

**Design and Access / Heritage Statement**  
**The Lamb and Flag,**  
**33 Rose Street,**  
**WC2E 9EB**

**Listed Building – Grade II**

List Entry: 1265122

The Lamb and Flag Public House G.V. II Public house. c.1688 or early C.18 carcass. The front was rebuilt in 1958. With a Red brick front, stock brick rear but with probably original plum coloured brick to remains of closet wing, the main roof is of slate with lower areas of flat roofs to the rear. Convincing early C.19 style elevation. Three storeys and attic in old slate roof. Two windows wide.

The Ground floor has wooden pilastered public house front with a central window flanked by double doors, under entablature-fascia and to the right is a passage entry to Lazenby Court.

Recessed glazing bar sashes to upper floors under flat gauged arches with keystones. Parapet with coping. Rear wall retains part of original closet wing and the open passage to Lazenby Court on the pub side has framed and weatherboarded facing probably late C.18 or early C.19.

**Site background and Use.**

The very first mention of a pub on this site is in 1772, when it was known as The Coopers Arms (the name changed to The Lamb & Flag in 1833).

The building's brickwork is circa 1958 and conceals what may be an early 18th century frame of a house, replacing the original one built in 1638.

The pub acquired a reputation in the early nineteenth century for staging bare-knuckle prize fights, earning it the nickname 'The Bucket of Blood,' and the alleyway beside the pub was the scene of an attack on the poet John Dryden in 1679 by thugs hired by John Wilmot, 2nd Earl of Rochester, with whom he had a long-standing conflict.

The Interior is of a simple nature in design, with little evidence of its early C17 or early C18 it has had C19 / C20 alterations and decoration but retains part of a dog leg staircase and some plain panelling on ground and first floors.

**The Design Proposal:**

The First-floor trading space is predominantly used as a Dining room and thereby in the heat of Summer is considerably less populated due to heat build-up.

To improve the viability of the site during the summer months Fullers propose to install Air Conditioning Units to this area and thereby improve the Customer experience especially for the foreign tourists, who have come to expect this.

The proposal involves installing two wall mounted units, fixed by plug and screw at high level above the picture rail, to be the least intrusive position within the room and to have a low impact on the Heritage Asset. Ideally, from the Installers recommendations it would be best situated above the fireplace on the chimney breast in one of the situations, however it is felt to be less detrimental to the character of the room by situating in the recess to the left.

A photomontage has been incorporated to show the areas proposed along with a plan and elevation of each area.

These units will be linked to a condenser sited outside the Kitchen on a flat roof area as shown on the photomontage, plans and elevations.

### **Sustainability Design**

Due to Increasing pressure on the natural and built environment it is proposed to add more planting on the roof terrace alongside the condenser unit to add and improve the carbon reduction where possible. The units proposed are as efficient as technically and financially viable and have low energy sources. The proposal does not involve any demolition and thereby policy 38 does not apply. The preceding takes into account the 34B ,36 38 and 39 Policies of the City Plan. Also the proposal has no impact on waste disposal within this site.

The area bounded by Covent Garden, King street, Garrick Street and Flower Street has quality of the built environment, with a high concentration of listed buildings and heritage assets, which positively contribute to a unique setting.

The Lamb and Flag sits within the area of uses that have been identified as West End Retail Special Policy Area. (WERSPA), and the wider quality of the built environment, which covers a small area of the West End International Centre, Soho, and Covent Garden.

The West End is a showcase for London on the international stage, attracting visitors from around the world. It provides one of the largest and most diverse concentrations of jobs anywhere in the UK. The nature of commercial activity that takes place in the West End is vital to the UK economy – generating more gross value added (GVA) than the City of London.

The current mix of attractions and workplaces in the area already result in intense activity across the area. This is set to increase as the introduction of the Elizabeth Line brings a projected further 1.5 million people within 45 minutes reach of central London.

The introduction of Air Conditioning at first floor of the Lamb and Flag can only seek to enhance the Heritage asset by catering for the increase in Diners into the site during the popular summer months thereby improving the Food offer to the anticipated increase in footfall from tourists.

### **Access.**

The proposal has no bearing or interference with the existing Access.

### **Conclusion.**

This proposal seeks to secure the optimum viable operation of the site during the summer without significant harm to the existing building and thereby help sustain this Building asset. In this instance it is felt that paragraph 134 of NPPF is particularly appropriate here:

"Where a development proposal will lead 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.