

# Heritage Statement

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**Our ref** 62379/01/SSL/LAy  
**Date** 21 August 2020  
**To** London Borough of Camden  
**From** Lichfields

## **8-14 Macklin Street, London, WC2B 5NF**

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### **1.0 Introduction**

- 1.1 This heritage statement has been prepared to accompany a planning application for façade refurbishments and alterations to 8-14 Macklin Street, Covent Garden, London. The proposals are set out in the accompanying application documentation and include redecoration of the façade and alterations to the ground floor fenestration and entrance.
- 1.2 This heritage statement has been undertaken in accordance with the requirements of the NPPF and Historic England guidance including GPA2 – Managing Significance in Decision-Taking in the Historic Environment and GPA3 – The Setting of Heritage Assets; first, identifying the scope of assets relevant to the assessment; second, identifying the ‘significance’ of these assets (archaeological, architectural, artistic and historic); third, understanding the setting and identifying whether, and how/to what degree the setting contributes to significance or the ability to appreciate and understand significance; and fourth, assessing the impact of the proposal upon the assets’ significance.
- 1.3 No. 8-14 Macklin Street is situated within the Seven Dials Conservation Area. The building is not identified as a ‘positive contributor’ to the conservation area, nor is it locally listed by Camden Council. The building is situated south-west of the Grade II listed ‘No.17A St Giles’s Almshouses and walls and railings’, ‘No. 23 Macklin Street’ and ‘Nos. 24 & 25 Macklin Street’, which are located on the north side of Macklin Street.
- 1.4 Owing to the nature of the proposed works and the enclosed nature of the streetscape, the heritage impacts would be confined to those upon the non-designated building itself, and the conservation area including the designated and non-designated buildings on Macklin Street. Therefore, the listed buildings are considered as part of the conservation area (taking into account the role played by the conservation area and Site in their setting), and assets outside of the immediate streetscape have not been considered here.

### **2.0 Heritage statute, policy and guidance considerations**

- 2.1 The statutory development plan comprises the Camden Local Plan (2017); and the London Plan (2016).
- 2.2 The Planning (Listed Buildings and Conservation Areas) Act 1990 (‘P(LBCA) Act’) sets out the statutory considerations for development within a conservation area and within the settings of listed buildings.
- 2.3 Material considerations include: the National Planning Policy Framework (NPPF, February 2019); the Intend to Publish London Plan (December 2019), the policy thrust of which aligns with the current London Plan in terms of heritage considerations; National Planning Practice

Guidance: Historic Environment (July 2019); Camden Planning Guidance (CPG): Advertisements (March 2018) and Design (March 2019); the Seven Dials Conservation Area Statement (n.d.); and Historic England guidance.

2.4 The key considerations in relation to heritage are:

- 1 Does the proposal preserve and, where appropriate, enhance the setting, significance and special architectural or historic interest of the affected listed buildings? (s.66(1) of the P(LBCA) Act; Paragraphs 192 and 193, NPPF; London Plan Policy 7.8; Camden Local Plan Policy D2).
- 2 Does the proposal preserve or enhance the character, appearance and significance of the conservation area? (s.72(1) of the P(LBCA) Act; Paragraphs 192 and 193, NPPF; London Plan Policy 7.8; Camden Local Plan Policy D2).
- 3 Does the proposal have regard to the historic character of the surrounding area, and does it incorporate high quality details and materials that complement the local architectural character and heritage assets? (London Plan Policies 7.4, 7.6 and 7.8; Camden Local Plan Policy D1).
- 4 The effect of an application on the significance of a non-designated heritage asset should be taken into account and a balanced judgment should be had, having regard to the scale of harm/loss and the significance of the heritage asset (Paragraphs 192 and 197, NPPF; Camden Local Plan Policy D2).

## 3.0 Historic background

- 3.1 The Seven Dials Conservation Area is divided into three sub-areas, including Sub-Area 3, into which Macklin Street falls. This sub-area, including and surrounding present-day Macklin Street, was first developed on the site of Rose Field in the mid-16<sup>th</sup> to early 17<sup>th</sup> century. By the mid-18<sup>th</sup> century Charles Street (later renamed Macklin Street) was home to a Roman Catholic school, a 'ragged school' and almshouses.
- 3.2 During the 19<sup>th</sup> century housing conditions deteriorated, leading to clearances in the late 19<sup>th</sup> century including removal of King Street (which was south of Macklin Street) as part of the Metropolitan Board of Works' 'Shelton Street Improvement Scheme'. This resulted in the loss of the remaining fine-grained streetscape along Macklin Street due to redevelopment in the form of buildings on larger footprints.
- 3.3 The building at 8-14 Macklin Street was built in c.1927; an entry in the London Metropolitan Archives states the architects were 'Charles Nicholas and J E Dixon-Spain, Peter Askew, and Yates, Cook and Darbyshire' and lists Odhams Press Limited as the occupier. By the mid-1960s planning applications for change of use (including warehousing, and later, offices) were submitted and by c.1969 Odhams Press ceased to exist. A Post-Modern roof extension by architects Andrews Downie & Partners was added after 1997 when planning permission was granted for the extension (application ref. P9601289R2).

## 4.0 Significance of heritage assets

### **Seven Dials Conservation Area (including the Grade II listed St Giles's Almshouses, No. 23 Macklin Street and Nos. 24 & 25 Macklin Street)**

- 4.1 The special character of the conservation area derives from the range and mix of building types and architectural styles set within the tightly contained streetscape. Its significance is primarily

architectural and historic. Macklin Street's character is predominantly of late Victorian/20<sup>th</sup> Century buildings on large footprints, spanning a ground floor plus two to four storeys and attic, along with a few intermixed Victorian buildings of smaller scales and a tower block west of the Site. Materials are typically London stock brick with red brick accents, with some elements of painted or rendered brickwork. The streetscape is characterised by its variety (which includes an LCC building designed by Roland Plumb, 1851 painting rooms for theatrical scenery at No. 23, Victorian almshouses and the early-20th century building with Post Modern extension on the Site) and sense of enclosure, with views terminated by buildings at either end of the street.

- 4.2 The Site is not noted as a positive contributor to the conservation area in the Seven Dials Conservation Area Appraisal but its upper elevations are distinctive in the streetscape as a Neo-Georgian building. The ground-floor has been substantially altered with modern doors and glazing which detract from the streetscape and character of the conservation area.

## **8-14 Macklin Street (Non-designated building)**

- 4.3 The Site at 8-14 Macklin Street is not included on the local list therefore not considered to be of particular local heritage value for architectural, historical, townscape or social reasons. However, it is of some architectural and historic significance as a typical Neo-Georgian commercial building (albeit altered unsympathetically at ground floor level) and was designed by a British architecture practice active nearby in Regent's Street in the 1920s. It also illustrates the impact of the Post-Modern movement in Seven Dials due to the 1990s roof extension by Andrews Downie & Partners. Overall, it is considered here as a non-designated asset of negligible value which forms part of the 20<sup>th</sup> century history of the conservation area.

## **5.0 Impact upon the non-designated 8-14 Macklin Street and Seven Dials Conservation Area**

### **Assessment of proposal**

- 5.1 The proposal responds to the existing building's architecture, which is a mixture of Neo-Georgian and Post-Modern styles, demonstrating the building's robustness and ability to accommodate change. The proposal will improve the appearance of the non-designated building by replacing the detracting, utilitarian late-20<sup>th</sup> century alterations at ground floor level with high-quality fenestration which echoes the existing multi-pane glazing on the building's Neo-Georgian upper levels. No changes are proposed to the Post Modern roof extension.
- 5.2 The recessed doors either side of the principal entrance are discrete in the streetscape and will reinstate the appearance of symmetry which is integral to the building's design. The heavy and asymmetrical framing of the existing central door will be replaced with a more elegant pair of symmetrical double doors, more in keeping with the Neo-Georgian symmetry of the original building. The proposed changes to the paint scheme to the façade will reflect the muted colours of the streetscape, with a small central section adjacent to the principal entrance highlighted in a contrasting colour to signal and celebrate the building entrance.
- 5.3 The proposal will enhance the character and appearance of the conservation area due to the ground-floor level fenestration changes which respond better to the rhythm of the streetscape than the existing ground floor façade treatment. The significance of the conservation area (and the settings of the nearby listed buildings within it) will therefore be marginally enhanced.
- 5.4 The proposal will enhance the appearance and significance (albeit negligible significance) of the building itself, a non-designated heritage asset.

**Conclusion and compliance with statute and policy**

- 5.5 The non-designated heritage asset's negligible significance as a Neo-Georgian building with a Post Modern extension will be enhanced in accordance with Paragraph 192 of the NPPF. The proposal will enhance the character, appearance and significance of the conservation area in accordance with s.72(1) of the P(LBCA) Act and Paragraphs 192 and 193 of the NPPF, and it will preserve the significance and enhance the setting of the nearby listed buildings in accordance with 66(1) of the P(LBCA) Act and Paragraphs 192 and 193 of the NPPF. The proposal reflects and complements the historic character of the surrounding area in accordance with London Plan Policies 7.4, 7.6 and 7.8; Camden Local Plan Policy D1.