location and offers minimal interference to the existing streetscape and character of Macklin Street. The remodelling of the interior and addition of additional space by infilling the U-shape of the building will have no effect on the interpretation/experience or significance of the nearby designated heritage assets identified within this report.
- 6.3** Subject to detailed design, the impacts of the proposed development are considered to be within the area's and building's capacity for change.
- 6.4** This assessment concludes that the proposed development will preserve the heritage significance of the Seven Dials Conservation Area and that paragraph 195 of the NPPF is not engaged. More specifically, there will be no harm for the purposes of the duty in 72(1) of the Act, because the proposal amounts to neutral change that preserves the character and appearance of Seven Dials Conservation Area.

