



**The Macbeth Centre,
Macbeth Street, London
Heritage Statement**

Client: 3BM LTD

AB Heritage Project No:60674

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The Macbeth Centre, Macbeth Street, London Heritage Statement

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1. INTRODUCTION

1.1 Project Background

- 1.1.1 AB Heritage has been commissioned by 3BM Ltd to produce a Heritage Statement to cover a proposed development at the Macbeth Centre, Macbeth Street, Hammersmith, London.
- 1.1.2 This report will form part of a Planning Application (Reference 2019/00281/FR3). This report has been requested by the London Borough of Hammersmith and Fulham (hereafter LBHF) in a letter between Anwar Hussein, (LBHF Case Officer) and the client (Mr Patrick Castello, M&E Surveyor, 3BM Ltd) undertaken on the 31st January 2019.

1.2 Statutory Designations

- 1.2.1 The Macbeth centre is listed in the Local Register of Buildings of Merit as '*Adult Education Centre (former St. John's C. of E. Primary School & Hammersmith & West London College)*'. It was added to the register in December 1989 (LBHF 2015).
- 1.2.2 The site lies within the 'Hammersmith Townhall Conservation Area'. The Conservation Area was first designated in April 1990 under the name 'King Street East Conservation Area'. In November 2018, minor changes were made to the boundary of the Conservation Area and it was renamed Hammersmith Townhall. The Conservation Area Character Profile describes the area as follows:

'The character of the Hammersmith Town Hall Conservation Area is defined by the variety of development types that form cohesive groups within it. These are the retail frontages along King Street; the Mid-19th Century terraces to the east; and the redevelopment schemes from the first half of the 20th Century to the south as far as the Great West Road. Within this area there are numerous statutory listed buildings and locally listed Buildings of Merit. The various residential development schemes and public buildings form set pieces, including the Riverside Gardens Estate and Hammersmith Town Hall. The west and east ends of the conservation area are both defined by listed buildings, Hammersmith Town Hall to the west and the terraces along Bridge Avenue and Angel Walk to the east.'

- 1.2.3 The site is within a sub division of the Conservation Area identified as the 'Sub Area 4: Southern Improvement Area'. This area is described in the Character Profile as:

'This sub-area contains development from the first part of the last century which takes the form of large development schemes and public buildings that form set pieces including public housing and the Grade II Listed Town Hall. Generally, the development is of a greater scale and arranged in a generally formal manner around a series of open spaces.'

- 1.2.4 The Macbeth Centre is not described in detail; however, it falls within one of the Key Views identified by the Character Profile. View 7 is described as:

'The view is from the entrance to Princess Mews looking south-west to the Macbeth Centre. From this vantage point, the attractive composition of gabled roofs, tall chimneys and tall multi-paned windows of the rear of the building can be appreciated.'

1.3 Site Location & Description

- 1.3.1 The site is located at the Macbeth Centre (Figure 1 blue line boundary), Macbeth Street, Hammersmith, London W6 9JJ. The Macbeth Centre is a complex of former school buildings bounded to the west by Macbeth Street, to the south and east by Aspen Gardens and to the northeast by Princess Mews.
- 1.3.2 The site comprises the former site managers accommodation (Figure 1 red line boundary) attached to the northeast side of Macbeth Centre (currently arranged as 3 rooms), a small courtyard, and an outbuilding bounded to the east by Princess Mews. The development site occupies an area of c.120m² centred on NGR TQ 22901 78468 and lies approximately 170m to the east of Hammersmith Town Hall.

1.4 Proposed Development

- 1.4.1 The development proposals are to refurbish the former care-takers accommodation for use as a pottery centre. Designs include adding a walkway, canopy and storage to the rear courtyard. Refurbishment of the interior of the accommodation will include removal of existing fittings and some internal walls to create well-lit spaces for potting, and a kiln room in the detached building to the south.

2. AIMS & METHODOLOGY

2.1 Aims

- 2.1.1 NPPF 189 requires local planning authorities to request descriptions on the significance of any heritage assets affected by a proposal, including any contribution made by their setting. This states that:

'The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'

- 2.1.2 The aim of this report is to facilitate such a process by understanding the historical development of the application site and the likely impact upon any surviving heritage assets resulting from the proposed development, devising appropriate mitigation responses where necessary.

2.2 Consultation

- 2.2.1 During consultation between Alex Farnell (AB Heritage) and Adam O'Neil, (Design and Conservation Officer for LBHF) Adam highlighted the key heritage considerations to be the effects of the development proposals on the Building of Merit and on the Hammersmith Townhall Conservation Area (in particular its Key Views). Adam explained that, due to the limited nature of the proposed changes to the buildings, an Historic Environment Record search with the Greater London Historic Environment Record (GLHER) was not required in this case (consultation by phone @ 14.15 06/02/2019).

2.3 Data Collation

- 2.3.1 The assessment has been carried out, in regard to the collation of baseline information, in line with the Chartered Institute for Archaeologists' Standard and Guidance for Historic Environment Desk-Based Assessment (January 2017) and the Archaeological Investigation and Recording of Standing Buildings and Structures (December 2014).

- 2.3.2 This assessment includes relevant information contained in various statutory requirements, national, regional and local planning policies and professional good practice guidance, including:

- Ancient Monuments and Archaeological Areas Act, 1979;
- Planning (Listed Buildings and Conservation Areas) Act, 1990; and
- The National Planning Policy Framework, 2018.

- 2.3.3 The information in this report is supported by examination of data from a wide range of sources, principally:

- Heritage Gateway;
- London Borough of Hammersmith and Fulham web pages;

- Pastscape and other research resources, including the National Archives;
- The Historic England website professional pages, particularly the National Heritage List for England;
- A site visit was undertaken on 8th February 2019. During the site visit, an inspection of the building was made and principal areas of the building, significant architectural details, fixtures and fittings were noted and digitally photographed; and
- Additional relevant documentary resources at the National Archives were accessed on 8th February 2019.

2.3.4 Information from these sources was used to understand:

- Information on statutory and non-statutory designated sites;
- Readily accessible information on the proposed development site's history from readily available historic maps and photographs;
- Any information on the proposed development site contained in published and unpublished archaeological and historical sources;
- A greater understanding of key cultural heritage issues of the proposed development site and surrounding area, developed through the onsite walkover, including information on areas of past impact within the proposed development site boundary; and
- The impact of the proposed development on the known and potential cultural heritage resource, resulting in the formulation of a mitigation strategy, where required, which appropriately targets any future works to those required to gain planning consent.

2.4 Assessment of the Cultural Heritage Resource

2.4.1 The importance of identified cultural heritage resources is determined by reference to existing designations (Table 1, below).

Table 1: Assessing the Importance of a Cultural Heritage Site

SCALE OF SITE IMPORTANCE	
NATIONAL	The highest status of site, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance). Grade I and Grade II* Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance. Extremely well-preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s).
REGIONAL	Grade II Listed Buildings or other designated or undesignated archaeological sites (in addition to those listed above), or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include areas containing buildings that contribute significantly to its historic character, burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
LOCAL	Evidence of human activity more limited in historic value than the examples above or compromised by poor preservation and/or survival of context associations, though which still have the potential to contribute to local research objectives. Examples include sites such as 'locally designated' buildings or undesignated structures / buildings of limited historic merit, out-of-situ archaeological findspots / ephemeral archaeological evidence and historic field systems and boundaries etc.
NEGLIGIBLE	Assets with very little or no surviving archaeological interest. Examples include destroyed antiquities, structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc.
UNKNOWN	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

2.4.2 For some types of finds or remains there is no consistent value and the importance may vary, for example Grade II Listed Buildings and Conservation Areas. For this reason, adjustments are occasionally made, where appropriate, based on professional judgement.

2.5 Impact Assessment Criteria

2.5.1 The magnitude of impact upon the archaeological and heritage resource, which can be considered in terms of direct and indirect impacts, is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the magnitude of impact are set out in Table 2 (below).

2.5.2 In certain cases, it is not possible to confirm the magnitude of impact upon a cultural heritage resource, especially where anticipated buried deposits exist. Where possible a professional judgement as to the scale of such impacts is applied to enable the likely 'Significance of Effects' to be established; however, a magnitude level of 'uncertain' is included for situations where it is simply not appropriate to make such a judgement at this stage of works.

Table 2: Criteria for Determining Magnitude of Impact

IMPACT LEVEL	DEFINITION
HIGH	Changes to most or all of the key archaeological or key heritage baseline elements, or comprehensive changes to the setting of such key features that lead to total or almost complete alteration of a features physical structure, dramatic visual alteration to the setting of a heritage asset, or almost comprehensive variation to aspects such as noise, access, or visual amenity of the historic landscape.
MEDIUM	Changes to many key archaeological materials/historic elements, or their setting, such that the baseline resource is clearly modified. This includes considerable visual change to many key aspects of the historic landscape, noticeable differences in noise or sound quality, and considerable changes to use or access changes to key historic landscape elements
LOW	Detectable impacts which alter the baseline condition of an archaeological or heritage receptor to a slight degree – e.g. a small proportion of the surviving heritage resource is altered; slight alterations to the setting or structure, or limited changes to aspects such as noise levels, use or access that results in limited changes to historic landscape character.
NEGLIGIBLE	Barely distinguishable change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long-term effect on the historic value of a resource.
UNCERTAIN	Extent / nature of the resource is unknown and the magnitude of change cannot be ascertained.

2.5.3 The overall Significance of Effects from the proposed development upon the Cultural Heritage Resource is determined by correlating the magnitude of Impact against value of the Cultural Heritage resource. Table 3 highlights the criteria for assessing the overall Significance of Effects. Where effects are moderate or above these are classified as significant.

Table 3: Significance of Effects

IMPORTANCE	MAGNITUDE			
	HIGH	MED	LOW	NEG
NATIONAL	Severe	Major	Mod	Minor
REGIONAL	Major	Mod	Minor	Not Sig.
LOCAL	Mod	Minor	Minor	Not Sig.
NEGLIGIBLE	Minor	Not Sig.	Not Sig.	Nt.

Not Sig. = Not Significant; Nt. = Neutral; Mod = Moderate; Ext. = Extensive

2.6 Limitations

2.6.1 It should be noted that the report has been prepared under the express instruction and solely for the use of 3BM Ltd, and any associated parties they elect to share this information with.

Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed design purposes.

- 2.6.2 All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage on current February 2019 and relevant United Kingdom standards and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AB Heritage does not accept responsibility for advising the client's or associated parties of the facts or implications of any such changes in the future.
- 2.6.3 This report has been prepared utilising factual information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information. It should also be noted that this report represents an early stage of a phased approach to assessing the archaeological and cultural heritage resource of the application site to allow the development of an appropriate mitigation strategy, should this be required. It does not comprise mitigation of impacts in itself.

3. HERITAGE REVIEW OF SITE

3.1 Historic Development of Site

- 3.1.1 The site lies within the former village of Hammersmith in the historic Manor and Parish of Fulham. Hammersmith Village is known to have developed from a rural Hamlet surrounded by orchards (LBHF 2018). Early mapping depicts the rural character of the settlement, which by the late 18th century comprised a string of buildings along King Street with orchards to the north and south (LBHF 2018).
- 3.1.2 Development of the village along the lanes extending to the north and south of King Street is shown on Salters map of 1830 (LBHF 2018) and by the 1850s the Tithe map (Plate 1) depicts considerable encroachment of housing and gardens on the expanse of former orchards. It depicts the development site (outlined in red) bounded to the northeast by a road named Chapel Street, an area presently occupied by Princess Mews.
- 3.1.3 To the southwest the present-day Macbeth Street is labelled as Waterloo Street and is lined by terraced housing. A building at the corner of Chapel Street and Waterloo Street is almost certainly the Methodist Chapel labelled 'Wesleyan Method. CH' on the subsequent 25-inch OS map of 1869 (Plate 2).



Plate 1: Extract of the 1850s Hammersmith Tithe Map

- 3.1.4 The First Edition 25-inch OS map of 1869 (Plate 2) depicts further development of the site and surrounding area. The site itself is partly occupied by a building labelled as 'school' and to the west lies a building now labelled as 'Wesleyan Method. CH'. A public House positioned on the corner of South Street and Waterloo Street is the site of the extant Grade II Listed pub the Hope and Anchor. The NHLE description of the Grade II Listed pub states that it was constructed in 1936 as part of the redevelopment of slum housing around South Street (NHLE 2019).

- 3.1.5 Documents viewed at the National Archives on 8th February 2019 confirm that the school depicted on the 1869 map is the '*Waterloo Street, Hammersmith, Board(ing) School*' and refer to the purchase in 1874 of the '*Wesleyan Chapel and Burying Ground situated in Waterloo Street*' by the School Board of Hammersmith. The purpose of this purchase was to affect the enlargement of the Waterloo Street School to accommodate up to 500 school places.



Plate 2: Extract of 25-inch OS map surveyed in 1869

- 3.1.6 By 1915 terraced housing on the east side of Waterloo Street had been cleared and the buildings comprising enlarged Waterloo Street School (now referred to as the '*Waterloo Street Council School*' (National Archives 2019)) are depicted broadly in their current configuration (Plate 3), including those occupying the development site (outlined in red). They are labelled as '*Schools*' reflecting the segregated nature of the school at this time, which is known to have featured separated boys, girls and infants' entrances.
- 3.1.7 The northern most building appears to be the retained Methodist Church with new buildings extending to the south and east. It is not clear from mapping whether the '*school*' building on the 1869 OS map (Plate 1) has been retained and extended or replaced.



Plate 3: Extract of 25-inch OS map, surveyed in 1915

3.1.8 The present-day configuration of the site remains largely as shown on the 1915 map. However, housing to the west was rebuilt in the 1930s and the former Chapel Street has been incorporated into the grounds of a late 20th century residential development 'Princess Mews' (Plate 4).

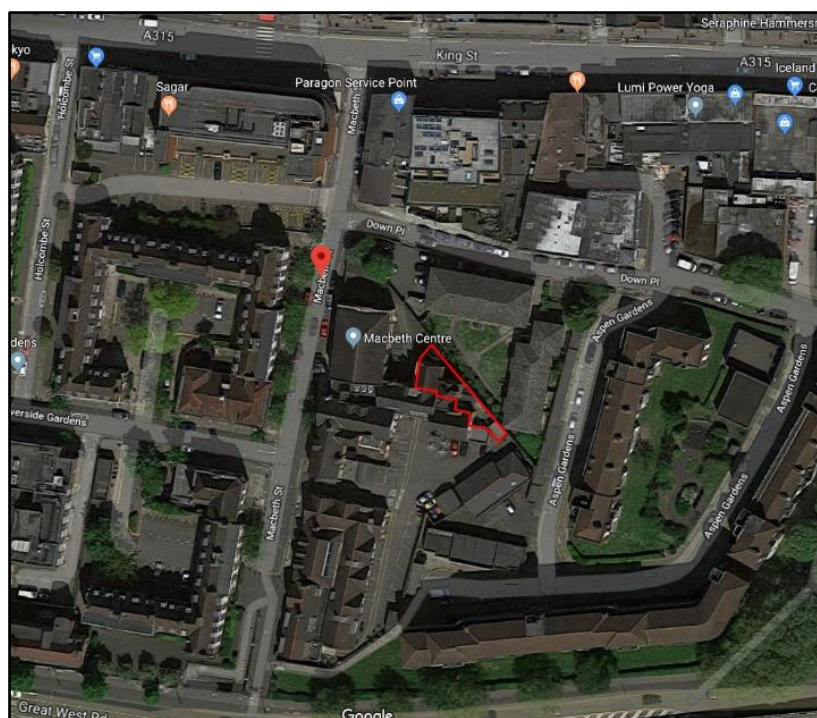


Plate 4: Google map image of site, accessed February 2019

4. REVIEW OF THE DEVELOPMENT SITE

- 4.1.1 The Macbeth Centre (Figure 1 blue line boundary) occupies buildings, formerly part of the Waterloo Street Council School and including a former Wesleyan Methodist Chapel (Photo 1) and a later 19th century extension. They comprise a complex of two-storey buildings in yellow brick with redbrick decorative detailing and arched windows with moulded timber frames (Photo 2).



Photo 1: View of the Macbeth Centre from Macbeth Street, looking south



Photo 2: 19th Century former school buildings, looking southeast towards managers accommodation

- 4.1.2 The site under review is the former managers accommodation located on the north east side of the main complex (Figure 1 and Plate 4 red line boundary). It comprises three ground floor rooms within the late 19th century school extension (Photo 2), two external yard areas (east

and west) and a small detached room at the far eastern end of the site (see Figure 2). The site is bounded to the east by the modern residential development Princess Mews.

- 4.1.3 The eastern (rear) courtyard area is bounded by walls of the late 19th century school extension to the east, south and southwest and by the boundary wall to the northeast. Its surface is modern and has been largely removed recently (Photos 3,4 & 5).
- 4.1.4 From this courtyard the managers rooms are accessed via a single-storey lean-to structure (Photo 3 right) and toilet (photo 4). The east facing elevation of the former school building features a large brick arch over a former doorway (now infilled) with a red brick lintel (Photo 3 left).



Photo 3: East facing elevation of school building viewed from the eastern (rear) courtyard, looking northwest



Photo 4: View of entrance to managers rooms and boundary wall, looking northeast

- 4.1.5 The site is bounded to the northeast by a brick wall, once again in yellow brick (Photo 4). This wall varies in height along its length and shows signs of rebuilding. In particular, where the boundary forms the northeast wall of the lean-to room and toilet, the internal face of this wall has been relatively crudely rebuilt (Photo 5) with two former windows infilled with modern blockwork.



Photo 5: Phases of brick repair and infilling in boundary wall, looking northeast

- 4.1.6 These two former windows are visible in the external northeast facing elevation of this wall where they have been infilled with yellow brick. This external elevation shows no corresponding sign of rebuilding (Photo 6).



Photo 6: View of boundary wall and Macbeth Centre, looking southwest

- 4.1.7 It is possible that this boundary wall represents a surviving element of the original Waterloo Street School building, prior to its expansion in c.1874, which has otherwise been removed by the construction of the late 19th century building.

- 4.1.8 A detached room to the east of the rear courtyard is a single-storey structure in yellow brick (Photo 7).



Photo 7: View of detached room, looking southeast

- 4.1.9 The detached room to the southeast of the courtyard has been renovated and has no historic features or fittings (Photo 8).



Photo 8: Internal view of detached room, looking southeast

4.1.10 Entering the main rooms, the entrance way and lean-to room and toilet is in a state of partial refurbishment (Photo 9). Roof trusses are exposed and brickwork of the northeast wall, which also forms the plot boundary is exposed (see section 4.1.5).



Photo 9: interior view of lean-to entrance way, looking east

4.1.11 The rooms at the western extent of the former managers accommodation have been opened into a single space and plastered. Moulded wooden window frames have been retained (Photo 10). The central room has been plastered and once again the historic windows have been retained.



Photo 10: Internal view of western room, looking west

4.1.12 The western courtyard areas are bounded by the school extension to the south, the boundary wall to the northeast (photo 12) and by a close boarded wooden fence to the northwest (Photo 2). Existing surface is tarmac in very poor condition due largely to the root growth of a tree situated in the north corner of the courtyard (Photo 11).



Photo 11: Western courtyard area, looking northwest

4.1.13 At the far western extent of this courtyard area the north facing wall of the former school building is a relatively featureless brick elevation with a modern black drainage pipe extending across it (Photo 12).



Photo 12: View of north facing external wall of former school building viewed from western courtyard area, looking southwest

5. SETTING & IMPORTANCE OF RELEVANT HERITAGE ASSETS

5.1 Heritage Assets Affected by the Proposals

5.1.1 Two heritage assets have the potential to be affected by development of The Macbeth Centre Managers Accommodation. These include:

- The Macbeth Centre, listed in the Local Register of Buildings of Merit; and
- The Hammersmith Town Hall Conservation Area.

5.2 The Macbeth Centre

5.2.1 The Macbeth Centre is a locally heritage designated asset, by account of its listing in the Local Register of Buildings of Merit. As an example of a Victorian School with attractive external architectural detailing typical of the period, its importance is considered to be derived principally from its historical and architectural values.

5.2.2 It also possesses moderate group value with the additional former school buildings to the south and early 20th century planned residential development to the west, including the Grade II Listed Pub 'the Hope and Anchor' (Photo 13). This group allows appreciation of the historical context and development of the Macbeth Centre site in relation to the wider development of the area throughout the later 19th and 20th centuries.



Photo 13: The Hope and Anchor Pub, and 1930s residential development

5.2.3 To a lesser extent the building possesses a degree of communal value. As a public building it has been important within the community, firstly a School and latterly as an Adult Education Centre. The buildings remain open to the public for use as an adult education centre.

5.2.4 The setting of the Macbeth Centre makes a moderate contribution to its importance. This value is largely derived from the ability to appreciate the attractive architectural character of

the buildings from within the courtyards and main entrance (Photo 2), and in views along Macbeth street, which also allow appreciation of the group value shared with the surrounding buildings.

- 5.2.5 As a locally designated building, included in the Hammersmith and Fulham Local Register of Buildings of Merit and taking into account its historical and architectural values and the moderate contribution its setting, The Macbeth Centre is considered to be a '*building of limited historic merit*', and a heritage asset of Local importance (in line with Table 1).

5.3 The Heritage Importance of the Hammersmith Town Hall Conservation Area

- 5.3.1 The Hammersmith Town Hall Conservation Area derives its importance from a variety of set-piece developments from the mid-19th / early 20th century. These comprise numerous designated buildings including the Hammersmith Town Hall, and locally listed Buildings of Merit including the Macbeth Centre (LBHF 2018).

- 5.3.2 Views across the Conservation Area to the Macbeth Centre from within the garden space of the Princess Mews development make a moderate contribution to the importance of the Conservation area (Photo 14). It is possible from this position to appreciate the architectural character of the former school buildings and their development from the earlier chapel building to the west. This view is identified as Key View 7 in the Character Profile and is described as allowing appreciation of '*the attractive composition of gabled roofs, tall chimneys and tall multi-paned windows of the rear of the building*' (LBHF 2018).



Photo 14: View towards the Macbeth Centre from Princess Mews, looking southwest

5.3.3 As a designated asset of '*reasonably defined extent and significance...containing buildings that contribute significantly to its historic character*', the Conservation Area is considered to be an asset of Regional Significance (in line with Table 2).

6. IMPACT ASSESSMENT

6.1 Assessment of Direct Impacts to the Macbeth Centre

6.1.1 Proposals for external changes to the existing baseline (Fig 3) include the following:

- Partial infilling of existing doorway into former managers accommodation from the eastern courtyard and replacement with a window;
- Opening up of window in east facing elevation of lean-to to create new double door entrance into proposed pottery centre from the eastern (rear) courtyard;
- Removal of foul drain currently attached to the north facing external elevation of the western room of the former managers accommodation (Photos 2, 8 & 14) and rerouting below ground.

6.1.2 Altering the existing entrance into the Macbeth Centre from the rear courtyard will result in a 'barely distinguishable change from baseline conditions' of the asset, comprising a barely perceptible loss of historic fabric. This represents a Negligible Adverse Magnitude of Impacts (in line with Table 2). Any adverse effects will be offset by a considerable improvement in the flow from the proposed pottery centre into the courtyard area and the proposed kiln room.

6.1.3 The removal of an existing foul drain, currently crossing the north facing elevation, will restore the intended appearance of this elevation and eliminate an unattractive modern addition. It is considered to have a Low Beneficial Magnitude of Impact (in line with Table 2).

6.2 Indirect Impacts of the Proposals on the Affected Heritage Assets

6.2.1 Design proposals for external areas which may indirectly impact on relevant heritage assets include:

- Resurfacing of courtyard areas;
- Removal of close boarded wooden fence;
- Addition of storage shed in the eastern courtyard; and
- Addition of a covered walkway canopy extending across the eastern (rear) courtyard between the proposed rear entrance to the pottery centre and the proposed detached kiln room (Fig 3).

Impacts to the setting of The Macbeth Centre

6.2.2 Resurfacing the courtyard areas will improve the overall appearance and experience of the building. It is considered to be a Low Beneficial Magnitude of Impact.

6.2.3 Removal of the wooden fence currently dividing the main entrance to the Macbeth Centre from the courtyard areas will enhance the view of the Victorian School Buildings by removing an element with no heritage value. It will open out the view and improve flow around the building. It is considered to have a Negligible Beneficial Magnitude of Impact (in line with Table 2)

6.2.4 The addition of a storage shed will restrict the available space in the rear courtyard and will represent a barely perceptible change to the setting of The Macbeth Centre. It is considered to have a Negligible Adverse Magnitude of Impact (in line with Table 2)

6.2.5 The proposed canopy will restrict views of the Macbeth Centre from within the rear courtyard area. It represents a clearly reversible change that is considered to have a Low Adverse Magnitude of Impact on the setting of the Macbeth Centre (in terms of Table 2).

Impacts on the Hammersmith Town hall Conservation Area

6.2.6 The proposed canopy in the rear courtyard will be above the level of the top of the lower section of the boundary wall, over a distance of c.3m (Fig 3). As such it will be visible from the garden areas of the Princess Mews development (Photo 15).

6.2.7 This lower section of wall is currently covered by black wire mesh fencing (visible towards the left-hand side of Photo 15). While this represents a change within Key View 7 of the Conservation Area, it is away from the Macbeth Centre itself and, considering the lightweight nature of the proposed cover, will be barely perceptible. It is considered that the proposed canopy will have a Negligible Adverse Magnitude of Impact on the Conservation Area (in line with Table 2).

6.3 Summary of Significance of Effects

6.3.1 Overall it when the predicted impacts are compared and contrasted with the importance of the affected heritage assets, is considered that the proposals for additions to the courtyard areas of The Macbeth Centre will have a **Minor Adverse Significance of Effects** (in line with Table 3). This is due to the addition of a new canopy in the rear courtyard, which will interrupt close up views of the Macbeth Centre from within the courtyard. However, this impact is weighed against the clear benefits of maintaining and opening up these currently unused rooms to public use and creating a useable pottery working space for the local community which necessitates covered and dry access to and from the proposed detached kiln room.

7. CONCLUSION & RECOMMENDATIONS

- 7.1.1 The Macbeth Centre is a Locally Listed Building of Merit. Its principal importance is in its external architectural value, its historical values as an example of a former Victorian School part of which was originally a Methodist Chapel. In addition, it has group value with the adjacent buildings and its setting allows for appreciation of this wider context. The Macbeth Centre is considered to be an asset of Local Importance (in line with Table 1). It also lies within the boundary of the Hammersmith Town Hall Conservation Area.
- 7.1.2 Development proposals include the proposed addition of a canopy in the rear courtyard of the former managers accommodation which will restrict close up views of the Macbeth Centre from in the rear courtyard. This is considered to represent an overall Minor Adverse Significance of Effects because of the predicted impact on the ability to appreciate the external architectural values of the Macbeth Centre. It is noted, however, that this proposed change will not impact the fabric of the building and will be entirely reversible in the future.
- 7.1.3 There will be negligible impact on the Conservation Area from these proposals. The areas affected by the development are partially visible from one location within the Conservation Area. Although changes will occur within Key View 7 of the Conservation Area, they are considered, due to the lightweight nature of the proposed canopy and its position largely behind the existing boundary wall, to be barely perceptible.
- 7.1.4 Overall The proposals are considered to represent Less Than Substantial Harm from a heritage point of view (in line with NPPF paragraph 196).
- 7.1.5 The clear public benefit of the scheme is in the renovation and ongoing maintenance of this currently disused area of the Macbeth Centre (in line with Local Policy **DC8 a**, which states that '*proposals should secure the long term future of heritage assets*') and the provision of pottery working facilities for the local community. It is understood that the provision of improved access and flow through the rooms, and a covered route across the rear courtyard are integral to the viability of the development.
- 7.1.6 This report makes no further recommendations in relation to the development works.

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Appendices

Appendix 1 Planning Policy

Introduction

The following section highlights the key planning and legislative framework relevant to this project, including legislative framework, national planning policy and relevant sector guidance.

Statutory Protection for Heritage Assets

Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments by the Secretary of State for Digital, Culture, Media and Sport. This necessitates the granting of formal Scheduled Monument Consent for any work undertaken within the designated area of a Scheduled Monument.

Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest. The listing of buildings is carried out by the Department of Digital, Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act, 1990. The main purpose of the legislation is to protect buildings and their surroundings from changes that would materially alter the special historic or architectural value of the building or its setting. This necessitates the granting of formal Listed Building Consent for all works undertaken to or within the designated curtilage of a Listed Building. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.

The categories of assets with some form of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions, and World Heritage Sites are in practice protected from development that could affect any aspect of their significance including settings within the Site and a buffer zone around it.

National Planning Policy

The NPPF sets out government policy on the historic environment, which covers all elements (building, monument, site, place, area or landscape), whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.

One of the over-arching aims is to conserve heritage assets 'in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations'. To achieve this, local planning authorities should request that the applicant describe 'the significance of any heritage assets affected, including any contribution made by their setting'. The level of detail required in the assessment should be 'proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'. It goes on to say that 'where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk based assessment and, where necessary, a field evaluation'.

A key policy within the NPPF is that 'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be'.

With regard to non-designated heritage assets the policy states that 'a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'.

Paragraph 194 states that significance can be harmed or lost through alteration or destruction of a heritage asset or development within its setting. Substantial harm to or loss of a Grade II listed building, park or garden should be exceptional, while substantial harm to or loss of designated heritage assets of the highest significance (notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites), should be wholly exceptional'.

Paragraph 195 explains that where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

While Paragraph 196 advises that where a proposal leads to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Local Planning Policy

The Hammersmith and Fulham Local Plan 2018 was adopted on 28 February 2018 and has replaced the Core Strategy 2011 and Development Management Local Plan 2013 documents as the basis for planning decisions and future development in the borough. It contains two relevant Policies:

POLICY DC1 *Built Environment*

All development within the borough, should create a high quality urban environment that respects and enhances its townscape context and heritage assets. There should be an approach to accessible and inclusive urban design that demonstrates how good design, quality public realm, landscaping, heritage assets and land use can be integrated to help regenerate places.

POLICY DC8 *Heritage and Conservation*

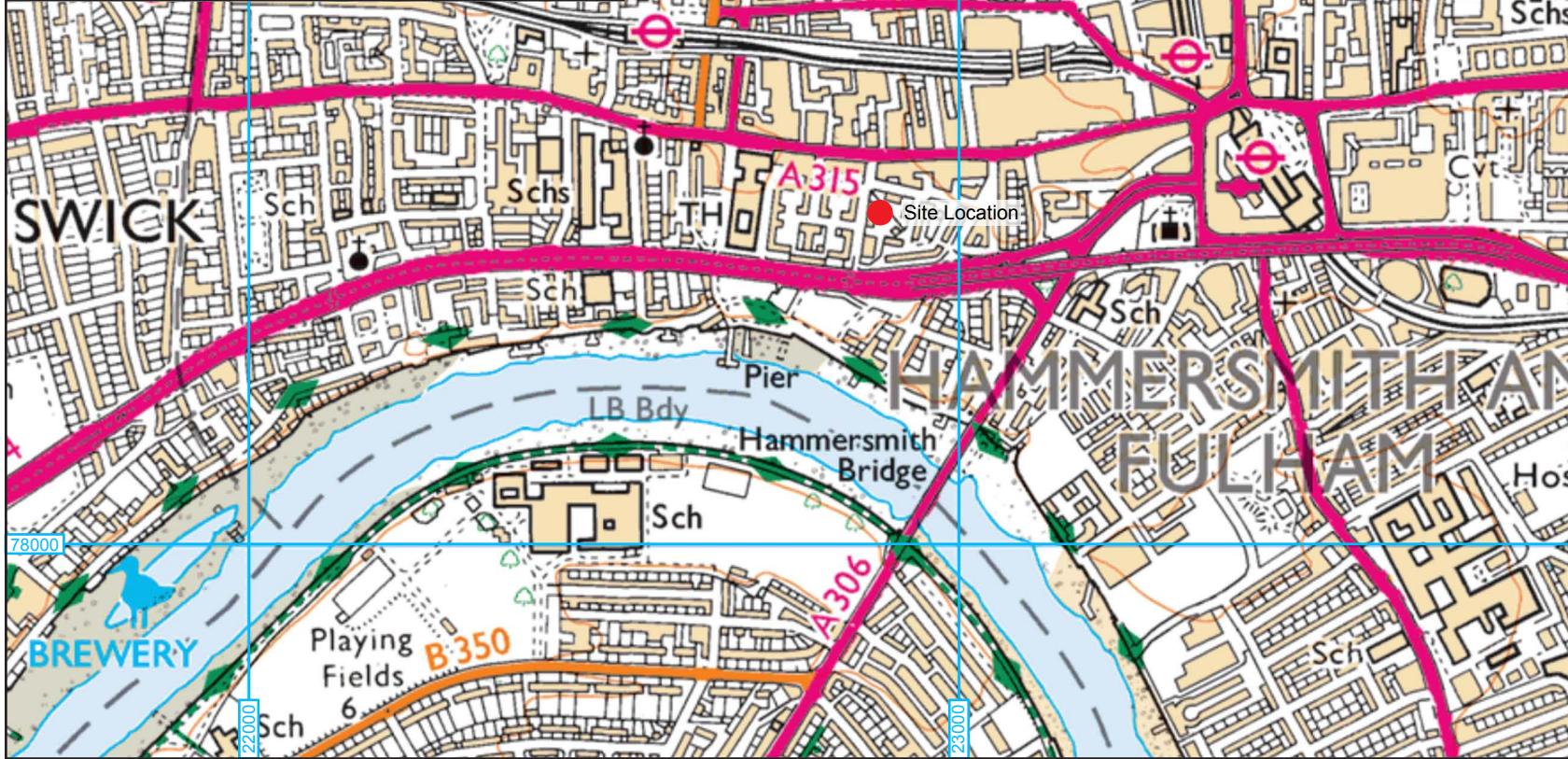
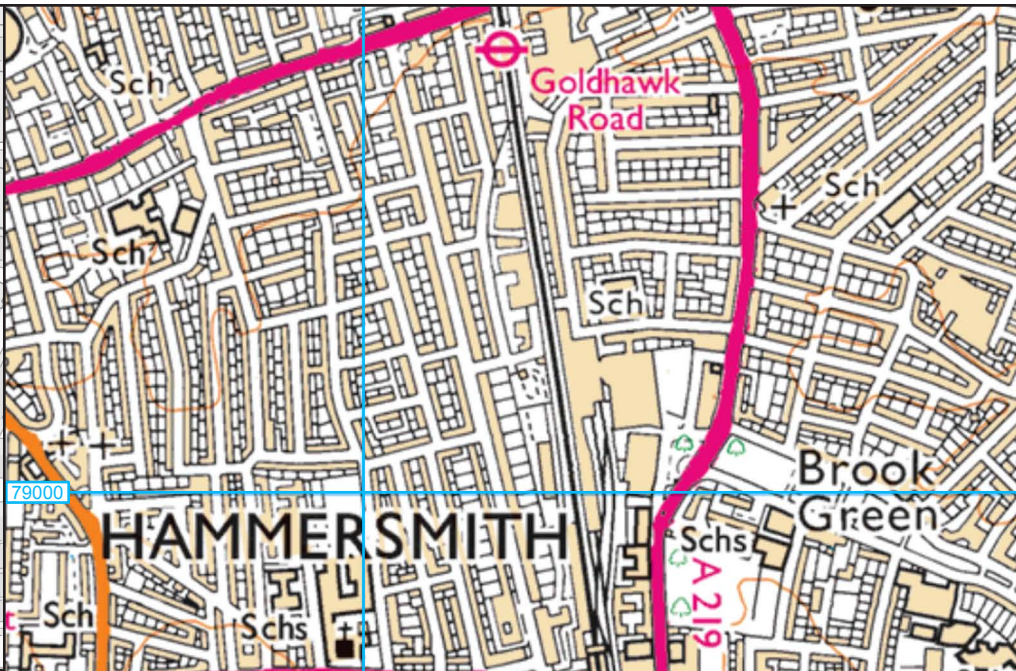
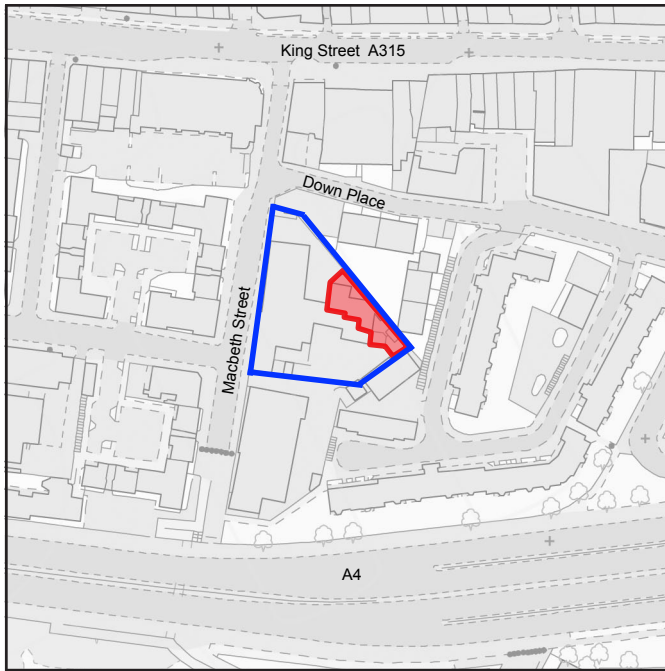
The council will conserve the significance of the borough's historic environment by protecting, restoring and enhancing its heritage assets. These assets include: listed buildings, conservation areas historic parks and gardens, the scheduled monument of Fulham Palace Moated site, unscheduled archaeological remains and buildings and features of local interest. When determining applications affecting heritage assets, the council will apply the following principles:

- a. the presumption will be in favour of the conservation, restoration and enhancement of heritage assets, and proposals should secure the long term future of heritage assets. The more significant the designated heritage asset, the greater the presumption should be in favour of its conservation;

- b. applications affecting designated heritage assets, including alterations and extensions to buildings will only be permitted if the significance of the heritage asset is conserved or enhanced;
- c. applications should conserve the setting of, make a positive contribution to, or reveal the significance of the heritage asset. The presence of heritage assets should inform high quality design within their setting;
- d. applications affecting non-designated heritage assets (buildings and artefacts of local importance and interest) will be determined having regard to the scale and impact of any harm or loss and the significance of the heritage asset in accordance with paragraph 135 of the National Planning Policy Framework;
- e. particular regard will be given to matters of scale, height, massing, alignment, materials and use;
- f. where changes of use are proposed for heritage assets, the proposed use, and any alterations that are required resulting from the proposed use should be consistent with the aims of conservation of the asset's significance, including securing its optimum viable use;
- g. applications should include a description of the significance of the asset concerned and an assessment of the impact of the proposal upon it or its setting which should be carried out.



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KEY

- Site Boundary (inset)
- Site Location
- The Macbeth Centre (inset)

0 500m

1:10,000

Figure 1: Site Location

Project: The Macbeth Centre

Date: 12/02/19 Job No: 60674

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Client LBHF

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Drawing Title Demolition

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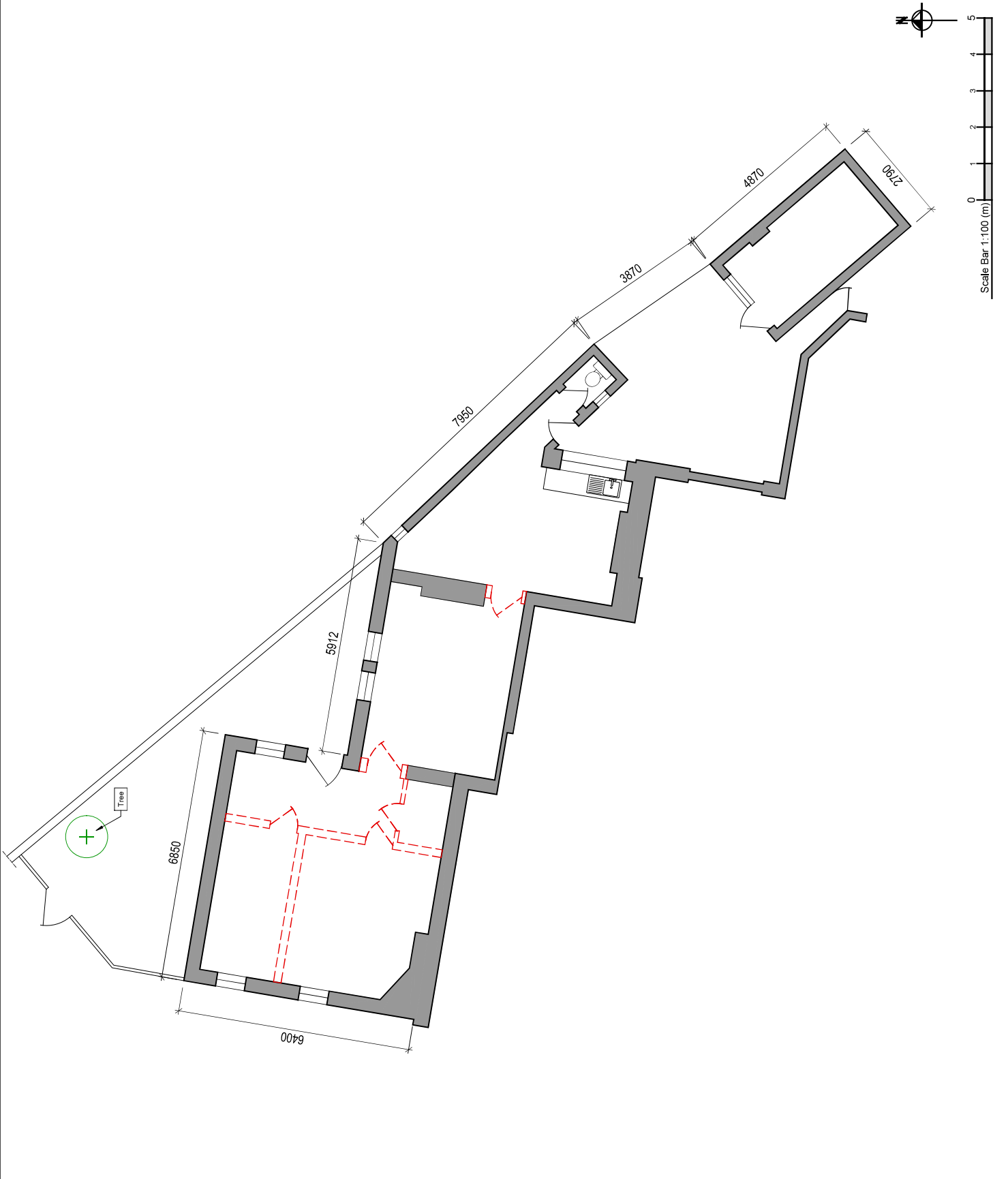
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